

HDC2024-00495

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

September 18, 2024

Michael Eisenberg
1430 S. Dixie Hwy
Ste. 105
Miami FL 33146

**RE: Application Number HDC24-00495; 3747 Tyler; Russell Woods-Sullivan Historic District
Project Scope: Replace windows and doors, rebuild rear porches, masonry repair**

Dear Applicant,

At the Regular Meeting that was held on September 11, 2024, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on September 18, 2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace vinyl windows with aluminum-clad wood windows, erect two-story rear porch, install new doors, and masonry repairs at front porch, per the submitted documents, drawings, and other submitted materials.

With the conditions that:

- Replacement windows at the front façade shall match the operation of the original casement windows; the replacement windows at the side and rear walls will be double-hung; and solid wood or aluminum-clad wood windows will be selected for all walls. Cut sheets and widow schedule confirming the manufacturer, product line, material, operation, color, and simulated divided light dimension and profile will be submitted for staff review.
- The aluminum coil stock that was installed to cover the window opening’s wood brickmould will be removed and the brickmould can be repaired as needed.
- The two-story rear porch will specify wood components for the footings, posts, railings and decking. The perimeter railings will have a top and bottom rail and vertical spindles and will be tied into the porch’s supporting posts; a freestanding, independent railing system as currently proposed will not be selected. The entire porch system will be painted three – six months after installation; paint color will be submitted to staff for review. If an awning is selected to cover the upper porch, a catalog cut of the product that includes the dimensions, method of installation, materials, fabric color and pattern will be

submitted to staff for review. A revised dimensioned elevation drawing of the two-story porch that calls out materials and finishes will be submitted to staff for review.

- The proposed six-panel doors will be dark brown. A cut sheet confirming the design, color and material will be submitted for staff review.
- The applicant will create a condition assessment for the masonry front porch that fully documents existing conditions and corresponding repairs that meet the Secretary of the Interior's Standards, as discussed in National Park Service Preservation Briefs #1 and #2.
 - Scopes of work, need to be fully explained, including method, material and pressure of cleaning.
 - If a section of the existing porch is to be deconstructed and rebuilt (like possibly the outer, east masonry pier which isn't identified in the current scope of work), a dimensioned drawing confirming how it will be reconstructed is required.

Assuming that some new brick may be needed, brick samples that closely match the existing brick in dimension, color, pattern, finish and profile will be submitted to staff for review. Also, specification of the new mortar, including composition and installation dimension, profile, etc. must be submitted to staff for review.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Audra Dye
Detroit Historic District Commission