

STAFF REPORT: 10/13/2021 MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #21-7516

VIOLATION NUMBER: #21-430

ADDRESS: 3747 TYLER (AKA 3745-3747 TYLER)

HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN

APPLICANT: DAVID PAKHCHANIAN

PROPERTY OWNER: DEMP PROPERTIES 2020, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/4/2021

DATE OF STAFF SITE VISIT: 9/30/2021

SCOPE: GENERAL REHAB, DOORS/WINDOWS INSTALLED WITHOUT APPROVAL

EXISTING CONDITIONS

Built in 1927, the property at 3747 Tyler is a 2 ½ story, duplex residence facing north, flanked on either side by concrete driveways, the east driveway reaching the garage in the rear of the property. The hipped, dark asphalt-shingled roof has wood shingle-sided dormer, which shares a rhythm of bracketed, slight overhang eaves. The house is clad in dark brown brick with masonry detailing throughout and emphasizing drip mold and windowsills of the front elevation. The second floor windows was a grouping of 5 individual, vertically oriented, double-hung windows, which have been recently replaced by a vinyl, dual-sided horizontal slider. First floor double hung windows with transoms were also removed and replaced with larger vinyl windows that no longer have the transoms. The second floor also features a door to the porch above the main dual entrance. This brick arched entrance features thick columns supporting a brick and stone capped parapet. The elevated front porch also shares the same material of a cast stone capped brick wall with cast stone detailing that runs down on either side of the concrete front steps. A triangular-jointed, concrete walkway is flanked with a green lawn to the public walk.



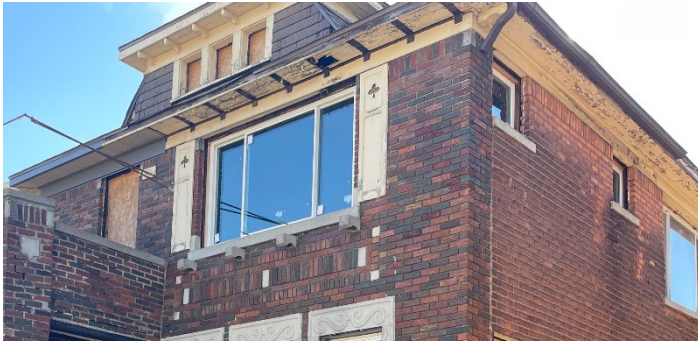
Site Photo 1, by Staff September 30, 2021: (North) front elevation.



Site Photo2, by Google Street June 2019: (North) front elevation.

This property has no previous HDC approvals on Detroit Property Information System (DPI). However, there is an outstanding violation for work done without approval:

- April 2021, Work Done Without Approval: original windows replaced with vinyl windows
- September, 2021: Additional violations have been noted to include garage, roof/gutters/soffits, siding, doors, fence, rear porch.
- October, 2021: The Detroit Land Bank Authority (DLBA) has a pending court date on October 26, 2021. Buildings, Safety Engineering, and Environmental Department (BSEED) has a stop work order on this property.



Site Photo 3, by Staff September 30, 2021: (Northwest) front/side elevation showing eave brackets removed, vinyl soffits partially-installed brown metal flashing on fascia board, door removed, and windows replaced.



Aerial of Parcel #14005232

PROPOSAL

The applicant provided an application for the proposed scope items. All scope items are work complete unless noted as “Proposed”. See also applicant photos and attachments:

Roof, Fascia Board, Soffits, Gutters/Downspouts:

- Replaced roof with 30-year warrantee asphalt-shingled roof.
- Replaced rotted roof wood with wood.
- Covered soffits with beige-colored vinyl.
- Propose cover fascia board with brown-colored metal.
- Propose all gutters and downspouts replaced with brown-colored metal.

Walls

- Propose to repair all brick with tuck-pointing as needed.

Windows, Doors, Openings:

- Replaced nineteen (19) windows with double-pane, vinyl windows, painted brown to match trim.
 - Front (North) - 4 windows
 - Back (South) – 4 windows
 - Side (East) – 3 Windows
 - Side (West) – 8 windows



Site Photo 4, by Staff September 30, 2021: (East) rear side elevation showing door removed and replaced with vinyl siding, windows removed and replaced with plywood, basement windows replaced with glass block, and soffits covered in vinyl with metal fascia. New garage siding/doors in the background is not part of this application.

- Replaced eleven (11) basement windows with glass block windows.
- Replaced three (3) doors with double doors that have a security gate
 - Front (North) – 2 doors
 - Side (East)– 1 door
- Replaced two (2) rear doors with windows.
- Propose to close all “Windowless openings” by bricking them in.

Porches:

- Propose to replace front steps with same material.
- Propose to replace front porch light with one (1) rectangle porch light.
- Demolished rear wood deck. Propose to leave rear elevation with no deck.



Site Photo 5 by Applicant showing vinyl soffit, metal fascia, removed rear porch/balconies, removed rear doors/windows and replaced with vinyl paneling and vinyl windows.

Fencing:

- Replaced east, rear 6-foot tall fence with unstained 6-foot tall privacy fence.
- Replaced south, rear 6-foot tall fence with unstained 6-foot tall privacy fence.

STAFF OBSERVATIONS AND RESEARCH

- This property is subject to the Detroit Land Bank Authority’s (DLBA) Nuisance Abatement Program (NAP), which required the property owner to rehabilitate the house. However, the rehab work was undertaken without HDC approval.
- Staff has not received a response to requested material at the time of this report. This material includes
 - Many photos provided were not able to be opened.
 - Details describing dimensions, locations of “windowless openings” that are proposed to be bricked-in.
 - Detail sheets of the proposed front porch light, front and side doors, gutters and downspouts.
- Staff observed an extraordinary volume of unapproved work that was completed.
- Although not included in this application, staff observed that the rear garage was rehabbed without approval and includes vinyl siding, roof and door.
- Staff has identified several items listed below that are distinctive character-defining features that have been removed without approval, and therefore are not appropriate:
 - The removal of roof brackets along the eaves.
 - The removal of the front elevation’s 3rd floor windows, 2nd floor door, five (5) double-hung windows, and 1st floor, three (3) double-hung windows with transoms.
 - The removal of east side and rear porch doors, balconies/porches.
- The configuration, operation and material of the vinyl windows installed do not match the original features of the windows that were removed and substantially detract and destroy the historic appearance of the building.
- Staff has identified the introduction of the following material is not appropriate for Russell Woods-Sullivan HD:
 - Vinyl paneling/siding placed in doorway openings
 - Vinyl soffits over wood soffits.
 - Metal trim/fascia board, covering existing wood fascia.
- Staff has not received photos of original basement windows to determine if the glass block replacements should be recommended for approval.

- Staff observed that previous images show the roof was asphalt shingles. Staff was unable to locate historic designation photos of the house to determine if the house was originally asphalt shingles at the time of designation. However, asphalt-roof shingles are prevalent in Russell Woods-Sullivan HD and it is staff's opinion that the complete roof repair and shingle work is appropriate.
- Staff has observed the rear 6-foot wood fence placed in the rear yard and offers the opinion that this is consistent with the scale, design and material of the historic character of the property.

ISSUES

- It is staff's opinion that the removal of the roof brackets along the eaves, removal of original windows, removal of rear and side doors to be replaced with vinyl windows/siding/paneling, and removal of original rear porches has destroyed the original *scale, design, and materiality* of the this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- Vinyl windows, vinyl siding, and vinyl soffits are not historically appropriate material for Russell Woods-Sullivan HD.
- It is staff's opinion that and the installation of metal sheets on top of existing wood fascia is inconsistent with the original *scale, design, and materiality* of the this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.
- Staff has found no issues with the repair and replacement of the roof, tuck-pointing of the brick wall, and installation of the rear privacy fence.
- Staff has incomplete information to address this application's scope for basement windows, replaced side and front doors, proposed front porch light, and proposed infill of "window openings".

RECOMMENDATION

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

Recommendation #1: Roof eaves, windows, rear doors, rear porch/balcony:

Staff finds that the removal of the eave's brackets, covering soffits and fascia with vinyl or metal, replacement of nineteen (19) original windows with vinyl windows, removal of rear and side doors and replaced with vinyl panel/siding/windows, removal or rear porch/balcony, destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Recommendation #2: Roof, tuck-pointing brick walls, fence:

It is staff's opinion that the proposed repair and re-shingling of the roof, tuck-pointing existing brick walls where needed, and installation of 6' rear, wood privacy fence retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.













NO PARKING

260

638
W42

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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 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: 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? 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)
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)

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 \$ 150,000
By Contractor _____ By Department _____

Structure Use

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: _____ 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 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.







