

STAFF REPORT: 10-14-2020 MEETING

APPLICATION NUMBER: 20-6866

ADDRESS: 1485 SEYBURN

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: ELISE DECHARD, E-N-D STUDIO

PROPERTY OWNER: KATE AND ZAK TOOMEY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/24/2020

DATE OF STAFF SITE VISIT: 10/02/2020

PREPARED BY: A. DYE

SCOPE: ERECT DORMER

EXISTING CONDITIONS

The 2-1/2 story Queen Anne structure at 1485 Seyburn was built in 1905. Wood shake shingles wrap the second floor and flare out where they meet the belly band trim, under which red bricks face the first floor's outer walls. The house sits high on the site with steps leading from the sidewalk to a porch that spans the front of the house. Grouped windows, thick bargeboards, dentil trim, flared eaves, an oriel window and front and rear elevation dormers replete with bellcast hip roofs, create a unique architectural composition.



PROPOSAL

Per the applicant's narrative:

"The renovation will transform the existing attic into a functional guest bedroom with sleeping area and full bathroom. In order to provide appropriate head clearance for access to the space, a dormer will be constructed above the existing stair.

The interior ceiling of the dormer sits at 6'-8" above the nosing of the top stair. Two double hung wood windows painted to match the existing will be located in the dormer. The windows are sized to provide the code required emergency escape and rescue openings for the habitable attic.

The exterior massing of the dormer draws from the existing dormers on the front and rear facades, with a hip roof matching the style of the other secondary dormers. The eave and trim details will match those on the existing secondary dormer on the front façade in material, scale, and color."

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was established in 1983.
- As the interior requirements created the need for a tall dormer, the hip roof creates a contemporary and sympathetic form to the shorter historic bellcast hip roofs on the front and rear of the house.
- The location of the new dormer, directly behind the chimney on the northside of the house, creates a visual screen from the public right-of-way.

ISSUES

- None

RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials, nor will it result in the alteration of features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation.







Location of proposed dormer













Project Overview

PROJECT	SEY - 1485 SEYBURN ATTIC RENOVATION + DORMER
PROJECT ADDRESS	1485 Seyburn Street Detroit, MI 48214
CLIENT	Kate + Zak Toomey
DATE	09/14/20

Project Narrative

The renovation will transform the existing attic into a functional guest bedroom with sleeping area and full bathroom. In order to provide appropriate head clearance for access to the space, a dormer will be constructed above the existing stair.

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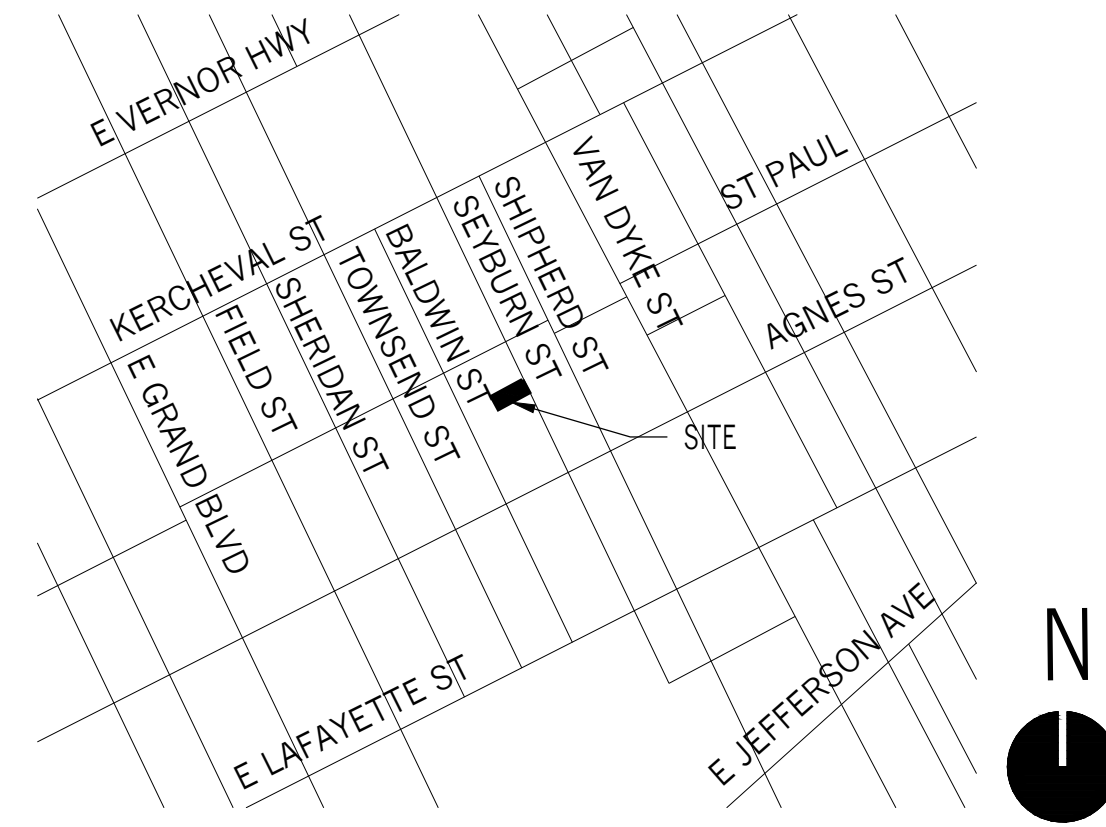
SEYBURN ATTIC RENOVATION & DORMER

ARCHITECT
 ELISE DECHARD
 END STUDIO, LLC
 1533 MERRICK STREET
 DETROIT, MI 48208
 908.419.8398
 ELISE@E-N-D-STUDIO.COM

CONTRACTOR
 TBD

STRUCTURAL ENGINEER
 TBD

MEP ENGINEER
 N/A



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THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

PROJECT INFORMATION

OWNER: KATE & ZAKARY TOOMEY
 ADDRESS: 1485 SEYBURN STREET
 DETROIT, MI 48214
 PARCEL ID NUMBER: 17011007.
 REGULATING BODY: CITY OF DETROIT
 CODE: 2015 MICHIGAN RESIDENTIAL CODE
 ZONING: R1 - LOW DENSITY RESIDENTIAL
 HISTORIC DISTRICT: WEST VILLAGE
 SUBDIVISION: WESSONS SUBDIVISION

ZONING REVIEW

PRIMARY STRUCTURE REGULATIONS

MAX. BUILDING HEIGHT 35'
 MAX. LOT COVERAGE 35%
 MIN. LOT WIDTH: 50'-0"
 MIN. LOT AREA: 5,000 SF
 FRONT YARD SETBACK 20'
 BACK YARD SETBACK 30'
 SIDE YARD SETBACK 4' MINIMUM / 14' COMBINED

EXISTING

USE: SINGLE-FAMILY RESIDENTIAL
 LOT SIZE: 4,356 SF
 LOT WIDTH: 35'-0"
 LOT DEPTH: 125'-0"
 EX. HOUSE FOOTPRINT: 1,300 SF
 LOT COVERAGE: 29.8%
 EX. HOUSE AREA 2,240 SF INCL. ATTIC > 7'-0"
 EX. BUILDING HEIGHT 27'-5" TO MEAN ROOF HT
 33'-0" OVERALL HEIGHT

PROPOSED

USE: SINGLE FAMILY RESIDENTIAL
 HOUSE FOOTPRINT: 1,300 SF
 LOT COVERAGE: 29.8%
 HOUSE AREA 2,270 SF INCL. ATTIC > 7'-0"
 BUILDING HEIGHT 27'-5" TO MEAN ROOF HT
 33'-0" OVERALL HEIGHT

SHEET LIST

#	DRAWING NAME	PERMIT SET SEPTEMBER 14, 2020
T-000	TITLE	•
G-001	GENERAL NOTES	•
A-100	ATTIC PLANS	•
A-200	ELEVATIONS	•
A-300	SECTIONS	•

SEYBURN ATTIC RENOVATION & DORMER
 1485 Seyburn Street
 Detroit, MI 48214

NO.	ISSUE/REV.	DATE
...	PERMIT SET	09/14/20

TITLE

T-000

DRAWING SYMBOL KEY

	EXISTING WALL TO REMAIN		DRYWALL / PLASTER
	NEW WALL CONSTRUCTION		EARTH / SOIL
	CAST IN PLACE CONCRETE		PLYWOOD
	CONCRETE MASONRY UNIT (CMU)		WOOD
	BRICK MASONRY		WOOD - DIMENSIONAL LUMBER
	CRUSHED STONE		WOOD - ROUGH BLOCKING
	STEEL		BATT INSULATION
	ALUMINUM		SPRAY FOAM INSULATION
	RIGID INSULATION		DEMO WALL
	ROOM TAG		SECTION
	DOOR TAG		DETAIL CALL OUT
	WINDOW TAG		FINISH TAG
	WALL TYPE		INTERIOR ELEVATION(S)
	ELEVATION MARKER		REVISION TAG
	EXTERIOR ELEVATION DWG NUMBER SHEET NUMBER		LOT LINE
	FLOOR DRAIN		SETBACK
	ROOF DRAIN		STRUCTURAL GRID LINE

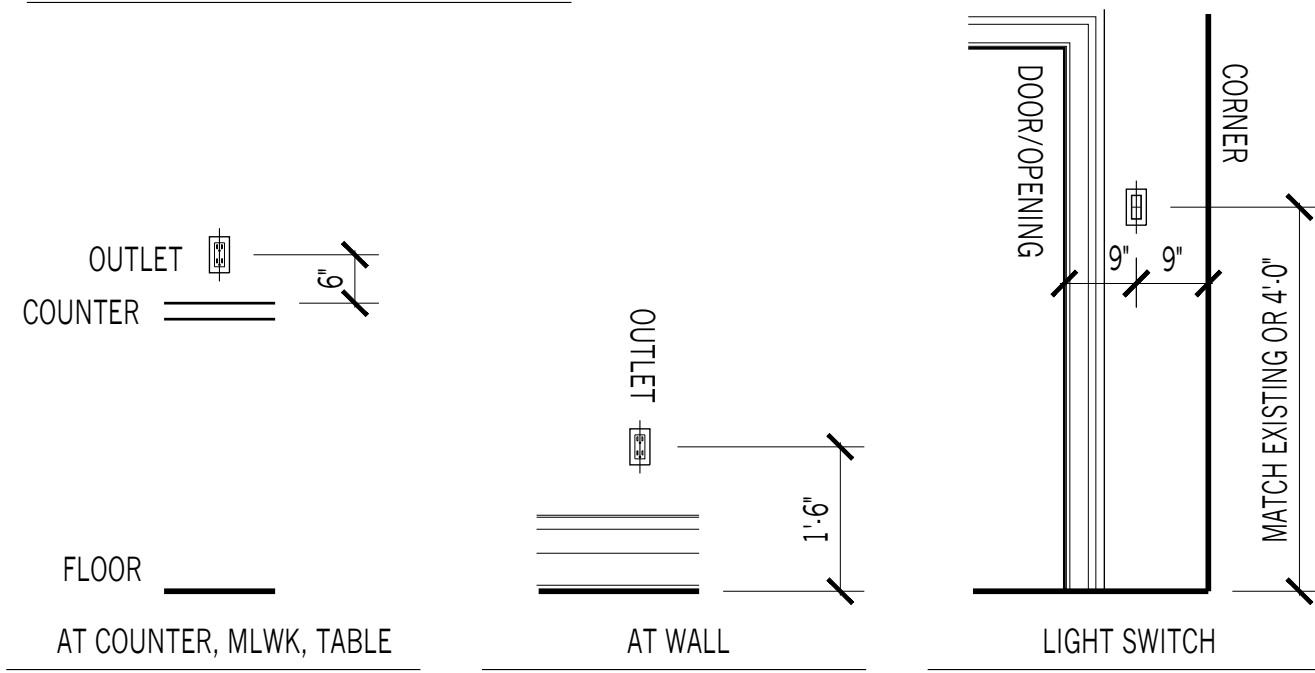
ABBREVIATIONS

ABV ABOVE	DEG DEGREE	GA GAUGE	OPP OPPOSITE	SS STAINLESS STEEL
ACOUS ACOUSTICAL	DIM DIMENSION	GALV GALVANIZED	OPT OPTION(AL)	STD STANDARD
ADA AMERICANS WITH DISABILITIES ACT	DW DRYWALL	GAR GARAGE	OZ OUNCE	STL STEEL
ADD ADDITIONAL	DISP DISPENSER	GC GENERAL CONTRACTOR	PH PENTHOUSE	STR STAIR
ADJ ADJACENT	DN DOWN	GFRG GLASS FIBER REINFORCED CONCRETE	PL PROPERTY LINE	STRUC STRUCTURE
AFF ABOVE FINISHED FLOOR	DR DOOR	LAV LAVATORY	PLAS PLASTIC	SUP SUPPLY
ALT ALTERNATE	DSPT DOWNSPOUT	LBS POUNDS	PLUM PLUMBING	SUSP SUSPENDED
ALW ALLOW	DTL DETAIL	LF LINEAR FEET	PLY PLYWOOD	SYM SYMMETRICAL
ALWB ALLOWABLE	DWG DRAWING	LN LINEAR	PNT PAINT	SYST SYSTEM
ALUM ALUMINUM	EA EACH	LT LIGHT	POL POLISHED	UL UNDERWRITERS LABORATORY
ANOD ANODIZED	EC ELECTRICAL CONTRACTOR	MACH MACHINE	PRTN PARTITION	UON UNLESS OTHERWISE NOTED
ARCH ARCHITECT	EL ELEVATION	MAS MASONRY	PSF POUNDS PER SQUARE FOOT	VNL VINYL
ASMB ASSEMBLY	ELEC ELECTRICAL	MAX MAXIMUM	PT PRESSURE TREATED	VERT VERTICAL
	ELEV ELEVATOR	MC MECHANICAL CONTRACTOR	PTD PAINTED	VEST VESTIBULE
BLDG BUILDING	ENCL ENCLOSURE	MDF MEDIUM DENSITY FIBER BOARD	QUAL QUALITY	VIF VERIFY IN FIELD
BLT-IN BUILT-IN	ENG ENGINEER	MECH MECHANICAL	QTY QUANTITY	W WIDTH
	EQ EQUAL	MEMB MEMBRANE	R RISER	W/ WITH
CAB CABINET	EQUIP EQUIPMENT	MFTD MANUFACTURED	RAD RADIUS	W/O WITHOUT
CEM CEMENT	EST ESTIMATE(D)	MFR MANUFACTURER	RD ROOF DRAIN	WAT WATER
CIP CAST IN PLACE	EXH EXHAUST	MH MANHOLE	RECT RECTANGULAR	WC WATER CLOSET
CL CENTER LINE	EXP JT EXPANSION JOINT	MIN MINIMUM	REF REFERENCE	WD WOOD
CLG CEILING	EXIST EXISTING	MIR MIRROR	REINF REINFORCED	WP WATERPROOFING
CLO CLOSET	EXT EXTERIOR	MISC MISCELLANEOUS	REQD REQUIRED	WPT WORKING POINT
CMU CONCRETE MASONRY UNIT	F&I FURNISH AND INSTALL	MMR MOISTURE & MOLD RESISTANT	REV REVISION	WT WEIGHT
COL COLUMN	FAB FABRICATE	MO MASONRY OPENING	RF ROOF	
CONC CONCRETE	FBO FURNISH BY OWNER	MTL METAL	RM ROOM	
CONST CONSTRUCTION	FLDR FLOOR DRAIN	MUL MULLION	RO ROUGH OPENING	
CONT CONTINUOUS	FIN FINISH(ED)	NFC NOT FOR CONSTRUCTION		
COORD COORDINATE	FLG FLOORING	NIC NOT IN CONTRACT		
CORR CORRIDOR	FLR FLOOR	NO NUMBER		
CPT CARPET	FLUOR FLUORESCENT	NOM NOMINAL		
CTR CENTER	FND FOUNDATION	NTS NOT TO SCALE		
CW COLD WATER	FP FIRE PROOFING	OC ON CENTER		
	FO FACE OF	OD OUTSIDE DIAMETER		
	FT FOOT/FEET	OPNG OPENING		
	FTG FOOTING			
DBL DOUBLE				
DEMO DEMOLITION				
DIA DIAMETER				

POWER, DATA, & LIGHTING KEY

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DUPLEX		SWITCH
	DUPLEX - SPECIFIC MOUNTING HT.		DIMMER SWITCH
	DUPLEX - GFI		THREE-WAY SWITCH
	QUADPLEX		THREE-WAY DIMMER SWITCH
	DUPLEX IN FLOOR		JAMB SWITCH
	DUPLEX IN CEILING		TELEPHONE
	SMOKE DETECTOR		INTERNET
	CARBON MONOXIDE DETECTOR		TELEVISION
	SPEAKER LOCATION		PENDANT FIXTURE
	SPEAKER INPUT		FLUSH MOUNT FIXTURE
	RECESSED FIXTURE		LED STRIP LIGHT
	WALL MOUNTED SCOSCE		VENTILATION FAN
	W DENOTES WET-RATED FIXTURE		VENTILATION FAN W/ LIGHT
	TRACK LIGHTING		EXISTING FIXTURES

TYPICAL MOUNTING HEIGHTS



GENERAL NOTES

- THIS APPLICATION IS BEING FILED FOR AN ATTIC RENOVATION AND STAIR DORMER ADDITION TO AN EXISTING HOUSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 MICHIGAN RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS, INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (MECHANICAL, ELECTRICAL, PLUMBING, ETC).
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS, ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING, NOTIFY ARCHITECT FOR CLARIFICATION.
- ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

PLAN NOTES

- ALL NEW EXTERIOR WALLS TO BE 2X6 CONSTRUCTION @ 16" O.C. W/R-21 BATT INSULATION AND ONE (1) LAYER 1/2" GYP BOARD INTERIOR SIDE, UNLESS OTHERWISE NOTED.
- ALL NEW INTERIOR PARTITIONS TO BE 2X4 CONSTRUCTION @ 16" O.C. W/ ONE (1) LAYER 1/2" GYP BOARD EACH SIDE, UNLESS OTHERWISE NOTED.

DEMO PLAN NOTES

- ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.

POWER, LIGHTING, & RCP NOTES

- UNLESS OTHERWISE NOTED, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE CENTERED ON WALL OR BETWEEN OR BENEATH THE WINDOWS, DOORS, OTHER WORK, OR OTHER FIXTURES THEY ARE LOCATED IN RELATION TO.
- RECEPTACLES SHOULD BE MOUNTED TO MATCH THE HEIGHT AND ORIENTATION OF EXISTING RECEPTACLES IN ROOM. SWITCHES TO BE MOUNTED TO MATCH THE HEIGHT OF EXISTING SWITCHES IN ROOM. IF NO REFERENCE EXISTS, ALL RECEPTACLES & LIGHT FIXTURES SHALL BE MOUNTED AT THE HEIGHTS SPECIFIED IN THE TYPICAL MOUNTING HEIGHTS DIAGRAM, UNLESS OTHERWISE NOTED.
- SWITCHES, FIXTURES, AND RECEPTACLES SHOWN ADJACENT ON PLAN WITH DIMENSION ONLY TO ONE OF THEM SHOULD BE COMBINED IN BANKS OR STACKED VERTICALLY.
- ALL APPLIANCE-SPECIFIC OUTLETS TO BE COORDINATED WITH APPLIANCE SELECTION.



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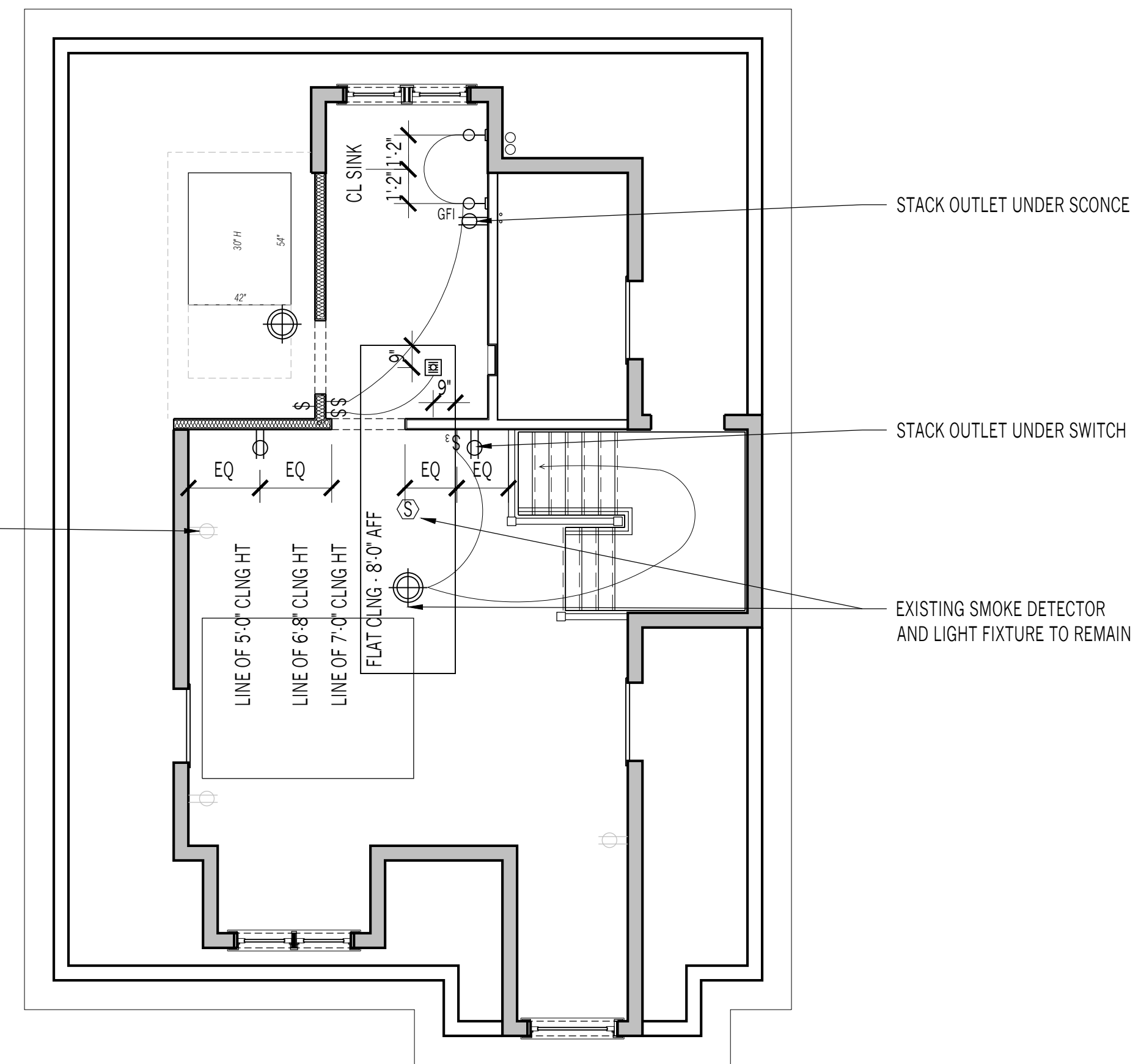
G-001

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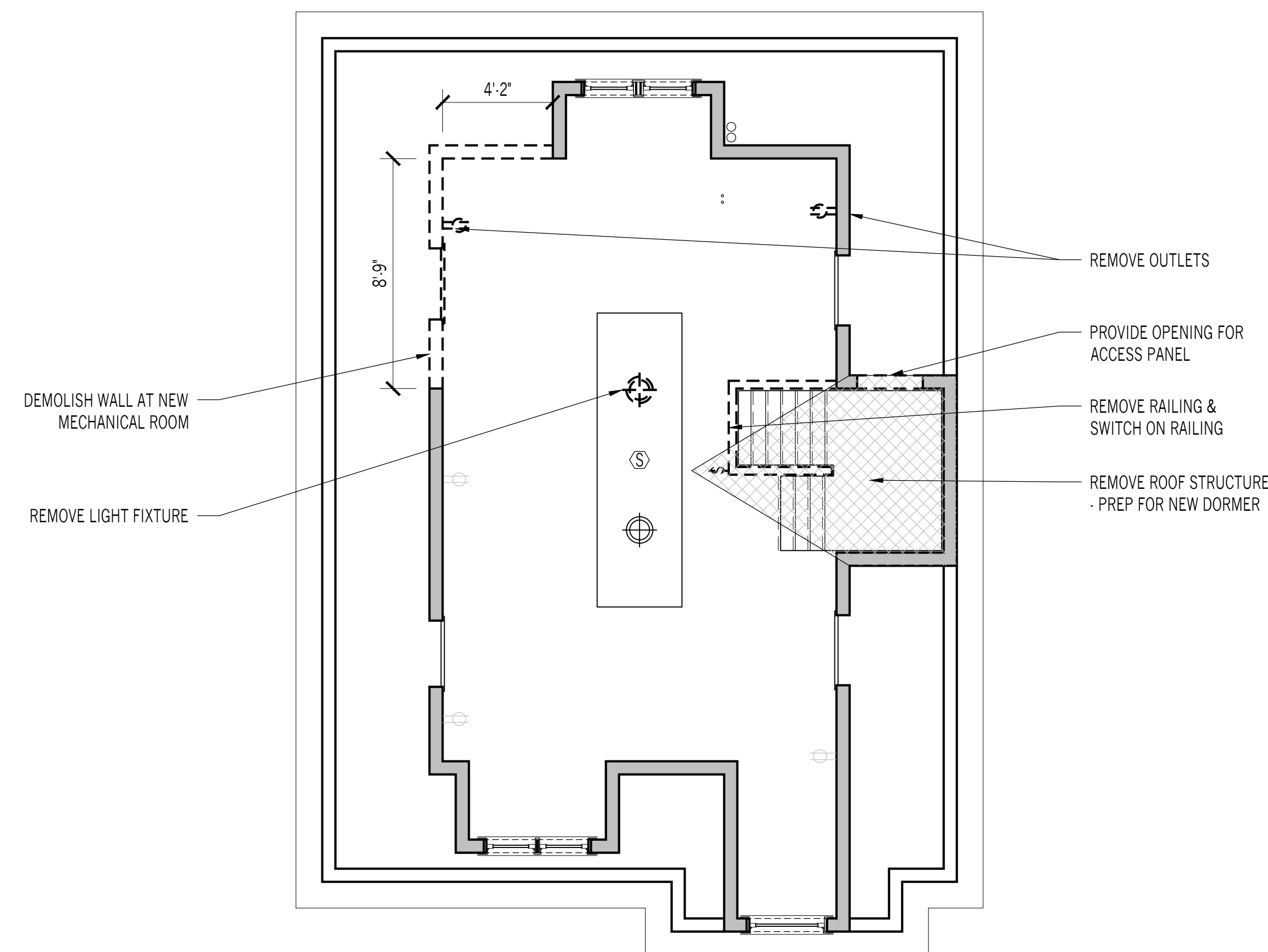
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ATTIC FLOOR PLAN & RCP

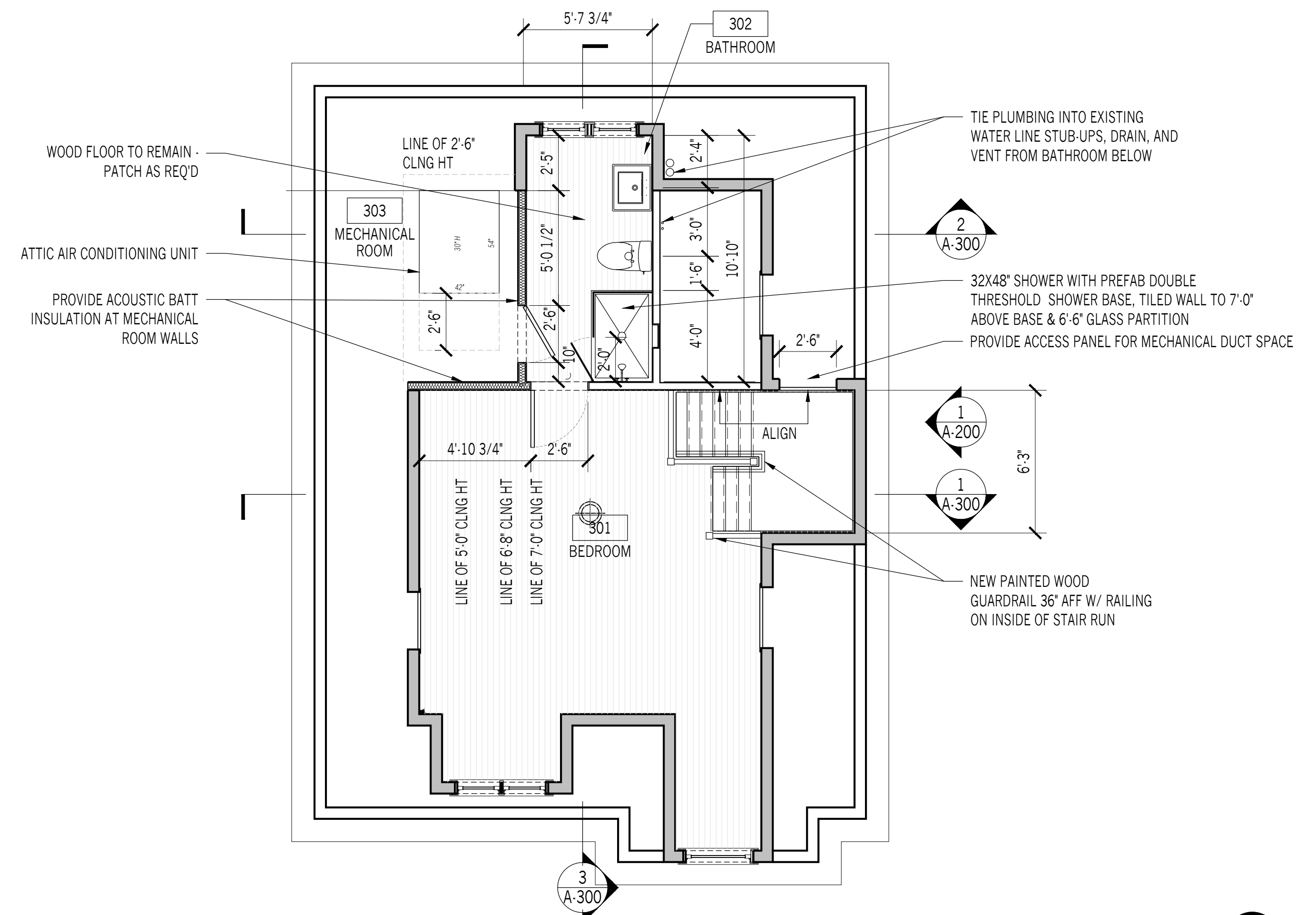
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03 REFLECTED CEILING PLAN
 1/4" = 1'



02 DEMOLITION PLAN
 1/4" = 1'



01 ATTIC FLOOR PLAN
 1/4" = 1'



WINDOW SCHEDULE									
#	MANUFACTURER	MODEL/STYLE	SIZE			FINISH			NOTES
			W	X	H	INT	EXT	GLAZ	
1	MARVIN OR APPROVED EQUAL	UWDH3028	2'-10"	X	5'-3"	PTD	PTD	DBL IGU	EGRESS WINDOW - 5.75F CLEAR OPENING REQ'D
2	MARVIN OR APPROVED EQUAL	UWDH3028	2'-10"	X	5'-3"	PTD	PTD	DBL IGU	EGRESS WINDOW - 5.75F CLEAR OPENING REQ'D

02 WINDOW SCHEDULE
 NTS



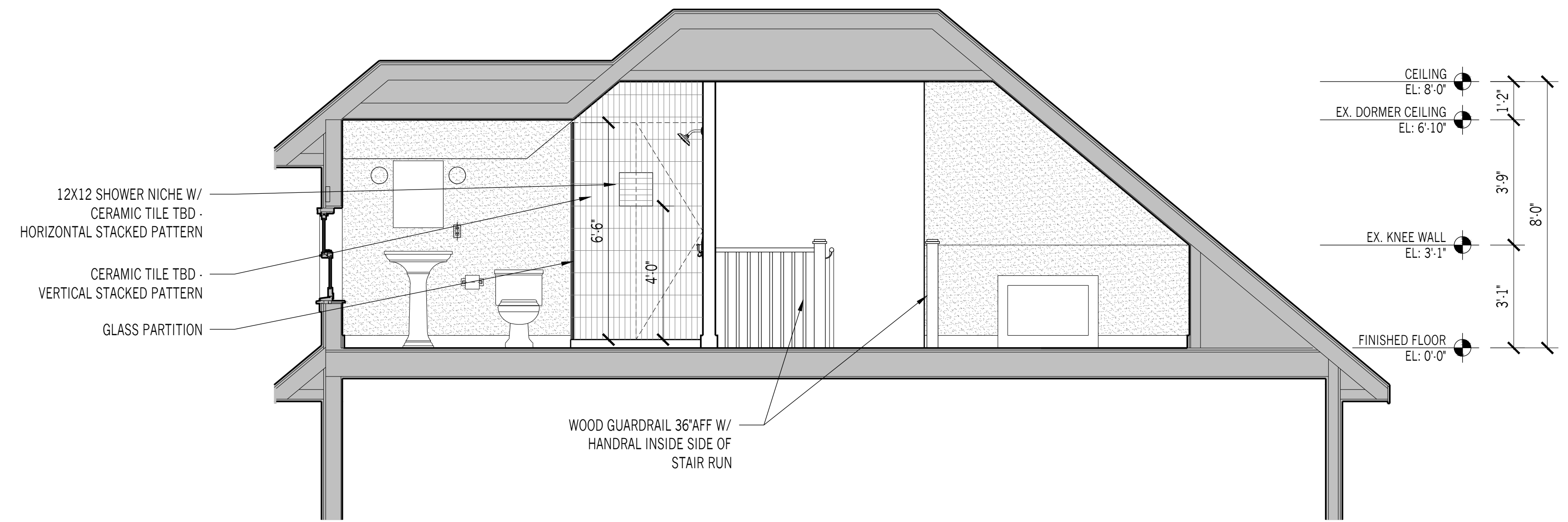
01 NORTH ELEVATION
 1/4" = 1'

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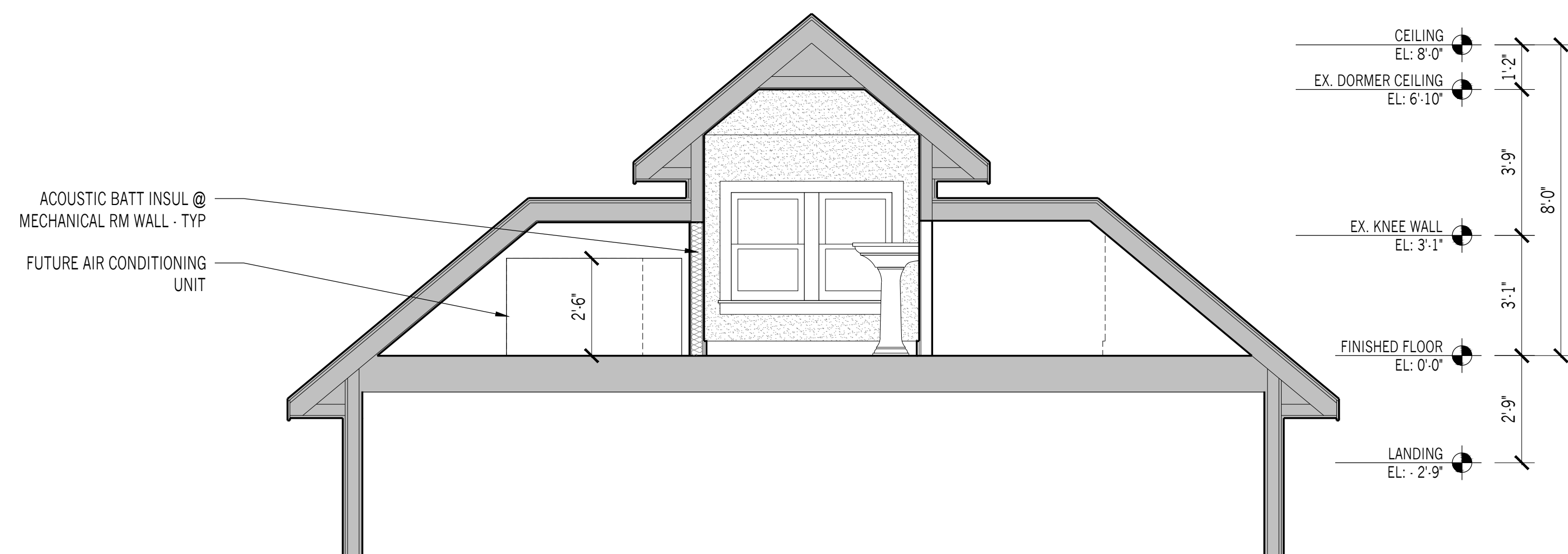
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EXTERIOR ELEVATIONS

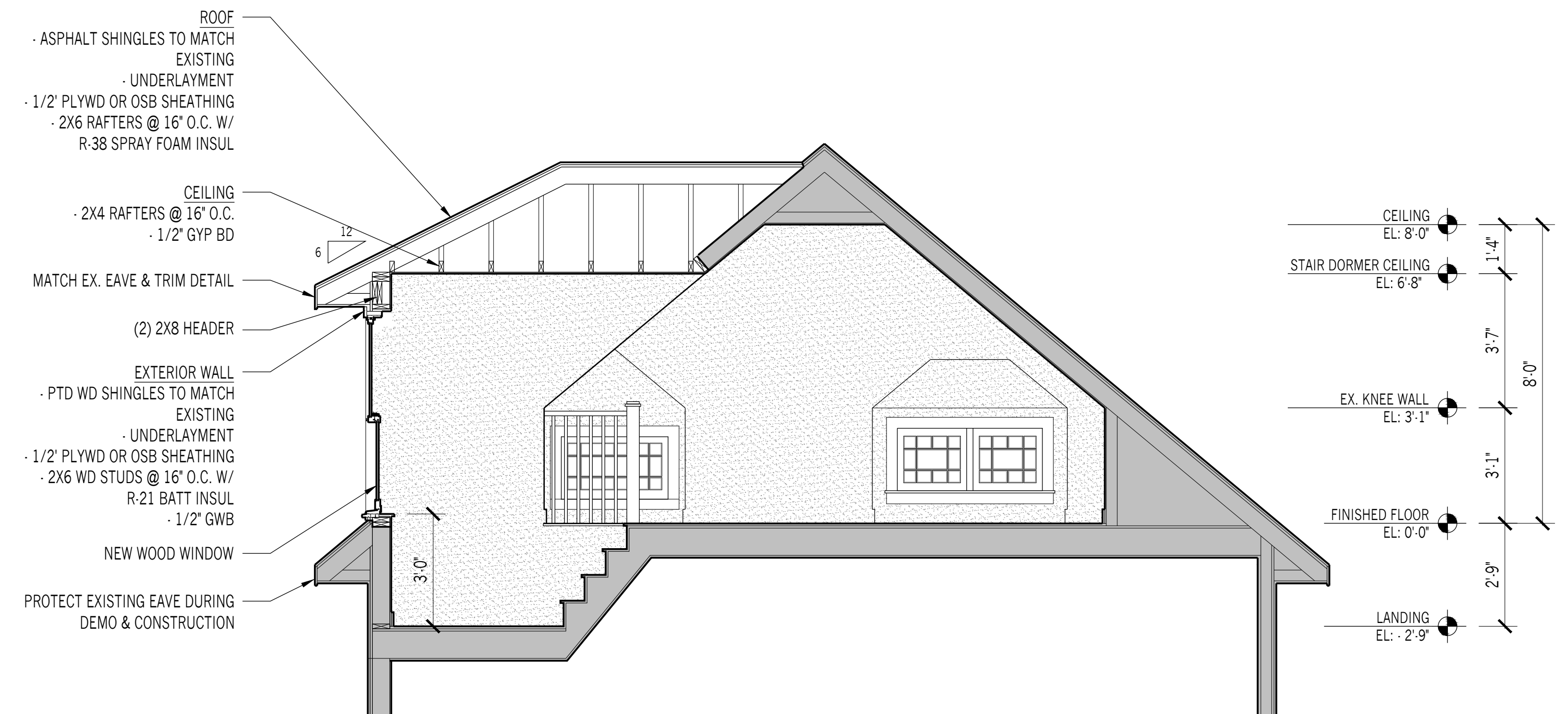
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03 LONGITUDINAL SECTION
 $\frac{3}{8}'' = 1'$



02 TRANSVERSE SECTION THROUGH BATHROOM
 $\frac{3}{8}'' = 1'$



01 TRANSVERSE SECTION THROUGH STAIR DORMER
 $\frac{3}{8}'' = 1'$

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1485 SEYBURN - ATTIC RENOVATION
PERMIT DRAWINGS

COLORIZED ELEVATION
SEPTEMBER 14, 2020