

**STAFF REPORT: OCTOBER 11, 2023 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: HDC2023-00053**

**ADDRESS: 3747 TYLER**

**HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN**

**APPLICANT: MICHAEL EISENBERG, EISENBERG EXCLUSIVES**

**PROPERTY OWNER: MICHAEL EISENBERG**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 18, 2023**

**DATE OF STAFF SITE VISIT: SEPTEMBER 26, 2023**

**SCOPE: REMOVE ORIGINAL WINDOWS\* (WORK COMPLETED WITHOUT APPROVAL), INSTALL ALUMINUM-CLAD WOOD WINDOWS**

### **EXISTING CONDITIONS**

Erected ca. 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 reaches the garage at the rear of the property. The hipped, dark asphalt-shingled roof has a low shed dormer at the east elevation and a dominant hip roof dormer at the front elevation which features wood shingle-covered sloping walls, bracketed eaves and three, square mullied window openings. The house is clad in dark brown brick and cast stone details, including the first story window hoods and sills, and unadorned square pieces topping each masonry pier/wall. The side-by-side front doors are accessed through an arched masonry opening that is accentuated by alternating dark red and brown brick. A single door at the second floor opens to the porch above the main entrance where cross-shaped openings offer a spatial relief to the massing of the covered entry porch. An elevated open front porch extends across the front wall and stepped brick wing walls enclose the front stairs. It appears one historic door is present at the front entrance, vinyl windows fill the openings at the first and second floor, and the windows within the dormer and the porch door are covered or missing.



*Staff photo, September 26, 2023.*

**PROPOSAL**

The applicant proposes to install JELD-WEN W-2500 aluminum-clad wood windows in the openings on each elevation. The rear elevation door openings were filled with double-hung windows; panels fill the remaining space. A rear elevation two-story open wood porch will be erected in the location of the removed porch.

**STAFF OBSERVATIONS AND RESEARCH**

- The Russell Woods-Sullivan historic district was established in 1999.
- The designation photo shows leaded glass windows within each front elevation window opening, including a matching glass panel in the door leading to the porch. It appears the front doors had a similar panel/glass design. The first and second floor windows were vertically oriented, while the third-floor square windows echoed the square leaded glass panels in the doors. The windows and doors were distinctive character-defining features. All original windows were replaced, without HDC approval, between 2013 and 2022.



*Designation photo, HDAB.*

*Right: 3755 Tyler, Google street view, June 2022.*

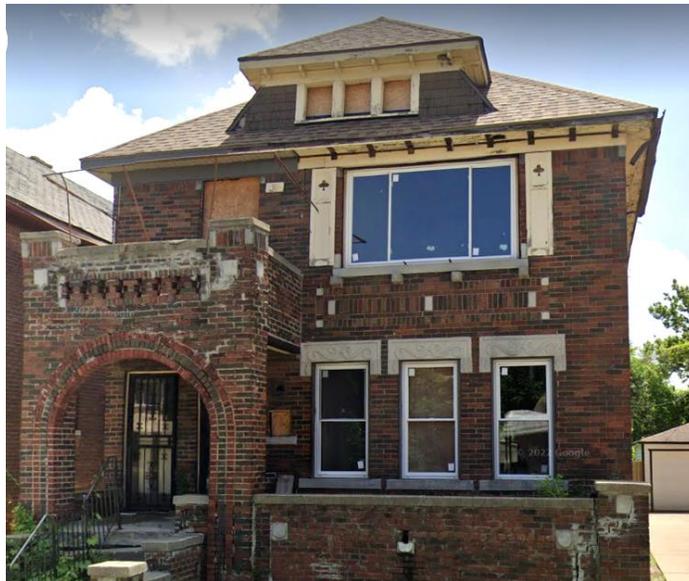
- The window shown at right is in the neighboring house (3755 Tyler) and appears to staff to be an identical pattern to what had been in place at 3747 Tyler.

- According to Google street view, the leaded glass windows and doors were all in place as of August 2013. The next available image is from August 2018 and shows the windows at the first floor and second floor had been removed (but the double-hung storm windows remained in place), the leaded glass windows in the dormer remained, as did the front entry doors and second floor door leading to the porch. The 2019 image below shows visual clarity of the 2018 conditions.



*Google street view, August 2019.*

- Reviewing additional Google street view images, the remaining windows and upper porch door were removed (or covered) between June 2019 and June 2022 and the existing vinyl windows were installed.



*Google street view, June 2022.*

- 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.
- Additional work that has been identified, but is not included in this application:
  - Two east elevation entrances – one is enclosed with siding, the other has a replacement panel door.
  - Glass block in basement windows.
  - Covering of wood soffit and fascia.
  - Cladding of wood brick mould.



*These two photographs were in a folder from a previous (incomplete) application and offer a clear before and after comparison of the rear elevation.*

*Photo at left - January 2018. The window openings have wood double-hung windows with three vertical glass panels in the top sash. The first floor paneled/glass door may be original, while the second floor door design reflects a later replacement door.*



*Photo at lower left – November 2021. The window openings have one-over-one vinyl windows, the wood brick mould has been capped, and the door openings have been resized/infilled to accommodate one-over-one vinyl windows.*

*Staff doesn't know when the two-story porch was removed.*

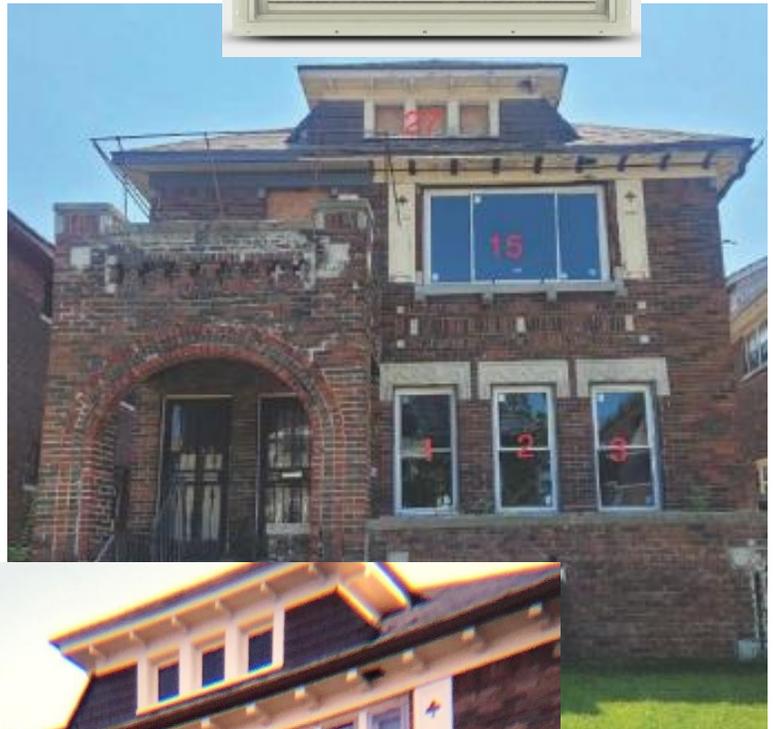
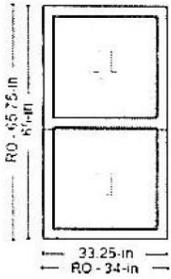
- Proposed for all openings are JELD-WEN W-2500 aluminum-clad wood windows. The exterior image at right shows between the glass grilles; the current proposal doesn't include grilles in any window. Black and white images for the individual openings were copied from the submitted window order.



**Front Elevation**

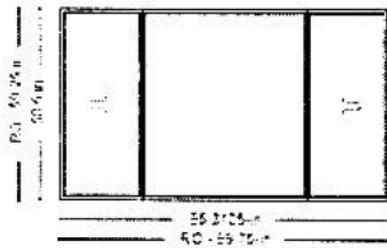
First Floor

1, 2, 3 – one-over-one double-hung within each opening



Second Floor

15 – one unit, triple slider (outer sliding windows with central picture window)



Third Floor

27 – sliding window (remove mullions and square window openings)



Top – Jeld-Wen website photo.

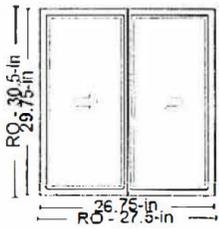
Above - Applicant photo, 2023.

Left – Designation photo, 1999. This image is reposted for comparison to original and existing/proposed windows.

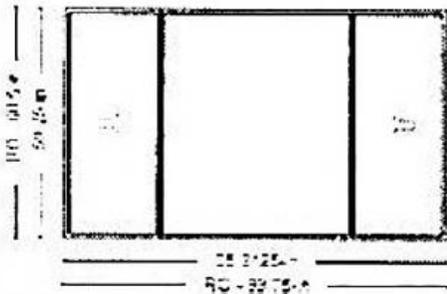
**Right-West Side Elevation**

First Floor

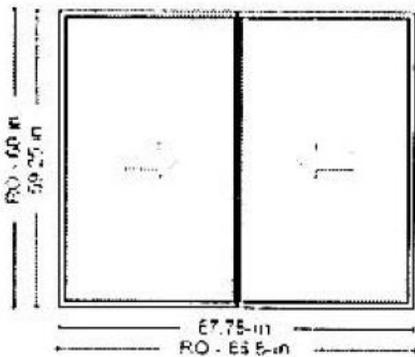
4 & 5 – one double slider within each opening.



6 – one triple slider, with operating units at ends and fixed window at center.



7 & 8 – one double slider in each opening.

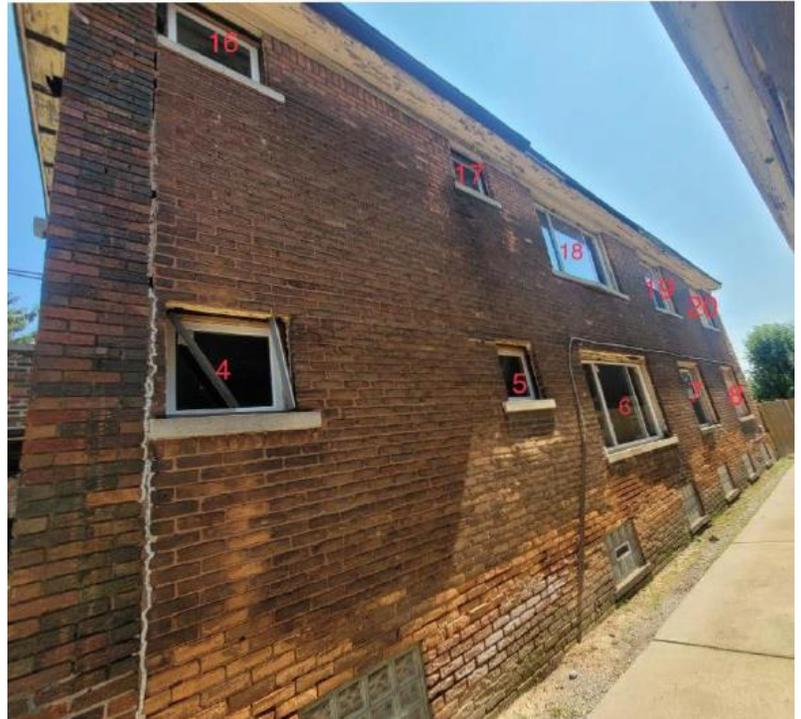


Second Floor

16 & 17 – one double slider within each opening. Reference photo under openings 4 & 5.

18 - One triple slider, with operating units at ends and fixed window at center. Reference photo under opening 6.

19 & 20 - One double slider in each opening. Reference photo under openings 7 & 8.



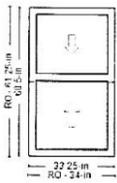
*Top - Applicant photo, 2023.*

*Middle - Photo from 2022 application. This view shows mullied windows in the wider than tall window openings.*

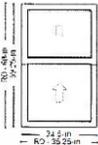
**Rear Elevation**

**First Floor**

9 – One, one-over-one double-hung unit.



10 – One, one-over-one double-hung unit. Remaining area of original door opening filled in below window.



**Second Floor**

21 – One, one-over-one double-hung unit. Reference photo under opening 9.

22 – One, one-over-one double-hung unit. Remaining area of original door opening filled in below window.



Top - Applicant photo, 2023.

Right – Applicant photo, 2022 application.

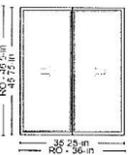


**Left- East Side Elevation**

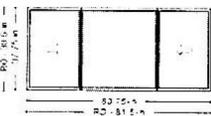
11 – One double slider in opening.



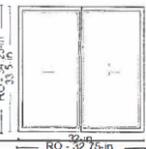
12 – One double slider in opening.



13 – One triple slider in opening.



14 – One double slider in opening.

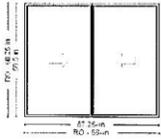


Above - 2022 application photo.

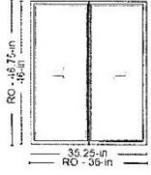
Staff noticed the east elevation rear door opening (★) has been covered with vinyl siding, and the door closer to the front of the house (■) has been replaced with a solid paneled door.

Staff believes there are windows in this east elevation dormer (▲). The dormer window(s) and east elevation doors are not included with this application.

23 – One double slider in opening.



24 – One double slider in opening.



25 – one triple slider in opening.



## ISSUES

- Neither a project review request form nor a written scope of work were submitted. The applicant has not replied to staff communication requests related to this project. Staff listed the proposal scope of work based on the submitted materials.
- The 2018 east elevation photo of 3747 Tyler shows mullied units in the wider than tall window openings, the 2018 rear elevation photo of 3747 Tyler shows three-over-one double-hung units, and the 2022 photo of 3755 Tyler shows three-over-one double-hung mullied units in a similar wider than tall opening, therefore it is staff's opinion the side and rear elevation windows at 3747 were consistently three-over-one double-hung units in single and mullied window openings.



*3747 Tyler, 2018 east elevation.*



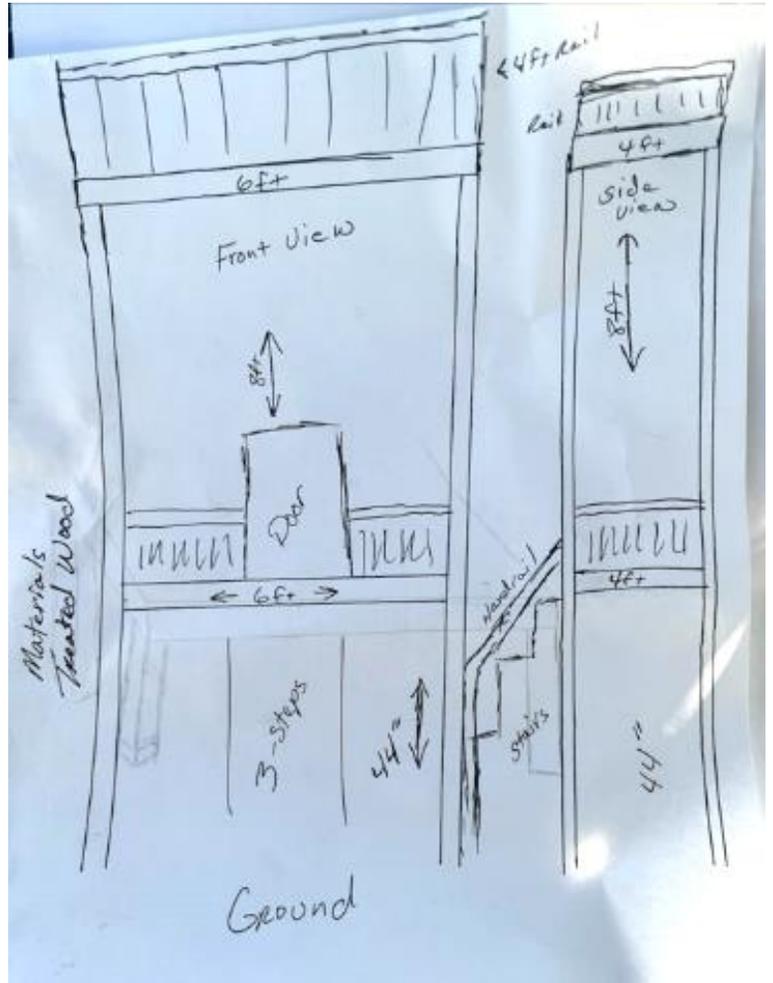
*3747 Tyler, 2018 rear elevation.*



*3755 Tyler, east elevation.*

- As staff has demonstrated, the existing vinyl windows do not match the original windows in materiality, dimensionality, operation, decorative features, and color. The existing and proposed windows, in addition to the rear elevation door removal/window installation, destroyed distinctive character-defining features and substantially altered the appearance of the building. Therefore, this proposal to replace the existing vinyl units with aluminum-clad wood units that will match the operation, design and color of the existing windows does not improve the historic and architectural design of this property and should not be considered. All the windows were removed without Historic District Commission approval. Therefore, based on the Standards, new windows should match all the details of the historic windows that were removed.
- The uniformity and relationship between the window openings on each floor and each elevation is an important architectural component of the dwelling. Picture windows and sliding windows are contemporary window designs. The wide expanse of plate glass creates a negative void on an elevation, and sliding windows require horizontally placed uneven planes of glass. These window styles disrupt the traditional uniformity of this house's architectural design and features.

- The two-story rear porch has been gone since at least 2009. The submitted drawing offers an idea of what is proposed, but the applicant must submit a detailed dimensioned drawing that clearly shows the design, dimensions and finish of the proposed porch, railing, and steps. The porch and step railing should have defined corner posts and balusters/spindles should fill the area between the top and bottom rails. All porch components must be painted after the wood dries out; a paint color will be selected and included on the revised drawings to be submitted to staff for review.
- The current proposal is to retain windows within the door openings that lead to this porch. It is staff's opinion doors should be installed within these openings.



*Applicant photo and drawing*

## RECOMMENDATION

Staff finds that the proposal does not meet the Secretary of the Interior's Standards for the following reasons:

- The existing vinyl windows do not match the original windows in materiality, dimensionality, operation, decorative features, and color. The existing and proposed windows, in addition to the rear elevation door removal/window installation, destroyed distinctive character-defining features and substantially altered the appearance of the building. Therefore, this proposal to replace the existing vinyl units with aluminum-clad wood units that will match the operation, design and color of the existing windows does not improve the historic and architectural design of this property.
- All the windows were removed without Historic District Commission approval. Therefore, based on the Standards, new windows should match all the details of the historic windows that were removed.
- The uniformity and relationship between the window openings on each floor and each elevation is an important architectural component of the dwelling. Picture windows and sliding windows are contemporary window designs. The wide expanse of plate glass creates a negative void on an elevation, and sliding windows require horizontally placed uneven planes of glass. These window styles disrupt the traditional uniformity of this house's architectural design and features.
- The submitted drawings for the rear porch do not offer clarity of dimensions, design, and finish for this two-story element. Additionally, the applicant proposes to retain windows within the door openings leading to the porch. This is not an appropriate solution for these openings; doors should be reintroduced to the door openings as part of the porch design.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 1, 2, 5, and 6:

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 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.*