



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

Notification Date: 07/16/25

Application Number: HDC2025-00300

APPLICANT & PROPERTY INFORMATION

NAME: Tracy Lowe

COMPANY NAME: NA

ADDRESS: 6135 Harvard

CITY: Detroit

STATE: MI

ZIP: 48224

PROJECT ADDRESS: 1725 Seyburn

HISTORIC DISTRICT: West Village

SCOPE:

Proposed replacement of wood windows with vinyl windows; installation of vinyl siding; erection of rear porch

DENY

At the Regular Meeting that was held on 07/09/25 , 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 07/16/25 , 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 Commission's reason for denial is that:

WINDOWS

- The historic windows on the dwelling are distinctive character-defining features; the house is not highly decorated and the evenly spaced, consistently proportioned six-over-ones with divided lights on the front and sides of the house provide rhythm and interest. The historic windows are an important architectural component of the structure.
- The conditions of the historic windows have not been assessed for repairability.
- The proposed/installed replacement windows are not adequate matches to the historic windows. They do not match the design of the original—for example, six-over-ones became one-over-ones, and six-over-sixes and sliders were also introduced to the mix. Historic window openings have been reduced in many cases, changing proportions of the historic house. In addition, vinyl is not an adequate substitute material for historic wood. Because vinyl is not as strong as wood, its structural members have to be much thicker than wood structural members in the same size window, changing the house's proportions, and its texture is different as well.
- The documentation provided does not make it entirely clear which windows were replaced recently, which (if any) had been replaced over time and were no longer original, and which historic windows will remain in place.

SIDING

- The historic wood shingle siding on the dwelling is a distinctive character-defining feature; the house is not highly decorated and the shingle siding on the historic house's second floor, as well as on the dormers, provides texture, dimension, and interest. The historic siding is an important architectural component of the structure. It should have therefore been retained and repaired. If the siding was deteriorated beyond repair, it should have been replaced in kind.
- The conditions of the historic siding have not been assessed for repairability prior to its removal or covering with the current vinyl siding.
- The proposed/installed replacement vinyl siding is not an adequate match to the historic shingle cladding. The vinyl does not match the design of the original wood siding—for example, the shingles have a surface texture and the bottom of each row is varied and not straight across in neat, straight rows, lending an irregular, varied texture to the upper story and dormer sides, whereas the installed vinyl siding appears uniform and monolithic, especially on the sides of the house. The wood shingle cladding provides texture, whereas the vinyl siding has a flat appearance. Additionally, the bright white color of the vinyl is different from the quiet earth tones the historic shingle siding would have been.

REAR PORCH

- The proposed/installed porch is not compatible with the house's historic materials or features. Specifically, the use of the fencing as porch guardrail and the pressure-treated post extending to the ground instead of to a porch deck surface are not appropriate to the house's Craftsman character, both in terms of materials and design.

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, 6, 9

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: N/A

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.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Ellen

250716et

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



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/30/2025

Application Number: HDC2025-00300

APPLICANT & PROPERTY INFORMATION

NAME: Tracy Lowe		COMPANY NAME: Na	
ADDRESS: 6135 Harvard	CITY: Detroit	STATE: MI	ZIP: 48224
PROJECT ADDRESS: 1725 seymour			
HISTORIC DISTRICT: West Village			

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 complete. Please provide the following:

- Window schedule, which describes the previous windows material and operation & shows the existing new windows, their material, operation, dimensions, and color
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the window schedule

We can continue to process this application, but enforcement of the additional work items observed without approval would continue as violations stay with the property even if prior owners did work without approval. Therefore, we recommend including the following items in your application:

- Vinyl siding installed over, or replacing, historic wood shake
- Front door replacement
- New address plate at porch column
- New concrete front porch steps and partial sidewalk

See below for additional notes.



PSR: 250530LS

APPLICANT RESPONSE

Response Date: 05/30/2025



Please find attached the requested updated information for 1725 Seyburn Street. The PDF includes a full window schedule with original and new materials, operations, and dimensions. All new windows are Pella brand, white vinyl-clad, energy-efficient units installed in the original openings. Labeled exterior elevation photos show all sides of the house, along with new concrete front steps, vinyl siding, and the new front door and address plate. Let me know if anything else is needed to complete the review.

– Tracy Lowe

Since this is the third application submitted for the same scope of work (HDC2025-00248 and HDC2025-00259), we will withdraw those and continue with this application.

Additionally, this application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings since staff does not have authority to approve the replacement of historic wood windows. Please know that the Commission regularly does not approve the replacement of historic wood windows OR the installation of vinyl windows as its installation will alter the appearance and historic character of the house.

The next available meeting is scheduled for July 9th; for this case to be included on that agenda, we will need all outstanding info submitted by 5PM on Monday, June 16th.

Historic District Renovation Summary

Applicant Information

Applicant: Tracy Lowe

Property Address: 1725 Seyburn Street, Detroit, MI

PSR Number: 250530LS

Date: June 9, 2025

Project Description and Renovation Details

Window Replacement:

- Original windows: Painted wood, single-pane, double-hung sash, many warped or painted shut.
- New windows: Pella brand, vinyl-clad, energy-efficient units in white.
 - * Front (Top Floor): 4 windows, 30"x55", double-hung
 - * Back Elevation: Multiple, 35"x60", double-hung
 - * Side Elevation: 2 windows, 28"x28", sliding
- Installed in original openings with new trim as needed.

Porch and Concrete Work:

- Old concrete front steps were cracked and unstable.
- New concrete steps poured and partial sidewalk restored.
- Side porch rebuilt with new wood railings and steps for safety and function.

Siding and Other Observations:

- Vinyl siding installed over deteriorated historic material in places.
- New address plate mounted to porch column.

Historic District Renovation Summary

Photo 1 - Rear Elevation with New Windows (35"x60")



Historic District Renovation Summary

Photo 2 - Side Elevation and Porch with Sliding Windows (28"x28")



Historic District Renovation Summary

Photo 3 - Front Elevation with New Top Windows (30"x55")



Historic District Renovation Summary

Photo 4 - Back Elevation with New Porch and Window Views



Historic District Renovation Summary

Photo 5 - Front Porch Entry, New Concrete and Address Plate





HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00300

PROPERTY INFORMATION

ADDRESS(ES): 1725 seyburn

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION:

Changing windows

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Tracy Lowe

COMPANY NAME: Na

ADDRESS: 6135 Harvard

CITY: Detroit

STATE: MI

ZIP: 48224

PHONE: +1 (313) 414-6648

EMAIL: Tracylowetl@gmail.com

I AGREE TO AND AFFIRM THE FOLLOWING:

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

DocuSigned by:

Tracy Lowe

Na

Tracy Lowe

05/29/2025

SIGNATURE

DATE

6135 Harvard

Detroit

MI

48224

+1 (313) 414-6648

Tracylowetl@gmail.com

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



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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT


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

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

GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
Broken an missing windows	
	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
Install new windows	
4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

ADDITIONAL DETAILS

<div><div>6. WINDOWS/DOORS</div><div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div></div>	<div></div>









PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00300

Effective Date: 07/16/25

Project Address: 1725 Seyburn

Issued to: Tracy Lowe

Historic District: West Village

6135 Harvard
Detroit, MI 48224

Description of Work:

New concrete partial sidewalk, new concrete front porch steps, and new address plaque on porch column

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Ellen

250716et

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.