



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2024-00593

PROPERTY INFORMATION

ADDRESS(ES): 1118 Seyburn Street

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input checked="" type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" 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:

My house was extremely derelict (on the demo list, which I didn't know when purchasing) and I have slowly been restoring it with lags in work due to complications because of Covid, inflationary prices, and the caregiving and subsequent death of my mother.

I presented to the Historic Commission and they approved my plans for the rear which was completely missing, along with full replacement of rotten windows with Quaker historic approved windows. Unfortunately the option of bricking the back of the house has proved too expensive, and I am not sure I can find the correct brick match, therefore I need to present an alternate rear elevation with a back porch that (I can hopefully afford) for Commission approval.

I also need to rebuild the front porch as it once was, which I believe may need an approval (although it will be a faithful reconstruction through pictures along with a template of the curve of the steps). It no longer exists.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Best Julie Pincus Julie Pincus	COMPANY NAME: Woodbridge St. Aubin LLC		
ADDRESS: 140 Nassau Street #15A	CITY: New York	STATE: NY	ZIP: 10038
PHONE: +1 (248) 225-5676	EMAIL: toocandoo@mac.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:

Julie Pincus

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SIGNATURE

10/09/2024

DATE




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)	BLD2019-02061
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>I sent a PDF of the current situation and new proposal for porches and rear exterior.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>1. Change the exterior rear to be wood board (I'd like Hardy Board due to durability) instead of all brick as was proposed to the Commission. This is due to the problem with matching the brick and also the expense to have the brick laid. I got bids upwards of \$50K (see old quote) for the back alone, which I cannot afford. I am hoping I can afford to brick the back porch, which will be so much nicer than a wood version. 2. Front and back porches 3. The layout of windows and doors throughout has already been approved by the Commission, so that has not changed.</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Both porches will need footers poured and then concrete forms with brick details. The rear of the house is currently plywood with house wrap and will need windows and doors installed and then wood boards (and trim) installed. I am attaching one quote for the brickwork for the rear of the house. It also includes the back porch, which shows how much this will all cost, and I may have to change that back porch design to wood as well.</p>	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS

6. WINDOWS/DOORS <i>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)</i>	

1118 Seyburn Front



Current front with crumbling stairs and porch that needs to be replicated. Note the template we built to keep the same shape of the steps as was there. This was not salvageable.

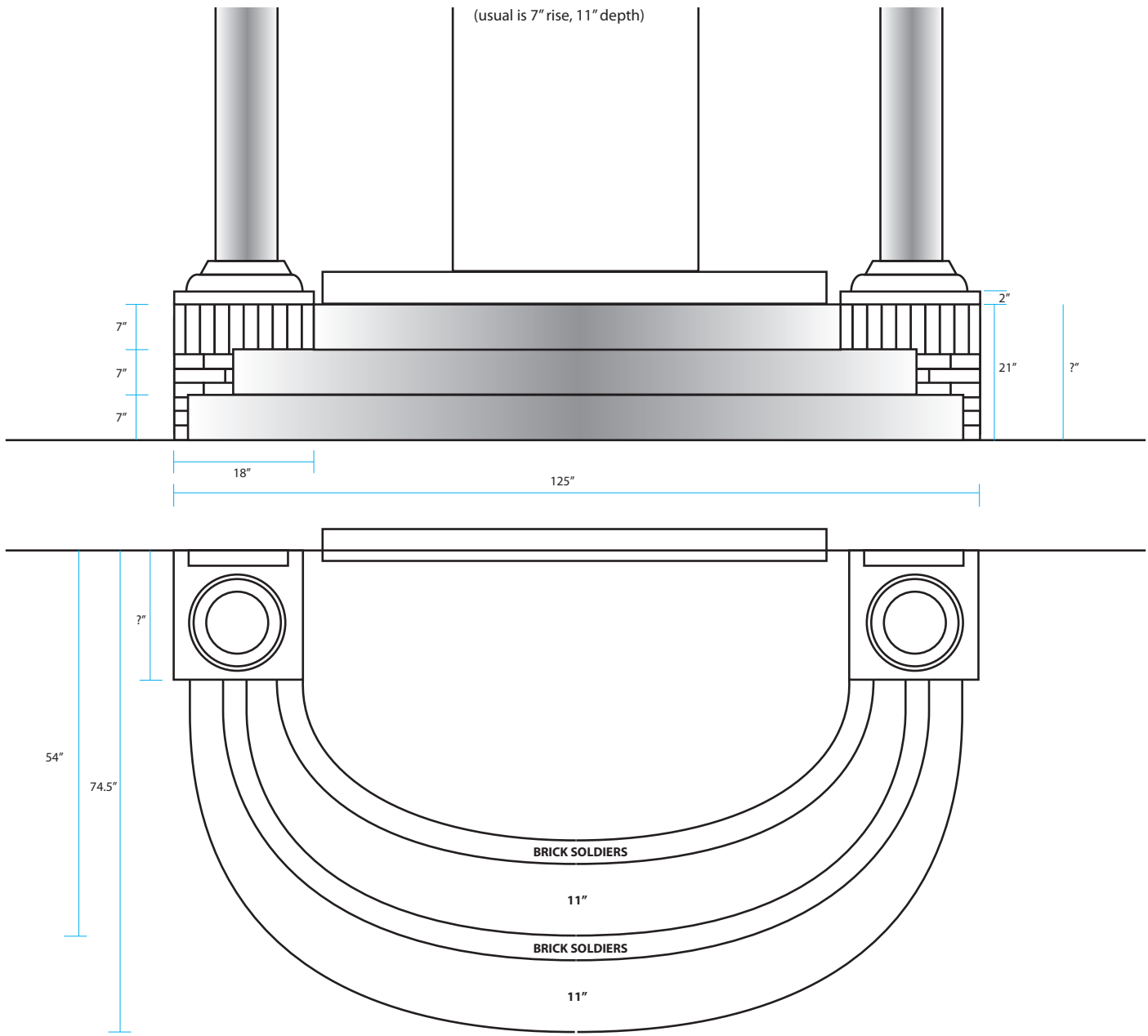
We made measurements and created a drawing of the as-built conditions to follow.

1118 Seyburn Front Dormer Reconstruction



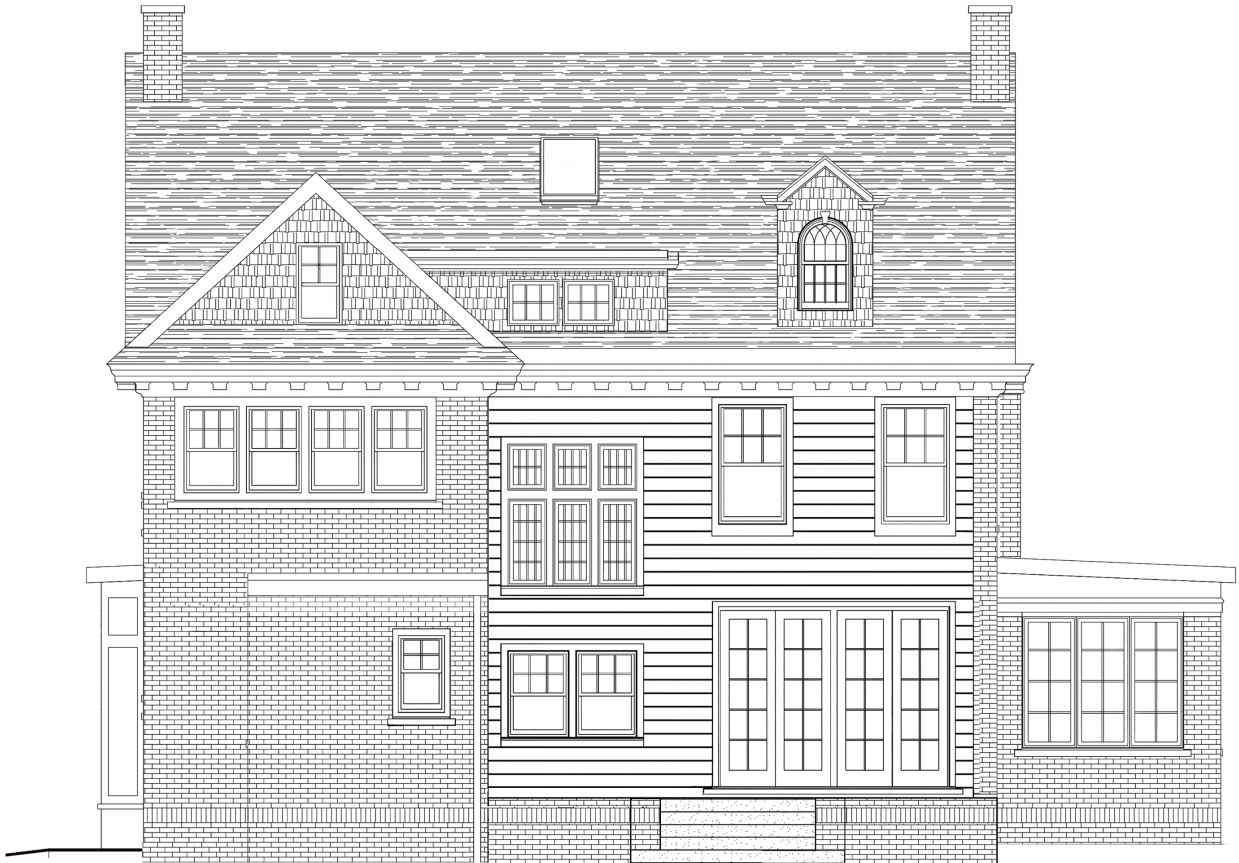
The dormers are being restored to their original design and in the approved color (the house had black trim so this was approved to stay like this). Note all of the decorative windows have been restored. In our Commission Presentation the double hungs were approved to be replaced due to severe rot.

1118 Seyburn Front Porch Measurements



1118 Seyburn

Back (As-Built and New Schematic with siding instead of Bricked back and porch)



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

1118 Seyburn
(New Schematic with siding instead of Brick)



4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

IAN
586-668-9899
RE: MATT.



Brick & Level Masonry Restoration LLC

Julie Pincus
1118 Seyburn St
Detroit, MI 48214

(248) 225-5676
toocandoo@mac.com

ESTIMATE	#13728
ESTIMATE DATE	May 26, 2022
SCHEDULED DATE	Wed May 11, 2022 12:30pm
TOTAL	\$0.00

CONTACT US
49787 Leona
Chesterfield , MI 48051

(586) 303-8222
info@brickandlevel.com

ESTIMATE

Services	qty	unit price	amount
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Preliminary Numbers For Large Project Per Prints

The porch rebuild would be around \$15,000
 The walk way/ steps would be an additional \$3,890
 The rear wall is just short of 5,000 brick total with window measurements / angle irons / weeps / flashing brick with out window sills would be around \$54,000
 Plus cost of sills roughly - \$3,600 10 - 14 sills total

Also DTE would have to disconnect power for me to work on the rear bump out as well

Plus or minus some miscellaneous cost give or take with window sizes and frames

Brick cost is for new brick not salvaged brick

This cost does included removing poor work done prior

Custom Services - Porch rebuild / Radius Steps To Original Design As Best As Possible - Top To Down With Cement - Entry Row Last Front	1.0	\$14,580.00	\$14,580.00
Total			\$0.00

Mortar City - Scott
 porch - 10,500.00
 WALK - 3,600.00

Brick + Level
 porch . 15,000. 14,580
 WALK . 3,890 3,528

Mortar City
10,500.00 Porch
(incl. all DTE)

Mortar City
3,600.00

Custom Services - Concrete / Front Walk Way With Formed Steps -Removal of existing concrete -Check grades, re-pitch as needed	1.0	\$3,528.00	\$3,528.00
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1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

