

STAFF REPORT: 5/12/2021 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 21-7219

ADDRESS: 1700 SEYBURN

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: SHANLEY PEARL

OWNER: SHANLEY PEARL AND MATTHEW HISTED

DATE OF PROVISIONALLY-COMPLETE APPLICATION: 4/19/2021

DATE OF STAFF SITE VISIT: 5/2/2021

SCOPE: REPLACE VINYL WINDOWS AT REAR BAY WITH NEW VINYL WINDOWS; INFILL ONE WINDOW OPENING AT REAR ELEVATION

EXISTING CONDITIONS

The building located at 1700 Seyburn is a detached, single-family home that was erected ca. 1915. The dwelling is rectangular in plan and is two stories in height. The main, central mass has a hipped roof with a projecting, two-story gabled mass at the building's front elevation. Shed-roof dormers top the building's roof. Exterior walls are clad with brick at the first story and stucco at the second story. Windows at the first and second story are white vinyl, double-hung units with grids between and glass and white aluminum coilstock trim. A rectangular, flat-roof bay window at the rear elevation, first story, features wood trim with stucco panels. Prior to 4/1/2021, the bay included two vinyl windows with coilstock trim. However, three new vinyl windows were recently installed at this location without permit and/or HDC review (see below photo, provided to HDC staff on 4/24/2021). All wood trim is painted a cream yellow color. The parcel also includes a one-story, pyramidal-roof detached garage.



1700 Seyburn, front elevation



1700 Seyburn, designation slide image taken in 1983.

PROPOSAL

As per the submitted application, the property owners are seeking to pull a permit for an extensive rehab of the home, to include the removal of three existing vinyl windows and associated trim at the rear elevation. However, the applicants have initiated this work. They are therefore seeking a retroactive approval of the following work items, which are near complete as of the completion of this staff report.

Rear Elevation Bay Window

- At the rear elevation, rectangular bay window, remove two existing vinyl windows and associated aluminum trim in whole/to the rough opening
- Within the remaining opening, install three 1/1, 24"x46" vinyl windows with 2"-wide wood mullions and 5"-wide wood trim (vertical members)
- Below the windows and mullions, install a 10'-high panel. It is unclear the manner in which this panel will be finished

Rear Elevation First-Story Window

- Remove one 28x46" vinyl window and associated aluminum trim and infill with brick

STAFF OBSERVATIONS

- The submitted drawing depicts "proposed" conditions. It is clear to staff that the applicant is installing new windows, new 24"-high vertical trim elements, and a 10" high wood element beneath the new windows and trim. It is not clear if the project proposes to remove any existing elements at the bay window
- It is unclear to staff how the new 24"-high vertical trim elements and the 10" high wood element beneath the new windows and trim will be finished (painted, covered with stucco, etc.)

- The applicant has noted that they wish to undertake the proposed project in order to accommodate their kitchen remodel. See the submitted photos which indicate that the building's interior space is completely gutted
- The home currently has white vinyl windows (with grids between the glass) and aluminum throughout, with the exception of the wood windows at the rooftop dormers.
 - See the attached designation photo, which indicates that the home had wood windows throughout in 1983.
 - HDC records indicated that a previous owner submitted an application to the Commission for the installation of 24 vinyl windows in 1999. The Commission denied this application.
 - A review of Google Streetview indicated that the current vinyl windows had been installed by 2007
 - It appears that the current vinyl windows were installed without HDC review/approval sometime between 1999 and 2007
 - The current applicants recently purchased the property, well after the date of the vinyl window install violation
- The proposed work is well underway/near complete and has been undertaken without permit and/or HDC approval

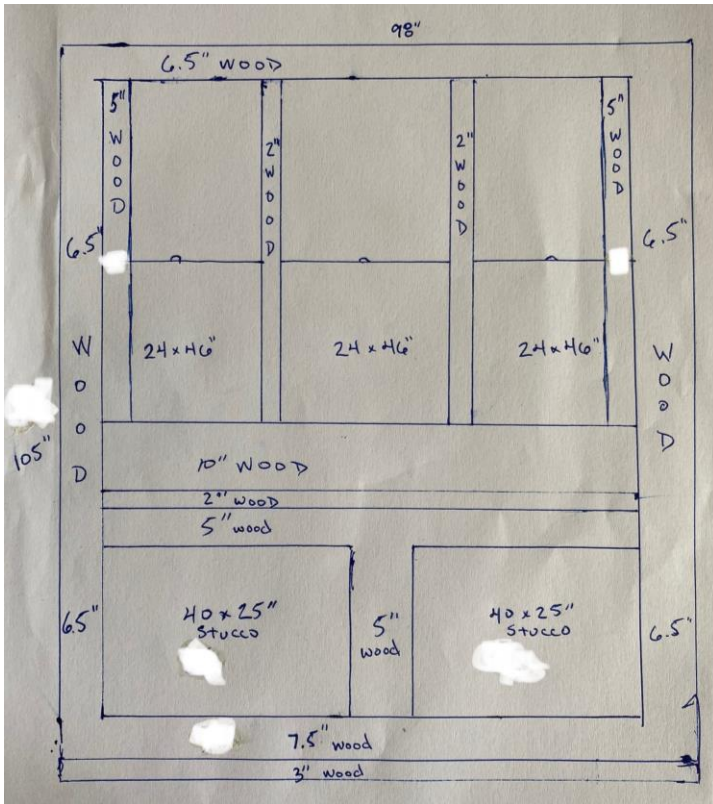
ISSUES

- As noted above, the home's current vinyl windows represent violation as there is no record that they were approved by the HDC
- It is HDC staff's opinion that vinyl windows are not compatible with the building's historic character
- The building is located at an intersection. The rear bay window is therefore highly visible and represents a distinctive character-defining feature of the home. It is staff's opinion that the vinyl windows proposed for installation at the bay window do not meet the Standards.
- As stated above, it is unclear to staff how the new 24"-high vertical trim elements and the 10" high wood element beneath the new windows and trim will be finished (painted, covered with stucco, etc.)

RECOMMENDATION – SECTION 21-2-78, DETERMINATIONS OF THE HISTORIC DISTRICT COMMISSION

It is staff's opinion that the removal of three vinyl windows and associated trim at the building's rear elevation conforms to the district's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the project. However, staff recommends that this COA be issued with the following conditions:

- None of the historic wood and stucco trim located within the bay window shall be removed. Rather, areas of deteriorated shall be repaired in kind where necessary
- The existing three vinyl windows which were installed without HDC approval shall be removed and replaced with three new 24"x36" wood or wood, aluminum-clad windows
- The applicant's final permit documents shall be revised to accurately reflect the manner in which the new 24"-high vertical trim elements and the 10" high wood element beneath the new windows and trim will be finished
- The applicant's final permit documents shall be revised to accurately reflect the Commission's approval. The documents shall be submitted to HDC staff for review and approval prior to the issuance of the permit



Proposed condition at rear elevation bay.



Rear elevation, current condition. Note that the three posed vinyl windows have been installed and the single rear window has been removed without HDC approval



Rear elevation, PRIOR TO unapproved recent window removals



Side elevation

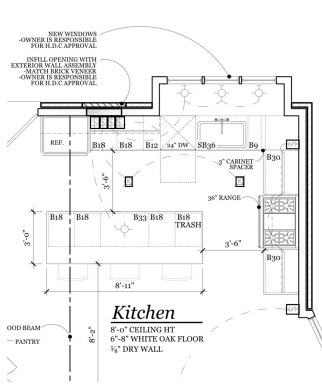


Interior conditions, typ.



High Strength Fire-Shield 30 - 5/8" NOT Type X





Specifications

| Dimensions | | | |
|------------------------------|--|------------------------------|---------------------------|
| Grid Width (in.) | None | Jamb Depth (in.) | 3.25 |
| Product Depth (in.) | 3.5 | Product Height (in.) | 45.25 |
| Product Width (in.) | 23.75 | Rough Opening Height (in.) | 46 |
| Rough Opening Width (in.) | 24 | Width (in.) x Height (in.) | 23.75 x 45.25 |
| Details | | | |
| Exterior Color/Finish | White | Exterior Color/Finish Family | White |
| Features | Tilt-In Clearing | Frame Material | Wylite |
| Frame Type | Pocket Frame | Glass Type | Low-E Glass |
| Glazing Type | Double-Pane | Grid Pattern | No Grid |
| Grille Type | No Grille | Hardware Color/Finish Family | White |
| Included | Hardware, Screen | Insect screen included | Yes |
| Interior Color/Finish Family | White | Lock Type | Cam Action |
| Number of Grids | No Grid | Number of Locks | 1 |
| Product Weight (lb.) | 27.9 | Solar Heat Gain Coefficient | 0.25 |
| Storm window | No | Tilt-In Clearing | Yes |
| U-Factor | 0.3 | Window Type | Double Hung |
| Window Use Type | Replacement | | |
| Warranty / Certifications | | | |
| Energy Star Qualified | North-Central, Northern, South-Central, Southern | Manufacturer Warranty | Limited Lifetime Warranty |

1700 Seyburn St
Detroit, MI
Shanley Pearl

Bay window - current exterior trim dimensions 82x62" // proposed dimensions 82x52" - (2) 34x56" white vinyl windows to be replaced by (3) American Craftsman double-hung 24x46" white vinyl windows with (2) 5x52" white mullions- Installing three vinyl windows into the existing vinyl window opening on the back of the house, located in the kitchen. Work is being done to accommodate the kitchen counter and sink. All exterior trim to match the existing throughout the exterior of the house.

Small window - 28x46" window on the rear of house to be filled in to match existing brick. Work is being done to accommodate kitchen cabinetry.

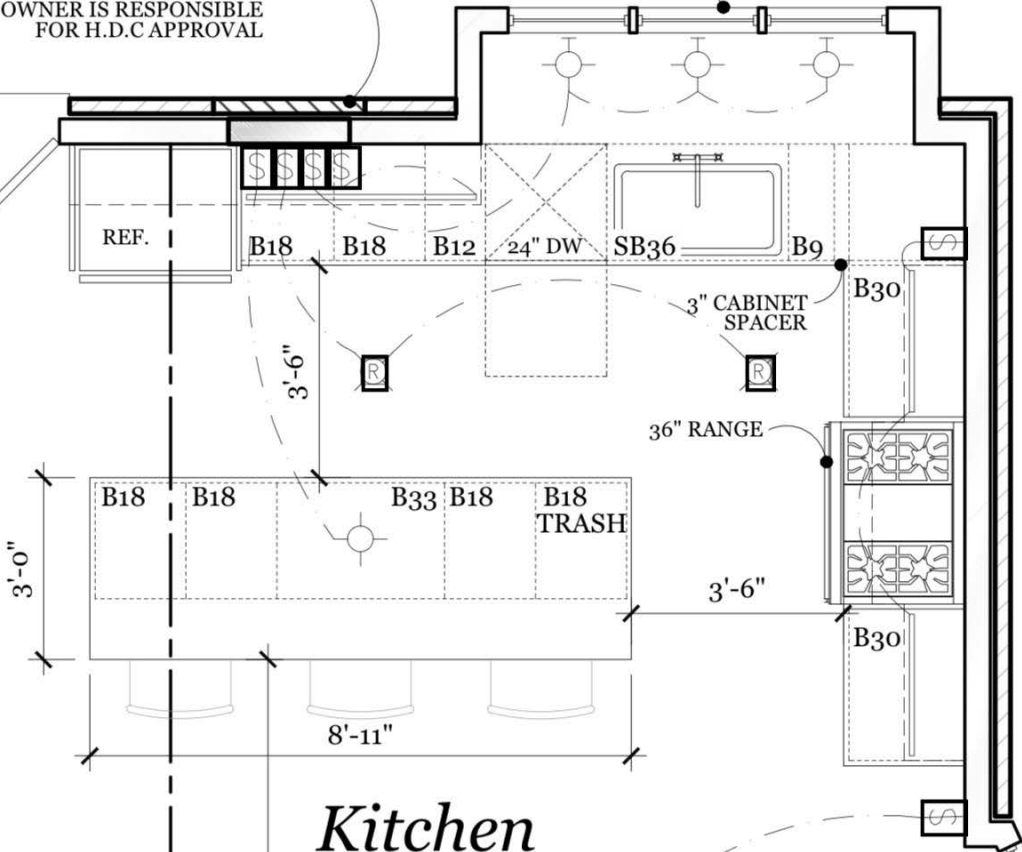
1700 Seyburn St
Detroit, MI
Shanley Pearl

Bay window - current exterior trim dimensions 82x62" with (3) American Craftsman double-hung 24x46" white vinyl windows with (2) 5x52" white mullions. The vinyl trim is damaged beyond repair.

Small window - 28x46" white vinyl window on the rear of the house has a large crack.

NEW WINDOWS
-OWNER IS RESPONSIBLE
FOR H.D.C APPROVAL

INFILL OPENING WITH
EXTERIOR WALL ASSEMBLY
-MATCH BRICK VENEER
-OWNER IS RESPONSIBLE
FOR H.D.C APPROVAL



Kitchen

8'-0" CEILING HT
6"-8" WHITE OAK FLOOR
5/8" DRY WALL

WOOD BEAM

PANTRY

8'-2"

Kitchen

8'-0" CEILING HT

B18 B36 B36 B18

3'-6"
 33" SINK
 -SPEC PROVIDED BY OWNER
 36" RANGE
 CABINET SPACER
 RANGE HOOD
 -SPEC PROVIDED BY OWNER

CABINET: SHILOH
 -STYLE: SLAB
 -COLOR: ACORN

QUARTZ BACK SPLASH
 RUNNING UP THE WALL
 PAST THE FAUCETS

12/29 - 1 appliance pull
 12 bin pulls

1/5 - 1 small latch

1/8 - 2 pulls (appliance)

1/16 - 21 knobs



$12 \text{ knobs} + 9 \text{ knobs} = 21 \text{ knobs}$

1 small latch

$9 \text{ pulls} + 4 = 13 \text{ pulls} - 1$

12 pulls

- 1 big latch
- 2 latches =
- knobs = 21 knobs
- 1 pulls =
- 3 appliance pulls =

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

2020

Designed: 11/10/2020
 Printed: 11/11/2020

Kitchen 11-10-20

All

Drawing #: 1



Dimensions

| | |
|----------------------------|---------------|
| Grid Width (in.) | None |
| Jamb Depth (in.) | 3.25 |
| Product Depth (in.) | 3.5 |
| Product Height (in.) | 45.25 |
| Product Width (in.) | 23.75 |
| Rough Opening Height (In.) | 46 |
| Rough Opening Width (In.) | 24 |
| Width (in.) x Height (in.) | 23.75 x 45.25 |

Details

| | |
|------------------------------|------------------|
| Exterior Color/ Finish | White |
| Exterior Color/Finish Family | White |
| Features | Tilt-In Cleaning |
| Frame Material | Vinyl |
| Frame Type | Pocket Frame |
| Glass Type | Low-E Glass |

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

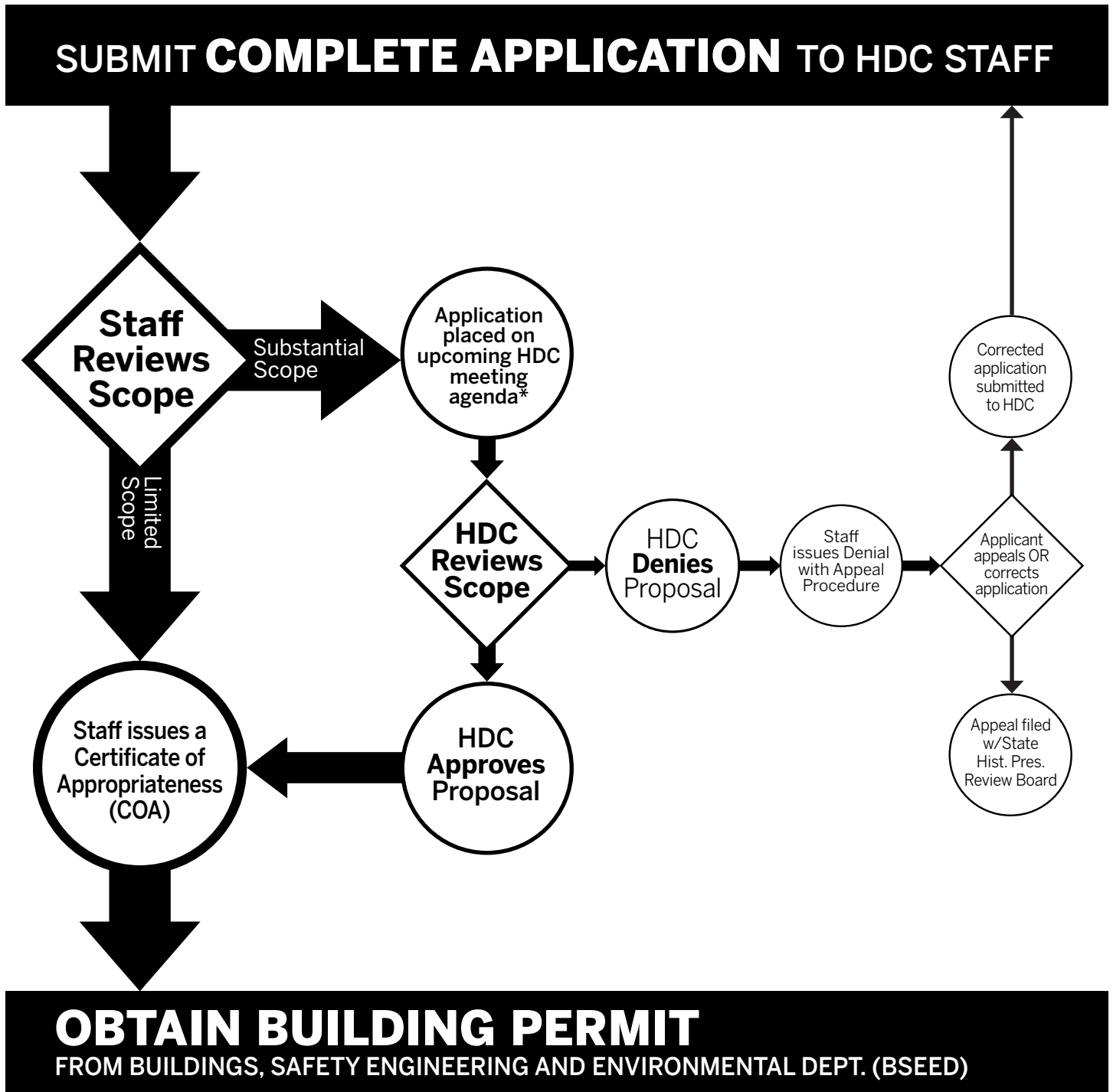
Signature: _____ My Commission Expires: _____
(Notary Public)

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



* 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



City of Detroit
Buildings, Safety Engineering and Environmental Department
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Detroit, Michigan 48226

Receipt No.: **949878**
Receipt Date: **12/29/2020**

Applicant:

HOLCOMB DEVELOPMENT

RECEIVED JAN 11 2021

1700 Seyburn
Permit App

RECEIPT

RECORD & PAYER INFORMATION

Record ID : BLD2020-05970
Record Type : Building Permit Application
Payer : ellen casazza
Property Address : 1700 SEYBURN, DETROIT, MI 48214

Description of Work : List of Work to be Completed:
Kitchen:
Remove all cabinetry, appliances, fixtures, drywall and flooring. Expose kitchen to original walls, Remodel including new pex & copper plumbing, electrical and new forced air heating ducting fed from existing furnace.
Master Bedroom:
Rework master bedroom to have on-suite bathroom and walk-in closet
Master Bathroom:
Remove all cabinetry, fixtures and drywall, expose as much as possible. Remodel, including new plumbing, electrical, fixtures.
Guest Bathroom:
Remove all cabinetry, fixtures and drywall, expose as much as possible. Remodel, including new plumbing, electrical, fixtures.
Powder Room:
Replace plumbing fixtures & miscellaneous finishes
Exterior Work:
NONE

P A I D FEB 16 2021

PAYMENT DETAIL

| Date | Payment Method | Reference | Comments | Amount |
|------------|----------------|-----------|----------|------------|
| 12/29/2020 | Credit Card | | | \$1,910.00 |

FEE DETAIL

| Fee Description | Invoice # | Quantity | Fee Amount | Current Paid |
|-----------------------------|-----------|----------|------------|--------------|
| Building Permit Fee Balance | 5783072 | 1337 | \$1,337.00 | \$1,337.00 |

Building Permit Deposit

5783072

573

\$573.00

\$573.00

\$1,910.00

\$1,910.00