



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 5/21/2025

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 incomplete. Please provide the following:

- At the front façade front porch, please provide dimensions for new porch deck and steps (width, depth, and height). Also indicate the material, height and type of handrailing at the porch. Indicate on plan where the new columns will go. Provide material, dimension, and style of porch columns/posts. Finally, provide the dimensions (width and depth), material, and style/type of new roof at porch. Also, provide go-by photos of new porch roof, columns and handrails in lieu of elevation drawing
- During our meeting, you had mentioned that the owner has changed their mind re: the proposed paired windows at the side façade. Please revise the plan and comments on the photos to reflect these changes
- At the rear wall, provide dimensions for new porch steps (in width, depth, and height). Also indicate the material, height and type of handrailing at the porch. A go-by photo of the style of handrailing will also be necessary/in lieu of an elevation drawing. Finally, please add the new deck associated with new French doors to your floorplan. Please provide dimensions of the deck (in width, depth, and height). Also, note material of the deck. Also, please note the height, material and style of the handrailing and a photo showing the style of handrailing you will use
- Finally, please provide a go-by photo or product cutsheet of the new French doors proposed for the rear if you haven't done so already

PSR: 250521jr

APPLICANT RESPONSE

Response Date: 05/22/2025



- Dimensions are now noted on the scope of work
- Elevation drawings are provided that show the back deck and front porch and a go by photo is also included for railing and column style.
- Profile of french door can be seen on elevation drawings
- window and door schedule has been updated to keep two W106 windows the same as existing and reflect the brick infill of the basement door

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	Match Existing
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

Door	Quantity	Location	RO Width	RO Height	Elevation	Type	Ext. Trim	Remarks
W101	1	Front	36	84	Front	Single	Brickmould	Replace Missing
W102	1	Rear	32	80	Rear	Single	Brickmould	Replace Metal Slab door
W103	1	Basement Rear	32	80	Rear	Single	Brickmould	Brick Infill

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 and new slab. **Dimensions remain unchanged at 16' 4" W x 6' 2" D x 41" H. Stairs to measure 6' W x 5' 10" D**

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](#)

- See window and door schedule for specifics

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 pressure treated wood deck and stairs at rear elevation (See elevations). Deck to measure 27' W x 9' 6" D x 39" H. Railing to measure 42" H follow the profile of inspirational photo.
- Add new wood framed, shingled shed roof over rebuilt front porch (See elevations and inspirational photo). Roof to match dimensions of porch 16' 4" W x 6' 2" D x 41" H. 2 sets of steps to back deck to be 6' W x 5' 10" D and 4' W x 5' 10" D respectively.
- Install new wood railing system and wood steps on front porch (See elevations and inspirational photo for column locations and railing profile). Railing to measure 42" H.

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](#)
- Elevation drawings not representative of color scheme



ISSUES/REVISIONS:	ISSUE DATE
UPDATED	02-15-21
UPDATED	12-15-20
CONSTRUCTION	09-09-20

APPROVED BY:	FOI
CHECKED BY:	FOI
DESIGNED BY:	RDS
DRAWN BY:	RDS

ARCH./ENG. SEAL

SHEET NUMBER:

