

# HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

**Notification Date:** 6/20/2025

**Application Number:** HDC2025-00183

## APPLICANT & PROPERTY INFORMATION

**NAME:** Garrity Guenther Langs

**COMPANY NAME:** 700 Seward Detroit LLC

**ADDRESS:** 700 Seward

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48202

**PROJECT ADDRESS:** 709 and 719 Seward

**HISTORIC DISTRICT:** New Center Area

### SCOPE:

- Demolish the house located at 709 Seward
- Establish a new concrete parking lot at 709-729 Seward, to include the addition of a new curbcut at 711 Seward.
- Enclose the new parking lot with a 6'-0" metal gate

At the Regular Meeting that was held on 06/11/25, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 6/17/2025, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

## REASON FOR DENIAL:

- The contributing historic building proposed for demolition retains its historic integrity is not deteriorated beyond repair.
- The replacement of a building for new paved parking is not in keeping with the district's general environmental character.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Failure to meet standards:** 2,5,6,9,10

**Corresponding Standard numbered below:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

**Failure to meet Elements of Design:** 22

**Corresponding design element numbered below:**

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Jennifer

250620JR

## APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2nd Floor, G. Mennen Williams Building  
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909  
Phone: 517-335-0665 E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 04/17/2025

**Application Number:** HDC2025-00183

## APPLICANT & PROPERTY INFORMATION

**NAME:** Garrity Guenther Langs

**COMPANY NAME:** 700 Seward Detroit LLC

**ADDRESS:** 700 Seward

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48202

**PROJECT ADDRESS:** 709 and 719 Seward

**HISTORIC DISTRICT:** New Center Area

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not completed. Please provide the following:

- A site plan with dimensions of proposed parking lot and landscape plan

Thank you!

PSR: 250417LS

## APPLICANT RESPONSE

Response Date: 05/06/2025



A concept plan has been provided.



10 5 0 10 20 30

SCALE IN FEET 1"=10'

TO BE REMOVED

TAX ID:  
04001826  
OWNER OF RECORD:  
KOSTAKOS SEWARD, LLC

EX. 12" WM

VICINITY MAP

BOUNDARY AND TOPO SURVEY PROVIDED  
TO MLPA BY OWNER.  
REFERENCE SURVEY:  
KEM-TEC & ASSOCIATES  
PROJ NO. 18-00192  
ALTA/NSPS LAND TITLE SURVEY  
DATED 05-21-2018  
VERIFIED, SUPPLEMENTED AND  
CONVERTED TO CITY OF DETROIT  
VERTICAL DATUM BY MLPA.

ZONING: R5-H - MEDIUM DENSITY RESIDENTIAL  
HISTORIC DISTRICT 5

INTENSITY & DIMENSIONAL STANDARDS:

FOR PARKING LOT:  
REQUIRED SETBACKS: FRONT: 20 FT.  
SIDE: 10 FT.

FOR SINGLE FAMILY DWELLINGS:

MINIMUM LOT AREA:	5,000 S.F.
MINIMUM LOT WIDTH:	50 FT.
REQUIRED SETBACKS:	FRONT: 20 FT.
	SIDE: 4 FT. MIN, 14 FT. COMBINED
	REAR: 30 FT.
MAX. BLDG. HT.:	35 FT.
MAX. LOT COVERAGE:	35%

**SHEET INDEX:**  
01 EXISTING CONDITIONS & REMOVAL PLAN  
02 SITE & GRADING PLAN  
03 DETAIL SHEET

BENCHMARKS – CITY OF DETROIT DATUM

SITE BENCHMARK #1  
MAG NAIL AT NORTHWEST FACE OF TREE NEAR SEWARD AVENUE.  
ELEVATION = 154.26

**SITE BENCHMARK #2**  
CHISELED SQUARE IN CONCRETE IN THE SOUTHWEST CORNER OF PARKING  
STRUCTURE ON SECOND LEVEL.  
ELEVATION = 161.62

**SITE BENCHMARK #3**  
MAG NAIL AT NORTHWEST FACE OF UTILITY POLE IN PUBLIC ALLEY BEHIND  
SEVEN STORY BUILDING.  
ELEVATION = 153.82

100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580 600 620 640 660 680 700 720 740 760 780 800 820 840 860 880 900 920 940 960 980 1000

**SITE PLAN**

PART OF BECK'S SUB'N OF PART OF 1/4 SECS 55 & 56, T.1.A.T. CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

ENGINEERS • SURVEYORS  
**MLP**  
AND ASSOCIATES, INC.

**Michael L. Priest & Associates, Inc.**  
40655 Koppemick Road, Canton, MI 48187  
phone: (734) 459-8560  
fax: (734) 459-2585

STATUS:  
REVISIONS:

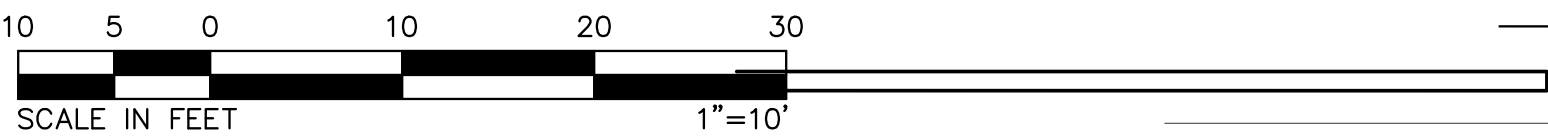
DATE: 02-23-2023	PROPRIETOR
PM: EMP	
ENG: EMP	
SURV: AEC	BUILD WITH CG, LLC
CAD: EMP	S. GARRITY GUENTHER
	garrity@buildwithcg.com
VOATUM: CITY OF DETROIT	917 757 6065
SCALE:	

SHEET  
01





709-729 SEWARD  
PARCELS: 04001823, 04001824  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



THIS PLAN IS CONCEPT  
LEVEL ONLY. FULL PLANS  
WILL BE DEVELOPED AND  
PROVIDED IF THE  
APPLICATION TO DEMO  
709 SEWARD AND  
RE-ZONING IS APPROVED.

LEGEND

- ASPHALT
- GRASS
- HEDGE LINE
- BLACK ORNAMENTAL  
METAL FENCE

PROPOSED  
LANDSCAPING PLANT  
SPECIES

- Yew Hedge at perimeter  
to provide required  
residential buffer
- Native low flowering  
shrubs within parking lot,  
exact species TBD.

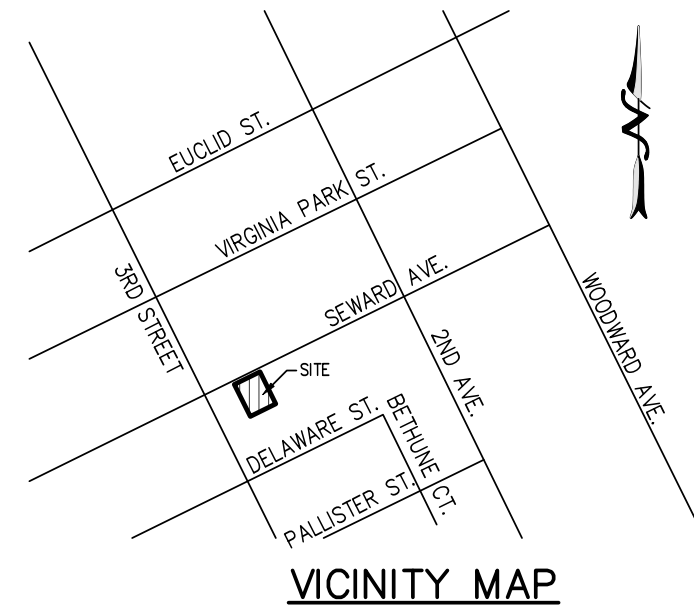


PROPOSED LIGHT POLE



TAX ID:  
04001826  
OWNER OF RECORD:  
KOSTAKOS SEWARD, LLC

LOT 19  
BLOCK 7



INSPIRATION FOR BLACK  
ORNAMENTAL FENCE &  
GATE:

Match existing style from  
neighboring properties



709-729 SEWARD SITE PLAN  PART OF BECK'S SUB'N OF PART OF 1/4 SECS 55 & 56, T.T.A.T. CITY OF DETROIT, WAYNE COUNTY, MICHIGAN	ENGINEERS, SURVEYORS <b>MLP</b> AND ASSOCIATES, INC.	Michael L. Priest & Associates, Inc. 40655 Koppernick Road, Canton, MI 48187 phone: (734) 459-8560 fax: (734) 459-2585	STATUS:  REVISIONS:	JOB NO. 2023.06	DATE: 02-23-2023	PROPRIETOR
					PW: EMP	
					ENG: EMP	
					SURV: AEC	
					CAD: EMP	BUILD WITH GC, LLC
					SCALE: 1" = 10'	S. GARRITY GUENTHER
					LOCATION: CITY OF DETROIT	garrity@buildwithgg.com
						917 757 6065





# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

## APPLICATION ID

HDC2025-00183

## PROPERTY INFORMATION

**ADDRESS(ES):** 709 and 719 Seward

**HISTORIC DISTRICT:** New Center Area

## SCOPE OF WORK: (Check ALL that apply)

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

## BRIEF PROJECT DESCRIPTION:

Demolition of existing single family home and re-zone for a parking lot to benefit existing tenants in a high density area of the district.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Garrity Guenther Langs

**COMPANY NAME:** 700 Seward Detroit LLC

**ADDRESS:** 700 Seward

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48202

**PHONE:** +1 (313) 378-5506

**EMAIL:** garrity@buildwithgg.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.

Signed by:

Garrity Guenther Langs

700 Seward Detroit LLC

*Garrity Guenther Langs*

4/16/2025

SIGNATURE

DATE

700 Seward

Detroit

MI

48202

+1 (313) 378-5506

garrity@buildwithgg.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*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.")*

Please refer to attached addenda for a full description, aerial photos and sanborn maps.



### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*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.)*

Requesting permission to demolish existing single family home and re-zone the parcel for parking. The adjacent parcel is a old parking lot. We are seeking to combine the two and provide new, safe, well landscaped parking for the residents of the area. Rehabilitating the existing structure is very costly and would not make economic sense given the property values in the area. The PO is requesting demolition due to economic hardship not structural failure.

### 4. DETAILED SCOPE OF WORK


*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.")*

This application would only include the demolition and approval to re-zone. The future scope of work for the construction of the parking lot would be submitted to HDC for review and approval. The parking lot would comply with all siteline, landscaping, green space and drainage requirements of the City of Detroit and the local HDC.

### 5. BROCHURES/CUT SHEETS

*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.*

ADDITIONAL DETAILS

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

**700 Seward Detroit LLC**

700 Seward, attn Building Management  
Detroit, MI 48202

3/31/2025

**City of Detroit Historic District Commission**

2 Woodward Avenue, Suite 808  
Detroit, MI 48226

Re: Demolition of 709 Seward & Construction of New Parking Lot

Dear Historic District Commissioners,

700 Seward Detroit LLC, the owner of 700 Seward, 709 Seward, 719 Seward and 729 Seward, is seeking to demolish the existing single family residential house located at 719 Seward in order to combine 709 & 719 Seward and create a larger parking lot with historic district appropriate landscaping, fencing and lighting. 700 Seward Detroit LLC has owned these parcels since 2018 and has recently completed rehabilitation of 700 Seward (132 units) and 729 Seward (single occupancy).

It is estimated that the rehabilitation of 709 Seward would cost \$250,000 - \$325,000 based on the total cost-at-completion of the rehabilitation of 729 Seward, a property of the same size and original era of construction. 700 Seward Detroit LLC is seeking approval to demolish the structure at 709 Seward due to the overwhelming cost of construction compared to the economic value of the property at completion.


Through the operation of 700 Seward, we have discovered a dire need for safe and secure parking for residents of the various high occupancy buildings along this section of Seward. Tenants of the various buildings on this section of Seward have reported a high volume of car thefts and violent attempted car thefts for tenants and visitors that park on the street. The other parking lots in the area are secured with rolling gates, fences, cameras and lighting and do not experience the same volume of thefts/attempted thefts.

The construction of a secure and attractive surface parking lot would benefit residents and visitors of 700 Seward as well as 741 Seward (the Deborah), 691 Seward (New Center Court Apartments). If this application to demolish 709 Seward is accepted, 700 Seward Detroit LLC will seek re-zoning and combination of the two parcels prior to filing a follow-up

application for the construction of the new parking lot. It is the intent of 700 Seward Detroit LLC to work closely with the HDC to ensure all plantings, fencing and layouts are compliant with the standards of the HDC. No work will proceed to any of the subject parcels without the express permission and approval of the Historic District Commission, City of Detroit PDD and BSEED.

Please do not hesitate to contact us with any requests for information. We can be reached via email at [garrity@buildwithgg.com](mailto:garrity@buildwithgg.com) or phone at 313-378-5506.

Thank you for your time and consideration,

 Digitally signed by Sarah Garrity Guenther  
DN: C=US,  
E=garrity@buildwithgg.com,  
O=Build with GG, LLC,  
OU=Build with GG, LLC,  
CN=Sarah Garrity Guenther  
Reason: garrity  
Date: 2025.04.16 18:22:09-04'00'

Garrity Guenther  
Agent of 700 Seward Detroit LLC

## **Parcel Information & Historic Use**

Parcel 04001823 – 709 Seward – Existing vacant residential house – Prior use as housing by Pan-African Orthodox Christian Church from 1960s-2018 when the property sold to 700 Seward Detroit LLC. There is evidence that several homes were built on the same parcels in 1906, three homes appear on aerial photographs through 1956.

Parcel 04001824 – 719 Seward – Existing parking lot (date of creation unknown, possibly in the 1950s as the house no longer appears on aerial photos and Sanborn maps).

## **Description of Existing Conditions**

Parcel 040001823 - The existing house has been vacant for an undetermined period of time. It was vacant in 2018 when the property was purchased by this owner. The home has incurred two main sources of damage. The roof structure has been damaged and requires replacement of the roof trusses as well as the roof itself. There are signs of a sewer backup in the basement as well as resulting water and mold damage. The foundation is cracked in multiple places and requires new waterproofing. It appear the original wood windows are intact. The original kitchen and flooring appears to have been replaced by the prior owner. A VCT flooring is in place potentially containing asbestos materials.

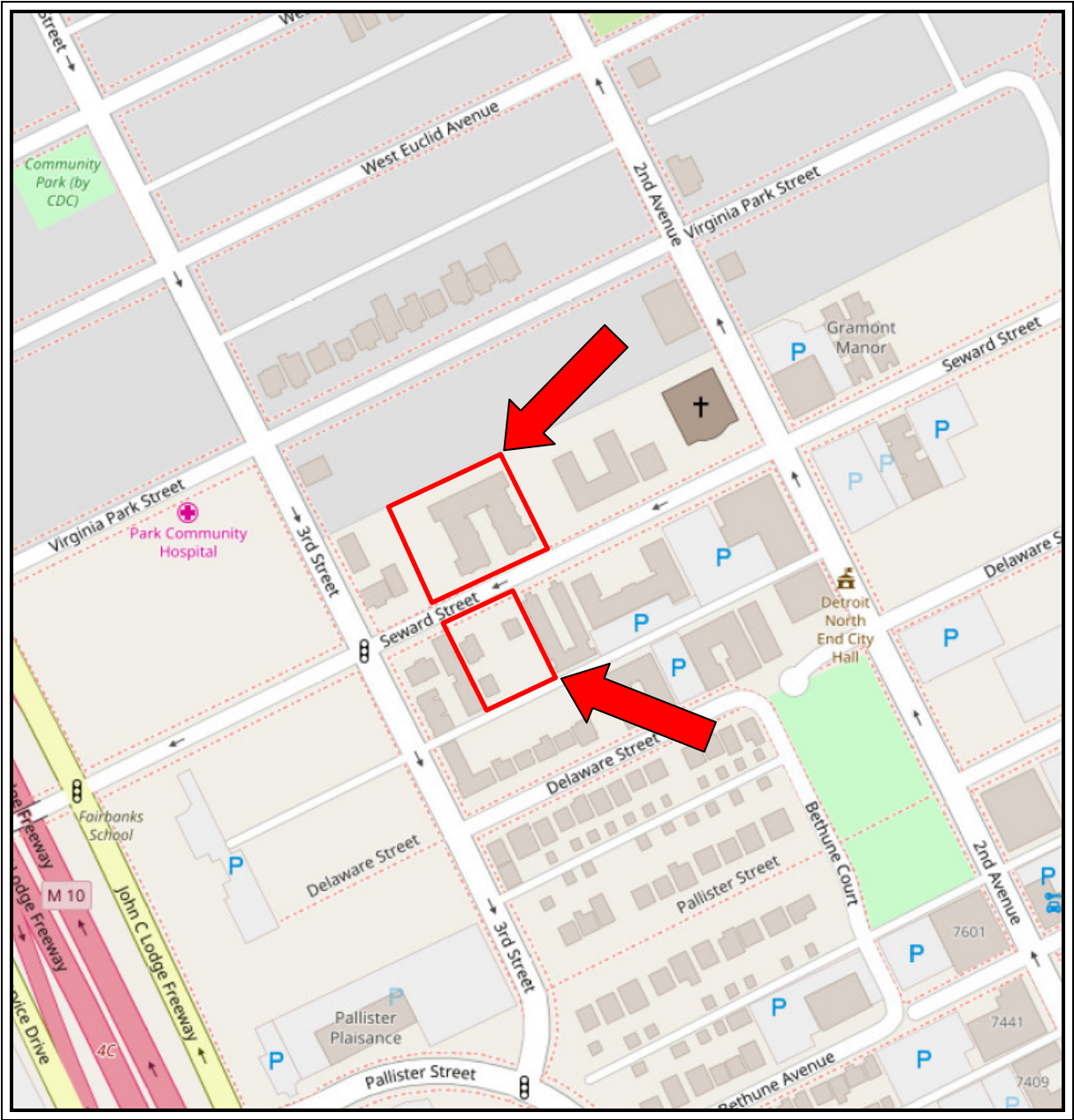
Parcel 040001824 – The existing parking lot is in poor condition with little to no grading or proper drainage. The existing catch basins are set at too high of an elevation to be effective. There is little to no landscaping.

## **Description of Project**

Demolish existing single family home at 709 Seward. Procure approval of the HDC to seek rezoning of parcel 040001823 to allow for a parking lot. Once zoning is established, submit a new application to HDC that covers the construction of the larger parking lot pursuant to all City of Detroit rules, codes and regulations.

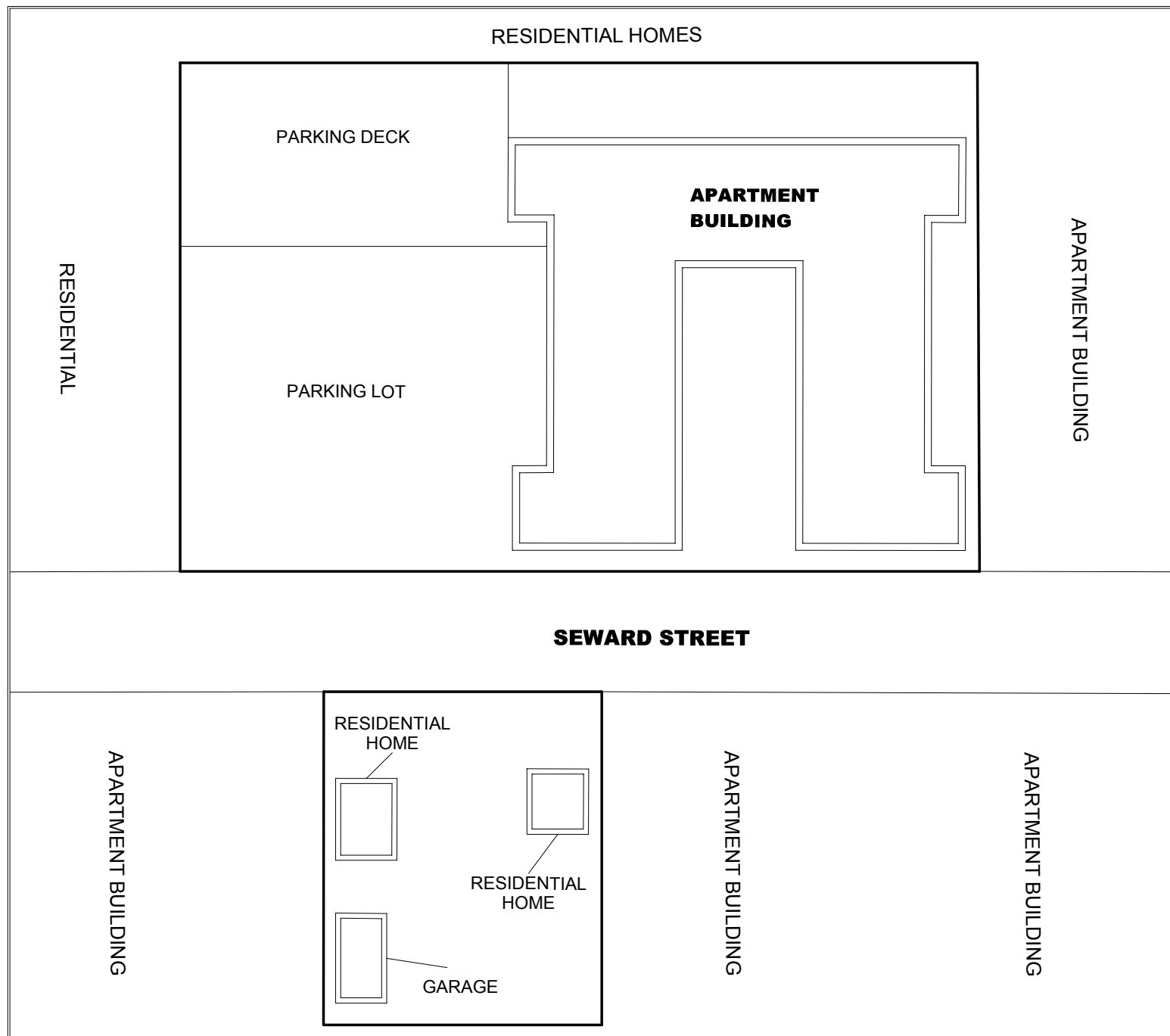


**Historic Photographs & Aerial Maps**



**Figure 1**  
**Site Location Map**

 <p><b>APPLIED ENVIRONMENTAL</b></p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p><b>Apartment Property</b> <b>700, 709, 719, and 729</b> <b>Seward Street</b> <b>Detroit, Michigan 48202</b></p> <p><b>AE Project No. 18-3007PI</b></p>	 <p><b>North</b> <b>Unknown</b></p> <p><b>Source: Bing Maps</b></p>
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## Legend

— Approximate Subject Property Border

**FIGURE 2  
SITE DIAGRAM  
1/10/2018**

APARTMENT PROPERTY  
700, 709, 719, AND 729  
SEWARD STREET  
DETROIT, MI 48202



**Applied Environmental**  
1210 N. Maple Road  
Ann Arbor, MI 48103  
(734) 975-1970





**Figure 3**  
**2016 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North**  
**Scale: 1" = 500'**

**Source: ERIS**






**Figure 4**  
**1973 Aerial Photograph**

  
**APPLIED  
ENVIRONMENTAL**  
1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**  
**AE Project No. 18-3007PI**

  
**North**  
**Scale: 1" = 500'**  
**Source: ERIS**





**Figure 5**  
**1956 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North**  
**Scale: 1" = 500'**

**Source: ERIS**



**Figure 6**  
**1937 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North  
Scale: 1" = 500'**

**Source: ERIS**



**Certified Sanborn® Map Report**

01/03/18

**Site Name:**

700 Seward Street  
 700 Seward Street  
 Detroit, MI 48202  
 EDR Inquiry # 5149320.1

**Client Name:**

Applied Env., Inc.  
 1210 North Maple Road  
 Ann Arbor, MI 48103-0000  
 Contact: Allison Wysocki



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Applied Env., Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:****Certification #** 4DCE-402E-B9B3**PO #** 18-3007PI**Project** 700 Seward Street**Maps Provided:**

2002	1950
1996	1925
1991	1915
1989	1910
1977	
1961	
1957	
1952	



Sanborn® Library search results

Certification #: 4DCE-402E-B9B3

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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## Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



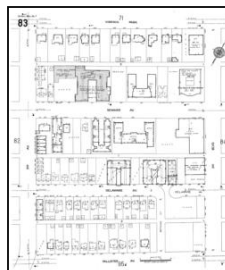
### 2002 Source Sheets



Volume 9, Sheet 71  
2002



Volume 9, Sheet 82  
2002



Volume 9, Sheet 83  
2002

### 1996 Source Sheets



Volume 9, Sheet 71  
1996



Volume 9, Sheet 83  
1996



Volume 9, Sheet 82  
1996

### 1991 Source Sheets



Volume 9, Sheet 82  
1991



Volume 9, Sheet 83  
1991

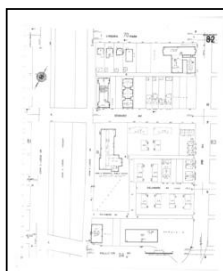


Volume 9, Sheet 71  
1991

### 1989 Source Sheets



Volume 9, Sheet 71  
1989



Volume 9, Sheet 82  
1989



Volume 9, Sheet 83  
1989

## Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



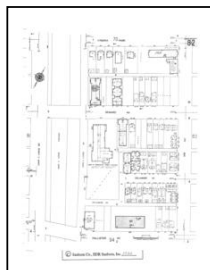
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Volume 9, Sheet 84  
1977

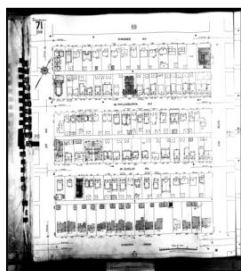


Volume 9, Sheet 71  
1977

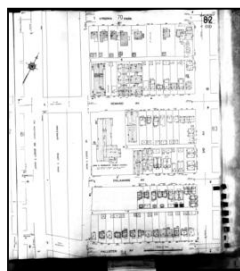


Volume 9, Sheet 82  
1977

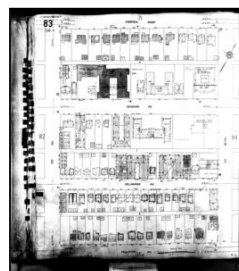
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Volume 9, Sheet 71  
1961



Volume 9, Sheet 82  
1961

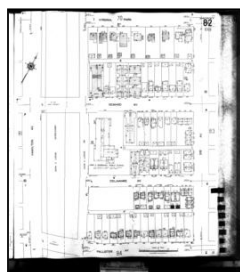


Volume 9, Sheet 83  
1961

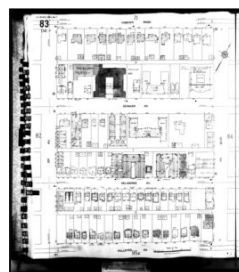
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Volume 9, Sheet 71  
1957

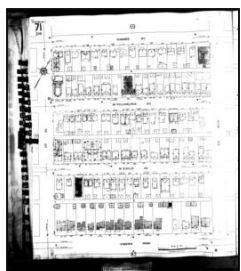


Volume 9, Sheet 82  
1957

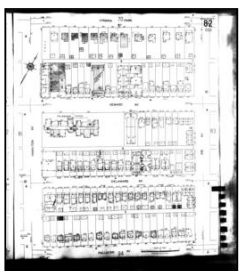


Volume 9, Sheet 83  
1957

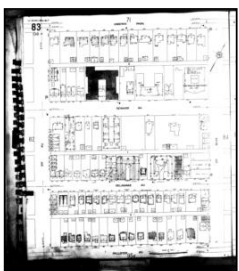
### 1952 Source Sheets



Volume 9, Sheet 71  
1952



Volume 9, Sheet 82  
1952



Volume 9, Sheet 83  
1952

## Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



### 1950 Source Sheets



Volume 9, Sheet 71  
1950



Volume 9, Sheet 82  
1950



Volume 9, Sheet 83  
1950

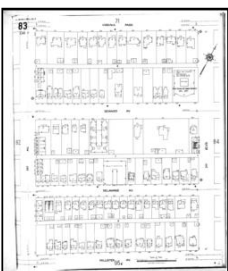
### 1925 Source Sheets



Volume 9, Sheet 71  
1925

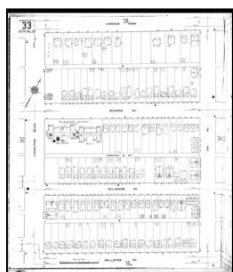


Volume 9, Sheet 82  
1925

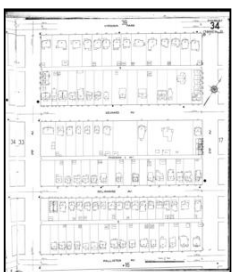


Volume 9, Sheet 83  
1925

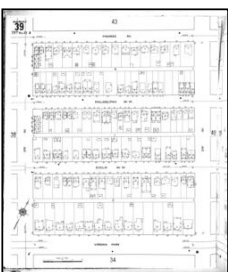
### 1915 Source Sheets



Volume 9, Sheet 33  
1915

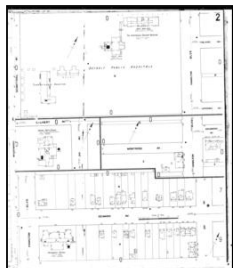


Volume 9, Sheet 34  
1915



Volume 9, Sheet 39  
1915

### 1910 Source Sheets



Volume 6, Sheet 2  
1910



Volume 6, Sheet 7  
1910



Volume 6, Sheet 9  
1910





# Certified Sanborn® Map

2002



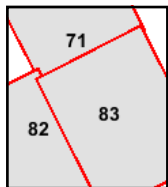
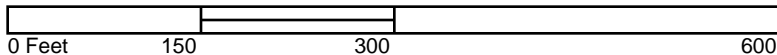
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Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 2002



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 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71







# Certified Sanborn® Map

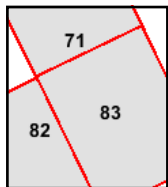
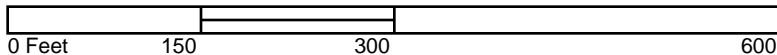
1996



Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1996



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Volume 9, Sheet 82  
 Volume 9, Sheet 83  
 Volume 9, Sheet 71

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1991



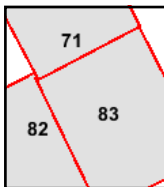
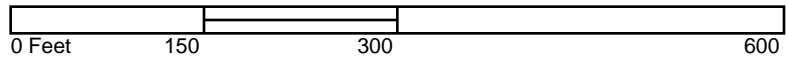
Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1991



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Volume 9, Sheet 71  
 Volume 9, Sheet 83  
 Volume 9, Sheet 82







# Certified Sanborn® Map

1989



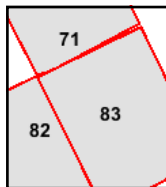
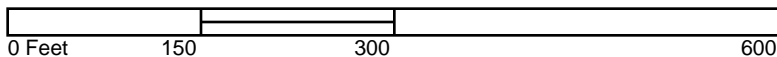
The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 4DCE-402E-B9B3

Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1989



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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71







# Certified Sanborn® Map

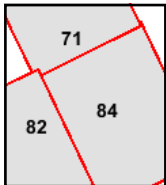
1977



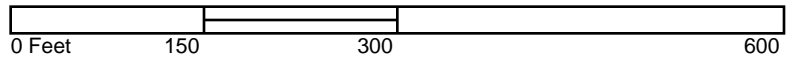
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 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1977



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Volume 9, Sheet 82  
 Volume 9, Sheet 71  
 Volume 9, Sheet 84







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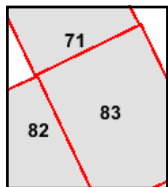
1961



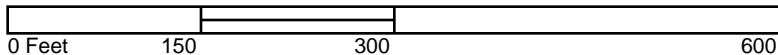
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 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
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 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1961



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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71



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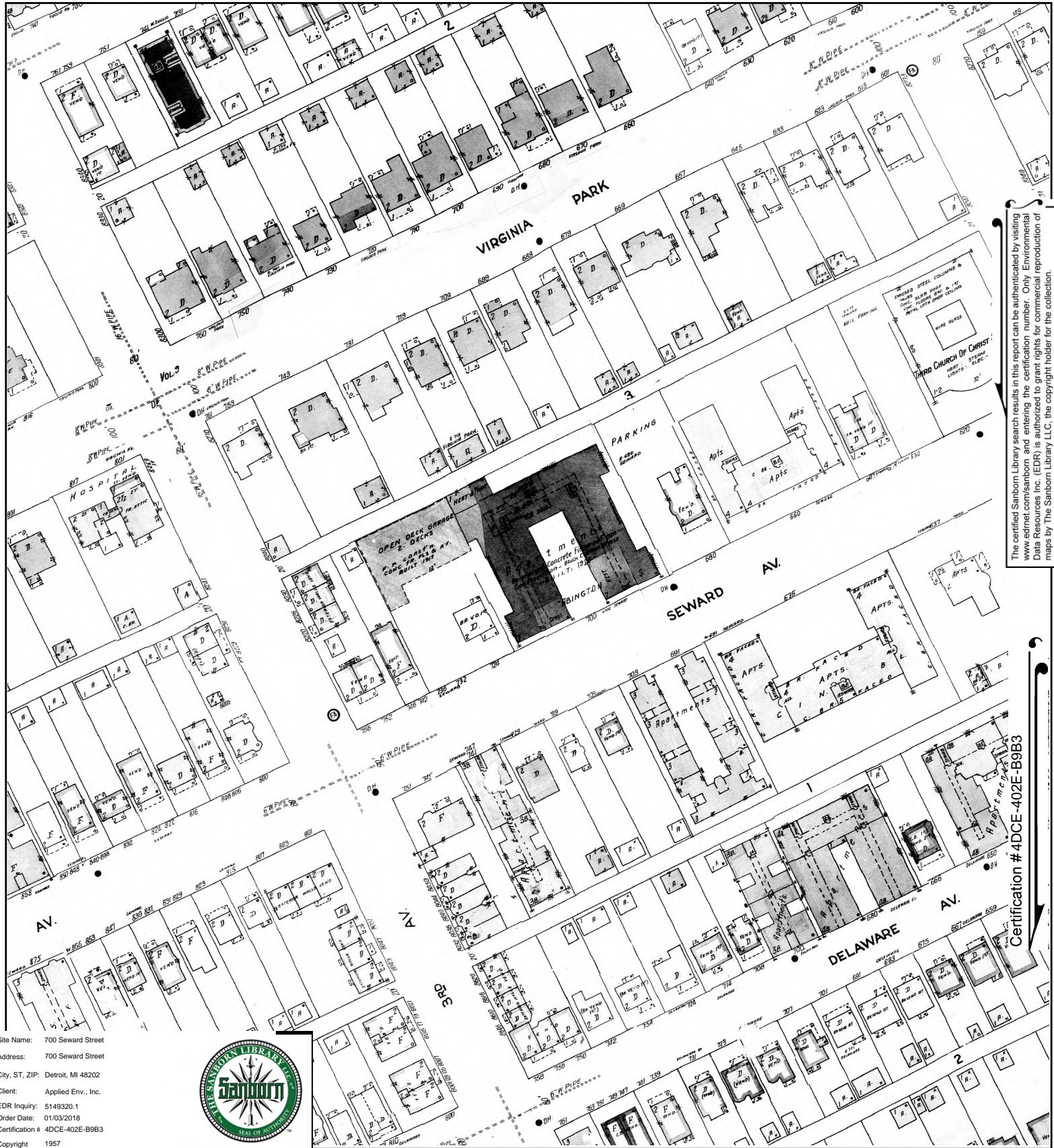
Certification #4DCE-402E-B9B3





# Certified Sanborn® Map

1957



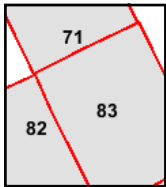
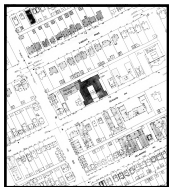
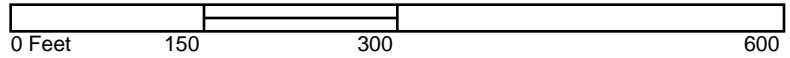
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Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1957



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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71

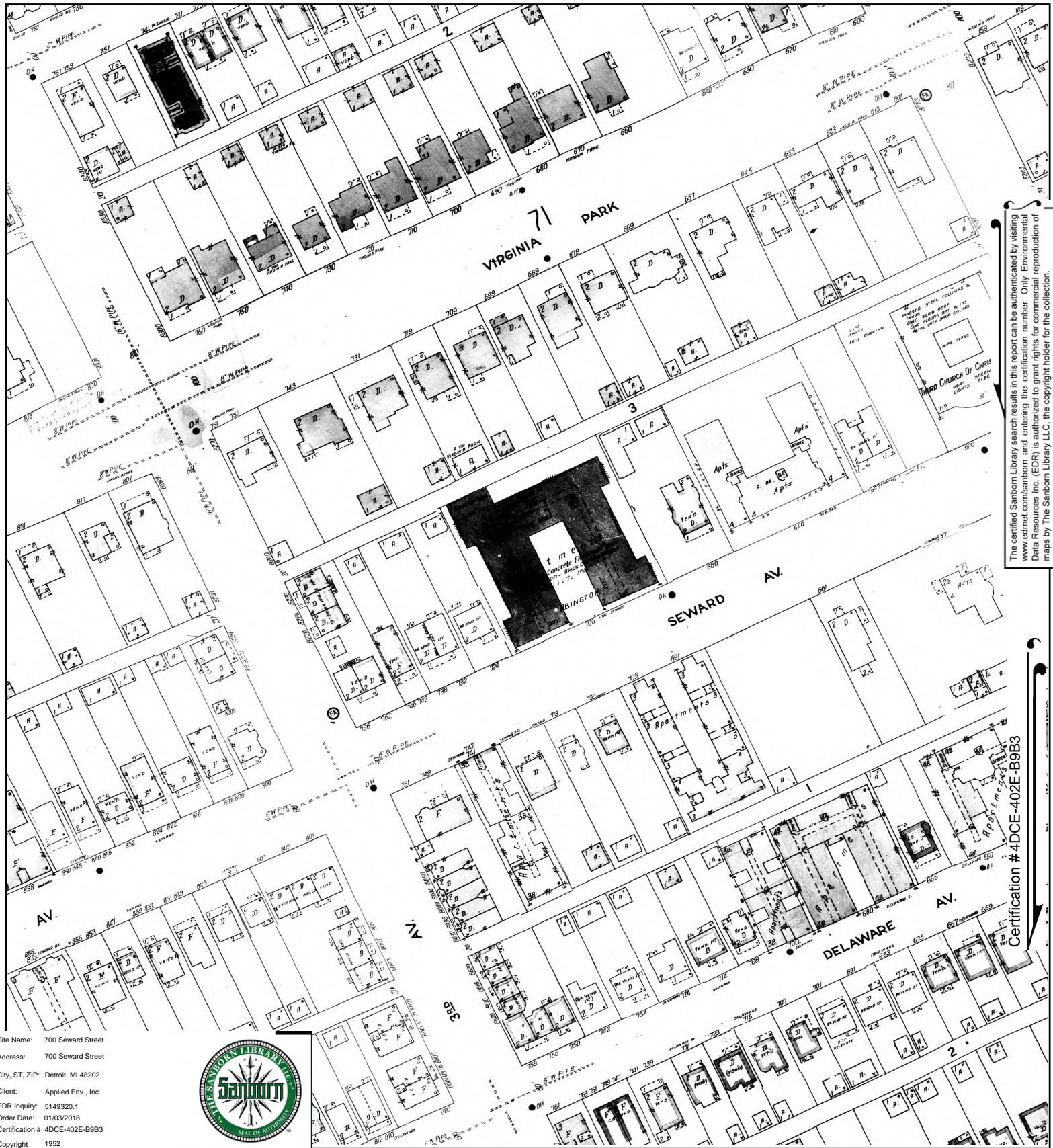






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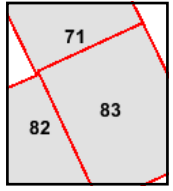
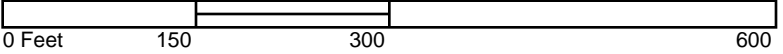
1952



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Certification #4DCE-402E-B9B3

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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71

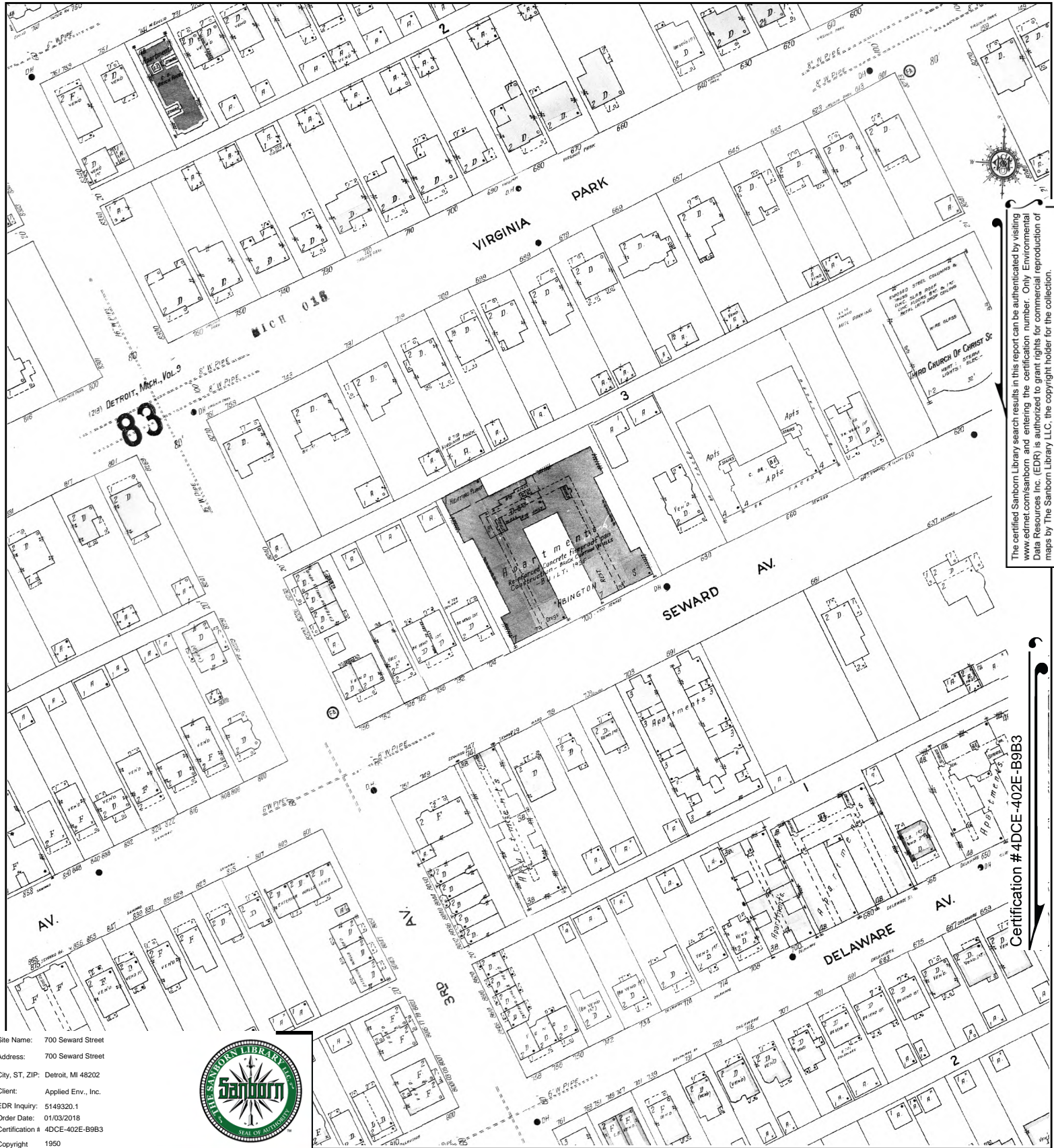






# Certified Sanborn® Map

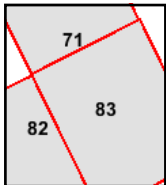
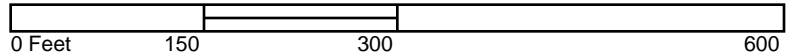
1950



Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1950



This Certified Sanborn Map combines the following sheets.  
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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71







# Certified Sanborn® Map

1925



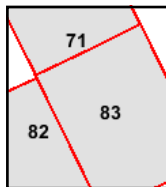
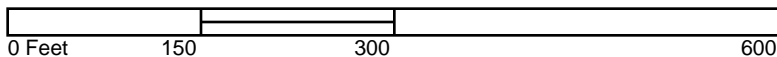
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Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street  
Address: 700 Seward Street  
City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1925



This Certified Sanborn Map combines the following sheets.  
Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83  
Volume 9, Sheet 82  
Volume 9, Sheet 71







# Certified Sanborn® Map

1915



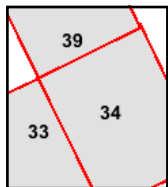
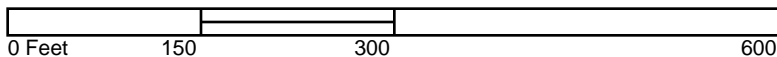
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Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street  
Address: 700 Seward Street  
City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1915



This Certified Sanborn Map combines the following sheets.  
Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 39  
Volume 9, Sheet 34  
Volume 9, Sheet 33







# Certified Sanborn® Map

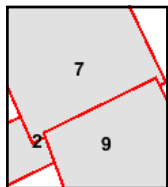
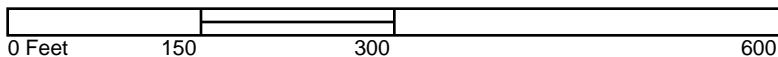
1910



Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1910



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 6, Sheet 9  
 Volume 6, Sheet 7  
 Volume 6, Sheet 2



### Current Photographs



















## **Economics of Demolition vs. Rehabilitation**

### *Economic Data*

1. 709 Seward was purchased as a part of 700 Seward for a lump sum value. All properties owned by the Pan African Orthodox Christian Church were sold in a lump sum cash deal. The cost of 709 Seward's acquisition was not broken out by the seller or the buyer. The parcel was purchased on January 9<sup>th</sup> 2018 from the Pan African Orthodox Christian Church. The Owner of Record is 700 Seward Detroit. The applicant is Garrity Guenther Langs, the Owner's hired local representative. There is no relationship between the Owner of Record and the prior owner beyond the sale of the property. There is no relationship between the Applicant and the prior owner.

Annual gross and net income: this property is not occupiable and generates no income.

There is no balance on a mortgage or other financing secured for the property.

#### Real Estate Taxes for previous 4 years

2021 Real Estate Taxes – info not on file

2022 Real Estate Taxes – info not on file

2023 Real Estate Taxes - \$1,633.90

2024 Real Estate Taxes - \$1,772.90

2025 Real Estate Taxes - \$1,862.90

#### Assessed Value for previous 4 years

2021 Assessed Value – info not on file

2022 Assessed Value – info not on file

2023 Assessed Value – \$70,700

2024 Assessed Value - \$108,000

2025 Assessed Value – 132,100

No appraisals have been obtained for this property.

This property is owned by 700 Seward Detroit LLC, a Michigan Limited Liability Corporation.



2. The property is not in sellable or rentable condition, there is no listing of this property online.
3. Feasibility of alternative uses for the property that could generate a reasonable economic return:

The alternative use for this property would be to rehabilitate the existing building and either sell or rent that property. Estimates for the rehabilitation of this property range from \$550-\$650,000. The income from a future rent or sale of the property do not justify that level of investment.

#### Estimated Market Values

- a. In current condition - \$132,100 (per tax assessors office)
- b. After completion of the proposed demolition - \$10,000 (prior to construction as a new parking lot, this figure is per the tax assessors office assessment of 719 Seward)
- c. After renovation of the existing property for continued use (if rehabilitated as a single family home) – Based on sales comparable completed in the past 12 months within a 3 block radius, the property market value could be between \$95,000 and \$200,000.

**709 Seward - Historic Home Rehabilitation***Preliminary Cost Estimate**Prepared 4/16/2025***Build with GG, LLC**

2990 W Grand Blvd, Suite M21

Detroit, MI 48202

313-378-5506

Total Hard Costs	\$ 643,362.72
Total Soft Costs	\$ 37,433.63
<b>Grand Total Development Costs</b>	<b>\$ 680,796.35</b>

**HARD COST BUDGET**

Trade Description	Budget	Notes
Demolition	\$ 18,500.00	
Temp Roof Protection	\$ 7,500.00	the existing roof is damaged structurally and the wood framing needs replacement. A temp roof will be required during construction to further protect the house.
Abatement	\$ 12,500.00	
Foundation Repair	\$ 8,500.00	existing foundation is cracked in two locations
Masonry Restoration	\$ 26,000.00	
Rough Carpentry - Interior	\$ 32,000.00	
Rough Carpentry - Roof Replacement	\$ 55,000.00	
Roofing	\$ 16,000.00	
Foundation Waterproofing	\$ 4,500.00	
Window Opening Flashing	\$ 6,500.00	the existing windows have no flashing which would expose the house to further damage.
Window Replacement	\$ 32,000.00	existing wood windows are deteriorated, assumed new windows would be aluminum clad wood window, spec to be submitted to HDC
Painting - Exterior	\$ 25,000.00	exterior paint color to be within HDC standard for this district
Painting - Interior	\$ 40,000.00	
Landscaping	\$ 10,000.00	
Fencing	\$ 10,000.00	assumed wood fence painted in HDC approved color
Finish Carpentry	\$ 45,000.00	
Tile & Stone	\$ 12,500.00	
New Kitchen Cabinets, Countertops	\$ 12,500.00	
Appliances	\$ 5,000.00	
Plumbing	\$ 35,000.00	
Electrical	\$ 55,000.00	
Mechanical	\$ 45,000.00	
Flooring	\$ 32,000.00	
<i>Subtotal Subcontractor Costs</i>	<i>\$ 546,000.00</i>	
General Conditions	\$ 54,600.00	
Fee	\$ 24,024.00	
Insurance	\$ 18,738.72	
<b>GRAND TOTAL</b>	<b>\$ 643,362.72</b>	

**SOFT COST BUDGET**

Trade Description	Budget	Notes
Architect Fee	\$ 15,000.00	
MEP Fee	\$ 3,500.00	
Structural Fee	\$ 3,500.00	
Landscaping Fee	\$ 1,500.00	
City of Detroit Permitting	\$ 6,433.63	
Utility Costs	\$ 7,500.00	
<b>GRAND TOTAL</b>	<b>\$ 37,433.63</b>	



**Seward SFH Comps (April 2024 - April 2025)**

Address	Beds	Baths	Size	OgList	List	Close	\$/ft	DOM
509 Englewood	5	1	1550	\$120,000	\$95,000	\$75,000	\$48	32
801 Euclid	4	1.1	1709	\$89,900	\$89,900	\$93,000	\$54	20
728 Philadelphia	4	1.1	1704	\$209,000	\$209,000	\$194,000	\$114	12
743 Virginia Park	5	3.1	3715	\$250,000	\$250,000	\$210,000	\$57	52
680 Virginia Park	4	2.1	4165	\$429,900	\$429,900	\$376,800	\$90	93
<b>Average</b>			<b>2569</b>	<b>\$219,760</b>	<b>\$214,760</b>	<b>\$189,760</b>	<b>\$73</b>	<b>42</b>
<b>Median</b>			<b>1709</b>	<b>\$209,000</b>	<b>\$209,000</b>	<b>\$194,000</b>	<b>\$57</b>	<b>32</b>

**700 Seward Detroit LLC**

700 Seward, attn Building Management  
Detroit, MI 48202

3/31/2025

**City of Detroit Historic District Commission**

2 Woodward Avenue, Suite 808  
Detroit, MI 48226

Re: Demolition of 709 Seward & Construction of New Parking Lot

Dear Historic District Commissioners,

700 Seward Detroit LLC, the owner of 700 Seward, 709 Seward, 719 Seward and 729 Seward, is seeking to demolish the existing single family residential house located at 719 Seward in order to combine 709 & 719 Seward and create a larger parking lot with historic district appropriate landscaping, fencing and lighting. 700 Seward Detroit LLC has owned these parcels since 2018 and has recently completed rehabilitation of 700 Seward (132 units) and 729 Seward (single occupancy).

It is estimated that the rehabilitation of 709 Seward would cost \$250,000 - \$325,000 based on the total cost-at-completion of the rehabilitation of 729 Seward, a property of the same size and original era of construction. 700 Seward Detroit LLC is seeking approval to demolish the structure at 709 Seward due to the overwhelming cost of construction compared to the economic value of the property at completion.

Through the operation of 700 Seward, we have discovered a dire need for safe and secure parking for residents of the various high occupancy buildings along this section of Seward. Tenants of the various buildings on this section of Seward have reported a high volume of car thefts and violent attempted car thefts for tenants and visitors that park on the street. The other parking lots in the area are secured with rolling gates, fences, cameras and lighting and do not experience the same volume of thefts/attempted thefts.


The construction of a secure and attractive surface parking lot would benefit residents and visitors of 700 Seward as well as 741 Seward (the Deborah), 691 Seward (New Center Court Apartments). If this application to demolish 709 Seward is accepted, 700 Seward Detroit LLC will seek re-zoning and combination of the two parcels prior to filing a follow-up



application for the construction of the new parking lot. It is the intent of 700 Seward Detroit LLC to work closely with the HDC to ensure all plantings, fencing and layouts are compliant with the standards of the HDC. No work will proceed to any of the subject parcels without the express permission and approval of the Historic District Commission, City of Detroit PDD and BSEED.

Please do not hesitate to contact us with any requests for information. We can be reached via email at [garrity@buildwithgg.com](mailto:garrity@buildwithgg.com) or phone at 313-378-5506.

Thank you for your time and consideration,

 Digitally signed by Sarah Garrity Guenther  
DN: C=US,  
E=garrity@buildwithgg.com,  
O=Build with GG, LLC,  
OU=Build with GG, LLC,  
CN=Sarah Garrity Guenther  
Reason: garrity  
Date: 2025.04.16 18:22:09-04'00'

Garrity Guenther  
Agent of 700 Seward Detroit LLC

## **Parcel Information & Historic Use**

Parcel 04001823 – 709 Seward – Existing vacant residential house – Prior use as housing by Pan-African Orthodox Christian Church from 1960s-2018 when the property sold to 700 Seward Detroit LLC. There is evidence that several homes were built on the same parcels in 1906, three homes appear on aerial photographs through 1956.

Parcel 04001824 – 719 Seward – Existing parking lot (date of creation unknown, possibly in the 1950s as the house no longer appears on aerial photos and Sanborn maps).

## **Description of Existing Conditions**

Parcel 040001823 - The existing house has been vacant for an undetermined period of time. It was vacant in 2018 when the property was purchased by this owner. The home has incurred two main sources of damage. The roof structure has been damaged and requires replacement of the roof trusses as well as the roof itself. There are signs of a sewer backup in the basement as well as resulting water and mold damage. The foundation is cracked in multiple places and requires new waterproofing. It appear the original wood windows are intact. The original kitchen and flooring appears to have been replaced by the prior owner. A VCT flooring is in place potentially containing asbestos materials.

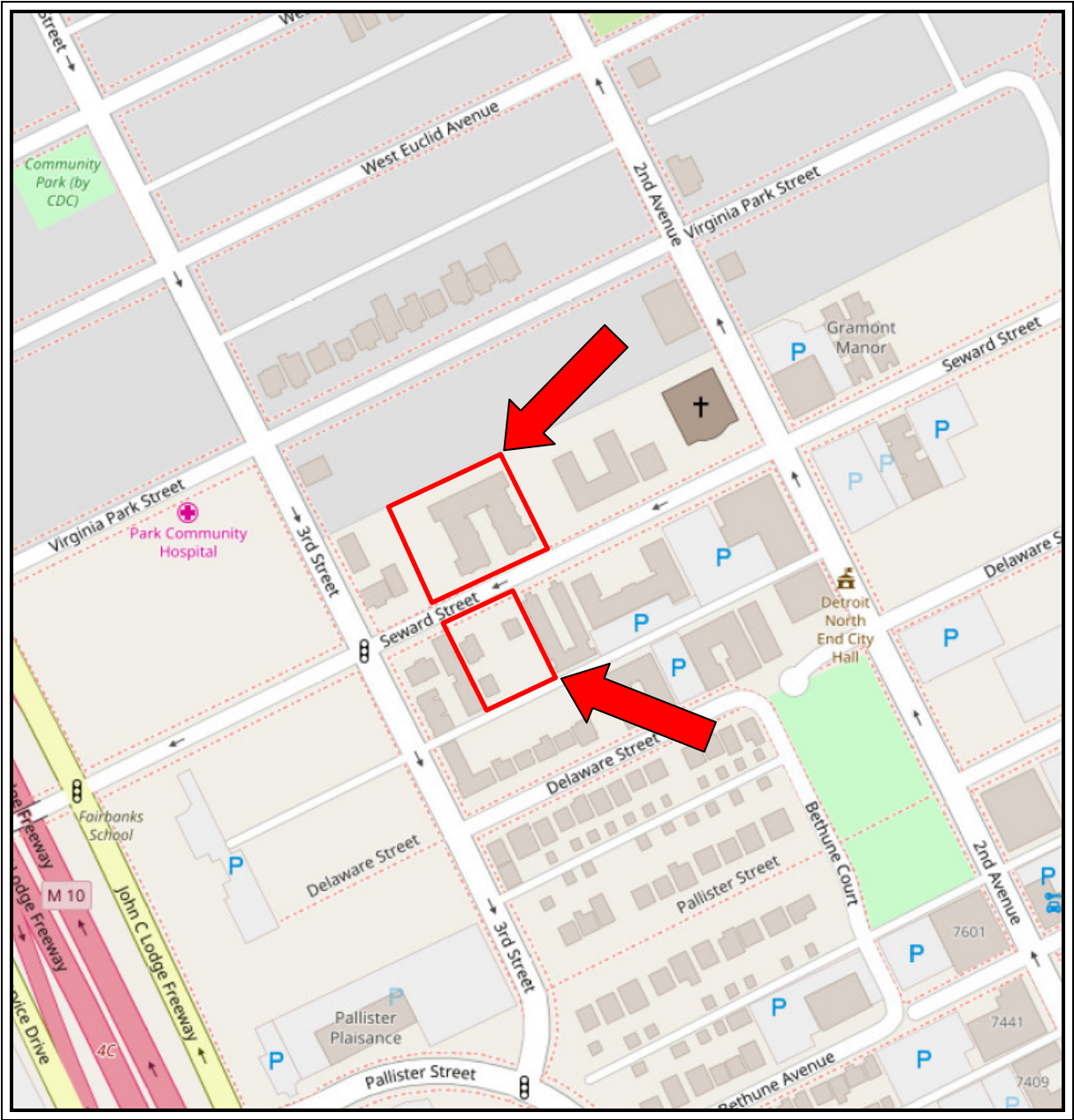
Parcel 040001824 – The existing parking lot is in poor condition with little to no grading or proper drainage. The existing catch basins are set at too high of an elevation to be effective. There is little to no landscaping.

## **Description of Project**

Demolish existing single family home at 709 Seward. Procure approval of the HDC to seek rezoning of parcel 040001823 to allow for a parking lot. Once zoning is established, submit a new application to HDC that covers the construction of the larger parking lot pursuant to all City of Detroit rules, codes and regulations.



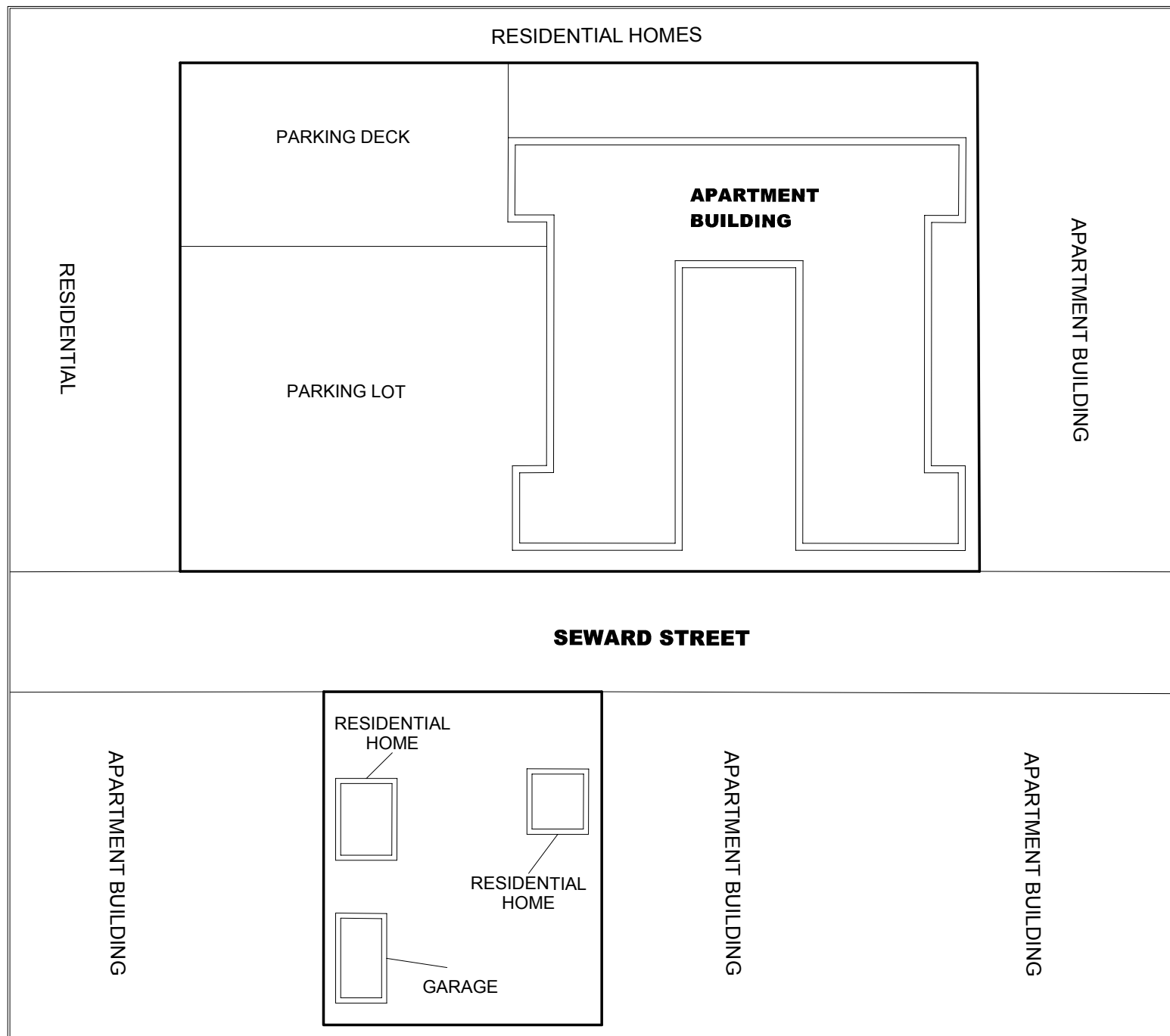
**Historic Photographs & Aerial Maps**



**Figure 1**  
**Site Location Map**

 <p><b>APPLIED ENVIRONMENTAL</b></p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p><b>Apartment Property</b> <b>700, 709, 719, and 729</b> <b>Seward Street</b> <b>Detroit, Michigan 48202</b></p> <p><b>AE Project No. 18-3007PI</b></p>	 <p><b>North</b> <b>Unknown</b></p> <p><b>Source: Bing Maps</b></p>
--	---	--





### Legend

— Approximate Subject Property Border

**FIGURE 2  
SITE DIAGRAM  
1/10/2018**

APARTMENT PROPERTY  
700, 709, 719, AND 729  
SEWARD STREET  
DETROIT, MI 48202



**Applied Environmental**  
1210 N. Maple Road  
Ann Arbor, MI 48103  
(734) 975-1970



**Figure 3**  
**2016 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North**  
**Scale: 1" = 500'**

**Source: ERIS**






**Figure 4**  
**1973 Aerial Photograph**

  
**APPLIED  
ENVIRONMENTAL**  
1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**  
**AE Project No. 18-3007PI**

  
**North**  
**Scale: 1" = 500'**  
**Source: ERIS**





**Figure 5**  
**1956 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North**  
**Scale: 1" = 500'**

**Source: ERIS**



**Figure 6**  
**1937 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North  
Scale: 1" = 500'**

**Source: ERIS**



**Certified Sanborn® Map Report**

01/03/18

**Site Name:**

700 Seward Street  
 700 Seward Street  
 Detroit, MI 48202  
 EDR Inquiry # 5149320.1

**Client Name:**

Applied Env., Inc.  
 1210 North Maple Road  
 Ann Arbor, MI 48103-0000  
 Contact: Allison Wysocki



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**Certified Sanborn Results:****Certification #** 4DCE-402E-B9B3**PO #** 18-3007PI**Project** 700 Seward Street**Maps Provided:**

2002	1950
1996	1925
1991	1915
1989	1910
1977	
1961	
1957	
1952	



Sanborn® Library search results

Certification #: 4DCE-402E-B9B3

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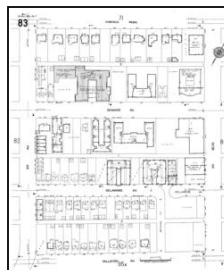
### 2002 Source Sheets



Volume 9, Sheet 71  
2002



Volume 9, Sheet 82  
2002



Volume 9, Sheet 83  
2002

### 1996 Source Sheets



Volume 9, Sheet 71  
1996



Volume 9, Sheet 83  
1996



Volume 9, Sheet 82  
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### 1991 Source Sheets



Volume 9, Sheet 82  
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Volume 9, Sheet 83  
1991

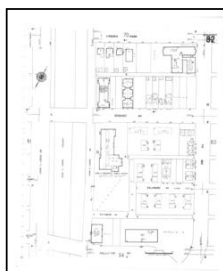


Volume 9, Sheet 71  
1991

### 1989 Source Sheets



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1989



Volume 9, Sheet 82  
1989



Volume 9, Sheet 83  
1989



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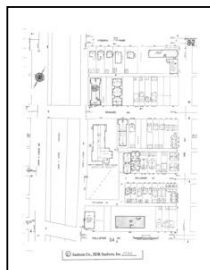
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1977

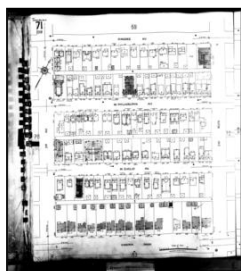


Volume 9, Sheet 71  
1977

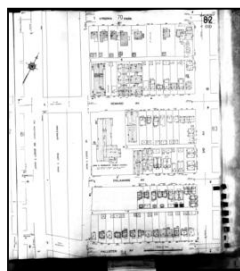


Volume 9, Sheet 82  
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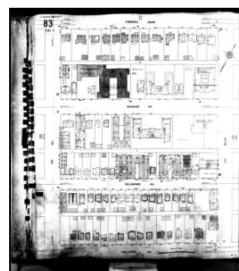
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1961



Volume 9, Sheet 82  
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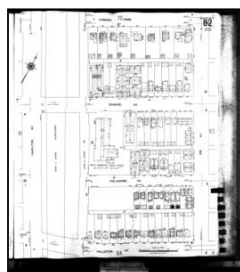


Volume 9, Sheet 83  
1961

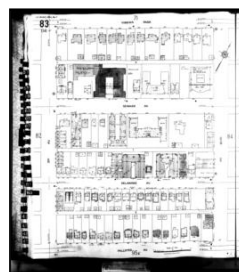
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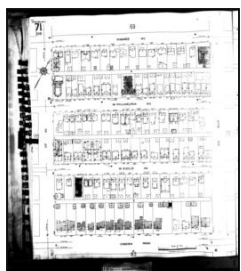


Volume 9, Sheet 82  
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Volume 9, Sheet 83  
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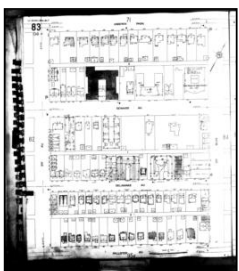
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1952

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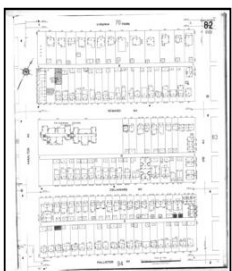


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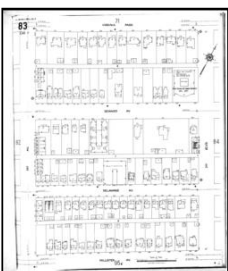
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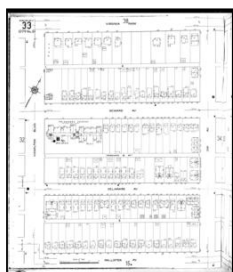


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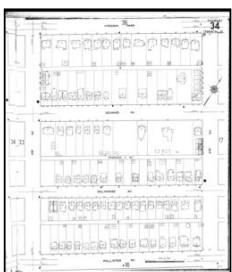


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1925

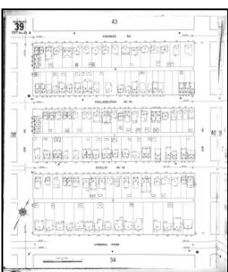
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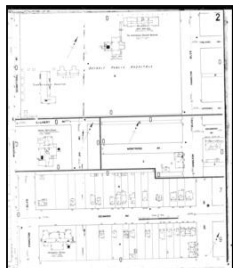


Volume 9, Sheet 34  
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Volume 9, Sheet 39  
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### 1910 Source Sheets



Volume 6, Sheet 2  
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Volume 6, Sheet 7  
1910



Volume 6, Sheet 9  
1910





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2002



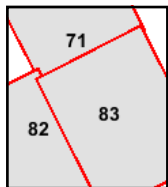
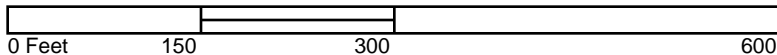
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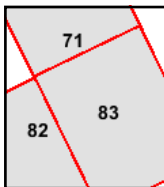
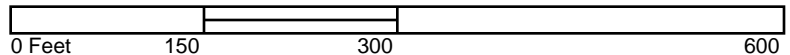
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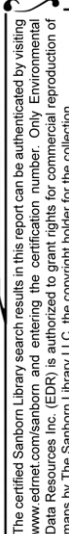


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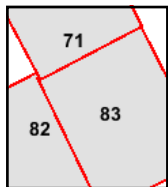
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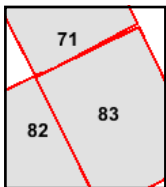
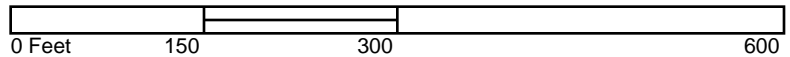
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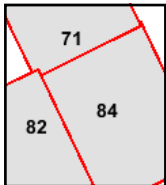


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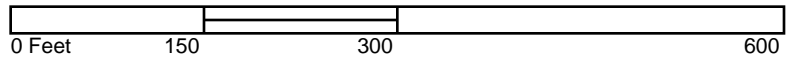
1977



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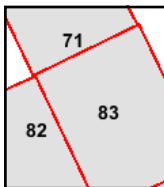
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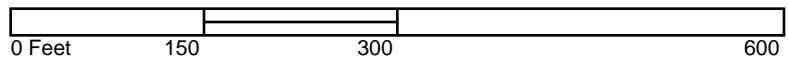
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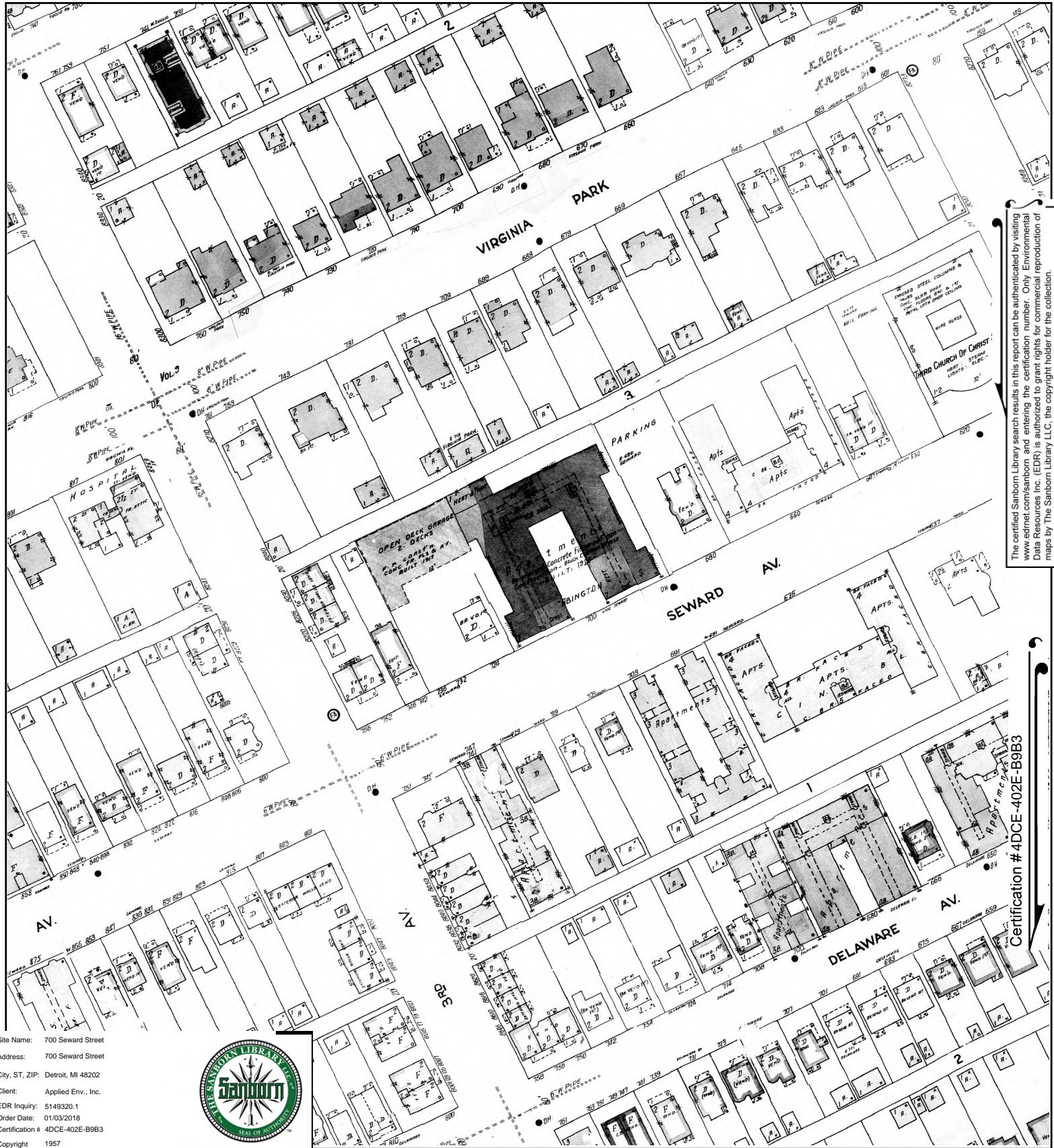
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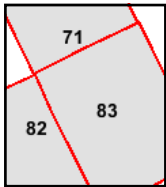
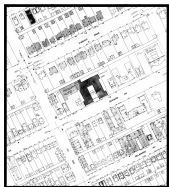
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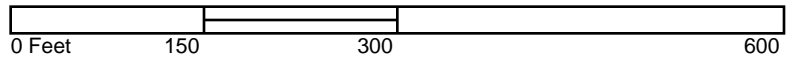
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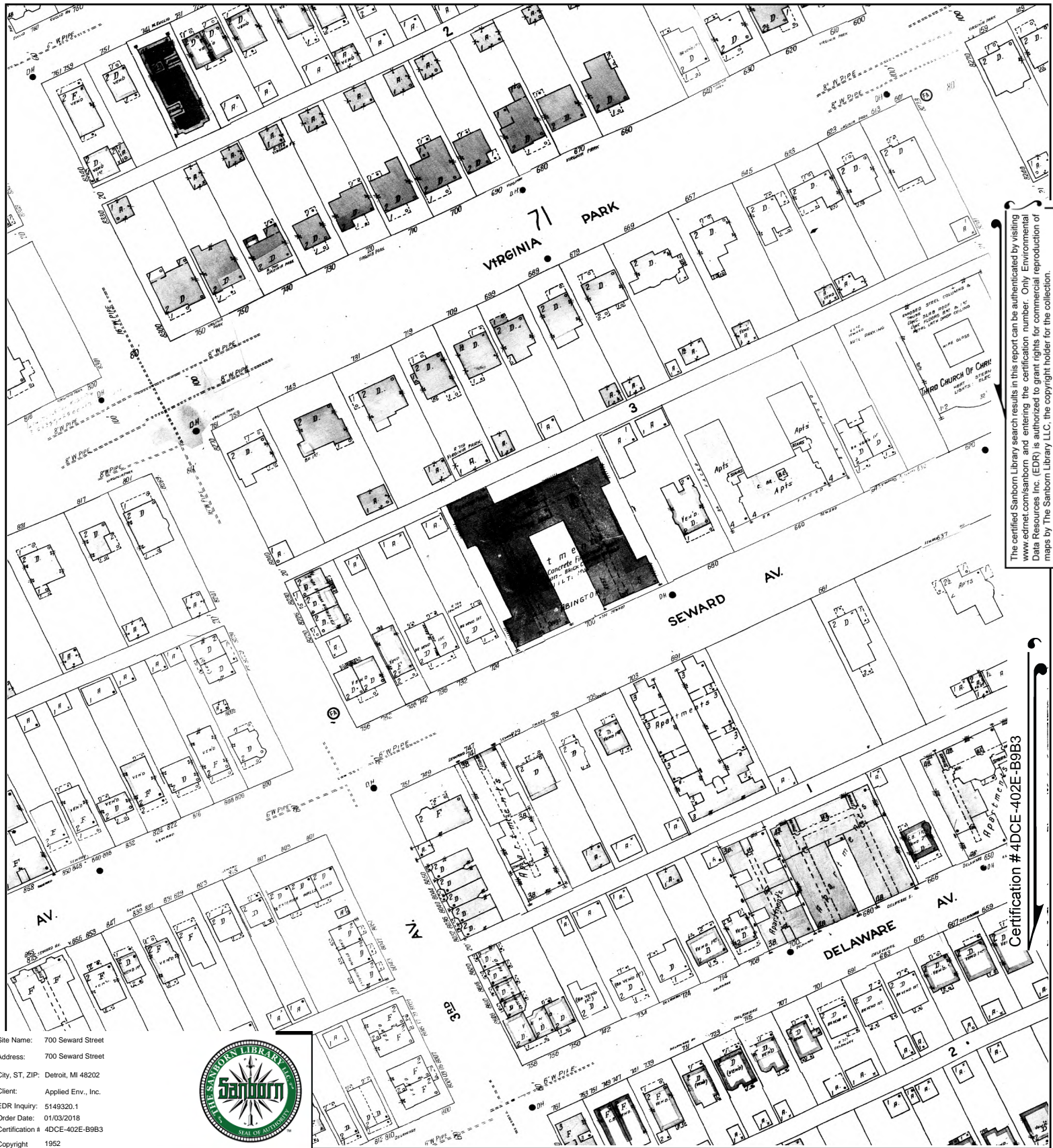
Certification # 4DCE-402E-B9B3



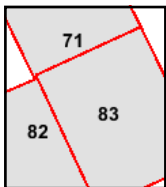


# Certified Sanborn® Map

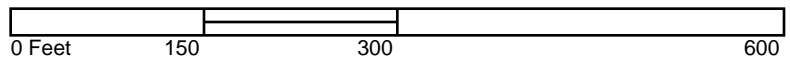
1952



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 Volume 9, Sheet 82  
 Volume 9, Sheet 71



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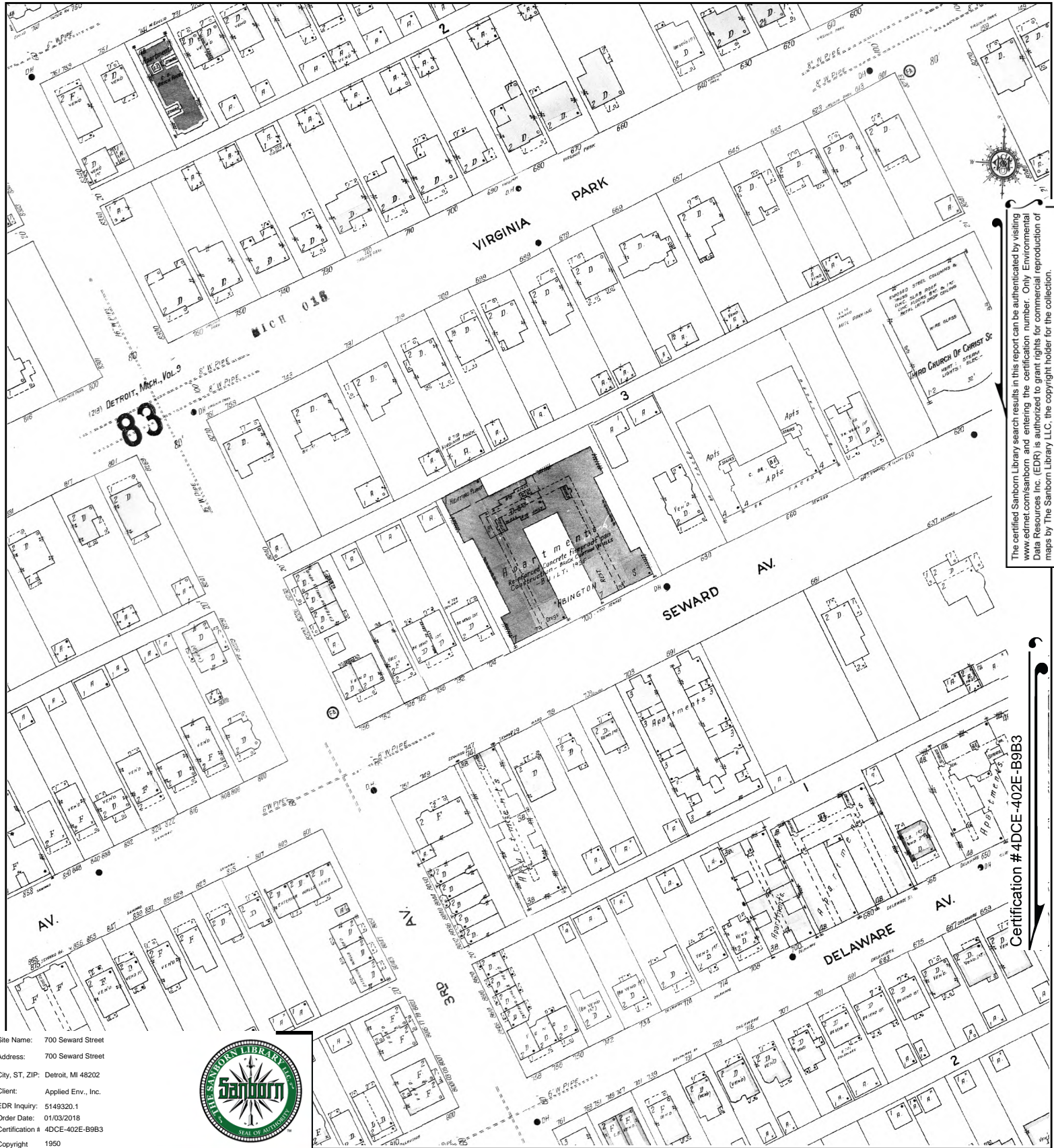
Certification # 4DCE-402E-B9B3





# Certified Sanborn® Map

1950



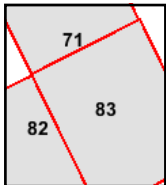
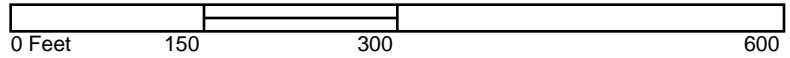
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Certification # 4DCE-402E-B9B3

Site Name: 700 Seward Street  
Address: 700 Seward Street  
City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1950



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# Certified Sanborn® Map

1925



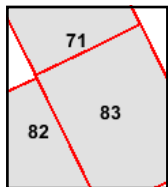
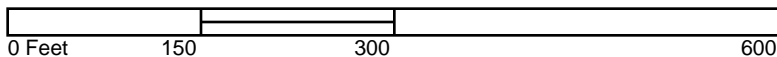
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City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1925



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# Certified Sanborn® Map

1915



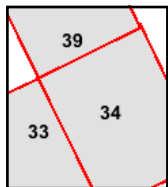
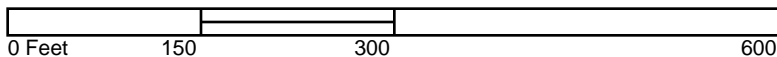
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Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street  
Address: 700 Seward Street  
City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1915



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Volume 9, Sheet 34  
Volume 9, Sheet 33

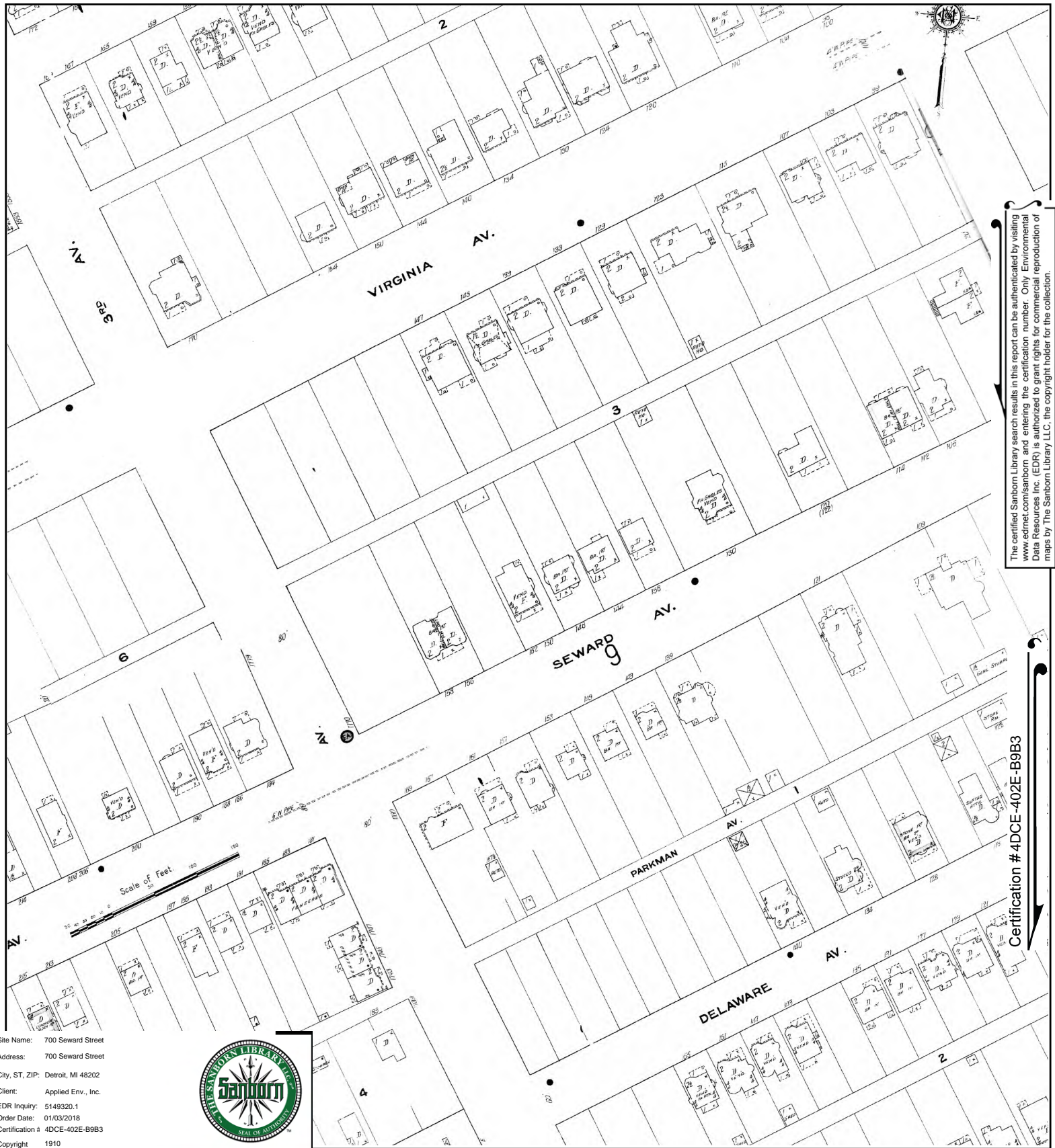






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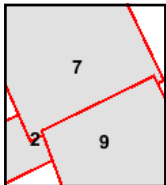
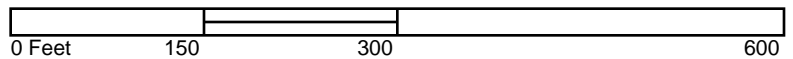
1910



Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1910



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 Volume 6, Sheet 7  
 Volume 6, Sheet 2





### Current Photographs



















## **Economics of Demolition vs. Rehabilitation**

### *Economic Data*

1. 709 Seward was purchased as a part of 700 Seward for a lump sum value. All properties owned by the Pan African Orthodox Christian Church were sold in a lump sum cash deal. The cost of 709 Seward's acquisition was not broken out by the seller or the buyer. The parcel was purchased on January 9<sup>th</sup> 2018 from the Pan African Orthodox Christian Church. The Owner of Record is 700 Seward Detroit. The applicant is Garrity Guenther Langs, the Owner's hired local representative. There is no relationship between the Owner of Record and the prior owner beyond the sale of the property. There is no relationship between the Applicant and the prior owner.

Annual gross and net income: this property is not occupiable and generates no income.

There is no balance on a mortgage or other financing secured for the property.

#### Real Estate Taxes for previous 4 years

2021 Real Estate Taxes – info not on file

2022 Real Estate Taxes – info not on file

2023 Real Estate Taxes - \$1,633.90

2024 Real Estate Taxes - \$1,772.90

2025 Real Estate Taxes - \$1,862.90

#### Assessed Value for previous 4 years

2021 Assessed Value – info not on file

2022 Assessed Value – info not on file

2023 Assessed Value – \$70,700

2024 Assessed Value - \$108,000

2025 Assessed Value – 132,100

No appraisals have been obtained for this property.

This property is owned by 700 Seward Detroit LLC, a Michigan Limited Liability Corporation.



2. The property is not in sellable or rentable condition, there is no listing of this property online.
3. Feasibility of alternative uses for the property that could generate a reasonable economic return:

The alternative use for this property would be to rehabilitate the existing building and either sell or rent that property. Estimates for the rehabilitation of this property range from \$550-\$650,000. The income from a future rent or sale of the property do not justify that level of investment.

#### Estimated Market Values

- a. In current condition - \$132,100 (per tax assessors office)
- b. After completion of the proposed demolition - \$10,000 (prior to construction as a new parking lot, this figure is per the tax assessors office assessment of 719 Seward)
- c. After renovation of the existing property for continued use (if rehabilitated as a single family home) – Based on sales comparable completed in the past 12 months within a 3 block radius, the property market value could be between \$95,000 and \$200,000.

**709 Seward - Historic Home Rehabilitation***Preliminary Cost Estimate**Prepared 4/16/2025***Build with GG, LLC**

2990 W Grand Blvd, Suite M21

Detroit, MI 48202

313-378-5506

Total Hard Costs	\$ 643,362.72
Total Soft Costs	\$ 37,433.63
<b>Grand Total Development Costs</b>	<b>\$ 680,796.35</b>

**HARD COST BUDGET**

Trade Description	Budget	Notes
Demolition	\$ 18,500.00	
Temp Roof Protection	\$ 7,500.00	the existing roof is damaged structurally and the wood framing needs replacement. A temp roof will be required during construction to further protect the house.
Abatement	\$ 12,500.00	
Foundation Repair	\$ 8,500.00	existing foundation is cracked in two locations
Masonry Restoration	\$ 26,000.00	
Rough Carpentry - Interior	\$ 32,000.00	
Rough Carpentry - Roof Replacement	\$ 55,000.00	
Roofing	\$ 16,000.00	
Foundation Waterproofing	\$ 4,500.00	
Window Opening Flashing	\$ 6,500.00	the existing windows have no flashing which would expose the house to further damage.
Window Replacement	\$ 32,000.00	existing wood windows are deteriorated, assumed new windows would be aluminum clad wood window, spec to be submitted to HDC
Painting - Exterior	\$ 25,000.00	exterior paint color to be within HDC standard for this district
Painting - Interior	\$ 40,000.00	
Landscaping	\$ 10,000.00	
Fencing	\$ 10,000.00	assumed wood fence painted in HDC approved color
Finish Carpentry	\$ 45,000.00	
Tile & Stone	\$ 12,500.00	
New Kitchen Cabinets, Countertops	\$ 12,500.00	
Appliances	\$ 5,000.00	
Plumbing	\$ 35,000.00	
Electrical	\$ 55,000.00	
Mechanical	\$ 45,000.00	
Flooring	\$ 32,000.00	
<i>Subtotal Subcontractor Costs</i>	<i>\$ 546,000.00</i>	
General Conditions	\$ 54,600.00	
Fee	\$ 24,024.00	
Insurance	\$ 18,738.72	
<b>GRAND TOTAL</b>	<b>\$ 643,362.72</b>	

**SOFT COST BUDGET**

Trade Description	Budget	Notes
Architect Fee	\$ 15,000.00	
MEP Fee	\$ 3,500.00	
Structural Fee	\$ 3,500.00	
Landscaping Fee	\$ 1,500.00	
City of Detroit Permitting	\$ 6,433.63	
Utility Costs	\$ 7,500.00	
<b>GRAND TOTAL</b>	<b>\$ 37,433.63</b>	



**Seward SFH Comps (April 2024 - April 2025)**

Address	Beds	Baths	Size	OgList	List	Close	\$/ft	DOM
509 Englewood	5	1	1550	\$120,000	\$95,000	\$75,000	\$48	32
801 Euclid	4	1.1	1709	\$89,900	\$89,900	\$93,000	\$54	20
728 Philadelphia	4	1.1	1704	\$209,000	\$209,000	\$194,000	\$114	12
743 Virginia Park	5	3.1	3715	\$250,000	\$250,000	\$210,000	\$57	52
680 Virginia Park	4	2.1	4165	\$429,900	\$429,900	\$376,800	\$90	93
<b>Average</b>			<b>2569</b>	<b>\$219,760</b>	<b>\$214,760</b>	<b>\$189,760</b>	<b>\$73</b>	<b>42</b>
<b>Median</b>			<b>1709</b>	<b>\$209,000</b>	<b>\$209,000</b>	<b>\$194,000</b>	<b>\$57</b>	<b>32</b>

**700 Seward Detroit LLC**

700 Seward, attn Building Management  
Detroit, MI 48202

3/31/2025

**City of Detroit Historic District Commission**

2 Woodward Avenue, Suite 808  
Detroit, MI 48226

Re: Demolition of 709 Seward & Construction of New Parking Lot

Dear Historic District Commissioners,

700 Seward Detroit LLC, the owner of 700 Seward, 709 Seward, 719 Seward and 729 Seward, is seeking to demolish the existing single family residential house located at 719 Seward in order to combine 709 & 719 Seward and create a larger parking lot with historic district appropriate landscaping, fencing and lighting. 700 Seward Detroit LLC has owned these parcels since 2018 and has recently completed rehabilitation of 700 Seward (132 units) and 729 Seward (single occupancy).

It is estimated that the rehabilitation of 709 Seward would cost \$250,000 - \$325,000 based on the total cost-at-completion of the rehabilitation of 729 Seward, a property of the same size and original era of construction. 700 Seward Detroit LLC is seeking approval to demolish the structure at 709 Seward due to the overwhelming cost of construction compared to the economic value of the property at completion.

Through the operation of 700 Seward, we have discovered a dire need for safe and secure parking for residents of the various high occupancy buildings along this section of Seward. Tenants of the various buildings on this section of Seward have reported a high volume of car thefts and violent attempted car thefts for tenants and visitors that park on the street. The other parking lots in the area are secured with rolling gates, fences, cameras and lighting and do not experience the same volume of thefts/attempted thefts.


The construction of a secure and attractive surface parking lot would benefit residents and visitors of 700 Seward as well as 741 Seward (the Deborah), 691 Seward (New Center Court Apartments). If this application to demolish 709 Seward is accepted, 700 Seward Detroit LLC will seek re-zoning and combination of the two parcels prior to filing a follow-up



application for the construction of the new parking lot. It is the intent of 700 Seward Detroit LLC to work closely with the HDC to ensure all plantings, fencing and layouts are compliant with the standards of the HDC. No work will proceed to any of the subject parcels without the express permission and approval of the Historic District Commission, City of Detroit PDD and BSEED.

Please do not hesitate to contact us with any requests for information. We can be reached via email at [garrity@buildwithgg.com](mailto:garrity@buildwithgg.com) or phone at 313-378-5506.

Thank you for your time and consideration,

 Digitally signed by Sarah Garrity Guenther  
DN: C=US,  
E=garrity@buildwithgg.com,  
O=Build with GG, LLC,  
OU=Build with GG, LLC,  
CN=Sarah Garrity Guenther  
Reason: garrity  
Date: 2025.04.16 18:22:09-04'00'

Garrity Guenther  
Agent of 700 Seward Detroit LLC

## **Parcel Information & Historic Use**

Parcel 04001823 – 709 Seward – Existing vacant residential house – Prior use as housing by Pan-African Orthodox Christian Church from 1960s-2018 when the property sold to 700 Seward Detroit LLC. There is evidence that several homes were built on the same parcels in 1906, three homes appear on aerial photographs through 1956.

Parcel 04001824 – 719 Seward – Existing parking lot (date of creation unknown, possibly in the 1950s as the house no longer appears on aerial photos and Sanborn maps).

## **Description of Existing Conditions**

Parcel 040001823 - The existing house has been vacant for an undetermined period of time. It was vacant in 2018 when the property was purchased by this owner. The home has incurred two main sources of damage. The roof structure has been damaged and requires replacement of the roof trusses as well as the roof itself. There are signs of a sewer backup in the basement as well as resulting water and mold damage. The foundation is cracked in multiple places and requires new waterproofing. It appear the original wood windows are intact. The original kitchen and flooring appears to have been replaced by the prior owner. A VCT flooring is in place potentially containing asbestos materials.

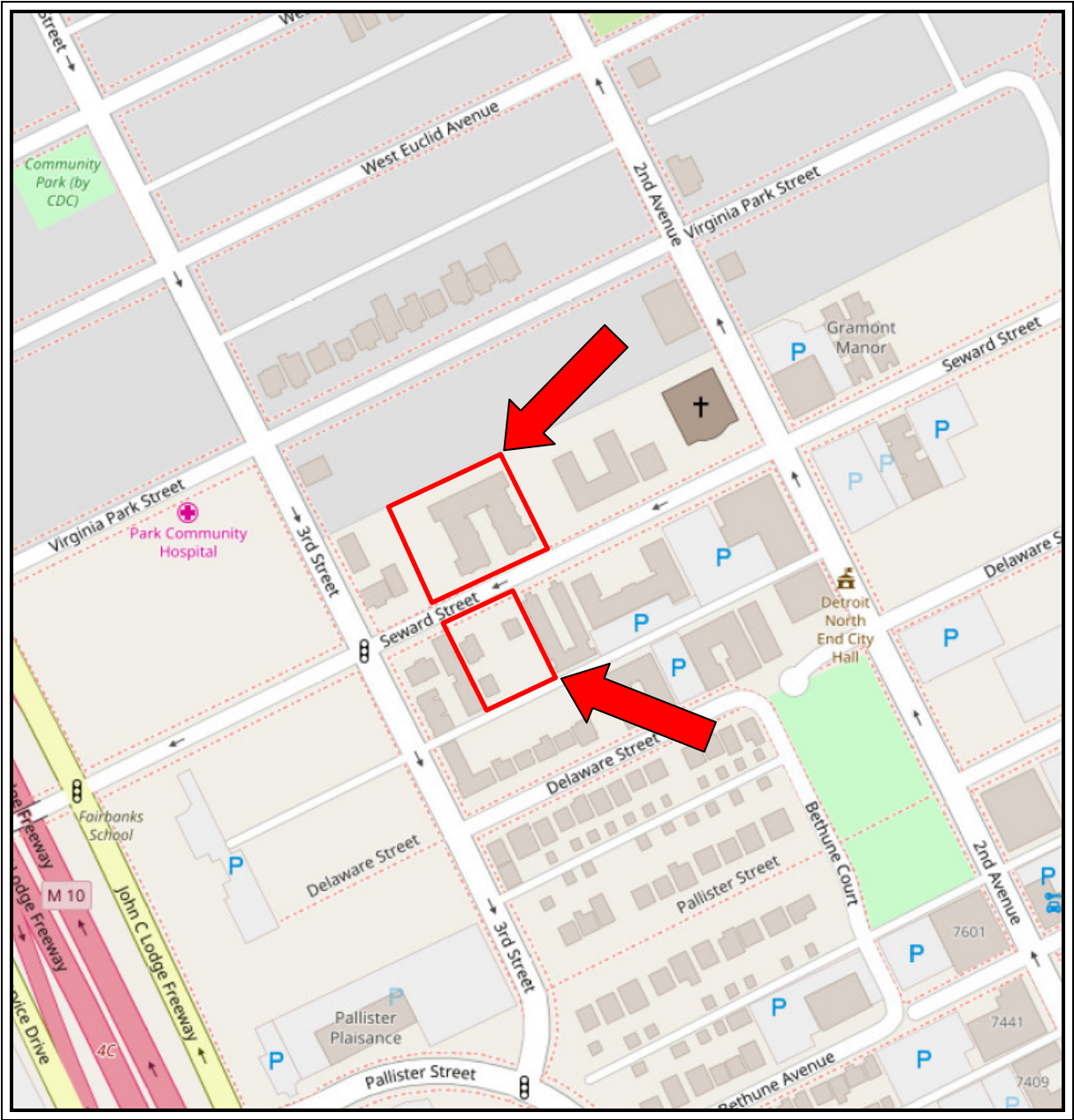
Parcel 040001824 – The existing parking lot is in poor condition with little to no grading or proper drainage. The existing catch basins are set at too high of an elevation to be effective. There is little to no landscaping.

## **Description of Project**

Demolish existing single family home at 709 Seward. Procure approval of the HDC to seek rezoning of parcel 040001823 to allow for a parking lot. Once zoning is established, submit a new application to HDC that covers the construction of the larger parking lot pursuant to all City of Detroit rules, codes and regulations.



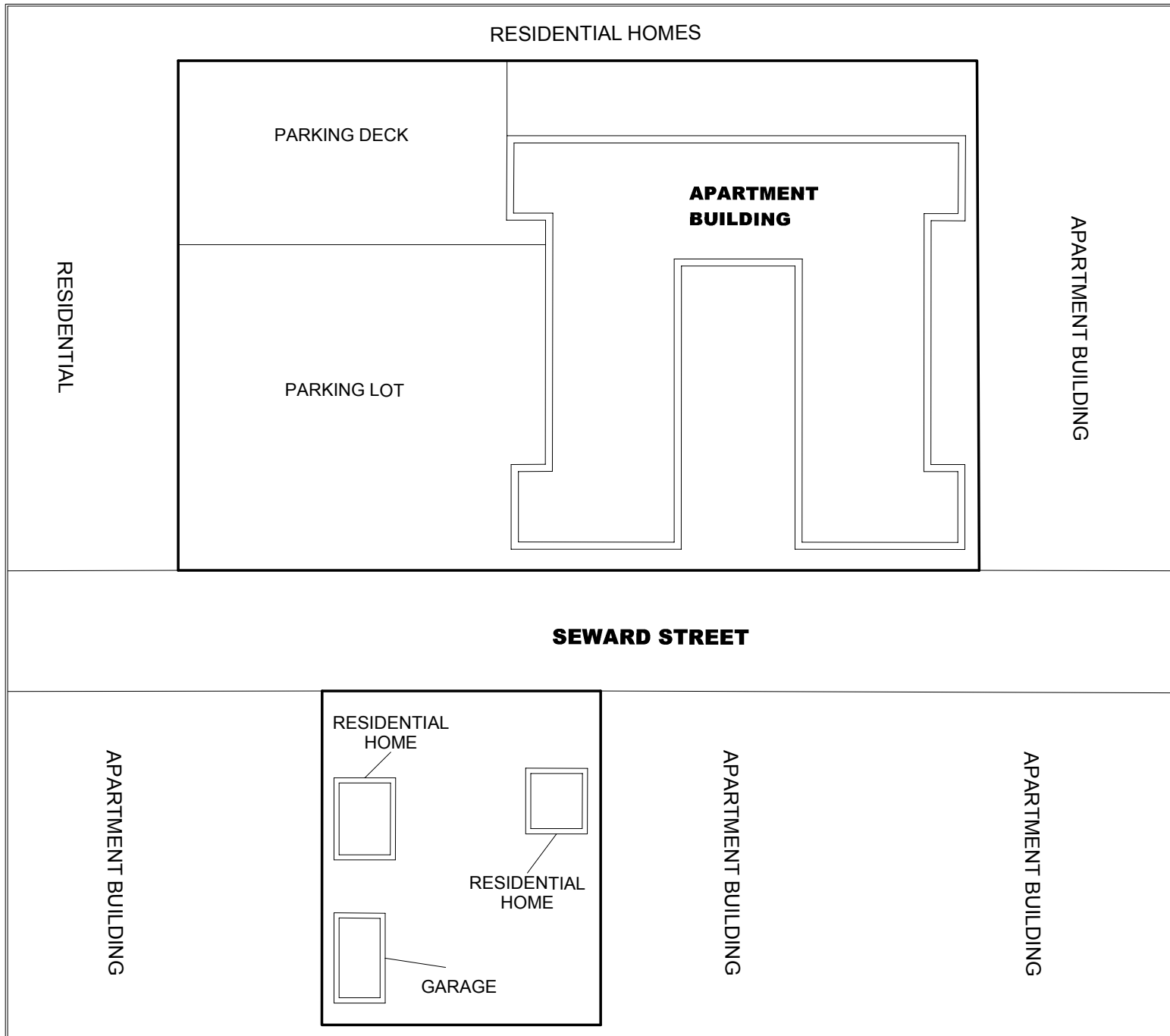
**Historic Photographs & Aerial Maps**



**Figure 1**  
**Site Location Map**

 <p><b>APPLIED ENVIRONMENTAL</b></p> <p>1210 North Maple Rd. Ann Arbor, MI 48103 (734) 975-1970</p>	<p><b>Apartment Property</b> <b>700, 709, 719, and 729</b> <b>Seward Street</b> <b>Detroit, Michigan 48202</b></p> <p><b>AE Project No. 18-3007PI</b></p>	 <p><b>North</b> <b>Unknown</b></p> <p><b>Source: Bing Maps</b></p>
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## Legend

— Approximate Subject Property Border

**FIGURE 2  
SITE DIAGRAM  
1/10/2018**

APARTMENT PROPERTY  
700, 709, 719, AND 729  
SEWARD STREET  
DETROIT, MI 48202



**Applied Environmental**  
1210 N. Maple Road  
Ann Arbor, MI 48103  
(734) 975-1970



**Figure 3**  
**2016 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North**  
**Scale: 1" = 500'**

**Source: ERIS**





**Figure 4**  
**1973 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North  
Scale: 1" = 500'**

**Source: ERIS**





**Figure 5**  
**1956 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North**  
**Scale: 1" = 500'**

**Source: ERIS**





**Figure 6**  
**1937 Aerial Photograph**



**APPLIED  
ENVIRONMENTAL**

1210 North Maple Rd.  
Ann Arbor, MI 48103  
(734) 975-1970

**Apartment Property  
700, 709, 719, and 729  
Seward Street  
Detroit, Michigan 48202**

**AE Project No. 18-3007PI**



**North  
Scale: 1" = 500'**

**Source: ERIS**

**Certified Sanborn® Map Report**

01/03/18

**Site Name:**

700 Seward Street  
 700 Seward Street  
 Detroit, MI 48202  
 EDR Inquiry # 5149320.1

**Client Name:**

Applied Env., Inc.  
 1210 North Maple Road  
 Ann Arbor, MI 48103-0000  
 Contact: Allison Wysocki



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**Certified Sanborn Results:****Certification #** 4DCE-402E-B9B3**PO #** 18-3007PI**Project** 700 Seward Street**Maps Provided:**

2002	1950
1996	1925
1991	1915
1989	1910
1977	
1961	
1957	
1952	



Sanborn® Library search results

Certification #: 4DCE-402E-B9B3

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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## Sanborn Sheet Key

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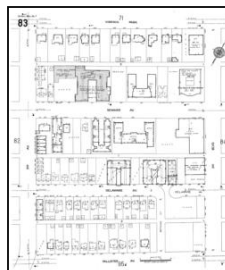
### 2002 Source Sheets



Volume 9, Sheet 71  
2002



Volume 9, Sheet 82  
2002



Volume 9, Sheet 83  
2002

### 1996 Source Sheets



Volume 9, Sheet 71  
1996



Volume 9, Sheet 83  
1996



Volume 9, Sheet 82  
1996

### 1991 Source Sheets



Volume 9, Sheet 82  
1991



Volume 9, Sheet 83  
1991

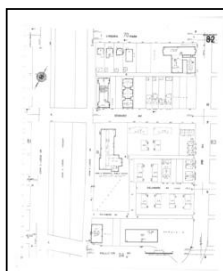


Volume 9, Sheet 71  
1991

### 1989 Source Sheets



Volume 9, Sheet 71  
1989



Volume 9, Sheet 82  
1989



Volume 9, Sheet 83  
1989

## Sanborn Sheet Key

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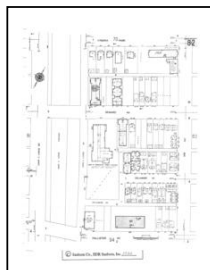
### 1977 Source Sheets



Volume 9, Sheet 84  
1977

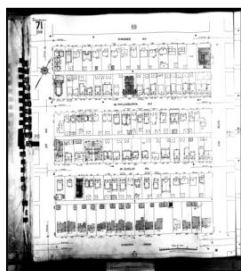


Volume 9, Sheet 71  
1977

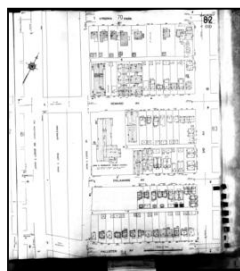


Volume 9, Sheet 82  
1977

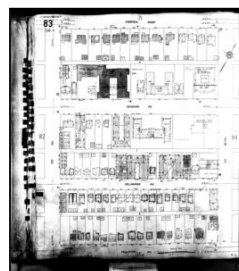
### 1961 Source Sheets



Volume 9, Sheet 71  
1961



Volume 9, Sheet 82  
1961

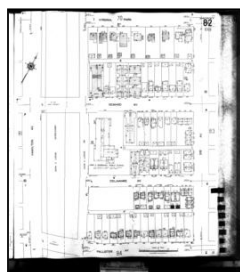


Volume 9, Sheet 83  
1961

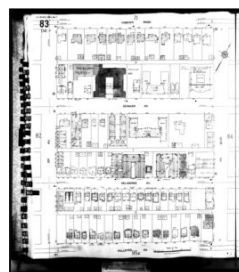
### 1957 Source Sheets



Volume 9, Sheet 71  
1957

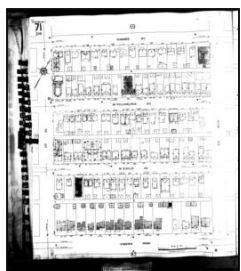


Volume 9, Sheet 82  
1957

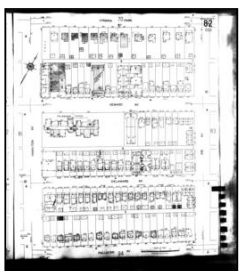


Volume 9, Sheet 83  
1957

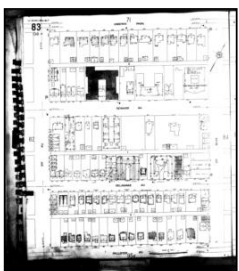
### 1952 Source Sheets



Volume 9, Sheet 71  
1952



Volume 9, Sheet 82  
1952



Volume 9, Sheet 83  
1952



## Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



### 1950 Source Sheets



Volume 9, Sheet 71  
1950



Volume 9, Sheet 82  
1950



Volume 9, Sheet 83  
1950

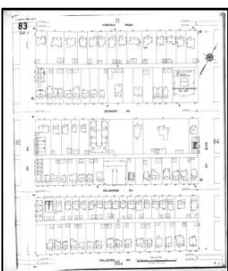
### 1925 Source Sheets



Volume 9, Sheet 71  
1925

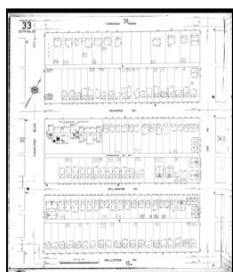


Volume 9, Sheet 82  
1925

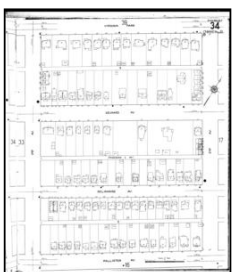


Volume 9, Sheet 83  
1925

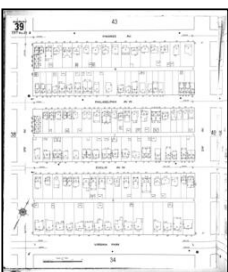
### 1915 Source Sheets



Volume 9, Sheet 33  
1915

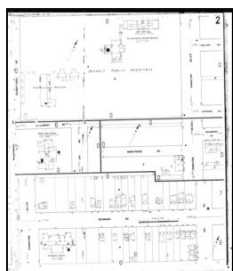


Volume 9, Sheet 34  
1915

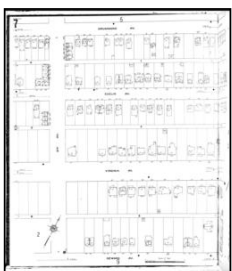


Volume 9, Sheet 39  
1915

### 1910 Source Sheets



Volume 6, Sheet 2  
1910



Volume 6, Sheet 7  
1910



Volume 6, Sheet 9  
1910



# Certified Sanborn® Map

2002



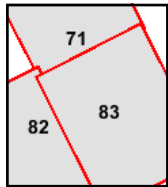
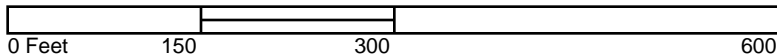
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Certification #4DCE-402E-B9B3

Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 2002



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71







# Certified Sanborn® Map

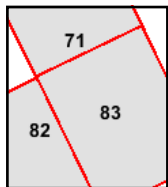
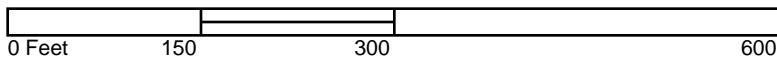
1996



Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1996



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Volume 9, Sheet 82  
 Volume 9, Sheet 83  
 Volume 9, Sheet 71

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# Certified Sanborn® Map

1991



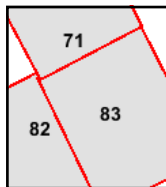
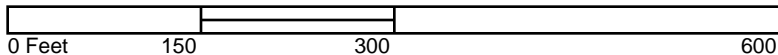
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Site Name: 700 Seward Street  
Address: 700 Seward Street  
City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1991



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Volume 9, Sheet 71  
Volume 9, Sheet 83  
Volume 9, Sheet 82











# Certified Sanborn® Map

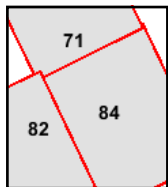
1977



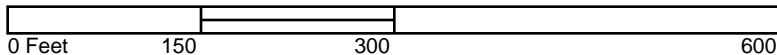
Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1977



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Volume 9, Sheet 82  
 Volume 9, Sheet 71  
 Volume 9, Sheet 84







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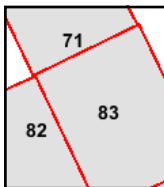
1961



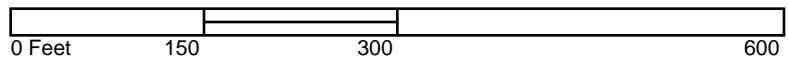
Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1961



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 Volume 9, Sheet 82  
 Volume 9, Sheet 71



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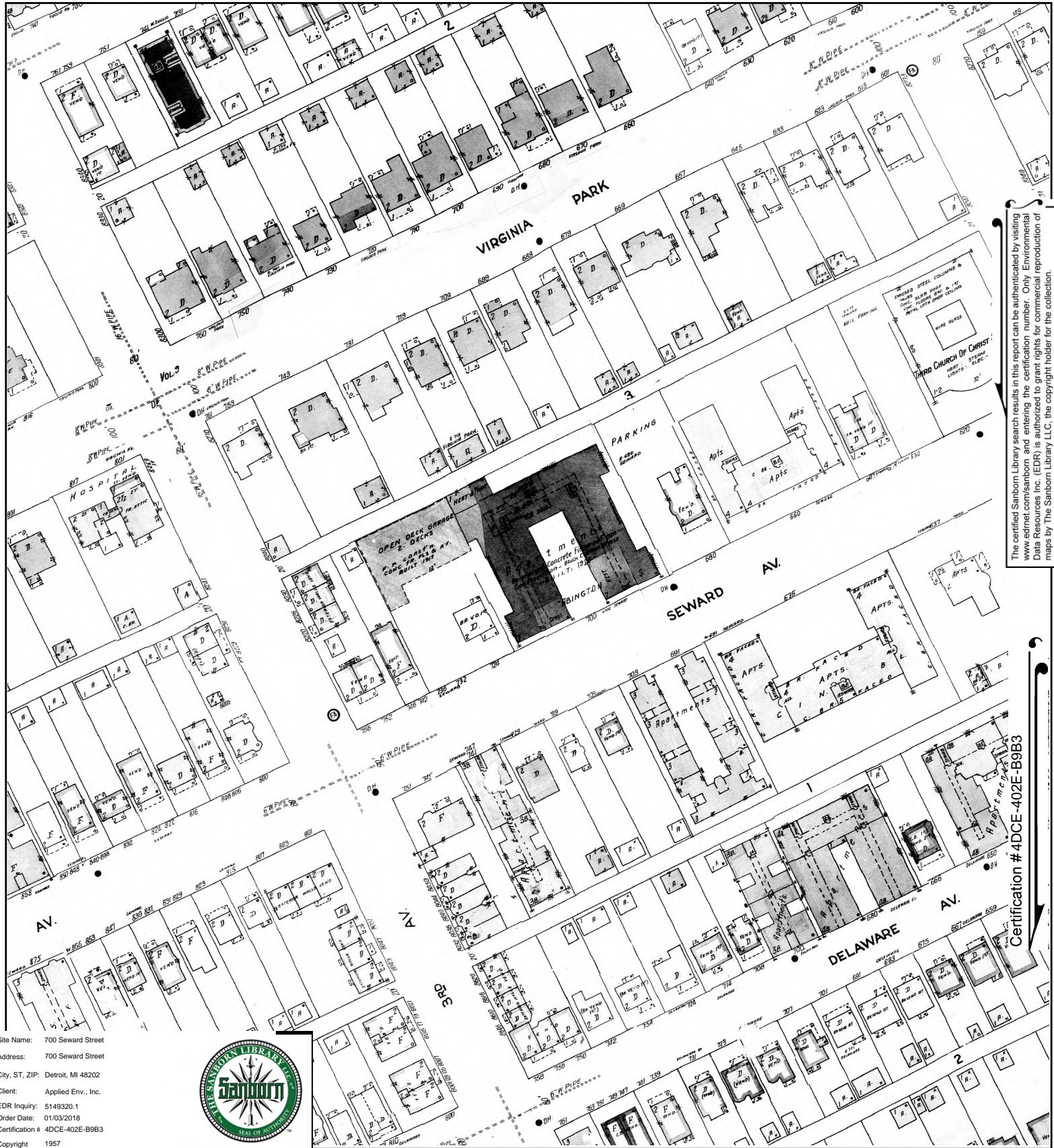
Certification #4DCE-402E-B9B3





# Certified Sanborn® Map

1957



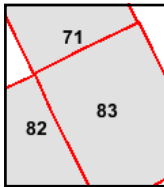
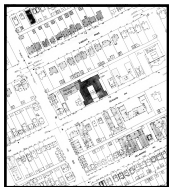
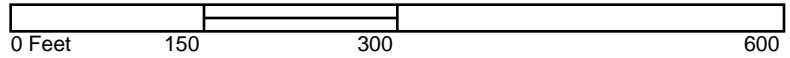
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 Certification # 4DCE-402E-B9B3  
 Copyright 1957



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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71

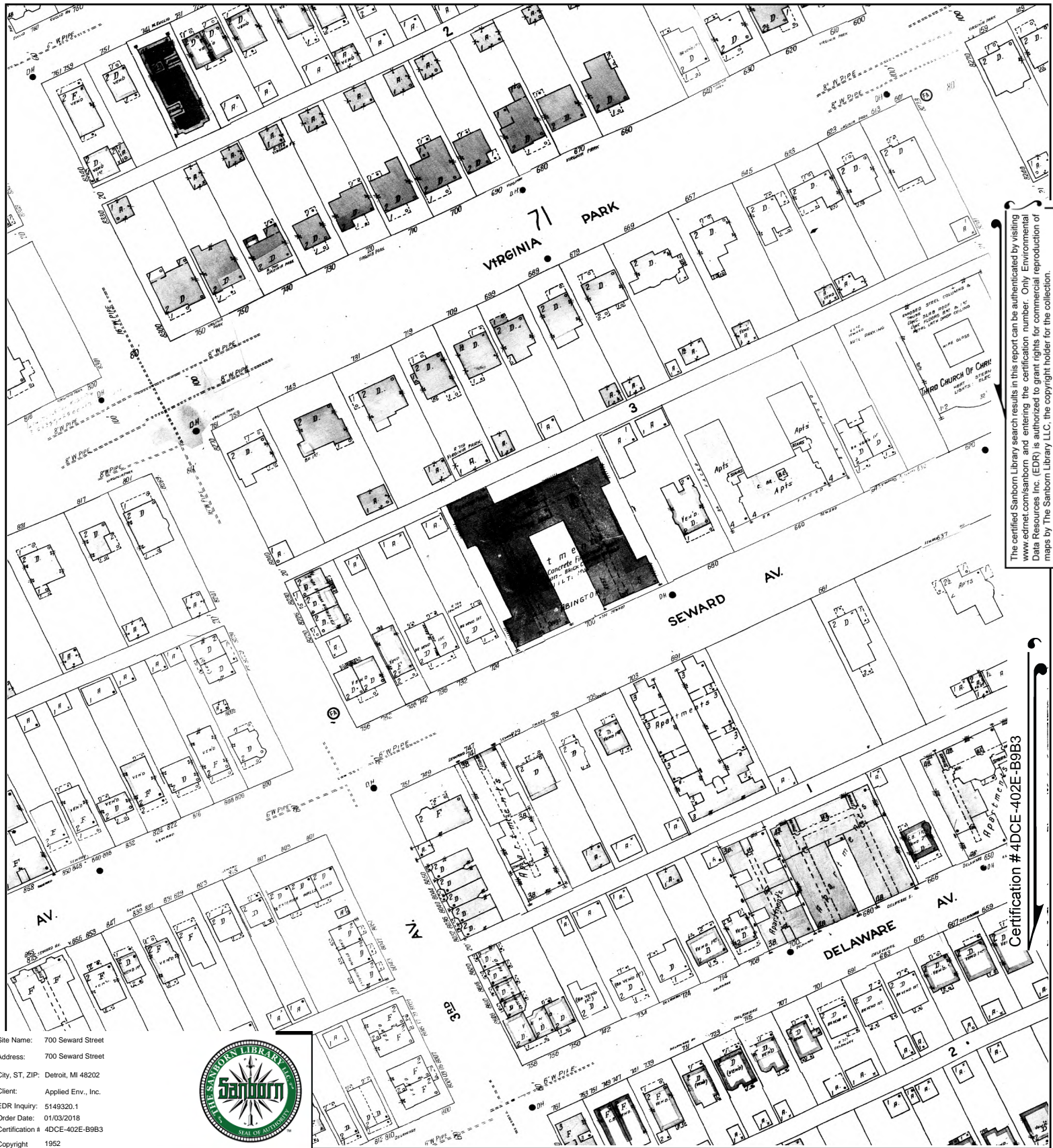




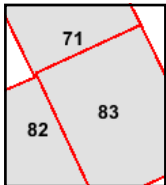
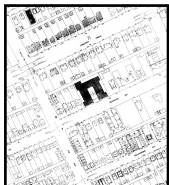


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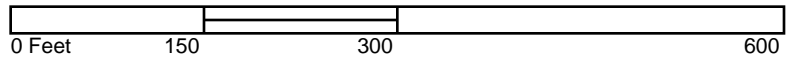
1952



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 Volume 9, Sheet 82  
 Volume 9, Sheet 71



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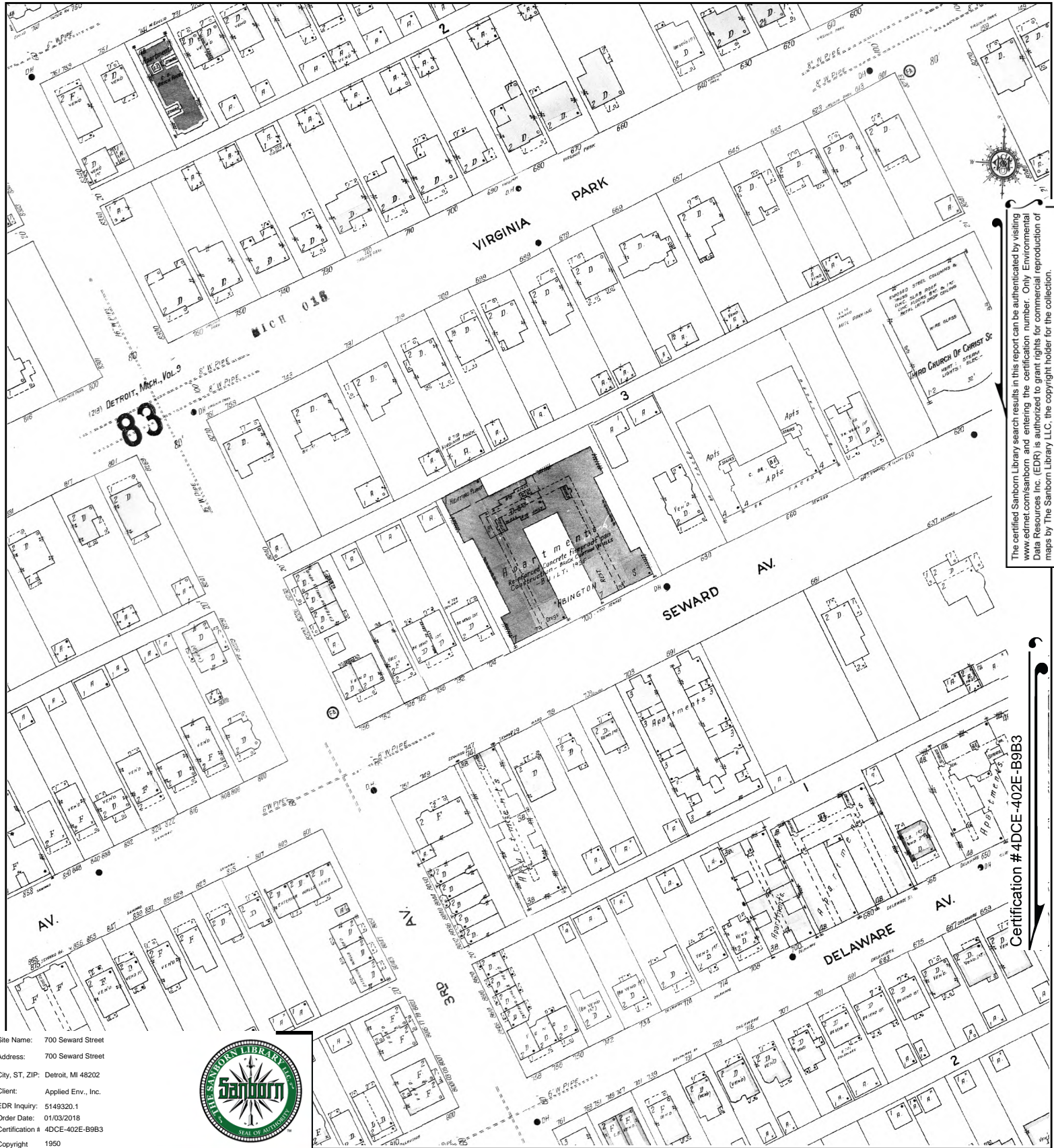
Certification # 4DCE-402E-B9B3





# Certified Sanborn® Map

1950



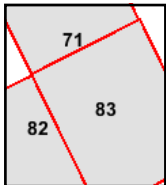
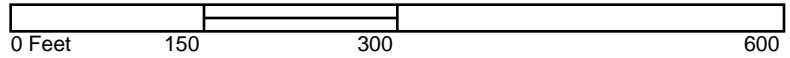
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Certification # 4DCE-402E-B9B3

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Address: 700 Seward Street  
City, ST, ZIP: Detroit, MI 48202  
Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1950



This Certified Sanborn Map combines the following sheets.  
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Volume 9, Sheet 83  
Volume 9, Sheet 82  
Volume 9, Sheet 71





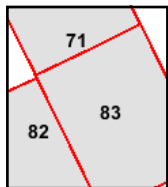


# Certified Sanborn® Map

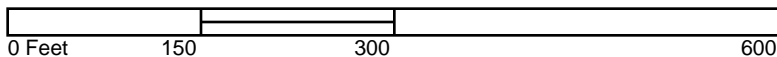
1925



This Certified Sanborn Map combines the following sheets.  
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Volume 9, Sheet 83  
 Volume 9, Sheet 82  
 Volume 9, Sheet 71



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Certification #4DCE-402E-B9B3





# Certified Sanborn® Map

1915



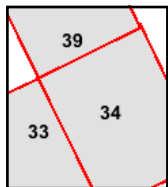
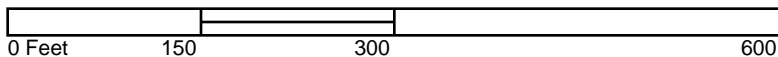
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Client: Applied Env., Inc.  
EDR Inquiry: 5149320.1  
Order Date: 01/03/2018  
Certification # 4DCE-402E-B9B3  
Copyright 1915



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Volume 9, Sheet 39  
Volume 9, Sheet 34  
Volume 9, Sheet 33

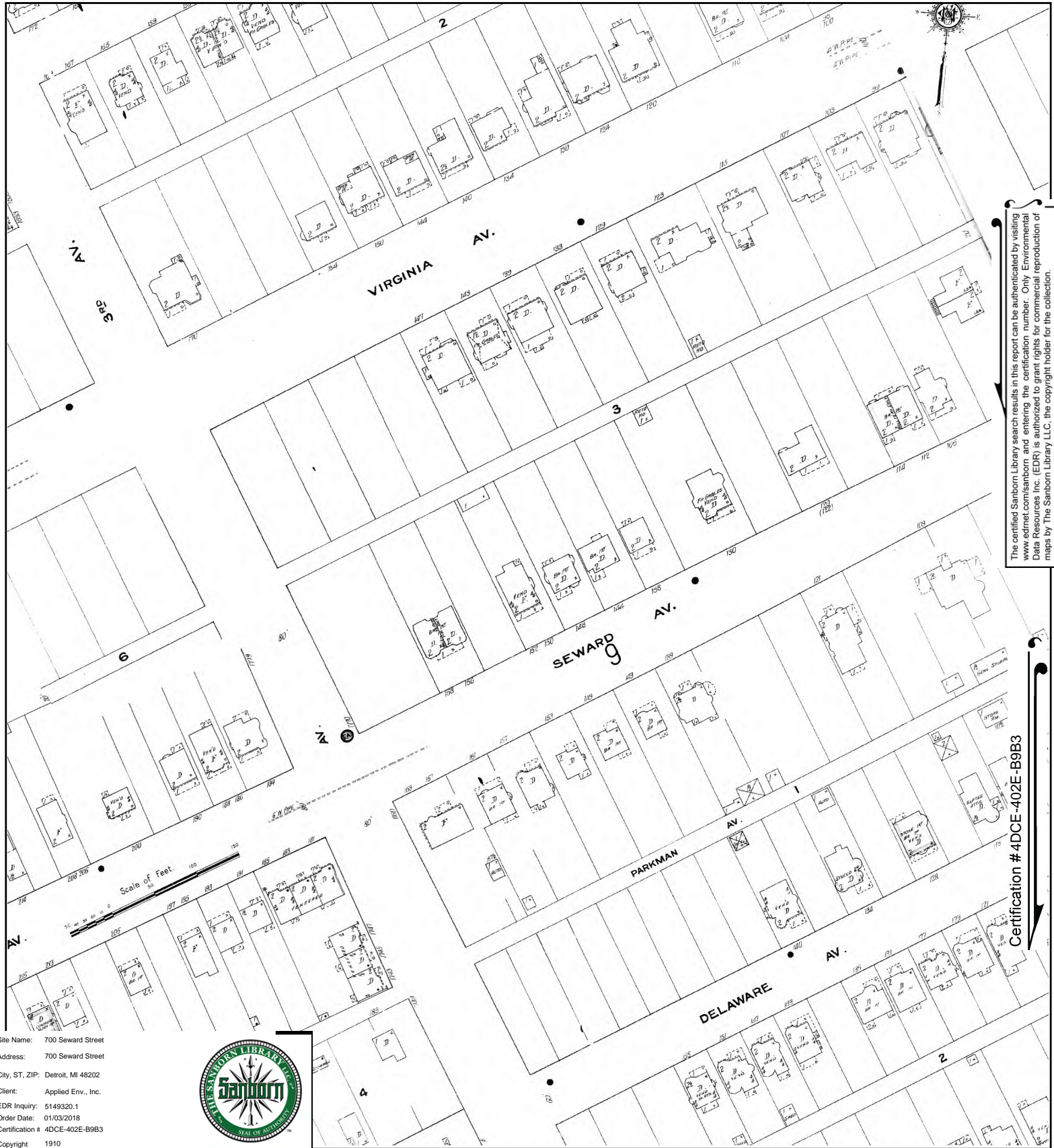






# Certified Sanborn® Map

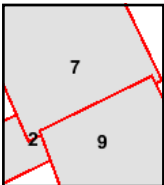
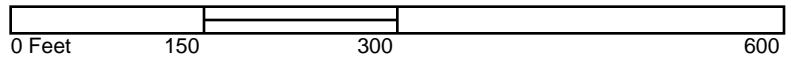
1910



Site Name: 700 Seward Street  
 Address: 700 Seward Street  
 City, ST, ZIP: Detroit, MI 48202  
 Client: Applied Env., Inc.  
 EDR Inquiry: 5149320.1  
 Order Date: 01/03/2018  
 Certification # 4DCE-402E-B9B3  
 Copyright 1910



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 6, Sheet 9  
 Volume 6, Sheet 7  
 Volume 6, Sheet 2



### Current Photographs



















## **Economics of Demolition vs. Rehabilitation**

### *Economic Data*

1. 709 Seward was purchased as a part of 700 Seward for a lump sum value. All properties owned by the Pan African Orthodox Christian Church were sold in a lump sum cash deal. The cost of 709 Seward's acquisition was not broken out by the seller or the buyer. The parcel was purchased on January 9<sup>th</sup> 2018 from the Pan African Orthodox Christian Church. The Owner of Record is 700 Seward Detroit. The applicant is Garrity Guenther Langs, the Owner's hired local representative. There is no relationship between the Owner of Record and the prior owner beyond the sale of the property. There is no relationship between the Applicant and the prior owner.

Annual gross and net income: this property is not occupiable and generates no income.

There is no balance on a mortgage or other financing secured for the property.

#### Real Estate Taxes for previous 4 years

2021 Real Estate Taxes – info not on file

2022 Real Estate Taxes – info not on file

2023 Real Estate Taxes - \$1,633.90

2024 Real Estate Taxes - \$1,772.90

2025 Real Estate Taxes - \$1,862.90

#### Assessed Value for previous 4 years

2021 Assessed Value – info not on file

2022 Assessed Value – info not on file

2023 Assessed Value – \$70,700

2024 Assessed Value - \$108,000

2025 Assessed Value – 132,100

No appraisals have been obtained for this property.

This property is owned by 700 Seward Detroit LLC, a Michigan Limited Liability Corporation.

2. The property is not in sellable or rentable condition, there is no listing of this property online.
3. Feasibility of alternative uses for the property that could generate a reasonable economic return:

The alternative use for this property would be to rehabilitate the existing building and either sell or rent that property. Estimates for the rehabilitation of this property range from \$550-\$650,000. The income from a future rent or sale of the property do not justify that level of investment.

#### Estimated Market Values

- a. In current condition - \$132,100 (per tax assessors office)
- b. After completion of the proposed demolition - \$10,000 (prior to construction as a new parking lot, this figure is per the tax assessors office assessment of 719 Seward)
- c. After renovation of the existing property for continued use (if rehabilitated as a single family home) – Based on sales comparable completed in the past 12 months within a 3 block radius, the property market value could be between \$95,000 and \$200,000.



**709 Seward - Historic Home Rehabilitation***Preliminary Cost Estimate**Prepared 4/16/2025***Build with GG, LLC**

2990 W Grand Blvd, Suite M21

Detroit, MI 48202

313-378-5506

Total Hard Costs	\$ 643,362.72
Total Soft Costs	\$ 37,433.63
<b>Grand Total Development Costs</b>	<b>\$ 680,796.35</b>

**HARD COST BUDGET**

Trade Description	Budget	Notes
Demolition	\$ 18,500.00	
Temp Roof Protection	\$ 7,500.00	the existing roof is damaged structurally and the wood framing needs replacement. A temp roof will be required during construction to further protect the house.
Abatement	\$ 12,500.00	
Foundation Repair	\$ 8,500.00	existing foundation is cracked in two locations
Masonry Restoration	\$ 26,000.00	
Rough Carpentry - Interior	\$ 32,000.00	
Rough Carpentry - Roof Replacement	\$ 55,000.00	
Roofing	\$ 16,000.00	
Foundation Waterproofing	\$ 4,500.00	
Window Opening Flashing	\$ 6,500.00	the existing windows have no flashing which would expose the house to further damage.
Window Replacement	\$ 32,000.00	existing wood windows are deteriorated, assumed new windows would be aluminum clad wood window, spec to be submitted to HDC
Painting - Exterior	\$ 25,000.00	exterior paint color to be within HDC standard for this district
Painting - Interior	\$ 40,000.00	
Landscaping	\$ 10,000.00	
Fencing	\$ 10,000.00	assumed wood fence painted in HDC approved color
Finish Carpentry	\$ 45,000.00	
Tile & Stone	\$ 12,500.00	
New Kitchen Cabinets, Countertops	\$ 12,500.00	
Appliances	\$ 5,000.00	
Plumbing	\$ 35,000.00	
Electrical	\$ 55,000.00	
Mechanical	\$ 45,000.00	
Flooring	\$ 32,000.00	
<i>Subtotal Subcontractor Costs</i>	<i>\$ 546,000.00</i>	
General Conditions	\$ 54,600.00	
Fee	\$ 24,024.00	
Insurance	\$ 18,738.72	
<b>GRAND TOTAL</b>	<b>\$ 643,362.72</b>	

**SOFT COST BUDGET**

Trade Description	Budget	Notes
Architect Fee	\$ 15,000.00	
MEP Fee	\$ 3,500.00	
Structural Fee	\$ 3,500.00	
Landscaping Fee	\$ 1,500.00	
City of Detroit Permitting	\$ 6,433.63	
Utility Costs	\$ 7,500.00	
<b>GRAND TOTAL</b>	<b>\$ 37,433.63</b>	

**Seward SFH Comps (April 2024 - April 2025)**

Address	Beds	Baths	Size	OgList	List	Close	\$/ft	DOM
509 Englewood	5	1	1550	\$120,000	\$95,000	\$75,000	\$48	32
801 Euclid	4	1.1	1709	\$89,900	\$89,900	\$93,000	\$54	20
728 Philadelphia	4	1.1	1704	\$209,000	\$209,000	\$194,000	\$114	12
743 Virginia Park	5	3.1	3715	\$250,000	\$250,000	\$210,000	\$57	52
680 Virginia Park	4	2.1	4165	\$429,900	\$429,900	\$376,800	\$90	93
<b>Average</b>			<b>2569</b>	<b>\$219,760</b>	<b>\$214,760</b>	<b>\$189,760</b>	<b>\$73</b>	<b>42</b>
<b>Median</b>			<b>1709</b>	<b>\$209,000</b>	<b>\$209,000</b>	<b>\$194,000</b>	<b>\$57</b>	<b>32</b>