

STAFF REPORT: 10-9-2019 MEETING
APPLICATION NUMBER: 19-6490
ADDRESS: 791 SEMINOLE
HISTORIC DISTRICT: INDIAN VILLAGE
APPLICANT: YURI DADO
DATE OF COMPLETE APPLICATION: 11/13/2019
DATE OF STAFF SITE VISIT: 12/4/2019

PREPARED BY: J. ROSS

SCOPE: INSTALL NEW WINDOWS

EXISTING CONDITIONS

The building located at 791 Seminole, sits at a prominent location, at the northeast corner of Seminole Street and E. Lafayette Street, within the Indian Village historic district. The 2 ½ story, Dutch Colonial Revival-style home displays a gambrel-roof main mass with a rear, lower intersecting gambrel-roof wing. Asphalt shingles were recently added to the roof surface. Decorative detailing includes dentils at the soffit, the fluted Ionic columns at the first-story front porch, and the Ionic pilasters at the second story story's brick mould. Exterior walls are primarily clad with stucco, although large portions of the stucco at the south, north, and west elevations have been removed and replaced with unpainted/unfished plywood/oriented strand board (OSB). Unpainted OSB is also visible at the fascia and soffit. Windows are currently wood, double-hung units with grids between the glass. Note that a number of the windows have been improperly installed/are smaller than their respective openings and plywood has been installed to enclose the gap. A hipped-roof garage with cedar-shake clad exterior wall is to the rear of the home.

791 Seminole, current conditions



PROPOSAL

In 9/2019, the applicant removed the majority of the original windows and replaced them with the current wood units without HDC approval and/or permit. With the current proposal, the applicant is seeking the

following:

- Approval of the current wood windows (with the grids between the glass) which were installed in violation of the ordinance
- Commission approval to replace all remaining wood windows with the proposed new wood window (with the grids between the glass)
- Commission approval to install new wood windows (with the grids between the glass) in openings where window currently do not exist

STAFF OBSERVATIONS AND RESEARCH

- Please note that this property caught fire on 2/22/2018. As reported by the Detroit Building, Safety, Engineering, and Environmental Department (BSEED), the fire was concentrated in the rear wing of the property, led to extensive damage to the interior and the roof at that location. A review of the photos of the property which were submitted to staff immediately after the fire indicates that the owner boarded up the windows.
- A concerned resident alerted HDC of the fire on 2/28/2018
- In October 2018, representatives of new owner of the home contacted HDC staff to inquire re: the restoration of the property. The project architects later visited HDC offices to meet with HDC to discuss the project
- On 1/8/2019, HDC staff issued a Certificate of Appropriateness for the installation of asphalt shingles at the roof. This approval was conditioned on the applicants submitting a proposal to HDC staff for the installation of new gutters and downspouts.
- On 4/30/2019, staff forwarded a report to BSEED that the following work had been completed without HDC approval OR permit:
 - The installation of unfinished plywood fascia boards The addition of the plywood/OSB siding at the front, rear, and side elevations
 - Rebuilding of the rear porch
 - The installation of a plywood board at the rear garage fascia
- On 4/30/2019, HDC staff contacted one of the property owners (Yuri Dado) and discussed the ongoing violations at the property. Specifically, staff offered to help them through the process, but noted that they should stop by asap so that HDC staff could get them the approval they needed in order to undertake any exterior work outside of the approved and permitted asphalt shingle installation.
- On 9/13/2019, HDC staff were made aware that the original windows at the property were being removed and replaced. This work was undertaken without permit and/or HDC approval. Please see the **attached photos** of the unapproved windows. Please see the attached photos
- On 9/17/2019, BSEED issued a **stop work order** for the unapproved window replacement

ISSUES

- A COA was acquired for the installation of asphalt shingles at the roof in 1/2019. However the current owners undertook unapproved exterior work at the work at the home in 4/2019 and 9/2019. At both occasions, representatives of the property owners interacted with HDC staff and were made aware of the HDC approval processes and requirements
- It is HDC staff's opinion that the window replacement is inappropriate to the historic appearance/character of this home. A review of the photos of the windows which were removed

without approval reveal that they did not appear to be deteriorated beyond repair. Also, the following issues exist with the current windows:

- The light configuration of the new windows do not match the old/original
 - The grids at the new windows are between the glass
 - Many of the windows are improperly fitted within their opening. Plywood has been used to infill the gaps in the opening.
 - The new windows are not properly recessed with their openings
 - HDC field investigations revealed that leaded glass windows were removed from the building.
- HDC staff consulted Google Earth images in order to gain an understanding of the window materiality, operation, and light configuration before the unapproved work. A review of these images revealed that the windows were wood-sash, double-hung, true-divide lite units. Windows at the front and side elevations were 6/1. The rear elevation light configuration is unclear due to the heavy vegetation at the property prior to the 2/2018 fire. Because the property process was not followed in re: to the window replacement, staff is not 100% clear of the window configuration throughout.

RECOMMENDATION

As noted above, it is staff's opinion that the unapproved windows are not appropriate to the building's historic appearance. Also, it does appear that the windows which were removed without HDC approval did not appear to be deteriorated beyond repair. Staff therefore recommends that the Commission deny the issuance of a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation, in particular, Standard #6), which requires the following:

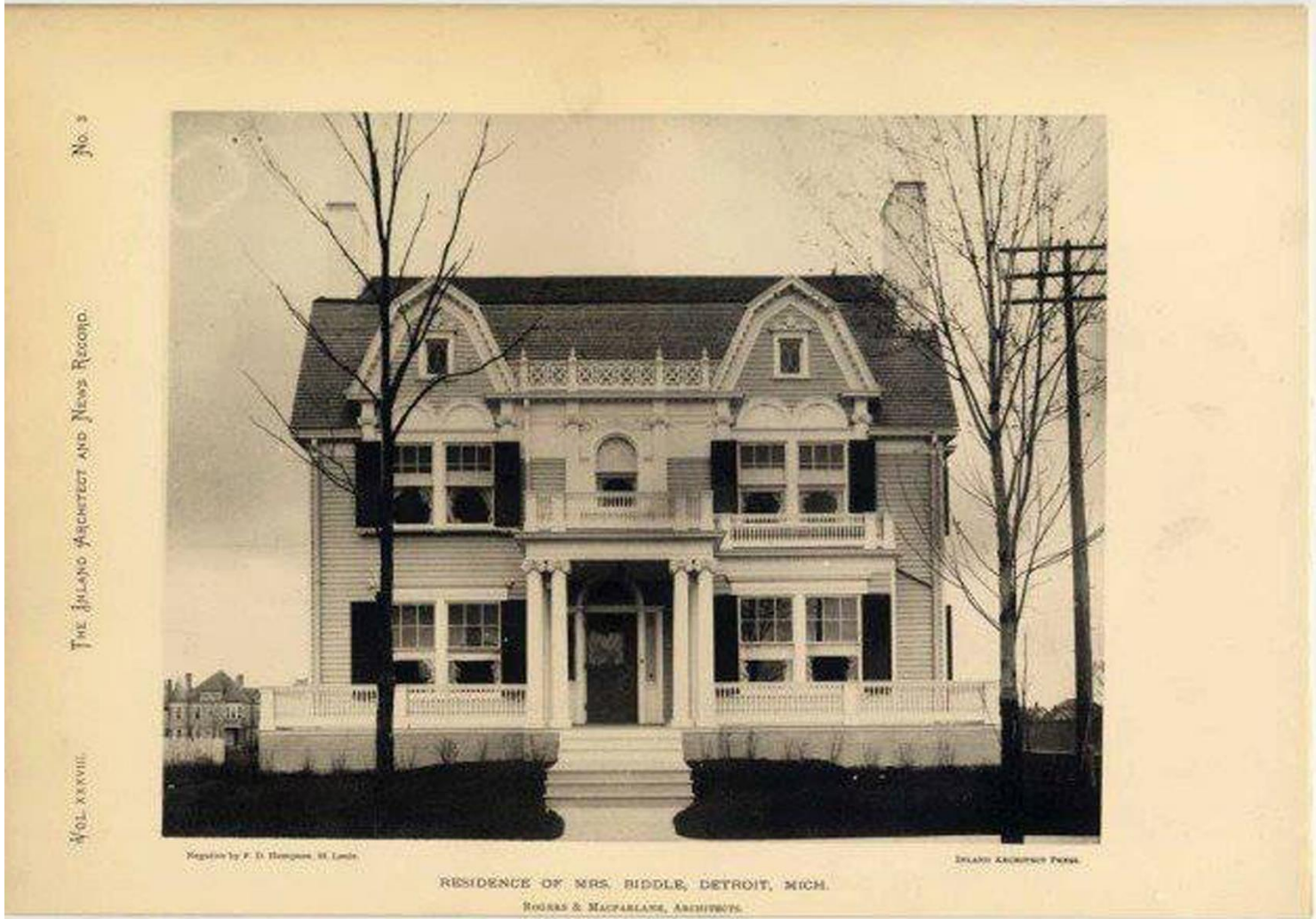
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

HDC staff further recommends that the Commission request that BSEED, Property Maintenance Division, issue a Correction Order to return the property to its original appearance, prior to the unapproved work. Specifically, staff recommends that the order require the following:

- The fascia at the home and garage roofs shall be and restored to their historic appearance using new wood to match the historic in detailing, dimension, and profile
- All existing plywood from the home's exterior walls shall be removed and new stucco added to match the historic appearance
- Replace all existing non-historic wood windows and replace with new wood windows, to match the original in dimension, profile, operation and light configuration. The new windows must be true divided light or simulated divided lite (grid applied to the exterior surface of the glass).
- Where windows are missing, new wood windows, to match the original in dimension, profile, operation and light configuration. The new windows must be true divided light or simulated divided lite (grid applied to the exterior surface of the glass). The existing window trim./brickmould must be retained and repaired (where necessary) with new wood to exactly replicate the original.
- Where windows are remaining, they must be retained and repaired

- The existing window trim./brickmould must be retained and repaired (where necessary) with new wood to exactly replicate the original. Where trim is missing, new trim/ brickmould is missing new wood trim must be installed to exactly replicate the original in dimension, profile, and detailing
- The owner shall submit a detailed work plan to HDC staff to outline the manner in which they shall restore the home and garage to their historic appearance. This plan must provide an accurate account/photo documentation of the appearance of the windows, exterior cladding, window trim, fascia, and rear porch prior to the unapproved work. On or before 2/1/2020, the applicant shall submit the completed work plan to HDC staff for review. If HDC staff determines that the work plan does not adequately outline the manner in which the owner/applicant intends to address the inappropriate work, staff shall forward the case to the Commission at the next available meeting for further review.

Historic Photo



Conditions after fire/before unapproved work





Photos of building after 4-2019 unapproved work

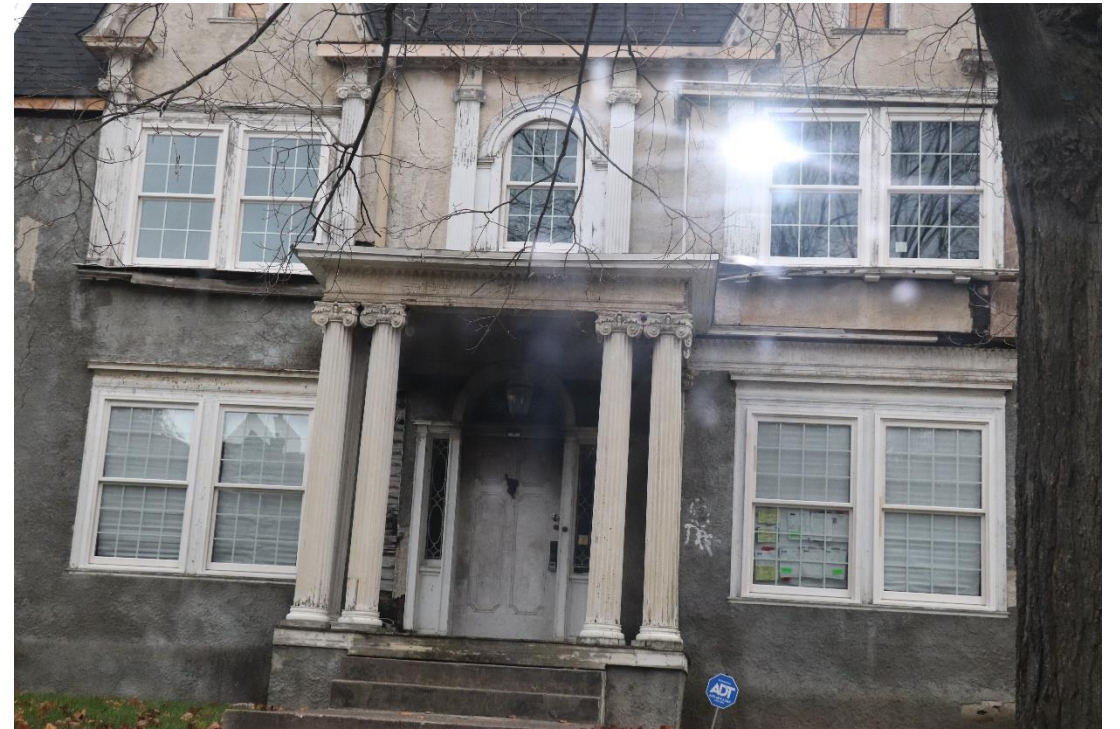








Photos after 9-2019 unapproved window installation

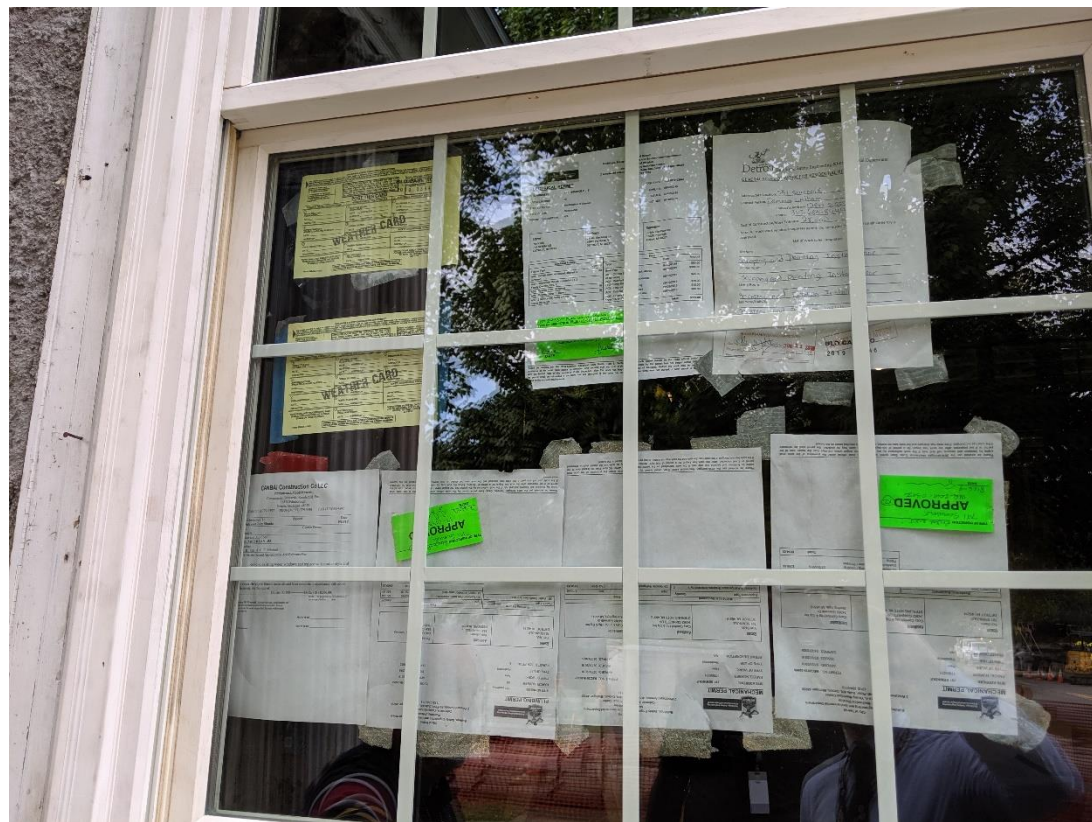
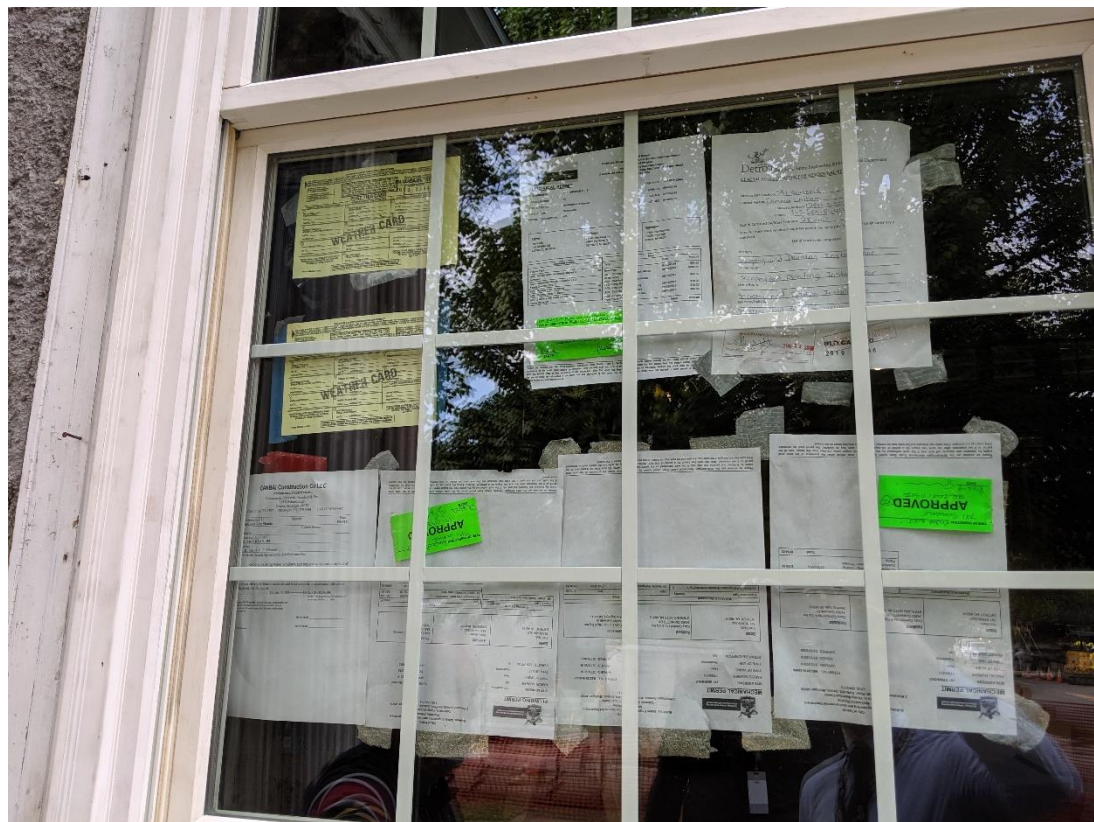


















HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 9-17-19

PROPERTY INFORMATION

ADDRESS: 791 Saminola AKA: _____
HISTORIC DISTRICT: Indian Village

APPLICANT IDENTIFICATION

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

NAME: Bailay Tate COMPANY NAME: Canbai@Amaritech.NET
ADDRESS: 16574 Edinborough CITY: DETROIT STATE: MI ZIP: 48219
PHONE: 3137799397 MOBILE: 3137799397 EMAIL: Canbai@Amaritech.NET

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:



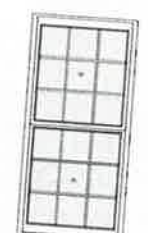


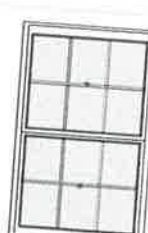
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing 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

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

On 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 (BSEED) to perform the work.

FOR COMPLETED REQUESTS TO **HDC@DETROITMI.GOV**

Project Summary 2226814 (Quote)

Line	Qty	Job Name	PO	Room/Loc	Image	Description	Ext. List Price	Ext. Net Sell Price
1	4					Weather Shield Double Hung Tilt Rectangle 610 1 Wide R/O Size 43 3/4" x 73 1/2" Jamb Size 42 3/4" x 73" Exterior Color Primed 4 9/16" Jamb Depth	Customer \$2,660.00	\$2,287.60
2	1	Seminole		B		Weather Shield Double Hung Tilt Rectangle 610 1 Wide R/O Size 39 3/4" x 73 1/2" Jamb Size 38 3/4" x 73" Exterior Color Primed 4 9/16" Jamb Depth	Customer \$634.00	\$545.24
3	1	Seminole		C		Weather Shield Double Hung Tilt Rectangle 610 1 Wide R/O Size 35 3/4" x 73 1/2" Jamb Size 34 3/4" x 73" Exterior Color Primed 4 9/16" Jamb Depth	Customer \$619.00	\$532.34
4	2	Seminole		D		Weather Shield Double Hung Tilt Rectangle 610 1 Wide R/O Size 42 3/8" x 73 1/2" Jamb Size 41 3/8" x 73" Exterior Color Primed 4 9/16" Jamb Depth	Customer \$1,372.00	\$1,179.92
5	1	Seminole		E		Weather Shield Double Hung Tilt Rectangle 610 1 Wide R/O Size 29 3/4" x 50 1/2" Jamb Size 28 3/4" x 50" Exterior Color Primed 4 9/16" Jamb Depth	Customer \$464.00	\$399.04
6	2	Seminole		F		Weather Shield Double Hung Tilt Rectangle 610 1 Wide R/O Size 41 1/2" x 65 3/4" Jamb Size 40 1/2" x 65 1/4" Exterior Color Primed 4 9/16" Jamb Depth	Customer \$1,192.00	\$1,025.12



7 1 Seminole

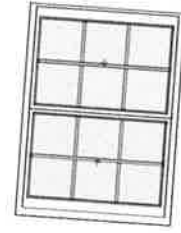
G



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$456.00 \$392.16
1 Wide
R/O Size 27 3/4" x 50 1/2"
Jamb Size 26 3/4" x 50"
Exterior Color Primed
4 9/16" Jamb Depth

8 1 Seminole

H



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$557.00 \$479.02
1 Wide
R/O Size 41 3/4" x 55 1/2"
Jamb Size 40 3/4" x 55"
Exterior Color Primed
4 9/16" Jamb Depth

9 1 Seminole

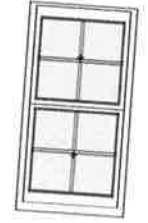
I



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$488.00 \$419.68
1 Wide
R/O Size 26 3/4" x 59 3/4"
Jamb Size 25 3/4" x 59 1/4"
Exterior Color Primed
4 9/16" Jamb Depth

10 2 Seminole

J



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$906.00 \$779.16
1 Wide
R/O Size 27" x 50 1/4"
Jamb Size 26" x 49 3/4"
Exterior Color Primed
4 9/16" Jamb Depth

11 2 Seminole

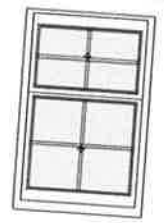
K



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$982.00 \$844.52
1 Wide
R/O Size 29 3/4" x 57 1/2"
Jamb Size 28 3/4" x 57"
Exterior Color Primed
4 9/16" Jamb Depth

12 1 Seminole

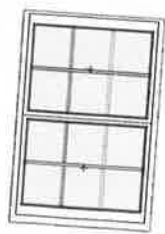
L



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$493.00 \$423.98
1 Wide
R/O Size 29 3/4" x 45"
Jamb Size 28 3/4" x 44 1/2"
Exterior Color Primed
4 9/16" Jamb Depth

13 2 Seminole

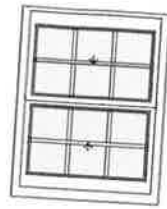
M



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$1,098.00 \$944.28
1 Wide
R/O Size 38 1/2" x 56 1/2"
Jamb Size 37 1/2" x 56"
Exterior Color Primed
4 9/16" Jamb Depth

14 1 Seminole

P



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$434.00 \$373.24
1 Wide
R/O Size 30 3/4" x 39"
Jamb Size 29 3/4" x 38 1/2"
Exterior Color Primed
4 9/16" Jamb Depth

15 1 Seminole

Q



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$539.00 \$463.54
1 Wide
R/O Size 36" x 56 1/2"
Jamb Size 35" x 56"
Exterior Color Primed
4 9/16" Jamb Depth

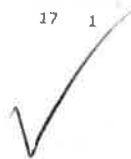
16 2 Seminole

R

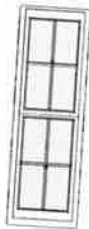


Weather Shield Double Hung
Tilt Rectangle 610 Customer \$1,142.00 \$982.12
1 Wide
R/O Size 35 3/4" x 65 1/4"
Jamb Size 34 3/4" x 64 3/4"
Exterior Color Primed
4 9/16" Jamb Depth

17 1 Seminole



S



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$491.00 \$422.26
1 Wide
R/O Size 22" x 65 1/4"
Jamb Size 21" x 64 3/4"
Exterior Color Primed
4 9/16" Jamb Depth

18 1 Seminole

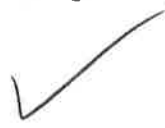


T

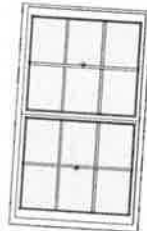


Weather Shield Double Hung
Tilt Rectangle 610 Customer \$552.00 \$474.72
1 Wide
R/O Size 36" x 59 3/4"
Jamb Size 35" x 59 1/4"
Exterior Color Primed
4 9/16" Jamb Depth

19 2 Seminole



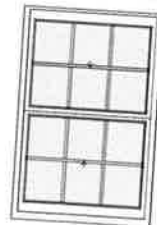
V



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$1,174.00 \$1,009.64
1 Wide
R/O Size 39 3/4" x 65 1/4"
Jamb Size 38 3/4" x 64 3/4"
Exterior Color Primed
4 9/16" Jamb Depth

20 1 Seminole

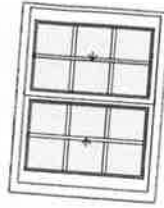
W



Weather Shield Double Hung
Tilt Rectangle 610 Customer \$549.00 \$472.14
1 Wide
R/O Size 38 1/4" x 56 1/2"
Jamb Size 37 1/4" x 56"
Exterior Color Primed
4 9/16" Jamb Depth

21 1 Seminole

W

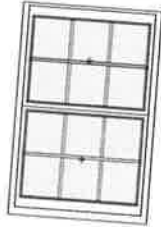


Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 30 3/4" x 39"
Jamb Size 29 3/4" x 38 1/2"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$434.00 \$373.24

22 1 Seminole

Q



Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 38" x 56 1/2"
Jamb Size 37" x 56"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$547.00 \$470.42

23 1 Seminole

W

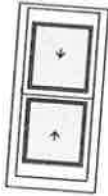


Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 40 3/4" x 56 1/2"
Jamb Size 39 3/4" x 56"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$557.00 \$479.02

24 2 Seminole

X



Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 17 1/2" x 34"
Jamb Size 16 1/2" x 33 1/2"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$646.00 \$555.56

25 3 Seminole

A-1

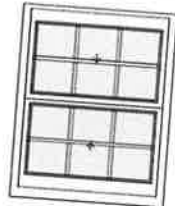


Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 18 5/16" x 41 5/8"
Jamb Size 17 5/16" x 41 1/8"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$888.00 \$763.68

26 1 Seminole

B-1

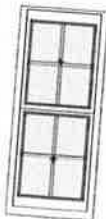


Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 32 1/2" x 39 1/2"
Jamb Size 31 1/2" x 39"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$443.00 \$380.98

27 1 Seminole

C-1



Weather Shield Double Hung
Tilt Rectangle 610
1 Wide
R/O Size 23" x 52 1/2"
Jamb Size 22" x 52"
Exterior Color Primed
4 9/16" Jamb Depth

Customer \$447.00 \$384.42

Customer's Prices

List Price:	\$20,764.00
Discount:	\$2,906.96
Net Price:	\$17,857.04
Tax:	\$0.00
Subtotal:	\$18,928.46
Total Nontaxable Misc Price:	\$0.00
Total Price:	\$18,928.46

Total Quantity of Units: 40







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No Parking









1-1-16









Windows will be trimmed out according to this picture



CANBAI Construction Co LLC

Proposal/Contract

Commercial, Industrial, Residential, Etc.

16574 Edinborough

Detroit, Michigan 48219

PHONE# (313) 779-9397

PHONE# (313) 779-9401

FAX (313)538-4945

Proposal Submitted To Yuri Dado and Joey Shania	Phone#	Date 9/13/19
Address 791 Semiole	Contact Person	
City, State and Zip Code Detroit, MICHIGAN 482		
Contractors B. Tate & G. E. Mitchell		

We Hereby Submit Specification And Estimates For:

- Remove existing wood windows and replace with similar style and size wood windows (40) (labor only)

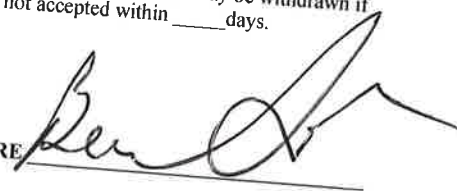
We Propose Hereby to furnish materials and labor complete in accordance with above specifications, for the sum of:

Dollars 00/100 ~~_____~~ Dollars (**\$ 10,500.00**)

Acceptance Of Proposal...The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

NOTE: This proposal may be withdrawn if not accepted within _____ days.

SIGNATURE



SIGNATURE _____

Date Of Acceptance _____

