



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 5/2/2025

Application Number:

APPLICANT & PROPERTY INFORMATION

NAME: Nathan Brown

COMPANY NAME: Polymath Development

ADDRESS: 2647 Michigan Ave

CITY: Detroit

STATE: MI

ZIP: 48216

PROJECT ADDRESS: 1039 Seyburn

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:

- o On photos, note/outline all areas of proposed brick replacement
- o RE: windows, will the new brickmould be installed/will all existing window/trim remnants be removed to the rough opening? Please specify. If the window/trim remnants will be removed to the rough opening, please specify which trim option you will select from the submitted Jeld Wen specs. Also note the sill/nosing option that will be selected
- o Provide window schedule which notes the following for each opening. Also info should be keyed to window opening on wall to clearly indicate location:
 - ☐ Current conditions, to note if window is extant or not. At each window opening where sash is extant, please provide photo(s) clearly showing condition. These photos can be taken from the interior if the windows are boarded up.
 - ☐ Current conditions, to note if trim is extant or not. At each window opening where trim is extant, please provide photo(s) clearly showing condition.
 - ☐ Dimensions of each opening (rough opening if trim existing trim will not be retained)
 - ☐ Dimensions, operation, and lite configuration of each new window (and associated trim/brickmould if the project will utilize Jeld Wen's trim)
- o Staff notes that paired mulled windows existed at the front gable end and dormer. Please indicate in the above referenced window schedule how those openings will be treated. Will mullions be custom made or will you be using the Jeld Wen factory mullion?
- o A porch canopy existed at the façade prior to the fire. Will the project include the installation of a new porch canopy/roof at that location? If so, please provide dimensioned drawing(s) which calls out materiality
- o Rear porch steps are missing. Will those be replaced with the current scope? If so, please provide dimensioned drawing(s) which calls out materiality
- o Scope mentions enlarging a window opening at the rear and installing new front doors. On photos, please indicate the location of this work item, the dimensions of the existing opening, and the dimensions of the proposed opening. Also, some sort

PSR: 250502JR

APPLICANT RESPONSE

Response Date: 05/05/2025



The house is currently structurally stable but has extensive exterior deterioration. It will need masonry brick repairs, siding and trim repairs, new roof shingles, new windows and new exterior doors, and new paint.

Masonry

- Crumbling brick to be replaced with reclaimed common brick
- Areas of missing mortar to be pointed
- One window opening (Rear Elevation) to be enlarged for new French doors
- 2 existing window openings to get enlarged for 2 windows
- 1 window opening to be brick infilled

Siding & Trim

- Existing Cedar shake side to remain; new cedar shake to match will be installed where missing or damaged
- Existing 1x6 fascia and solid wood soffit to remain; new pine or fir wood to be installed where existing is missing or damaged
- Other trim (rake, frieze, etc) to be replaced as necessary with similar sized wood product, including casing around gable and dormer windows

Windows & Doors

- Existing burned out and broken double hung windows to be replaced with Jeld-Wen W-3500 aluminum clad replacement windows.

Exterior cladding to be Black

- New Double hung windows to match profile and sizing to the rough opening of existing original wood windows, including being cased with new brick molding
- Missing or damaged front and rear entry doors to be replaced with Feather River 6-lite craftsman pre-hung entry doors

Roofing

- Roofing Shingles to be GAF Timberline HD Dimensional Shingles in Charcoal
- Frame new roof over front porch to replicate the original footprint

Framing

- Frame new stairs to rear door entrance

Paint

- Exterior brick to be re-painted to match existing conditions, Low luster in SW7008 Alabaster
- Cedar shake siding to be painted with Low Luster finish in SW0014 Sheraton Sage
- Exterior wood trim to be painted with Satin finish in SW6258 Tricorn Black

















1039 SEYBURN

West Village Historic District

Existing Conditions

The house is currently structurally stable but has extensive exterior deterioration. It will need masonry brick repairs, siding and trim repairs, new roof shingles, new windows and new exterior doors, and new paint.

Masonry

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- Areas of missing mortar to be pointed
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- 1 window opening to be brick infilled

Siding & Trim

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Windows & Doors

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- New Double hung windows to match profile and sizing to the rough opening of existing original wood windows, including being cased with new brick molding
- Missing or damaged front and rear entry doors to be replaced with [Feather River 6-lite craftsman pre-hung entry doors](#)

Roofing

- Roofing Shingles to be [GAF Timberline HD Dimensional Shingles](#) in Charcoal
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- Frame new stairs to rear door entrance

Paint

- Exterior brick to be re-painted to match existing conditions, Low luster in [SW7008 Alabaster](#)
- Cedar shake siding to be painted with Low Luster finish in [SW0014 Sheraton Sage](#)
- Exterior wood trim to be painted with Satin finish in [SW6258 Tricorn Black](#)

Window	Quantity	Location	RO Width	RO Height
W101	2	Living Room	26	76
W102	1	Living Room	48	76
W103	5	Family Room, Foyer, Den	28	76
W104	1	Dining Room	28	76
W105	1	Old Bathroom	32	35
W106	2	Kitchen, Dining Room	30	76
W201	2	Primary Bedroom Front	26	68
W202	1	Primary Bedroom Front	48	68
W203	1	Primary Bedroom Front WIC	24	64
W204	6	Rear, Middle, Rear Primary Bedrooms & Hall Bath	28	68
W205	1	Rear Primay Bedroom	24	48
W301	2	Front Gable	28	36
W302	2	Front Dormer	24	36

Elevation	Type	Ext. Trim	Remarks
Front	Double Hung	Brickmould	Match Existing
Front	Fixed	Brickmould	Match Existing
Front/Side	Double Hung	Brickmould	Match Existing
Rear	Double Hung	Brickmould	Convert to 5' x 6' 8" French Door
Rear	Double Hung	Brickmould	Brick Infill
Side	Double Hung	Brickmould	Convert to 60x76 Double Double Hung
Front	Double Hung	Brickmould	Match Existing
Front	Fixed	Brickmould	Match Existing
Front	Double Hung	Brickmould	Match Existing
Side/Rear	Double Hung	Brickmould	Match Existing
Rear	Double Hung	Brickmould	Match Existing
Front	Double Hung	1x4	Match Existing
Front	Double Hung	1x4	Match Existing