



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/30/2025

Application Number: HDC2025-00300

APPLICANT & PROPERTY INFORMATION

NAME: Tracy Lowe		COMPANY NAME: Na	
ADDRESS: 6135 Harvard	CITY: Detroit	STATE: MI	ZIP: 48224
PROJECT ADDRESS: 1725 seymour			
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:

- Window schedule, which describes the previous windows material and operation & shows the existing new windows, their material, operation, dimensions, and color
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the window schedule

We can continue to process this application, but enforcement of the additional work items observed without approval would continue as violations stay with the property even if prior owners did work without approval. Therefore, we recommend including the following items in your application:

- Vinyl siding installed over, or replacing, historic wood shake
- Front door replacement
- New address plate at porch column
- New concrete front porch steps and partial sidewalk

See below for additional notes.



PSR: 250530LS

APPLICANT RESPONSE

Response Date: 05/30/2025



Please find attached the requested updated information for 1725 Seyburn Street. The PDF includes a full window schedule with original and new materials, operations, and dimensions. All new windows are Pella brand, white vinyl-clad, energy-efficient units installed in the original openings. Labeled exterior elevation photos show all sides of the house, along with new concrete front steps, vinyl siding, and the new front door and address plate. Let me know if anything else is needed to complete the review.

– Tracy Lowe

Since this is the third application submitted for the same scope of work (HDC2025-00248 and HDC2025-00259), we will withdraw those and continue with this application.

Additionally, this application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings since staff does not have authority to approve the replacement of historic wood windows. Please know that the Commission regularly does not approve the replacement of historic wood windows OR the installation of vinyl windows as its installation will alter the appearance and historic character of the house.

The next available meeting is scheduled for July 9th; for this case to be included on that agenda, we will need all outstanding info submitted by 5PM on Monday, June 16th.

Historic District Renovation Summary

Applicant Information

Applicant: Tracy Lowe

Property Address: 1725 Seyburn Street, Detroit, MI

PSR Number: 250530LS

Date: June 9, 2025

Project Description and Renovation Details

Window Replacement:

- Original windows: Painted wood, single-pane, double-hung sash, many warped or painted shut.
- New windows: Pella brand, vinyl-clad, energy-efficient units in white.
 - * Front (Top Floor): 4 windows, 30"x55", double-hung
 - * Back Elevation: Multiple, 35"x60", double-hung
 - * Side Elevation: 2 windows, 28"x28", sliding
- Installed in original openings with new trim as needed.

Porch and Concrete Work:

- Old concrete front steps were cracked and unstable.
- New concrete steps poured and partial sidewalk restored.
- Side porch rebuilt with new wood railings and steps for safety and function.

Siding and Other Observations:

- Vinyl siding installed over deteriorated historic material in places.
- New address plate mounted to porch column.

Historic District Renovation Summary

Photo 1 - Rear Elevation with New Windows (35"x60")



Historic District Renovation Summary

Photo 2 - Side Elevation and Porch with Sliding Windows (28"x28")



Historic District Renovation Summary

Photo 3 - Front Elevation with New Top Windows (30"x55")



Historic District Renovation Summary

Photo 4 - Back Elevation with New Porch and Window Views



Historic District Renovation Summary

Photo 5 - Front Porch Entry, New Concrete and Address Plate

