

**STAFF REPORT: NOVEMBER 10, 2021 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 21-7586**

**ADDRESS: 1713 SEYBURN**

**HISTORIC DISTRICT: WEST VILLAGE**

**APPLICANT: BRETT MAHAFFEY, RENEWAL BY ANDERSON**

**PROPERTY OWNER: RB HELM**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 18, 2021**

**DATE OF STAFF SITE VISIT: OCTOBER 29, 2021**

**SCOPE: REPLACE SIDE AND REAR ENTRANCE DOORS**

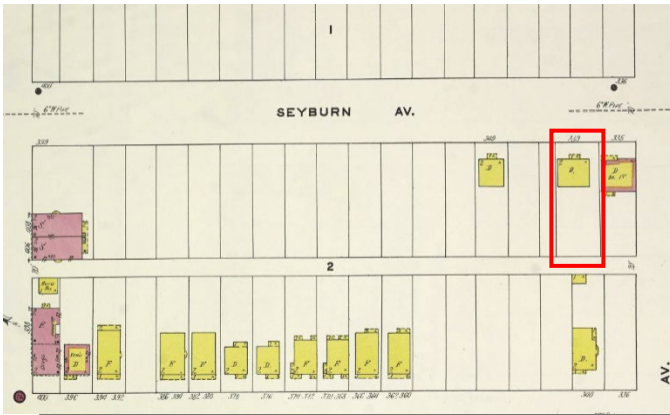
### **EXISTING CONDITIONS**

Erected in 1908, this 2-1/2 story house masonry-faced house features a reverse gable roof with two central front-facing gables. The front elevation's symmetrical design features half-timbering in the gables, and the flared eaves and vergeboards are due to the house's bellcast roof. The structure sits high on the lot and is accessed by a raised porch. The decorative wire porch supports are not original and likely replaced wood columns. It appears the stone sills have been painted to match the painted brick, creating a single color on the façades that are likely not original to the design.

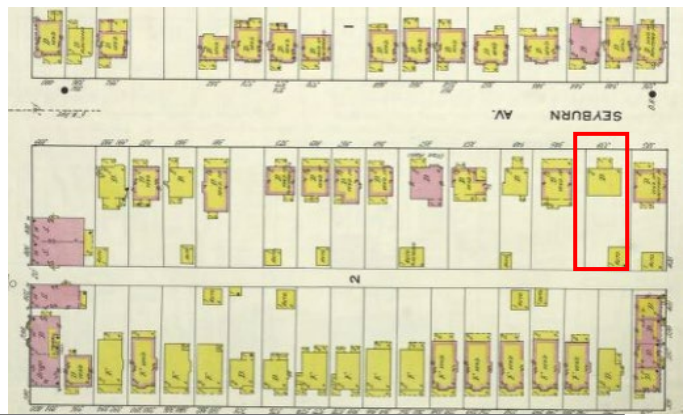
A subtle detail for a house designed with few embellishments is the repeated stepped pattern/rhythm on the front elevation. The most dominant example of this pattern was created by the double gables against the rectangular massing of the house and roof surface. The first-floor window arrangements, and patterns within the grouped window openings, offer continued stepped rhythms across the front of the structure. (However, the stepped horizontal pattern of the first-floor windows is somewhat obscured by the installation of double-hung aluminum storm windows.) The muntin pattern in the upper sash of the second-floor double-hung units features an atypical pattern with off-center, highly placed horizontal muntins.



*HDC staff photo, October 29, 2021*



Above Left: Sanborn Map Company, Vol. 8, 1910



Above Right: Sanborn Map Company, Vol. 8, 1915

By 1915, a one-car garage had been erected at the southwest corner of the rear yard at 1713 Seyburn (then-numbered 339). Staff does not have confirmation of when the garage was demolished, however a portion of a concrete pad gives evidence to its past location (as seen in the below photo).

A narrow walkway runs along the south property line, joining the front sidewalk to the rear yard. A side entrance to the house is located along this walkway, near the south-west corner of the house. While the rear yard is enclosed by a chain link fence, access is gained through a gate near the house’s side door. The rear elevation has only one exterior entry; French doors that lead to a raised, open porch.



HDC staff photo, October 29, 2021

## **PROPOSAL**

### **Side Entry**

- Remove existing wood door at side entrance
- Install a 20-gauge smooth steel entry door with one rectangular glass panel near the top (three-over-two internal muntin panel design), color: café cream
- Install a deluxe series storm door, with full screen, color: café cream

### **Rear Entry**

- Remove existing wood French doors
- Install 20-gauge smooth steel French doors, each with one rectangular glass panel near the top (three-over-two internal muntin panel design), color: café cream

## **STAFF OBSERVATIONS AND RESEARCH**

- The West Village Historic District was established in 1983.
- The property's early date of construction within this neighborhood is evidenced in the 1910 Sanborn map. When compared against the 1915 map, the neighborhood's explosive growth within a five-year period is evident.
- The contractor informed staff the side entry door is delaminating in a way that may suggest an interior wood door was installed. Staff does believe the existing wood door is a replacement unit and doesn't offer design details beyond the door material.
- The contractor informed staff that the property owner has expressed concern over security at the side and rear entrances as the primary reason for the current door replacement selections.
- The side entrance door cannot be seen clearly from the public right-of-way. With minimal embellishment, staff considers this entrance a service entrance and not a character-defining feature of the structure. Staff wonders if the alteration above the door was the removal of a transom, rather than the removal of a taller door (as stated in the applicant's documents). Should an alternate design for a replacement door at the side entrance be considered, it is staff's opinion the most important detail to select is rectangular paneling of some kind (not ornate embellishments) over the need for a glass panel (or panels) due to the minimal articulation of details on the house and this recessed door location.
- It is staff's opinion the rear elevation French doors are a character-defining feature of the house. Doors in this location serve as a gateway to the rear yard and are purposely designed with mostly glass surfaces.
- The Provia professional class door catalog can be viewed through this link: <https://entrylink.provia.com/entryLINK/doc.aspx?id=346>

## **ISSUES**

- The selected door design, with its solid metal panel and small rectangular window, is more suitable for a contemporary commercial structure and is in conflict with the historic residential design of this structure.
- The proposed door color is also an issue, as light-colored doors (or windows) do not fall within the color scheme of English Revival houses. The contractor confirmed the replacement doors within the selected door line would be available in a dark brown.

## **RECOMMENDATION**

### **Section 21-2-78, Determination of Historic District Commission**

It is staff's opinion the replacement of the side wood door and historic wood French doors with new, mostly solid panel, metal double doors will alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.



## 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).

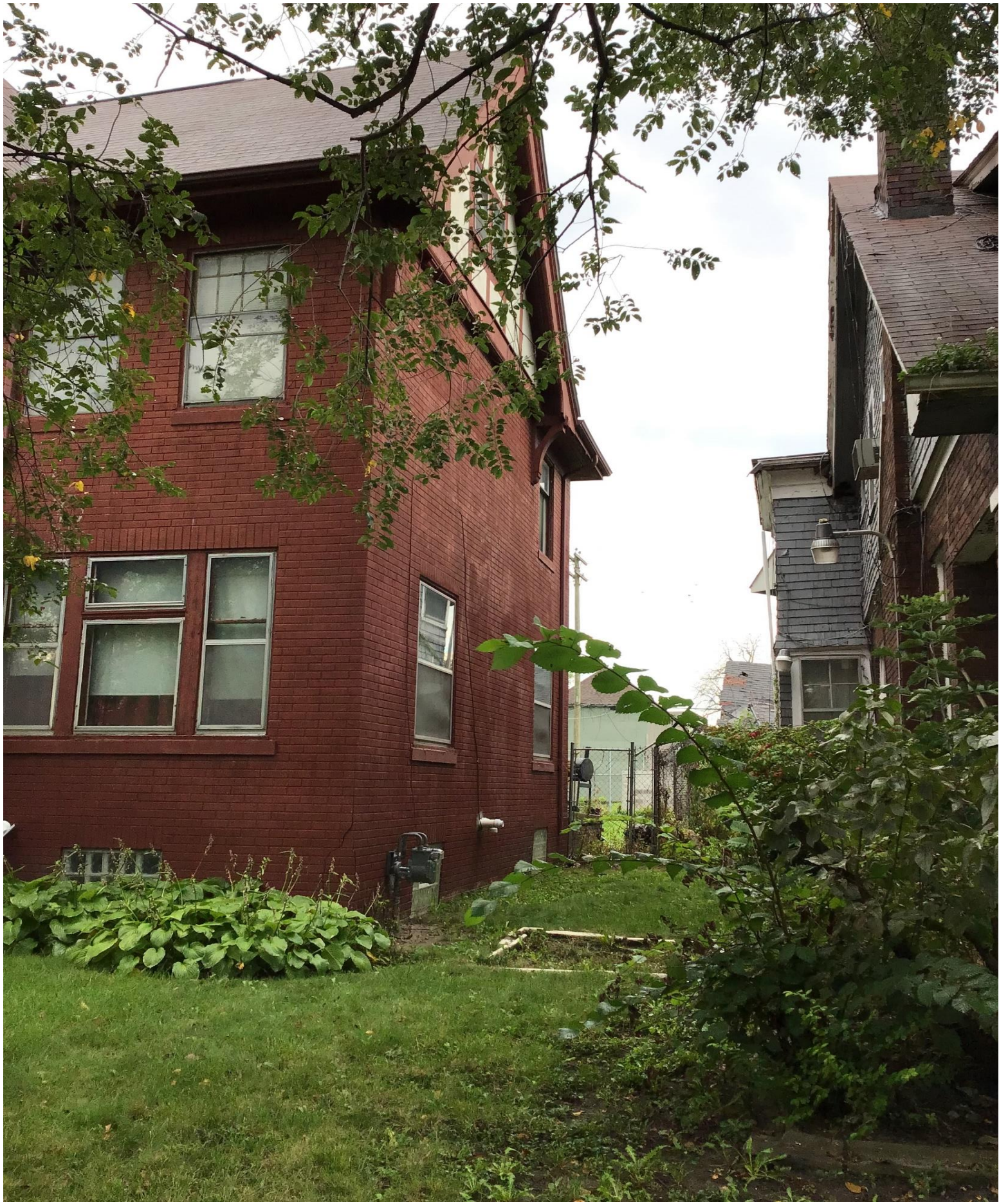
**Back Entry Door - (Current)** - Door doesn't have door knobs or dead bolts, just 6-7 barrel locks on top, bottom, and middle to keep door locked/closed. Back door wouldn't open for us, they tried to kick it open from exterior and door wouldn't open. The storms will open but they do not lock or have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





LEFT SIDE



RIGHT SIDE







SIDE DOOR



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



Several barrel bolts are used to keep door lock/shut





Several barrel bolts are used to keep door lock/shut







[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.

