



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 5/8/2025

Application Number: HDC2025-00230

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 a window schedule for the proposed new units which indicates the specific location of each new window on the building's exterior walls and dormers. Please see the attached documents as a go-by. Specifically, see the marked up photos on pages in the .01 doc and the associate schedule on the .02 doc and model your window schedule on this document
- Please provide a dimensioned drawing in plan and elevation of the new back steps. The drawing should point out the materials and dimensions for the steps, handrailing and, columns and canopy. The drawings should clearly indicate where the steps will be located at the back façade
- Please provide a dimensioned drawing in plan and elevation of the front porch canopy. The drawing should point out the materials and dimensions for the steps, handrailing and, columns and canopy. The drawings should clearly indicate where the steps will be located at the back façade
- Please specify the sill/nosing and brickmould Jendweld option that will be selected for the new windows



PSR: 250508jr

APPLICANT RESPONSE

Response Date: 05/13/2025



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

- 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
- Masonry front porch to be rebuilt, complete with reclaimed brick walls, new slab and new poured steps

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 wood stairs to rear door entrance
- Add new wood framed, shingled shed roof over rebuilt front porch
- Install new wood railing system on front porch

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

A5.1

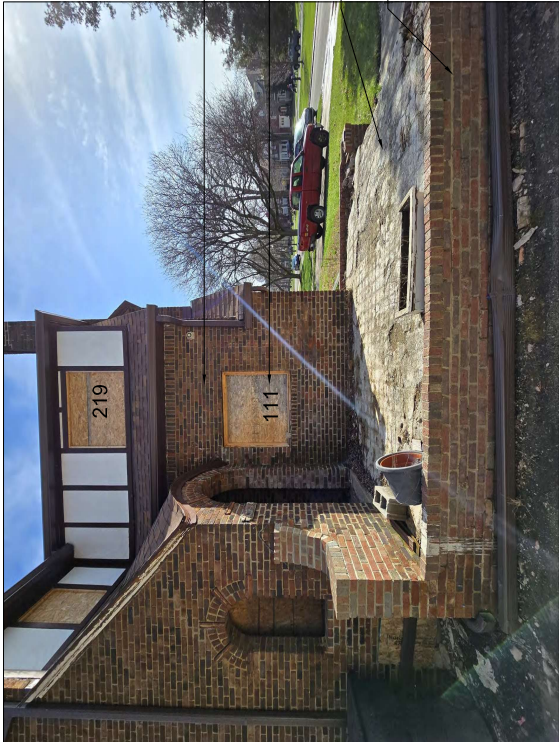


ARCHITECT	4445 architecture
2701 E. JEFFERSON AVE STE. 302 CHICAGO, IL 60607 P: 312.464.1445 F: 312.464.1446 WWW.4445ARCHITECTURE.COM	
CONSULTANT	
Project :	2044 CHICAGO BLVD. EXTERIOR RENOVATION 2044 CHICAGO BLVD., DETROIT, MI 48208
Issued for :	HDC SUBMIT 04/18/2025
Drawn by :	AMU
Check by :	YHF
Sheet Title :	EXTERIOR ELEVATIONS
Project No. :	2025018
Sheet No. :	A3.4

- THIS DRAWING IS DIAGNOSTIC AND SHOULD BE USED TO IDENTIFY PROBLEMS AND PROVIDE RECOMMENDATIONS FOR THE COMPLETE SET OF WORKS AS INDICATED AND SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS. THE DRAWING IS NOT A CONTRACT DOCUMENT AND SHALL NOT BE USED TO OBTAIN FINANCING OR TO OBTAIN A PERMIT. THE DRAWING IS NOT A CONTRACT DOCUMENT AND SHALL NOT BE USED TO OBTAIN FINANCING OR TO OBTAIN A PERMIT. THE DRAWING IS NOT A CONTRACT DOCUMENT AND SHALL NOT BE USED TO OBTAIN FINANCING OR TO OBTAIN A PERMIT.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND SHALL BE DONE IN ACCORDANCE WITH THE DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- REFER TO SPECIFIC MANUFACTURER INSTALLATION INSTRUCTIONS AND REQUIREMENTS FOR ALL MATERIALS AND FINISHES.
- COORDINATE WITH ALL OTHER TRADES AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE BEGINNING WORK.

ELEVATION KEY NOTES

- TYPICAL THIS SHEET ONLY
- REPLACE WITH ANDERSON 5-SERIES ALUMINUM/CLAD WOOD WINDOWS, COLOR: WHITE
 - TUCCO/CLAD & REPAIR BRICK AS REQ'D
 - REPLACE DAMAGED SLAB, TOP W/ CERAMIC TILES TO MATCH EXISTING
 - REPLACE STUCCO W/ CEDAR SHAKE WOOD Siding; PAINT TO MATCH EXISTING

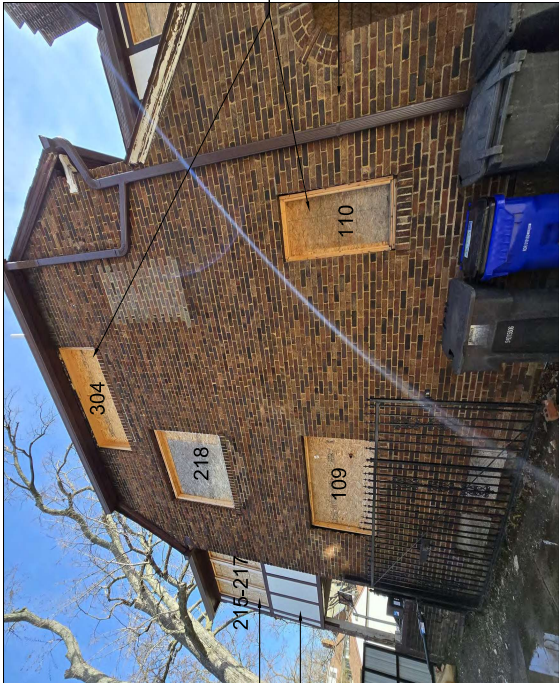


1 WEST ELEVATION - EXISTING



3 WEST FACADE PHOTO, 2018

TAKEN FROM HDC STAFF REPORT



2 WEST ELEVATION - EXISTING



4 HISTORIC DESIGNATION PHOTO, 1974

TAKEN FROM HDC STAFF REPORT









Window	Quantity	Location	RO Width	RO Height	Elevation	Type	Ext. Trim	Remarks
W101	2	Living Room	26	76	Front	Double Hung	Brickmould	Match Existing
W102	1	Living Room	48	76	Front	Fixed	Brickmould	Match Existing
W103	5	Family Room, Foyer, Den	28	76	Front/Side	Double Hung	Brickmould	Match Existing
W104	1	Dining Room	28	76	Rear	Double Hung	Brickmould	Convert to 5' x 6' 8" French Door
W105	1	Old Bathroom	32	35	Rear	Double Hung	Brickmould	Brick Infill
W106	2	Kitchen, Dining Room	30	76	Side	Double Hung	Brickmould	Convert to 60x76 Double Double Hung
W201	2	Primary Bedroom Front	26	68	Front	Double Hung	Brickmould	Match Existing
W202	1	Primary Bedroom Front	48	68	Front	Fixed	Brickmould	Match Existing
W203	2	Primary Bedroom Front WIC & Primary Bath	24	64	Front	Double Hung	Brickmould	Match Existing
W204	6	Rear, Middle, Rear Primary Bedrooms & Hall Bath	28	68	Side/Rear	Double Hung	Brickmould	Match Existing
W205	1	Rear Primary Bedroom WIC	24	48	Rear	Double Hung	Brickmould	Match Existing
W301	2	Front Gable	28	36	Front	Double Hung	1x4	Match Existing
W302	2	Front Dormer	24	36	Front	Double Hung	1x4	Match Existing

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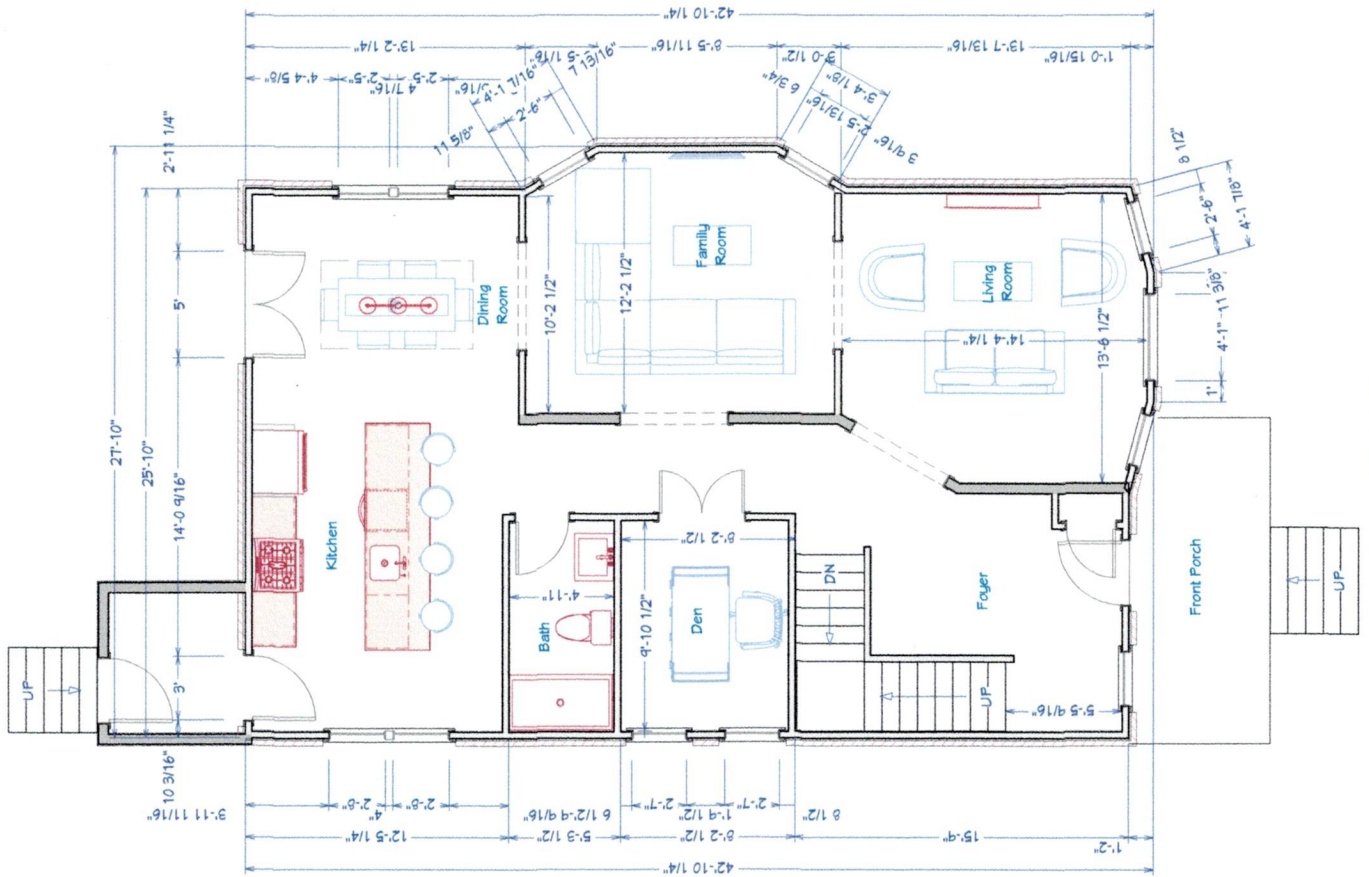
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LIVING AREA
1161 SQ. FT.