

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 5/8/2025 Application Number: HDC2025-00230

APPLICANT & PROPERTY INFORMATION							
NAME: Nathan Brown	COMPANY NAME: Polymath Development						
ADDRESS: 2647 Michigan Ave	troit	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



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
- · Masony front porch to be rebuilt, complete with reclained 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

AFA conflicture 270 f. efferson AF 281 100 min. at 400	Project : 2004 CHSARO B.M. SMARCH REMOVITION 2004 CHSARO B.M. 2004 CHSARO B.M. DETHORY M. 42206	Issued for :	Drown by: ##eck by: Sheet Tile: Whood Schools Project No.: 2055018 Sheet No.: A51
			O NOT SCALE DRAWINGS «2025 Timothy Flintoff Architect, PLLC

MARK	SIZE	HAYL	COMMENTS
1ST EI 101	ζ.	SNIH = IBIIOQ : QOOW MOTSI IO	4 MILLED LINITS: LEADED GLASS
	6'-2"x7'-8"	CUSTOM WOOD; ENTRY DOOR	DOOR W/ SIM. DIVIDED LITES: CURVED SIDE LITES W/ LEADED GLASS
103	12'-3"x6'-7"	Ш	LEADED GLASS W/ STORM WINDOW; REPAIR AS REQ'D
104	2'-4"x4'-3"	ANDERSON E-SERIES; DOUBLE HUNG	SIM. DIVIDED LITES
105	5'-3"x3'-2"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS; SIM. DIVIDED LITES
106	3'-0"x3'-3"	ANDERSON E-SERIES; DOUBLE HUNG	SIM. DIVIDED LITES
107	4'-6"x3'-3"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
108	9'-5"x7'-0"	ANDERSON E-SERIES; FRENCH DOOR	FRENCH DOOR W/ SIM. DIVIDED LITES; SIDE LITES W/ SIM. DIVIDED LITES
109	6'-7"x3'-9"	ANDERSON E-SERIES; CASEMENT	3 UNITS, SIM. DIVIDED LITES
110	2'-4"x4'-1"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
-	4'-6"x4'-1"	ANDERSON E-SERIES; CASEMENT	2 UNITS, SIM. DIVIDED LITES
2ND FL. 201	2'-4"x3'-2"	CUSTOM WOOD; CASEMENT	LEADED GLASS; ARCH TOP
202	6'-1"x4'-6"	CUSTOM WOOD; DOUBLE HUNG	3 MULLED UNITS' LEADED GLASS
203	7'-4"x4'-4"	ANDERSON E-SERIES; CASEMENT	3 UNITS, SIM. DIVIDED LITES
204	5'-0"x3'-0"	ANDERSON E-SERIES; CASEMENT	2 UNITS, SIM. DIVIDED LITES
205	5'-3"x4'-4"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
206	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
207	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
208	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
209	5'-3"x4'-4"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
210	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
211	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
212	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
213	2'-0"x4'-9"	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
214	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
215	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM, DIVIDED LITES
216	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
217	2'-0"x4'-9	ANDERSON E-SERIES; CASEMENT	SIM. DIVIDED LITES
218	5'-7"x4'-4"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
219	4'-8"x3'-8"	ANDERSON E-SERIES; CASEMENT	2 UNITS, SIM. DIVIDED LITES
301	1'-10"x3'-2"	1-10"x3-2" CUSTOM WOOD, CASEMENT	LEADED GLASS
302	2'-6"x3'-6"	ANDERSON E-SERIES: DOUBLE HUNG	SIM. DIVIDED LITES
303	5'-0"x4'-0"	ANDERSON E-SERIES; DOUBLE HUNG	2 UNITS, SIM. DIVIDED LITES
304	7'-0"x3'-0"	ANDERSON E-SERIES: DOUBLE HUNG	3 LINITS SIM DIVIDED LITES

CONTRACTOR TO VERIFY/K EGRESS REQUIREMENTS

2044 CHICAGO BLVD. EXTERIOR RENOVATION

2044 CHCAGO BLVD, DETROIT, M 48206

φ φ

Θ

0

(1) SOUTH ELEVATION - EXISTING

2) SOUTH ELEVATION WEST ENTRY - EXISTING

9

9 0

0

Issued for : HDC 8UBMIT 04/16/2025

Θ

SOUTH ELEVATION BASEMENT WINDOW WELL - EXISTING



HISTORIC DESIGNATION PHOTO, 1974

TARRI FROM HDG STAFF REPORT



HISTORIC DESIGNATION PHOTO, 1980

Project No. : 2025018
Sheet No. :

Drawn by: ANU Check by:

Sheet Title : EXTERIOR BLEVATIONS

204

2761 E. JEFFERSON AVE STE 302 DETROIT, MI 48207 P. 313-464-4645 TM.FUNTOFF#94548CHITECTURE.C

4545 architectu

2 EAST ELEVATION - EXISTING

(1) EAST ELEVATION - EXISTING

(0)



0

A EAST ELEVATION ENTRY DOOR - EXISTING



EAST FACADE DETAIL PHOTO, 2018

Project No. : 2025018
Sheet No. :
A3.2

A EAST ELEVATION LEADED GLASS WINDOWS - EXISTING

Issued for : HDC 8UBMIT 04/16/2025

2044 CHICAGO BLVD. EXTERIOR RENOVATION

2044 CHCAGO BLVD, DETROIT, M 48206

Drawn by: ANU Check by:

Sheet Title : EXTERIOR BLEVATIONS

2044 CHICAGO BLVD. EXTERIOR RENOVATION Issued for : HDC 8UBMIT 04/16/2025 4545 architectur 2761 E. JEFFERSON AVE STE 302 DETROIT, MI 48207 P. 313.454.4545 TM.FLINTOFF04545ARCHITECTURE.C 2044 CHCAGO BLVD, DETROIT, M 48206 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, COUNTY COOR REGULATIONS, O.S.HA., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE BIFFORMATION. REFER TO SIDING MANUFACTURER INSTALLATION INSTRUCTIONS AND STANDARD DETALS CONTRACTOR TO VERIFY/COORDINATE CODE REQUIRED WINDOW EGRESS REQUIREMENTS (1) REPLACE WITH ANDERSON E-SERIES ALUMINUM-CLAD WOOD WINDOWS, COLOR: WHITE (2) REFLACE WITH AMBERSON E-GERBES
ALLIMINUSCAN WOOD PERCHAHOOR AND
SIDELINES WISHIN, DONGOU ETRICA STOREO
(2) TUCKCOMTE A REPAIR BRICK AS RECO
(3) REFLACE STUCKON WEDAW SHAKE WOOD SIDING
(4) REPLACE TICKCON WEDAW SHAKE

ELEVATION KEY NOTES
TYPICAL THIS SHEET ONLY

Drawn by: ANU Check by:

Sheet Title : EXTENOR BLEVATIONS

Project No. : 2025018
Sheet No. : A3.3

(C)

1 NORTH ELEVATION - EXISTING



NORTH FACADE PHOTO, 2018

JAMEN FROM HOL STAFF REPORT





- INP.

Project:
2044 GHOAGO BLVD.
EXTERIOR FENOVATION
2044 GHOAGO BLVD,
DETROIT, M 48206

Issued for : HDC 8UBMIT 04/16/2025



WEST FACADE PHOTO, 2018

TAKEN FROM HDG STAFF REPORT

HISTORIC DESIGNATION PHOTO, 1974



Project No. : 2025018 Sheet No. : A3.4

Drawn by: ANU Check by:

Sheet Title : EXTENOR BLEVATIONS

4545 architectu









Window	Quantity	Location	RO Width	RO Height	Elevation	Туре	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

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
- Masony front porch to be rebuilt, complete with reclained 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 <u>Jeld-Wen W-3500</u> <u>aluminum clad</u> 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 <u>Feather River 6-lite craftsman</u> pre-hung entry doors

Roofing

- Roofing Shingles to be <u>GAF Timberline HD Dimensional Shingles</u> 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

