



November 18, 2021

NOTICE OF DENIAL

Brett Mahaffey
Renewal by Anderson
37720 Amhrein
Livonia, MI 48150

**RE: Application Number 21-7586; 1713 Seyburn; West Village Historic District
Project Scope: Replacement of Rear Entry Door**

Dear Mr. Mahaffey,

At the Regular Meeting that was held on November 10, 2021, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on November 17, 2021, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replacement of Rear Wood French Doors with Solid Metal Double Doors (with small windows)

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- ***Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
- ***Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***
- ***Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***
- ***Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation

Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665

E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read "Audra Dye", with a stylized flourish at the end.

Audra Dye
Detroit Historic District Commission



November 18, 2021

CERTIFICATE OF APPROPRIATENESS

Brett Mahaffey
Renewal by Anderson
37720 Amhrein
Livonia, MI 48150

RE: Application Number 21-7586; 1713 Seyburn, West Village Historic District

Dear Mr. Mahaffey:

At the regularly scheduled meeting held virtually on November 10, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of November 17, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior’s Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Replacement of Side Entry Wood Door

The COA was issued with the following conditions:

- **The new door can be metal**
- **The design can be a solid panel design or a combination panel/glass design.**
- **A catalog cut of the selected door (confirming design, material and finish color) will be submitted for staff review.**

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:


Audra Dye
Staff, Detroit Historic District Commission



1713 SEYBURN

Replacing 2 entry doors

Side Entry door - (Current) Solid wood interior door, exterior is delaminating (see pictures). Dead bolt looked to be added on (you can see where the deadbolt use to be on the frame). Door is a dark wood finish.

Side Entry door - (Replacement) New steel door (slab and frame) with storm door. New color is snowmist white with a diamond shaped glass in the top (will match back door).

Back Entry Door - (Current) - Door doesn't have door knobs or dead bolts, just 6-7 barrel locks on top, bottom, and middle to keep door locked/closed. Back door wouldn't open for us, they tried to kick it open from exterior and door wouldn't open. The storms will open but they do not lock or have handles on them any longer. Door is a white exterior (aluminum colored storm door covering it).

Back Entry door - (Replacement) New steel double doors with door handles and dead bolt. No storm door on this. New door will be snow mist white with a diamond shaped glass in the top of each door panel (Double Door like existing).



SIDE DOOR

Looks like a Solid-wood interior door

Door handle and dead bolt are not spaced normal



SIDE DOOR

Looks like a Solid-wood interior door

Door handle and dead bolt are not spaced normal

You can see where dead bolt should be located on a normal entry door in this picture



BACK DOOR
No door knobs, not a "real" entry door



[EXTERNAL]RE: Questions on 1713 Seyburn

Mahaffey, Brett <Brett.Mahaffey@andersencorp.com>

Fri 10/29/2021 5:04 PM

To: Audra Dye <dyea@detroitmi.gov>

Cc: Mahaffey, Brett <Brett.Mahaffey@andersencorp.com>

1 attachments (33 MB)

Dealer Door Catalog.pdf;

Good Afternoon!

We were originally told the diamond pattern would not match the historic features of that home.

The homeowner asked if this door would be approved instead of the diamond – he really wants a steel door on the side entrance and back patio with minimal glass.

The side door would match the picture below.

I attached our ProVia entry door catalogue (we use ProVia entry door systems), there are a million style, glass, and color options. We could probably get anything in a dark brown (I believe they call it Tudor Brown).

I did try and get the homeowner to go with an Andersen French Wood Hinged patio door but he thinks it's not very secure and thinks someone could easily break the glass and get in.

The Andersen Frenchwood Hinged patio door would closely match to what's existing but be an actual door that locks. The current door just has a bunch of slide bolts, no seals, it's not really a patio door.

I believe the side door is currently a solid interior door from how it's delaminating...it looks like it's an interior door that someone put as an exterior door.

