

October 19, 2021

**CERTIFICATE OF APPROPRIATENESS**

Mr. David Pakhchanian  
3747 Tyler St.  
Detroit, MI 48220

**RE: Application Number 21-7516; 3747 Tyler St.; Russell Woods- Sullivan Park Historic District**

Dear Mr. Pakhchanian:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), effective as of October 19, 2021.

Staff finds the exterior work as per the attached drawings, narrative scope, and below-outlined work items meet the defined Elements of Design for the **Russell Woods- Sullivan Historic District** and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

- **Repair and re-shingling of the roof**
- **Tuck-pointing existing brick where needed**
- **Installation of 6' rear wood, privacy fence**

*This Certificate of Appropriateness is issued with the following conditions:*

- The fence shall be stained or painted a color appropriate to the house, as determined by HDC Staff, within one year of the issuance of this Certificate.

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:



Daniel Rieden  
Staff  
Detroit Historic District Commission

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 8/20/21

## PROPERTY INFORMATION

ADDRESS: 3747 Tyler, Detroit, MI 48238 AKA: 3747 TYLER

HISTORIC DISTRICT: Russell Woods

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input checked="" type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input checked="" type="checkbox"/> Landscape/Fence/ Tree/Park	<input checked="" 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: David Pakhchanian COMPANY NAME: DEMP Properties 2020, LLC

ADDRESS: 364 Hilton CITY: Ferndale STATE: MI ZIP: 48220

PHONE: 248-802-4200 MOBILE: 313-888-6111 EMAIL: info@detroitprogress.com

## 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](http://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](mailto:HDC@DETROITMI.GOV)**

P2 - BUILDING PERMIT APPLICATION

Date: 8/20/21

PROPERTY INFORMATION

Address: 3747 Tyler, Detroit, MI 48238 Floor: Suite#: Stories: 2
AKA: 3747 TYLER Lot(s): 1 Subdivision: Russell Woods
Parcel ID#(s): 14005232. Total Acres: 0.093 Lot Width: 35 Lot Depth: 116
Current Legal Use of Property: TWO FAMILY FLAT Proposed Use: TWO FAMILY FLAT
Are there any existing buildings or structures on this parcel? [X] Yes [ ] No

PROJECT INFORMATION

Permit Type: [X] 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)
Full renovation of the property. See Attached work List

[ ] MBC use change [ ] No MBC use change

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

[X] HVAC/Mechanical [X] Electrical [X] Plumbing [ ] Fire Sprinkler System [ ] Fire Alarm

Structure Type

[ ] New Building [X] 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 [X] 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 \$ 150,000 By Contractor \$ By Department

Structure Use

[X] Residential-Number of Units: 2 [ ] 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: David Pakhchanian Company Name: DEMP Properties 2020, LLC  
Address: 364 Hilton City: Ferndale State: MI Zip: 48220  
Phone: 248-802-4200 Mobile: 313-888-6111  
Driver's License #: P 255 135 022 167 Email: info@detroitprogress.com

**Contractor**

Contractor is Permit Applicant

Representative Name: Derek Napiantek Company Name: \_\_\_\_\_  
Address: 57809 Hawthorn Dr City: Washington Twp State: MI Zip: 48094  
Phone: 248-321-1309 Mobile: \_\_\_\_\_ Email: \_\_\_\_\_  
City of Detroit License #: NA

**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: David Pakhchanian Signature: \_\_\_\_\_ Date: 8/20/21  
(Permit Applicant)

Driver's License #: P255 135 022 167 Expiration: 03-04-2022

Subscribed and sworn to before me this 24 day of 24 2021 A.D. Oakland County, Michigan

Signature: Mikhail Grigoryan My Commission Expires: 10/16/2023  
(Notary Public)



**MIKHAIL GRIGORYAN**  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Oct. 16, 2023  
Acting in the County of Oakland

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](http://detroitmi.gov/bseed/elaps) for more information.



## Description of Project

The property had fallen in a state of disrepair. The roof was completely worn out and had been letting in water for years. All the of the existing walls were waterlogged and molded and needed to be removed. All the original wooden windows were rotted and no longer functioning and needed to be replace.

We have already replaced them with Vinyl windows that are colored white but we can paint them to match the rest of the properties in the neighborhood.

## Scope of Work

- **New Roof**
- **New Privacy Fence**
- **All New Windows**
- **All New Drywall**
- **All New Light Fixtures**
- **All New interior Doors**
- **Updated Electrical**
- **Updated Plumbing**
- **New Framing**
- **Existing Hardwood Floor will be refinishing**
- **All New HVAC will be placed**
- **All New Kitchens will be placed**
- **All New Bathrooms will be placed**

## 3747 TYLER – SCOPE OF WORK (EXTERIOR)

1. Window Replacement – A total of 19 windows have been replaced. These are double pain vinyl windows that will be painted a brown color to match the metal wrapping
  - a. Front – 4 Windows
  - b. Back – 4 Windows
  - c. Left Side – 3 Windows
  - d. Right Side – 8 Windows
2. Glass Block Windows – We have replaced the basement windows with Glass Block Windows. There was a total of 11 openings
3. Door Replacement – A total of 3 Doors have been replaced. These are double doors with a metal security gate.
  - a. Front – 2 Doors
  - b. Side – 1 Door
4. Windowless Openings – The plan is to close these openings with brick that will match the rest of the building.
5. Back Porch Area – The porch was rotted and in disrepair, so it was removed. We decided to just replace the back doors with windows and not rebuild the wooden deck.
6. Brick Repair – We will be repairing all the brick around the property that needs tuckpointing
7. Front Steps – the front steps are in disrepair and will be replaced to match the look as it is now.
8. Fascia Board/Soffits – the fascia board will be covered with a brown colored metal and the soffits are being covered with a beige colored vinyl material
9. Gutters – all the gutters and down spouts will be replaced with a brown colored metal material that will match the fascia board covering and the window metal coverings.
10. Privacy Fence – a total of 2 sections of privacy fence were replaced.
  - a. Left Side – a 6-foot-tall fence to separate the neighboring property was replaced. The fence will be left unstained.
  - b. Back of property - a 6-foot-tall fence to separate the neighboring property was replaced. The fence will be left unstained.
11. Exterior Lights – 1 light fixture will be replaced in the front of the property. It will be a rectangle porch light.
12. Roof – A new 30 year roof has been put on and all rotted wood has been replaced.