



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2025-00123

PROPERTY INFORMATION

ADDRESS(ES): 3417 Seminole
HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|--|--|---|---|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

<p>BRIEF PROJECT DESCRIPTION: We have to either restore the current structure or demo the garage and build a new garage.</p>

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner			
NAME: Nicole Rodriguez		COMPANY NAME: N/A	
ADDRESS: 3417 Seminole		CITY: Detroit	STATE: MI ZIP: 48214
PHONE: +1 (586) 229-6702		EMAIL: Calvin.reddick@gmail.com	

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

<p>Signed by: _____ SIGNATURE</p>	<p style="text-align: center;">03/17/2025 _____ DATE</p>
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NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT


Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>There will not be enough original material to reconstruct the exterior walls so new stock cinder block will need to be used and most likely the lentils will have to be replaced with steel. There is already a section of the south wall missing completely, and even with the most careful deconstruction we do not know how many of the remaining original block will be salvageable</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>There will not be enough original material to reconstruct the exterior walls so new stock cinder block will need to be used and most likely the lentils will have to be replaced with steel. There is already a section of the south wall missing completely, and even with the most careful deconstruction we do not know how many of the remaining original block will be salvageable</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Remove all materials in sequence from the roof down to the foundation</p> <ul style="list-style-type: none"> • Disconnect existing water and electrical service to the structure from the main house • Demo footings and slab • Clear and grade building site and set for reconstruction (barriers, 	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS

<p>7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	

LAWRENCE CONSULTING ENGINEERS
32300 North River Road
Harrison Township, Michigan 48045
586.246.9810

City of Detroit

June 03, 2024

Buildings, Safety, Engineering, and Environmental Department (BSEED)
Coleman A Young Municipal Center, 4th Floor, Ste. 401
Woodward Avenue, Detroit, MI 48226

Re: 3417 Seminole Drive, Detroit, MI 48226
Parcel #17008136

To Whom It May Concern:

I am a structural engineer registered in the State of Michigan and have been requested to evaluate the existing garage located at the above referenced address. I was informed that this building is in a Historical District and a formal report evaluating the building condition is required prior to making any modifications to it. Architectural drawings with proposed elevations of a replacement garage along with a home inspection report completed by Stock Home Inspection and are attached to this submittal. I made a field visit to the structure on May 29, 2024. I reviewed the Architects documents and Stocks inspection report on the same day and the following are my findings.

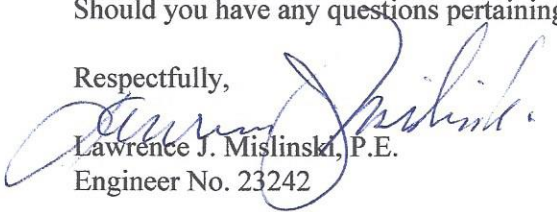
The 37'x24' garage is located on the extreme west side of the property. It is founded on a concrete slab on grade. The age of this building is unknown. The north & south exterior walls along with a parting wall are bearing walls. The roof is constructed of wood sheeting on wood joist. Stocks inspection report photos of the building are located in their Summery Report section 8, pages 14 of 29 thru 16 of 29. Photos 8.4 - 1, 2, 3, 8.6 - 1, 2 & 8.9 - 2 indicate large displacement of the exterior walls and photos 8.4 - 5, 6, 7 depict displacement of the walls in the interior of the building. All of this movement is due to settlement of the foundation this can be seen in photos 8.5 - 1, 2, 3. This settlement is due to consolidation of the under lying soils and breaking of the concrete slab.

CONCLUSION

Any structure can be rebuilt however this structure is a complete rebuild none of the walls or floor can be salvaged. It would need to be completely disassembled and a new foundation would need to be constructed to 42 below grade founded on a undisturbed soil with a capacity of 1500 psf or better. The block used on this build were unique to the period that it was built and is no longer available so a substitute would be necessary and they would not match. With that said it is my recommendation that the building be removed completely and a new structure constructed on site as proposal by the Architect.

Should you have any questions pertaining to this matter please contact me at 586.246.9810.

Respectfully,


Lawrence J. Mislinski, P.E.
Engineer No. 23242

Cc: Indian Village Historic Review Board

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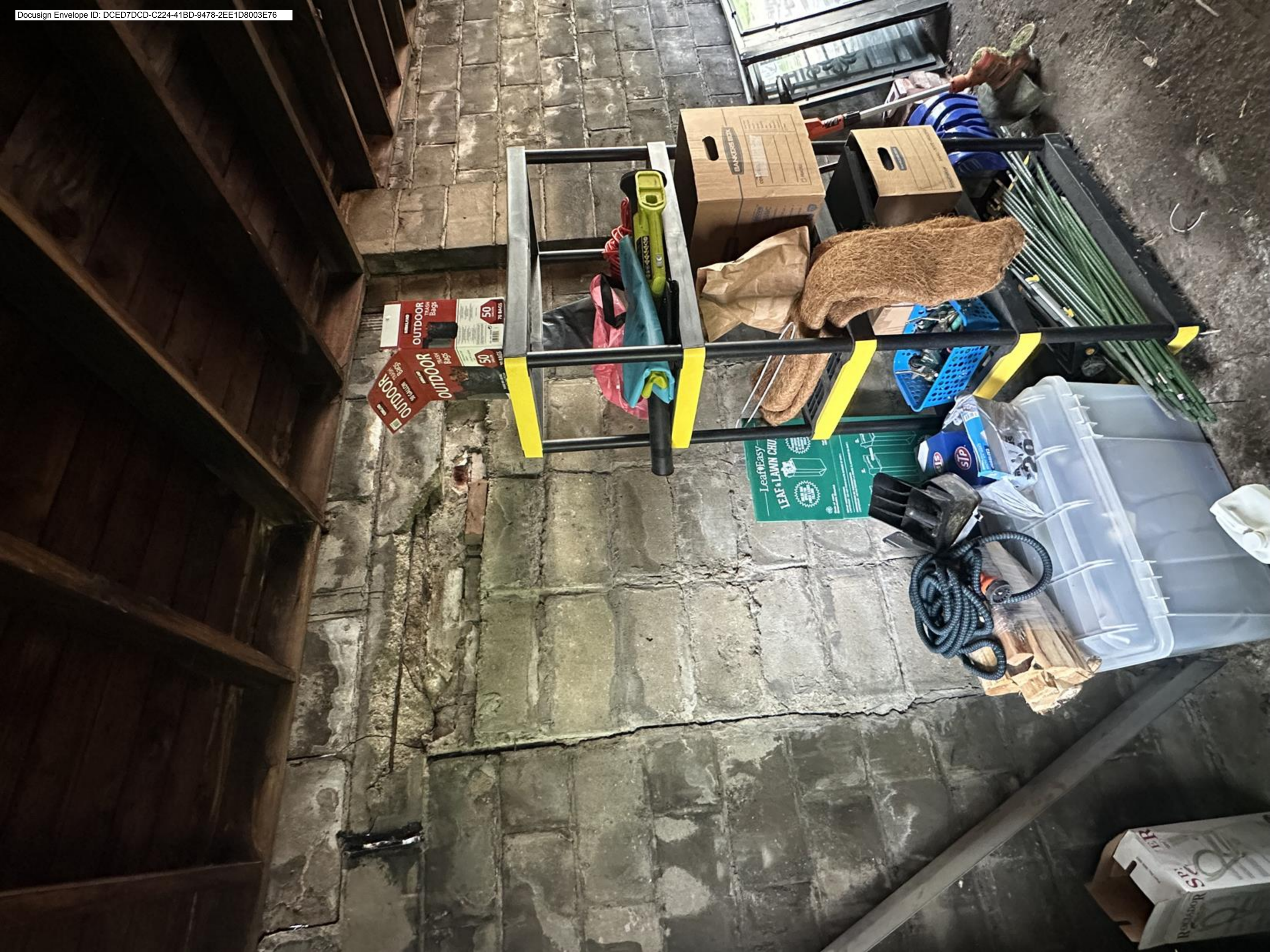












OUTDOOR TRASH BAGS
50 BAGS
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50 BAGS

BANKERS BOX

LeafEasy
LEAF-LAWN CHUR

SP
Restroom









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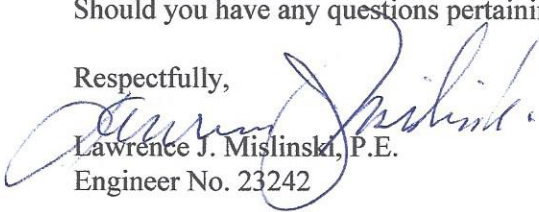
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