

STAFF REPORT: MARCH 10 2021 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 21-7122

ADDRESS: 755 SEYBURN

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: NICK MANCUSO (OWNER)

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/22/2021

SCOPE OF WORK: INSTALL GARAGE DOOR AT PREVIOUS LOCATION ON EXISTING GARAGE

EXISTING CONDITIONS

The home located at 755 Seyburn is two stories in height was erected ca. 1915. The hipped roof has deep overhanging eaves with exposed rafter tails. Hipped-roof dormers top the roof. A full-width, one-story, hipped-roof porch which extends the width of the primary elevation displays decorative dentil detailing and round wood columns. Exterior walls are clad with brick, while wood shake is visible at the side elevation, hipped roof bay windows and the dormer front and side walls. Windows are the original double-hung wood sash units.

The site also includes a ca. 1970 detached garage which sits to the rear/west of the house, at the property's northwest corner. A curbut at the sidewalk to the north of the property and a concrete apron/ramp leads to the garage's north elevation former entry (now enclosed). The garage is one story in height and is topped by a pyramidal roof. Exterior walls are clad with wood Dutch Lap drop siding. A single wood person door is located on the building's south elevation while a single metal overhead vehicle door is on the east elevation. This overhead vehicle door opens to the grassy rear yard, and there is not a driveway that leads from Seyburn Street/the front yard to the garage.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to install a new door at the building's north, Lafayette Street-facing elevation. Specific work items associated with the scope of work include the following:

- Remove Lafayette (north elevation) garage wall and salvage siding
- Remove existing (east elevation) overhead metal door
- Infill east elevation opening with wood siding salvaged from the north elevation to match/adjacent cladding existing
- Fix any damaged or rotten wood siding.
- Frame and trim north sidewall for new garage door.
- Install new 16' x 7' garage door at north elevation. New garage door will be insulated (double-layer with steel and insulation for security purposes), ribbed panel, dark brown to match existing exterior https://www.amarr.com/residential/collection_options/stratford
- Prime and paint exterior of garage to match existing dark brown color.

STAFF OBSERVATIONS AND RESEARCH

- A review of the submitted interior photo indicates that that north elevation former entrance is a single opening as a center post/vertical structural member does not currently exist at that wall.
- A review of historic Sanborn Fire Insurance maps revealed that the garage was erected sometime after 1970. See the below maps, which indicate two garage structures of different sizes having been located at and near the northwest corner of the parcel, while the current garage sits at the southwest corner of the lot. The south elevation door does appear to date from the early 20th century. However, it is staff's opinion that the door was likely salvaged and installed at its current location when the current garage was built.
- It is not uncommon for garages of this vintage, scale, materiality, and type/construction to have been built with a single overhead vehicle door
- It is staff's opinion that the proposed garage door will not result in the removal of historic materials or alteration of features and spaces that characterize the garage (as the north elevation currently displays a single opening and lacks a structural center post)

ISSUES

- None

RECOMMENDATION

Section 21-2-73, Certificate of Appropriateness (COA)

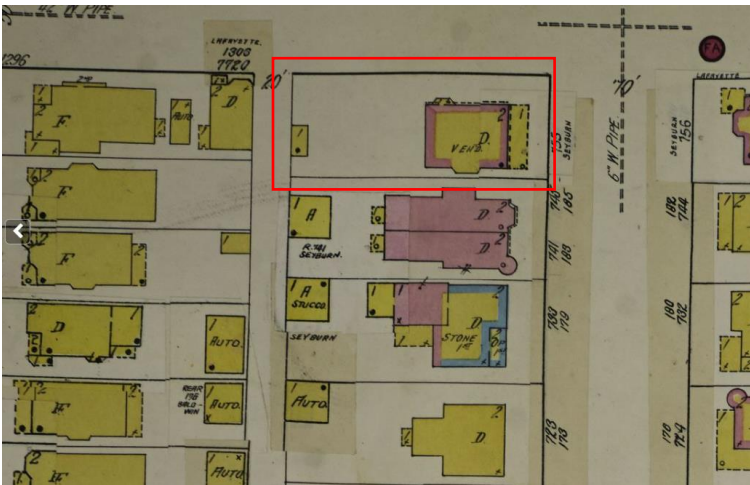
It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission issue a COA for the proposed application because it meets the Secretary of the Interior's Standards and the West Village District's Elements of Design



Interior, facing infilled north elevation, proposed location of new door. Note that a center post is not extant.



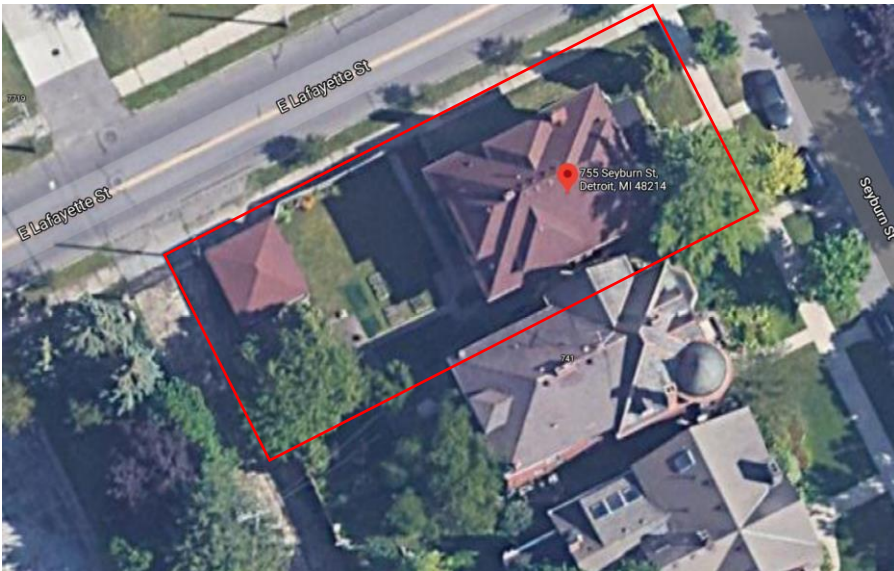
Exterior, north elevation. Proposed location of new garage door. Note, that the vertical element is not structural. It has merely been applied to the exterior wall surface



Sanborn Map, corrected to 1951. Note scale and location of the garage



Sanborn Map, 1970. Note that the garage sits at the building's extreme southwest corner



Google aerial, 2020. Note that the garage sits at the parcel's extreme northwest corner

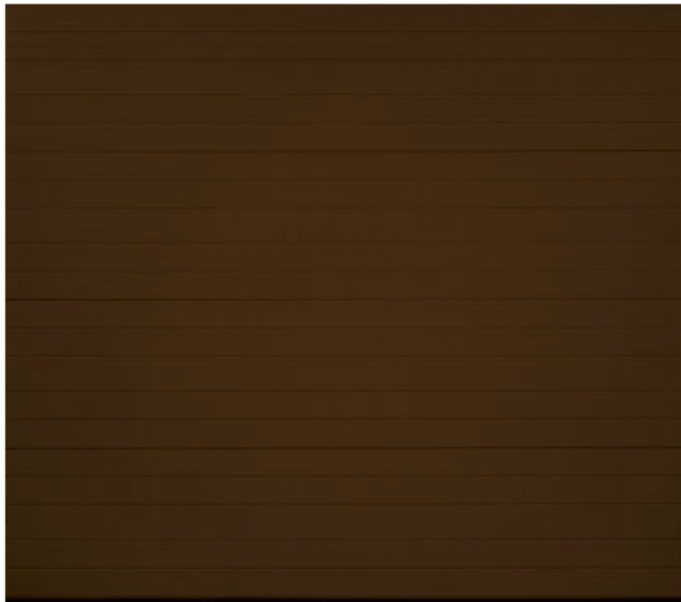
Description of existing conditions

Current 18' x 20' shed has no vehicle entry point anymore but a concrete ramp on the north side (Lafayette) exists from a time in the past when the shed previously had a garage door. Current materials are wood panel siding with some damage and rotten in areas near the base of the north side from water damage due to poor drainage. Roof has asphalt shingles that were installed in 2010. Interior of shed currently has functioning 120V electric wiring and concrete foundation in good condition.

- Dimensions of exterior north side wall: 220" (over 18 feet) wide and 96" tall (8 feet) from base to trim.

Description of project

Remove Lafayette (north) side garage wall. Frame north side wall for garage door opening. Install new 16' x 7' garage door. Remove existing east side shed door and install new wood siding that matches existing. New garage door will be insulated (double-layer with steel and insulation for security purposes), ribbed panel, dark brown to match existing exterior (link and screenshot below): https://www.amarr.com/residential/collection_options/stratford



Project Scope of Work

- Remove Lafayette (north side) garage wall.
- Remove existing (east side) shed door and in-fill with wood from north side removal
- Install new wood siding on east side to match existing.
- Fix any damaged or rotten wood siding.
- Frame and trim north side wall for new garage door.
- Install new 16' x 7' garage door.
- Prime and paint exterior of garage to match existing dark brown color.

Pictures

- Front of house (east facing):



- Back of house (west side):



- View from back yard (east side):



- View from back alley (west side):



- View from back yard (south side):



- View from Lafayette (north side) for garage door entry (shows existing concrete ramp):



- Garage interior view of Lafayette (north side) wall including old header:



Construction contractor:

Kuper & Co.

Matt Kuper

5568 Saint Aubin Street

Detroit, MI 48211-2639

cell phone 313-801-3047

smckuper@yahoo.com

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

 MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant


Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

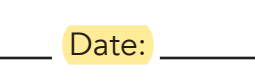
Print Name: _____ Signature:  Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature:  Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

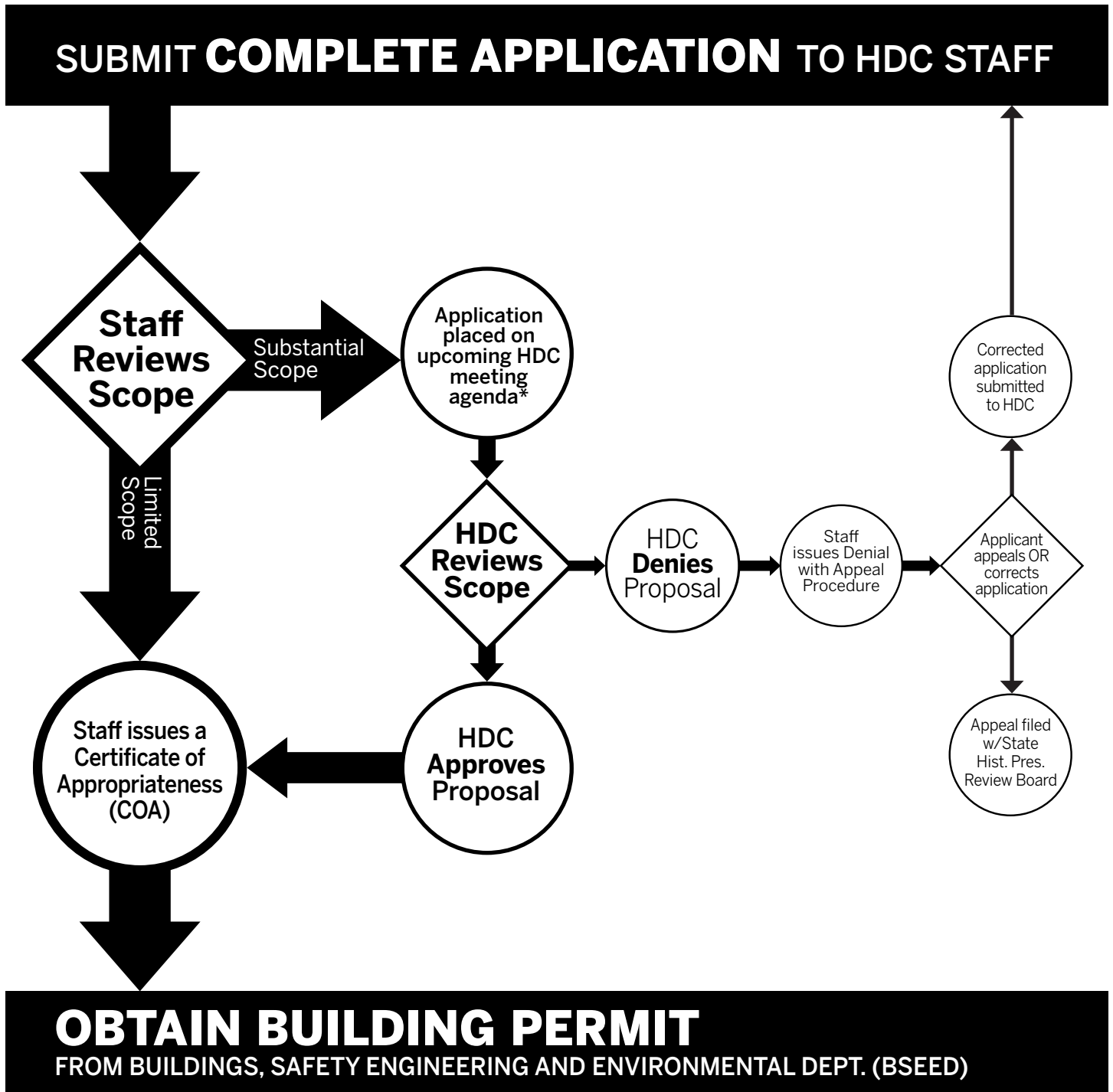
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc