

1118
Seyburn



When I bought this property it looked like this...



Some History

I have worked diligently, albeit slowly, and spent a great deal of money to bring this neglected property back to life...



Some Results

1. Proposed Front Porch Rebuild

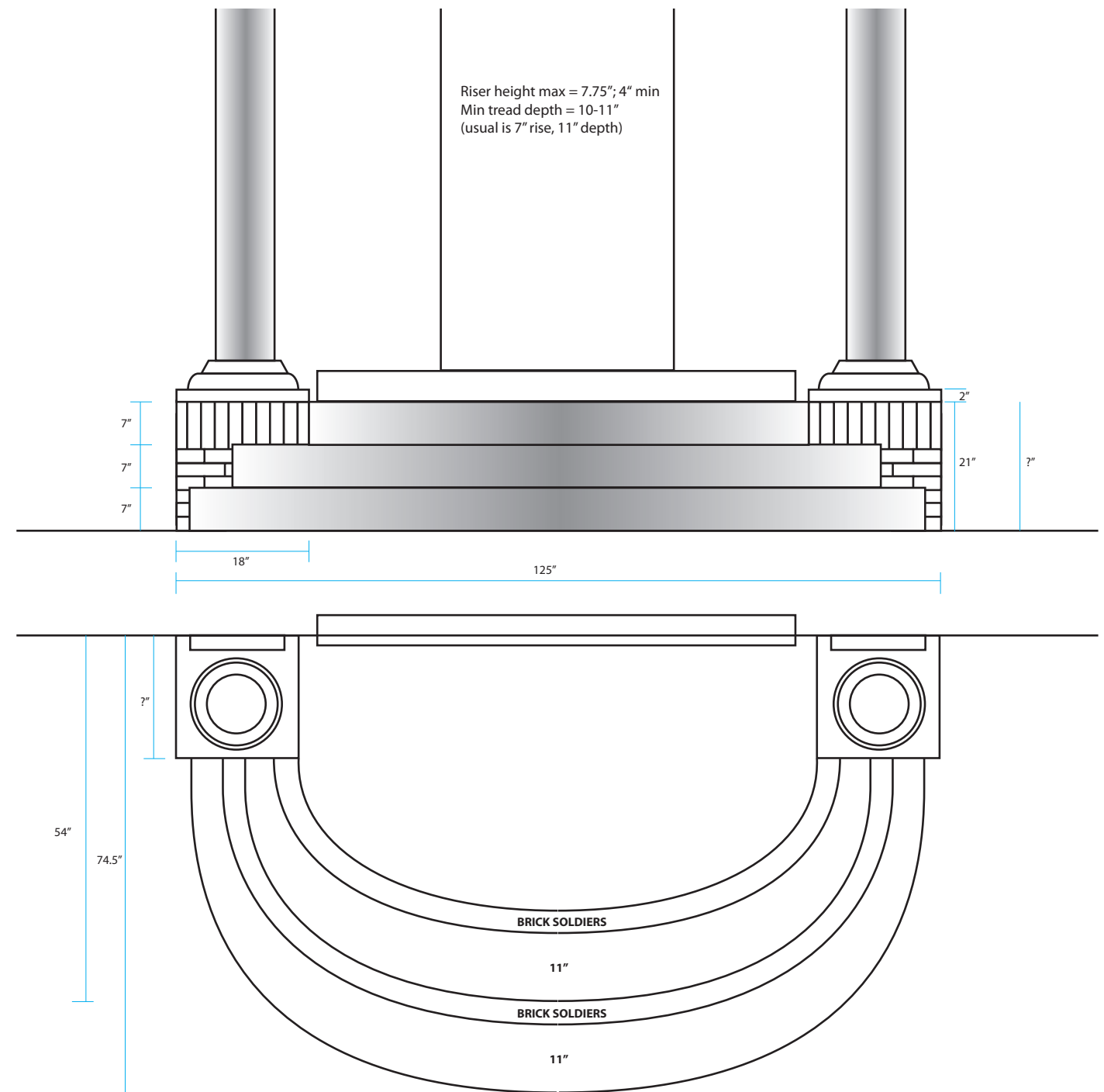


The front porch was not salvageable. The stairs were crumbling and the entire porch needed to be replicated. Please note that we fabricated a template to memorialize the original shape of the steps.

We made measurements and created a drawing of the as-built conditions to follow. (Drawing at right).



Parts of the front sidewalk also needs to be fixed due to pitching towards the house, something that has compromised the integrity of the support beam (which has been fixed). We will either re-pour the concrete or try and level the existing pads. Whether that is possible is yet to be determined. Note: We have restored the wood columns.



FRONT PORCH MEASUREMENTS

2.

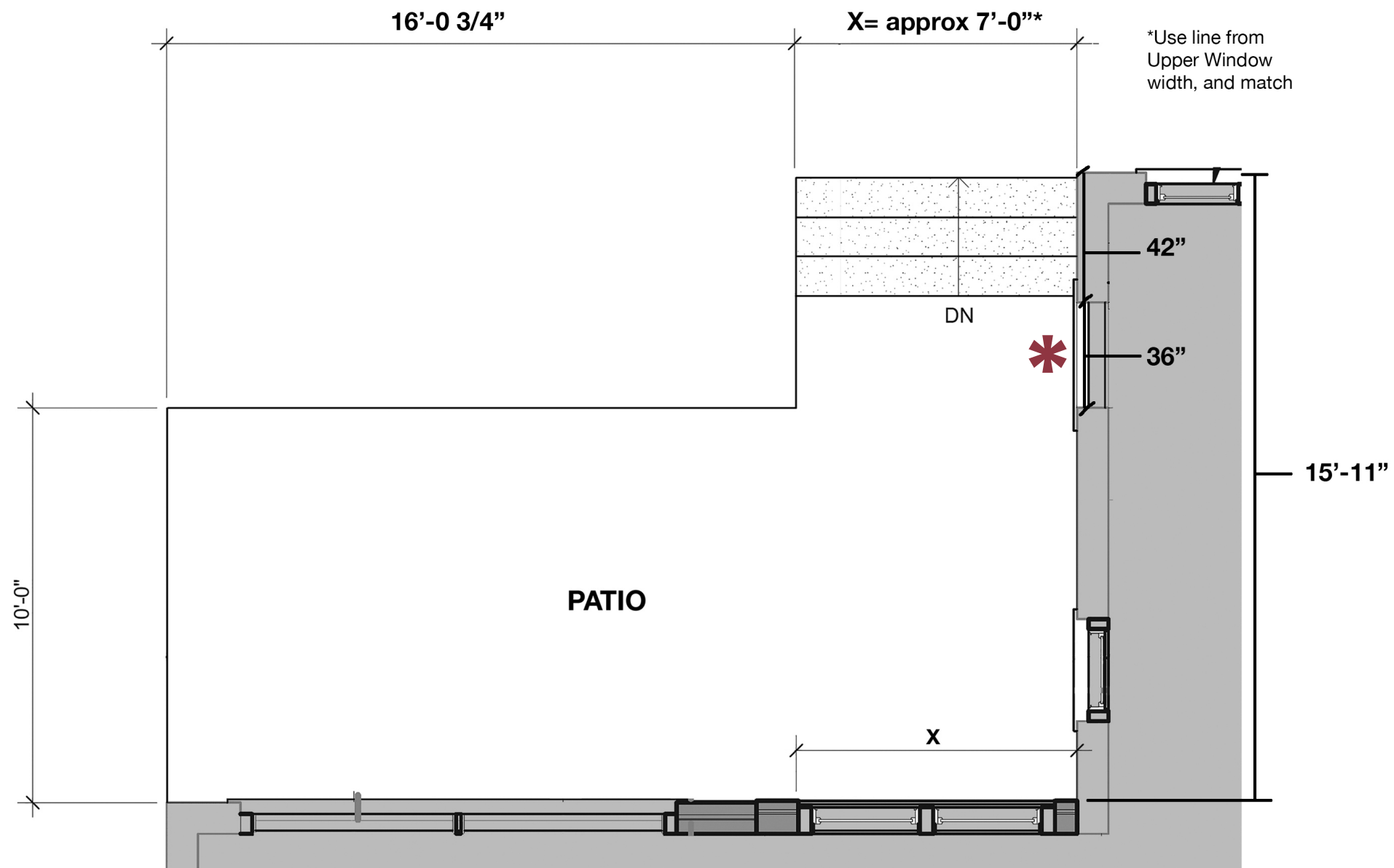
New Proposed Back Porch Options



Above: Rendering of the original and approved back porch and rear elevation / materials from the last Historic Commission Meeting.

Original Plan View

This layout was previously presented to the Historic Commission.

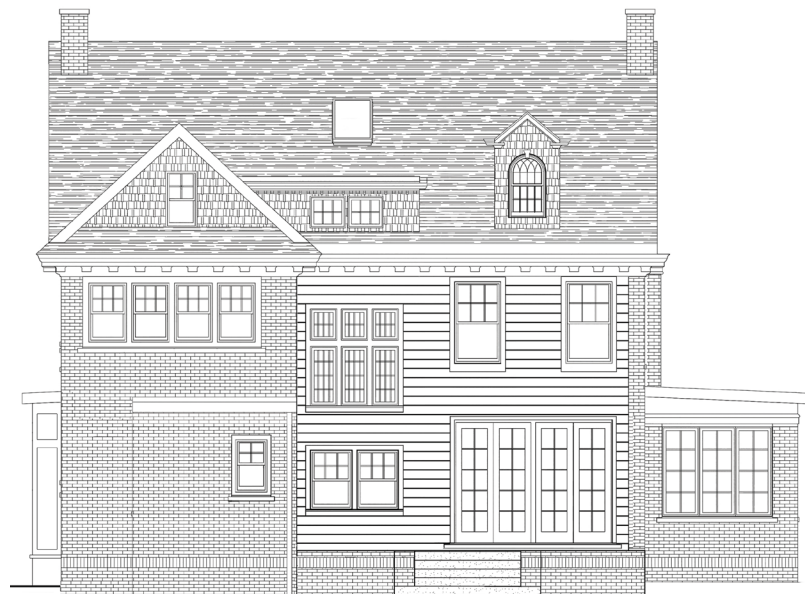
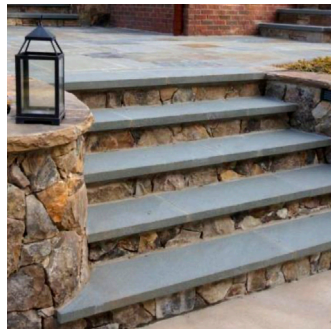


Unfortunately this configuration does not work due to the actual elevation. Somehow the scanned exterior of the house documents were inaccurate and 5 or 6 stairs are necessary to reach the first floor entry (indicated with an asterisk above).

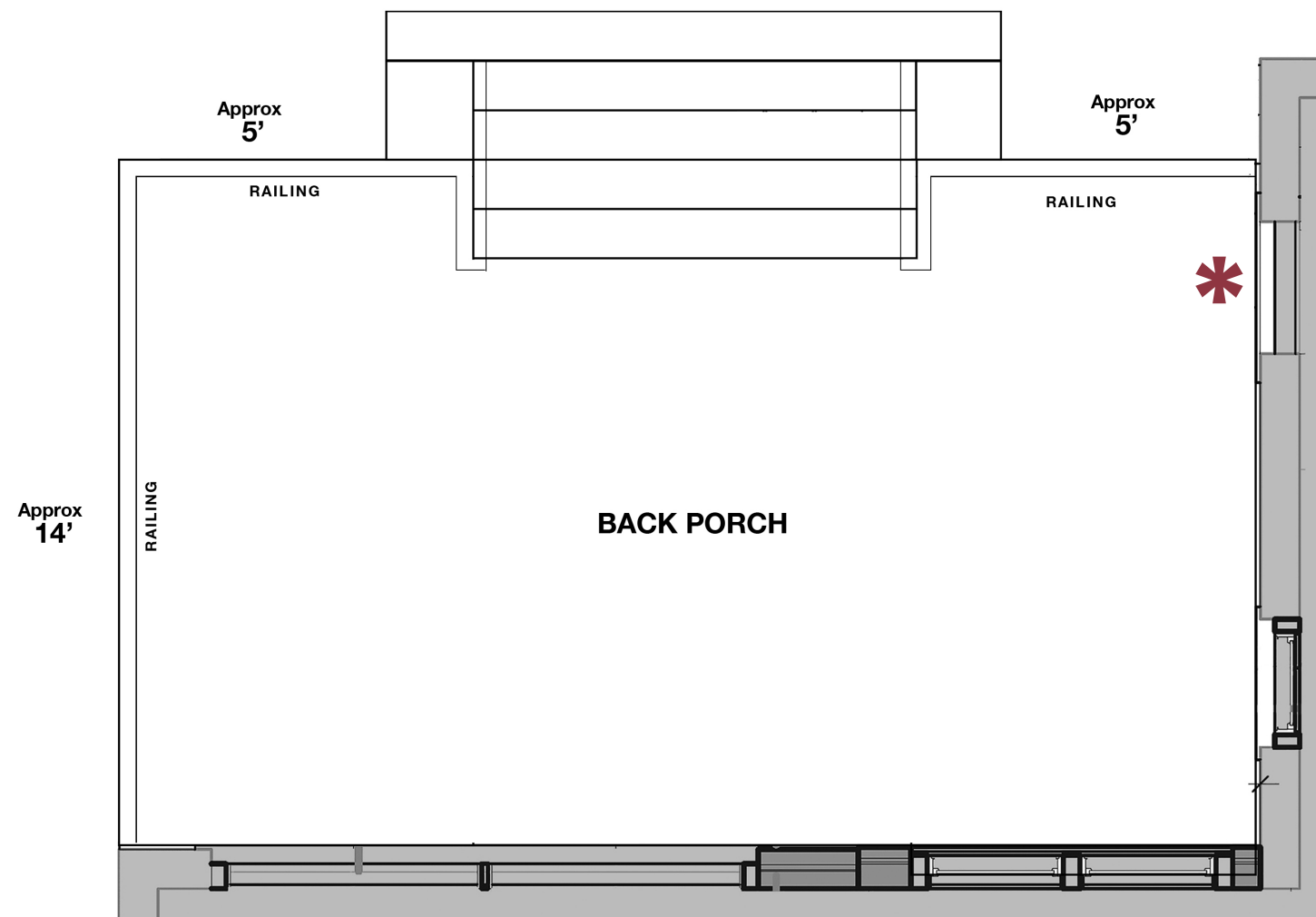
As you will see the extra stairs would extend beyond the existing opening to the entry at right. This miscalculation caused us to have to rework the configuration of the back porch.

2a.

Back Porch Option A



Revised Plan View Masonry porch design approach



Relocating the stairs to the center of the porch allows entry to the porch from the direction of the future garage and also allows for a landing in front of the entry to the utility room (indicated with an asterisk). The porch can be approximately

12.5 feet to 14 feet deep and allows access to the French doors at the rear of the house. There will be a railing to protect against falls off the porch.

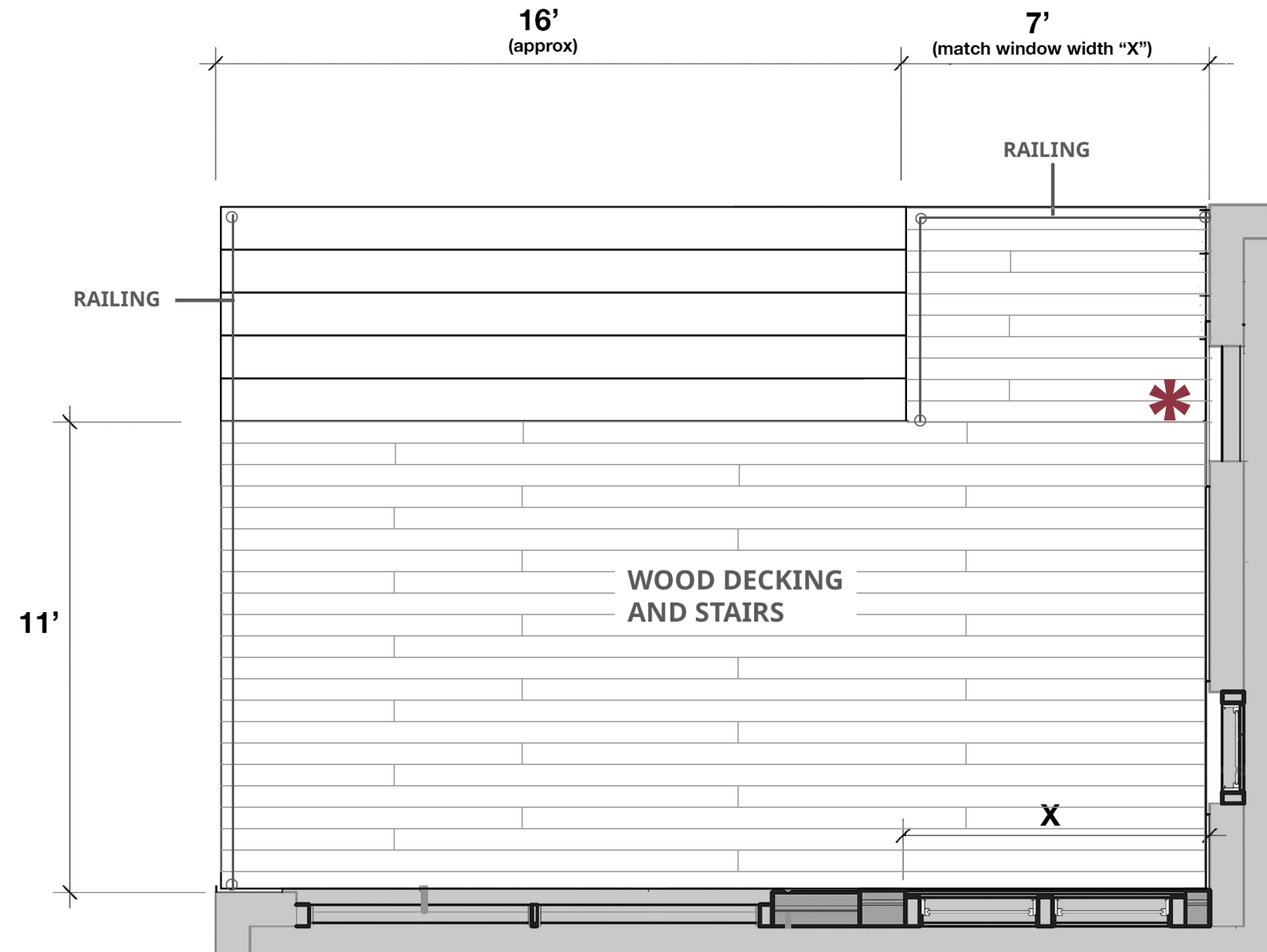
2b.

Back Deck Option B



Revised Plan View

Wood deck design approach



This deck option is a function of potential budgetary issues with the brick and mortar Option A. We have gotten several price quotes that are exorbitant and we are considering the probability that this option will be much more economical.

This version would only require concrete footers and cedar or similar hardwood floorboards and structure. The design would include Historical design appropriate railings and side walls along the east and north sides of the deck hiding the elevation. Plantings will be done to soften the rise.

3.

Revised Proposal for Rear Elevation



PREVIOUSLY APPROVED DESIGN

Dear Members of the Historic District Commission:

I am proposing a revision to the rear cladding previously approved by the Commission due to extreme budgetary realities as a result of the derelict condition of this house upon purchase. Even as a fairly experienced renovator, I misjudged the enormous expense required and there have been many unexpected issues that I failed to predict. I now appreciate why many properties in Detroit sit unfinished and are listed for sale incomplete. Was this a colossal mistake? I suppose so, but I am proud of the work I have done to save this house. However I cannot ignore the possibility that I might stand to lose significant money. I have already spent several hundred thousand dollars and am nowhere close to being finished.

That said, I do hope to see this project through to its conclusion, but I must be mindful of cutting costs wherever I can without sacrificing quality. The last years have been unprecedented and unpredictable with the advent of Covid, severe inflation and personally losing my mother. Unexpected developments crop up in life and I, alone, am responsible for my decision to purchase and renovate this very damaged, but lovely house. I am not a flipper, nor a corporate entity. I am a single woman with a design vision and a love of old buildings. Coming off a failed marriage I bought this house so I could walk my dog to Red Hook Coffee! It is a labor of love.

Further explanation about my situation:

- 1.** The staff report has an error: I did not purchase this property from the Land Bank. It was a private sale from Elizabeth Palazzoni. She had \$7,000 in tickets and violations that were paid out of her proceeds at closing. I had no idea this was the case until that day. Reading the staff report, I now realize that the City of Detroit failed to make Ms. Palazzoni maintain her house (since 2004), and now I am being asked to do so at some personal hardship.
- 2.** I had no idea the property was slated for demolition. Liberty Title failed to uncover this fact. Apparently the City of Detroit Demolition List is not available to title companies. Only after applying for a building permit did I learn that my house was on the demo list and I had to get a reprieve from Detroit City Council;
- 3.** Nobody knows what the back of the house looked like; there was a 1-story solarium which was part wood, part stucco, part curved windows;
- 4.** Sourcing an equivalent rough brick is difficult (a good match is not guaranteed, so it won't necessarily look correct);
- 5.** I am having issues finding acceptable masons; they are either very expensive or of sub par quality;
- 6.** The cost of the historic staff recommendation is prohibitive and I cannot afford it;
- 7.** I have already spent hundreds of thousands of dollars and it likely exceeds the potential realized value;
- 8.** The house has been saved by me and three-quarters of it will be faithfully restored. This is a contribution to the neighborhood;
- 9.** Is there a grant available that can help make compliance more possible?
- 10.** I have been told that actual stucco is as costly as (or more so) than brick, so that will not alleviate this situation;
- 11.** I may have no choice but to leave the back unfinished and do what I can afford to...

In closing; I need help with a solution... I have been trying hard to do an excellent job, but unfortunately cannot afford to comply.

Sincerely,
Julie Pincus

3.

Revised Proposal for Rear Elevation

Revised Rear Elevation

This version depicts the use of wood or Hardy Board instead of brick cladding. This will save many thousands of dollars in the expenses of brick masons and masonry materials.



REAR VIEW

Above is a rendering of the rear of the house with infill of wood or Hardy Board. Please note that the porch design shown is Porch OPTION A, but could also be Deck Option B instead. The original house back had stucco and brick, but also an expanse of windows on the first floor. That floor

completely fell down years ago, but would have read as a wood structure when it was intact. If painted the tan of the shake this would blend into the brick nicely and be attractive and more economical. The established brick pattern with its soldiers and limestone sills will be complicated and expen-



SIDE VIEW

sive to execute with at least 9 windows and doors that require such detailing. Note that this rendering does not portray the soldiers. Another consideration is the possibility of not finding an adequate brick match. Common brick will not be acceptable and would look worse than wood. Of the three

options: brick, stucco and wood or Hardy board, the latter is the most economical. I am happy to continue looking into pricing, but the quotes on the next page are from two years ago and I believe they will be even more expensive today.

4. Some Proposals


Front WALK - \$ 3,600.00
 Front porch - \$ 10,500.00
 Back patio - \$ 23,500.00
 Upper wall \$ 7,500.00 312 Brick
 Right corner \$ 6,500.00 275 Brick
 Left wall + corner \$ 6,000.00 261 Brick
 Left corner \$ 13,500.00 676 Brick

3600 Brick w/ everything \$ 95,200
 1650 Brick w/ everything \$ 65,900 All together

Mortar City Quote 9-22
 Hardy Board Cladding & Masonry Porch Design

IAN
586-668-9899
RE: MATT.

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



Brick & Level Masonry Restoration LLC

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CONTACT US
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Chesterfield, MI 48051

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ESTIMATE

Services	qty	unit price	amount
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 / Rebuild Style To Original Design As Best As Possible - Top To Down With Cement - Heavy Reinforced Front	1.0	\$14,200.00	\$14,200.00
Bring entire porch up to level with sidewalk dispose of all old brick			
Clean and prep work			
Rebuild Brick "corner" to match existing corner			
Build and interior course with either brick or GML			
Form porch cap 4" thick and pour with 4000 psi concrete			
Add a brown finish to concrete			
Put forms and wash entire porch when completed			
Seal with chimney cover sealer			
***Do not use ice makers or salt of any kind, will void.			
Custom Services - Concrete / Front Walk Way With Formed Steps	1.0	\$3,890.00	\$3,890.00
-Removal of existing concrete			
-Check grades, re-patch as needed			
			Total \$0.00

Mortar City - Scott
 porch - 15,000.00 14,580
 WALK - 3,600.00 3,528

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

Brick & Level Masonry Restoration LLC | 2102221122 <http://www.brickandlevel.com>