

STAFF REPORT: 09/10/2025 REGULAR MEETING

PREPARED BY: L. SAINT JAMES

APPLICATION NUMBER: HDC2025-00539

ADDRESS: 1724 SEYBURN

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: JOE HUDEC / INFUZ ARCHITECTS

PROPERTY OWNER: LACEY ZAMPARDO

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08/18/2025

DATE OF STAFF SITE VISIT: 08/28/2025

SCOPE: REMOVE EXISTING CANOPY, ERECT NEW FRONT PORCH ROOF AND COLUMNS, ALTER REAR PORCH, ALTER DOORS/WINDOWS, OTHER REHABILITATION WORK

EXISTING CONDITIONS

The dwelling located at 1724 Seyburn in Detroit, built in 1912, is a brick Colonial Revival with Craftsman-style influences. The house is two-and-a-half stories and features a side-gabled roof with a centered, front-facing gable, creating a symmetrical façade. The Craftsman influence is evident in the multi-pane upper sash windows over single-pane lower sashes. This blend of styles reflects early 20th-century architectural trends that combined traditional forms with emerging modern details.



Staff photo, 08/28/2025

PROPOSAL

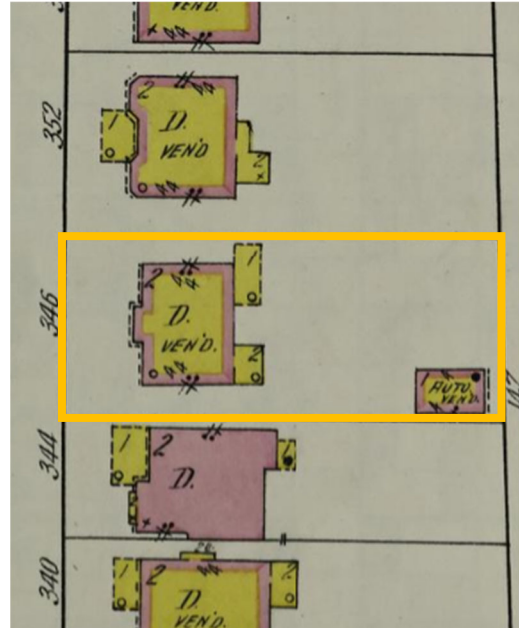
- Remove existing canopy, erect front porch roof and columns
- Doors: replace/remove/install, including integrating new brick infill
- Windows: replace/remove/install windows, including integrating new brick infill
- Install lighting
- Rear porch rebuild and extension
- Remove rear concrete driveway
- Install fence
- Alter landscaping
- Paint and stain
 - Trim
 - Sills
 - Downspouts
 - Porch
 - Fence

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was enacted in 1983.



HDAB designation photo, 1983



Sanborn map, 1915



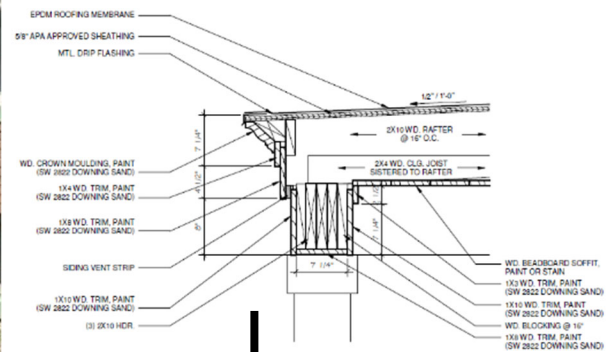
Detroit Parcel Viewer

- The property already received a Certificate of Appropriateness (COA) on 07/11/2025 for the following work via HDC2025-00443:
 - Masonry repairs and repointing with some new infill brick
 - Restore brick front porch by disassembling and re-laying historic materials, replace front patio concrete
 - Repair and restore historic wood windows, paint sashes SW Downing Sand
 - Repair and, where needed, replace K-style gutters and downspouts

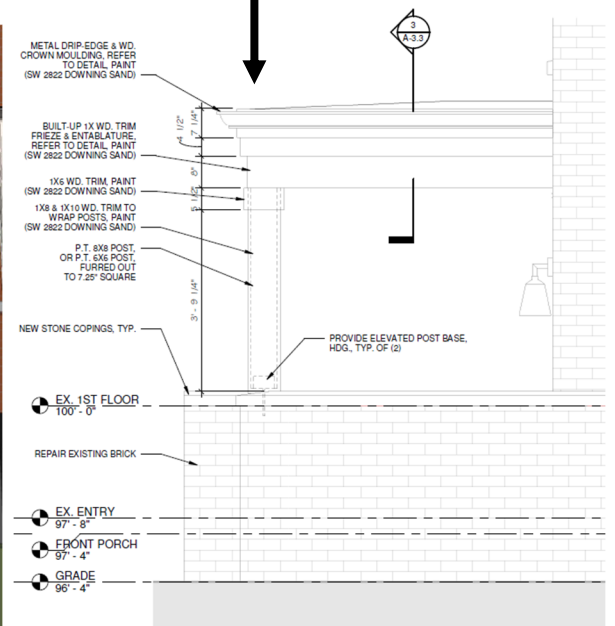
Front Porch Canopy/Roof Analysis



Photo from application of existing condition



Rendering from application of proposal



Drawings from application



Staff photo, 08/28/2025

- The existing roof canopy, with its angular supports, flat roof, and minimalist design, appears to reflect a design that would be more typical of a mid-century build, contrasting with the more colonial and detailed entrance canopies of surrounding properties.

1514 SEYBURN



Google Street View, 05/2019

1440 SEYBURN



Google Street View, 05/2019

- It is typical for houses of this era and style to feature porch columns that rise from the brick wings of the front porch. The proposal reflects this architectural detail, which is also commonly seen on historic porches throughout the West Village Historic District.
- As the *Field Guide to American Houses* by Virginia Savage McAlester states about Colonial Revival front entrances: "Accentuated front door, normally with decorative crown supported by pilasters, or extended forward and supported by slender columns to form entry porch."



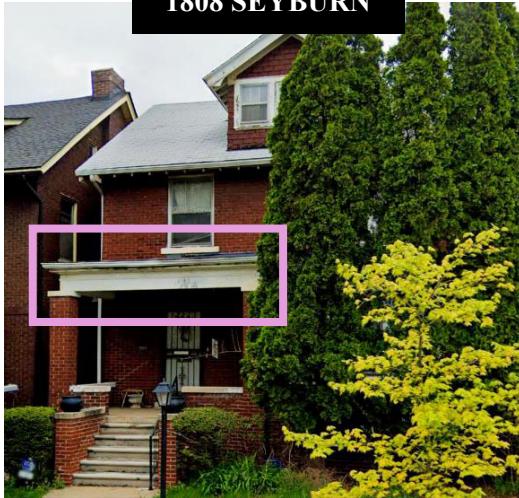
1416 SEYBURN



Google Street View, 05/2019

- While gabled roofs are commonly used on Colonial Revival front porches, flat and hipped roofs are also frequently seen. Similar roof styles to the one proposed can be found on multiple properties along the same street, as shown on the next page.

1808 SEYBURN



Google Street, 05/2019

1762 & 1753 SEYBURN



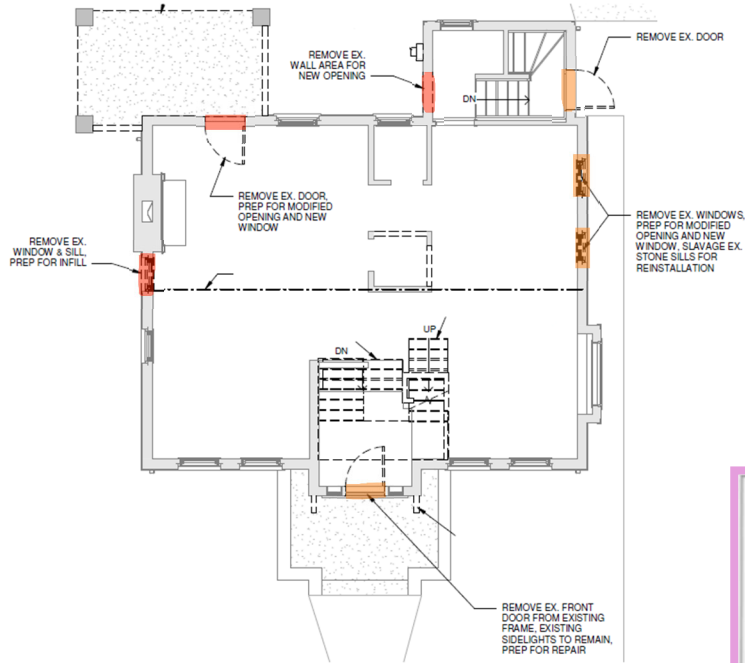
Google Street, 05/2019

- As features significant to the appearance of the West Village Historic District, the codified Elements of Design (Section 21-2-132) offers the following (excerpted) relevant points. Staff highlighting in bold:
 - **(6) Rhythm of entrance and/or porch projections.** *Most residences have porch projections and/or entrance recessions. **Porches and entrances on classically inspired buildings are either centrally placed** or, as in the case of some duplexes, placed on both sides of the façade in a symmetrical arrangement. Victorian and Arts-and-Crafts-inspired buildings display more freedom in placement. ...*
 - **(7) Relationship of materials.** *The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. ... Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim. There are some tile roofs; some slate roofs still exist; asphalt replacement roofs are common. **Porches are built of brick or wood.***
 - **(8) Relationship of textures.** *The most common relationships of textures are the low-relief pattern of mortar joints in brick contrasted to smooth wood trim and/or wood clapboard contrasted with smoother trim. ...The smoother surface of glazed brick or painted brick is sometimes contrasted with stone or wood trim. Carved wooden detail and half-timbering provide textural interest. Slate and tile roofs provide textural interest whereas asphalt shingles usually do not.*
 - **(9) Relationship of colors.** *Orange natural brick, pressed brick, and replacement siding in natural earth colors are plentiful in the district; the paint colors of frame houses often relate to style. **The classically inspired buildings generally have woodwork painted in the white and cream range. Doors and shutters feature an array of colors, usually harmonizing with the main body of the house.** ...*
 - **(10) Relationship of architectural details.** *Architectural details generally relate to style. ... Areas treated include porches, gables, window and door surrounds, and cornices. ... Neo-Georgian or Colonial buildings have classical details in wood on porches, shutters, window frames and dormers. **In general, various styles are rich in architectural detail.***
 - **(11) Relationship of roof shapes.** *The district is characterized by a diversity of roof shapes. ... **Porch roofs vary greatly according to style.***
- Considering the existing porch canopy is likely not original, it is staff's opinion that the massing, style, and materiality of the proposed front porch canopy/roof is appropriate.

Door & Window Analysis

FIRST FLOOR

EXISTING



KEY

REPLACE

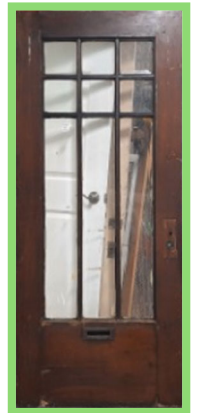
REMOVE



Full-lite

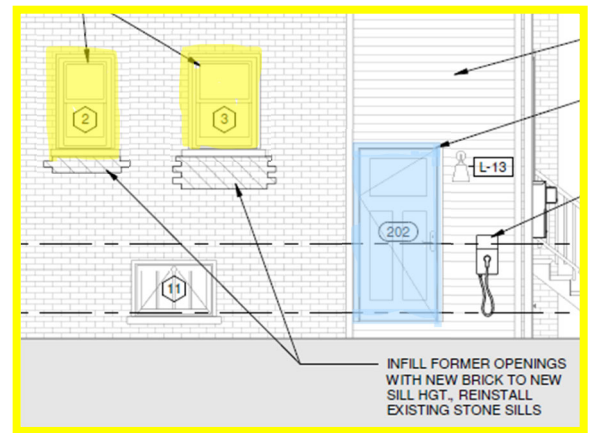
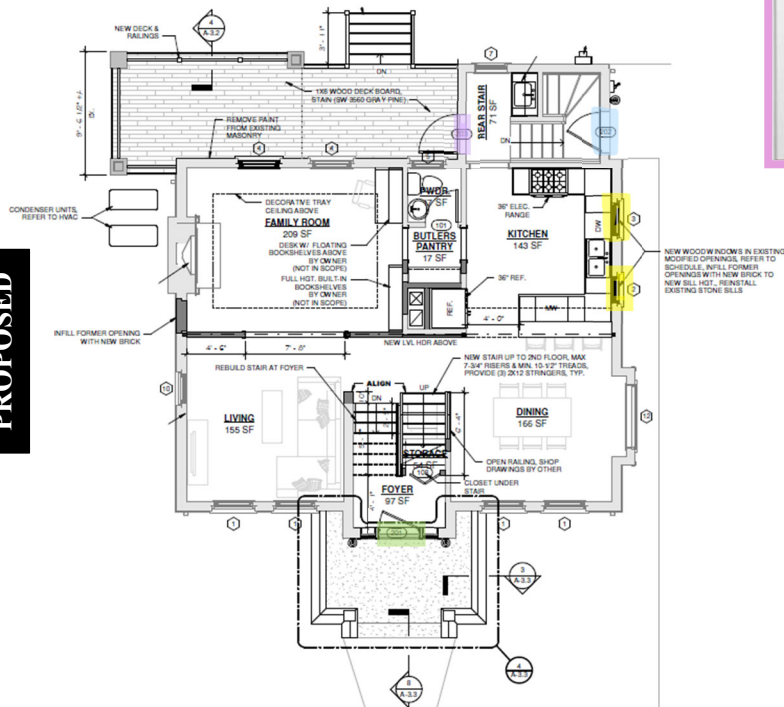


1/4 lite



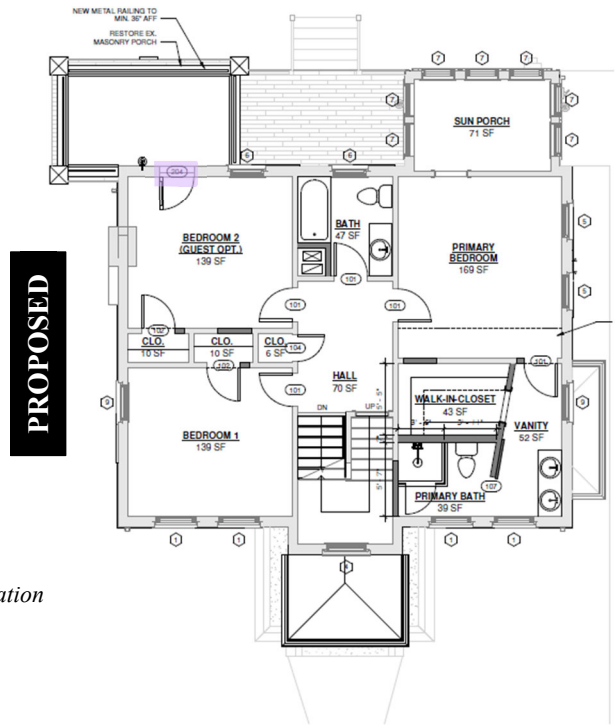
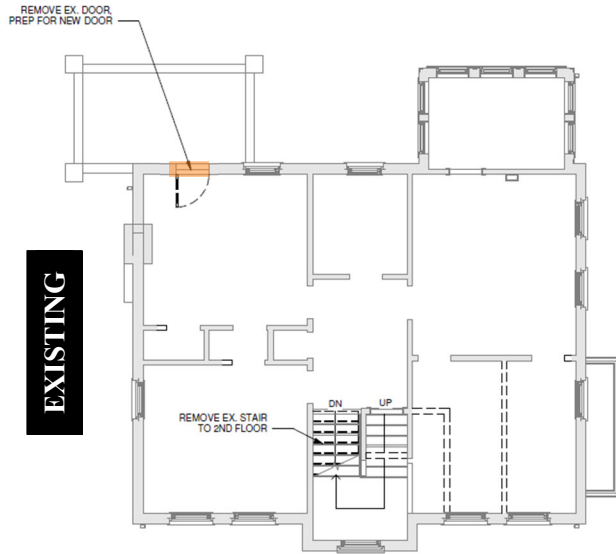
Historic door

PROPOSED



New windows to be wood double-hung

SECOND FLOOR



Drawings from application

- In areas where infill brick is proposed, a mix of Interstate Brick in the Walnut and Bronzestone colorways will be used. This infill brick combination was already previously approved for masonry repairs with HDC2025-00443.



INTERSTATE BRICK - WALNUT



INTERSTATE BRICK - BRONZESTONE



INFILL BRICK TO MATCH EXISTING
INTERSTATE BRICK - BRONZESTONE & WALNUT BLEND - SHOWN IN SAMPLE BOARDS

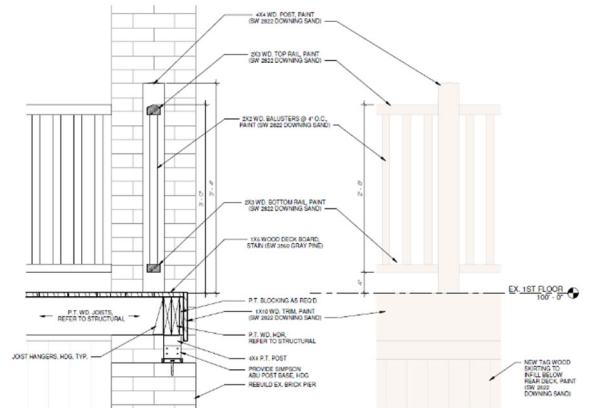
Photos from application

Rear Porch Rebuild and Extension Analysis

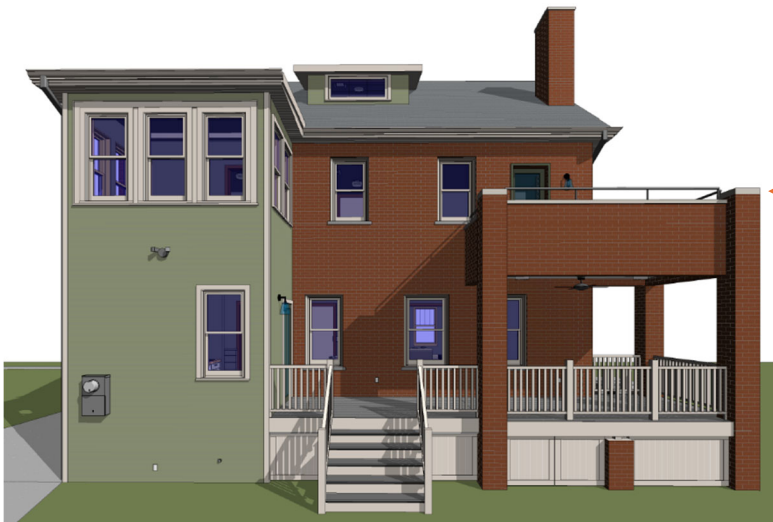


Staff photo of existing condition, 08/28/2025

- The applicant states that “the rear masonry porch has failed at its concrete slab.”



Elevation drawing from application



Rendering from application of proposal

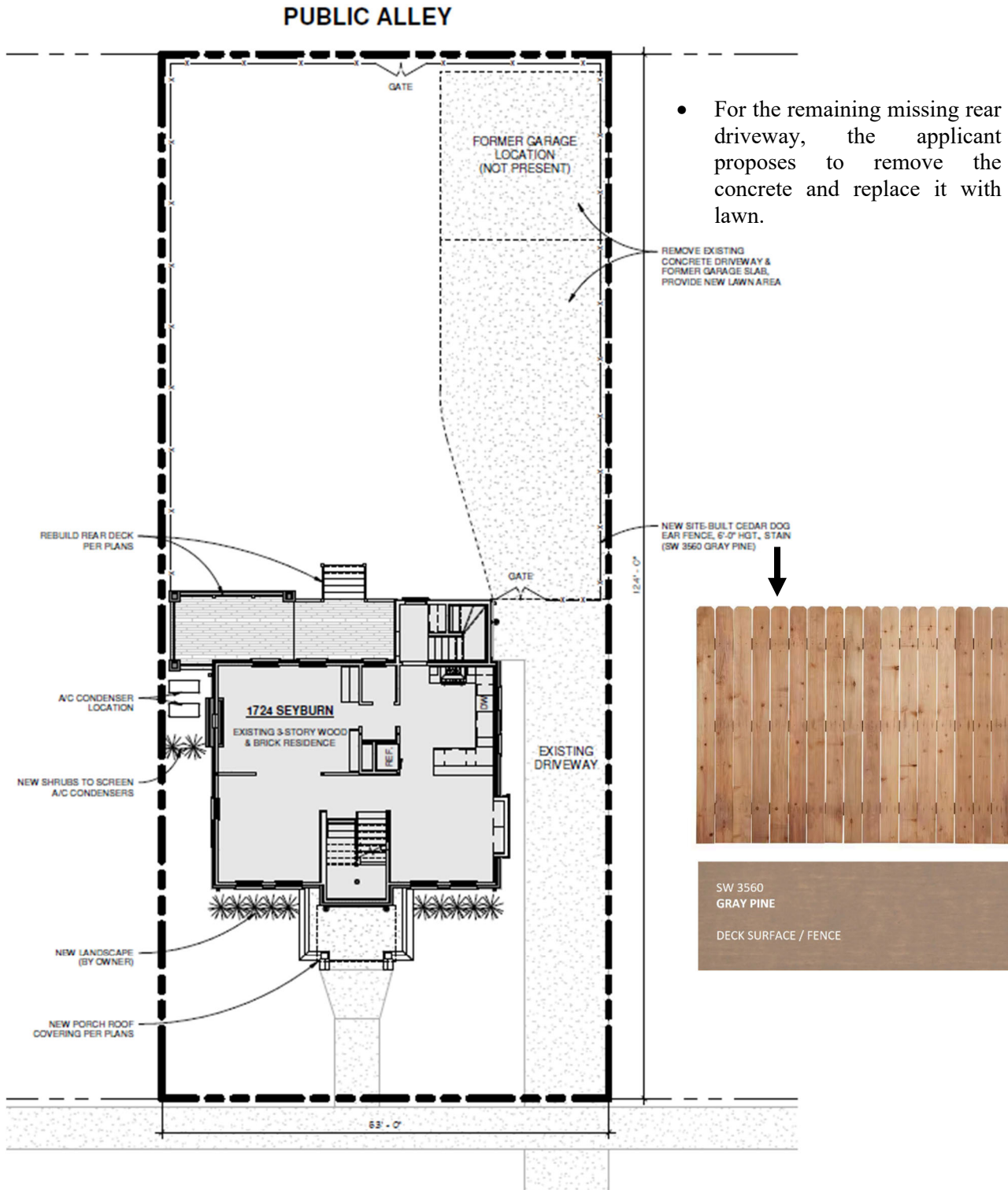
1-1/2" Diam pipe, painted black, 12" H to be installed/fastened on top of the existing coping

Wood railing, 36" H

Tongue and groove wood skirting

- Staff finds the proposed scope of work for the rear porch to be appropriate but would like to note that the second level of the existing porch does not appear to be historic. The 1915 Sanborn map, as shown on page 2 of this report, and a 1951 Sanborn map indicate that the rear porch was historically only one level.

Rear Concrete Driveway & Fence & Landscaping Analysis



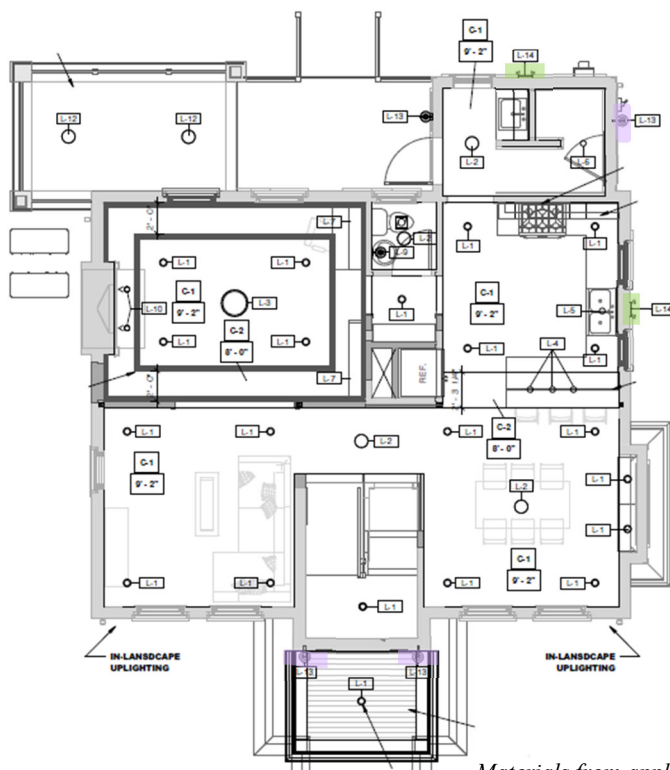
Materials from application



Photo from real estate listing

- Staff finds that the proposed fencing complies with the Historic District Commission's Fence and Hedge Guidelines, and that the landscape alterations, including the removal of the rear driveway, the addition of shrubbery, and the installation of AC condenser units, do not alter the historic character of the property, nor damage any historic features.

Lighting Analysis



Materials from application



- It is staff's opinion that proposed light fixtures are compatible with the property's historic character.

Paint and Stain Analysis

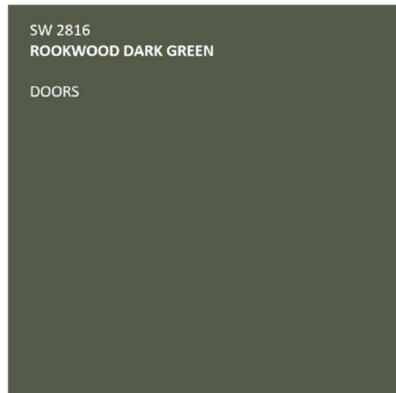
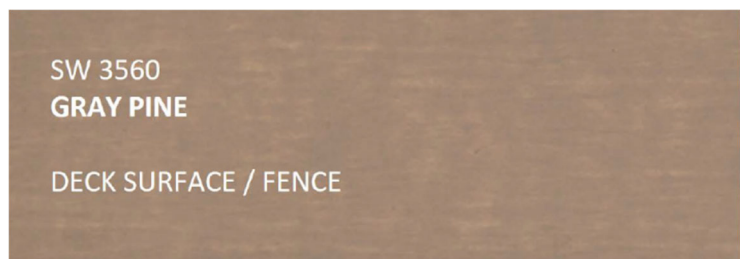


Photo from application



- The proposed colors generally follow the Historic District Commission's Color System E.
- The application proposes to re-paint the window sills. Since limestone window sills were historically not painted, it is staff's opinion that the existing paint should be removed.

ISSUES

- Painting the limestone window sills is not historically appropriate.

RECOMMENDATION(S)

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1 – Certificate of Appropriateness – Multiple exterior alterations

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the West Village Historic District's Elements of Design, with the condition(s) that:

- Window sills are to have the existing paint removed, in a manner acceptable by staff, and are not to be repainted.