



HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Notification Date: 09/18/25

Application Number: HDC2025-00504

APPLICANT & PROPERTY INFORMATION

NAME: Alvaro Abramuk De la Rosa

COMPANY NAME: Abramuk LLC

ADDRESS: 1667 pingree st

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 4000 tyler St.

HISTORIC DISTRICT: Russell Woods-Sullivan

SCOPE:

Per the attached, install railing at front and rear porches; replace stained glass and lead coming at the front façade bay transom; and replace stained glass and lead coming at windows that flank the front door.

DENY

At the Regular Meeting that was held on 09/10/25 , the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 09/17/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASONS FOR DENIAL:

- The historic character-defining railing at the front porch was a low, 24"-inch high metal guardrail with simple square balusters that were integrated in between/into the top and bottom rail. The current railing at the front and rear porches does not adequately match the historic as it is inappropriately high and displays an incompatible design to include integrated light fixtures, prominent newel posts, and face-mounted balusters. Also, metal is a better match to the original railing at the front porch that was removed without approval and is more compatible with the material that is commonly used for railings within the historic district.
- The current application did not adequately demonstrate that the distinctive, character-defining, stained glass and lead coming that was located at the front façade bay's transom and at one window to the side of the front door was deteriorated beyond repair. Additionally, the clear glass which replaced these distinctive decorative elements is not an adequate match.

DENIAL

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 5, 6, 9

Corresponding Standard numbered below:

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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: N/A

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer

250918JR

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/01/2025

Application Number: HDC2025-00504

APPLICANT & PROPERTY INFORMATION

NAME: Alvaro Abramuk De la Rosa

COMPANY NAME: Abramuk LLC

ADDRESS: 1667 pingree st

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 4000 tyler St.

HISTORIC DISTRICT: Russell Woods-Sullivan

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete. Please provide the following information:

1. Dimensions, materials, and specs of the front and rear porch railings.

Please note that staff does not have the authority to approve front porch alterations. This application will have to be reviewed by the Historic District Commission. Upon receipt of the missing information, this application will be docketed for the next available HDC meeting.

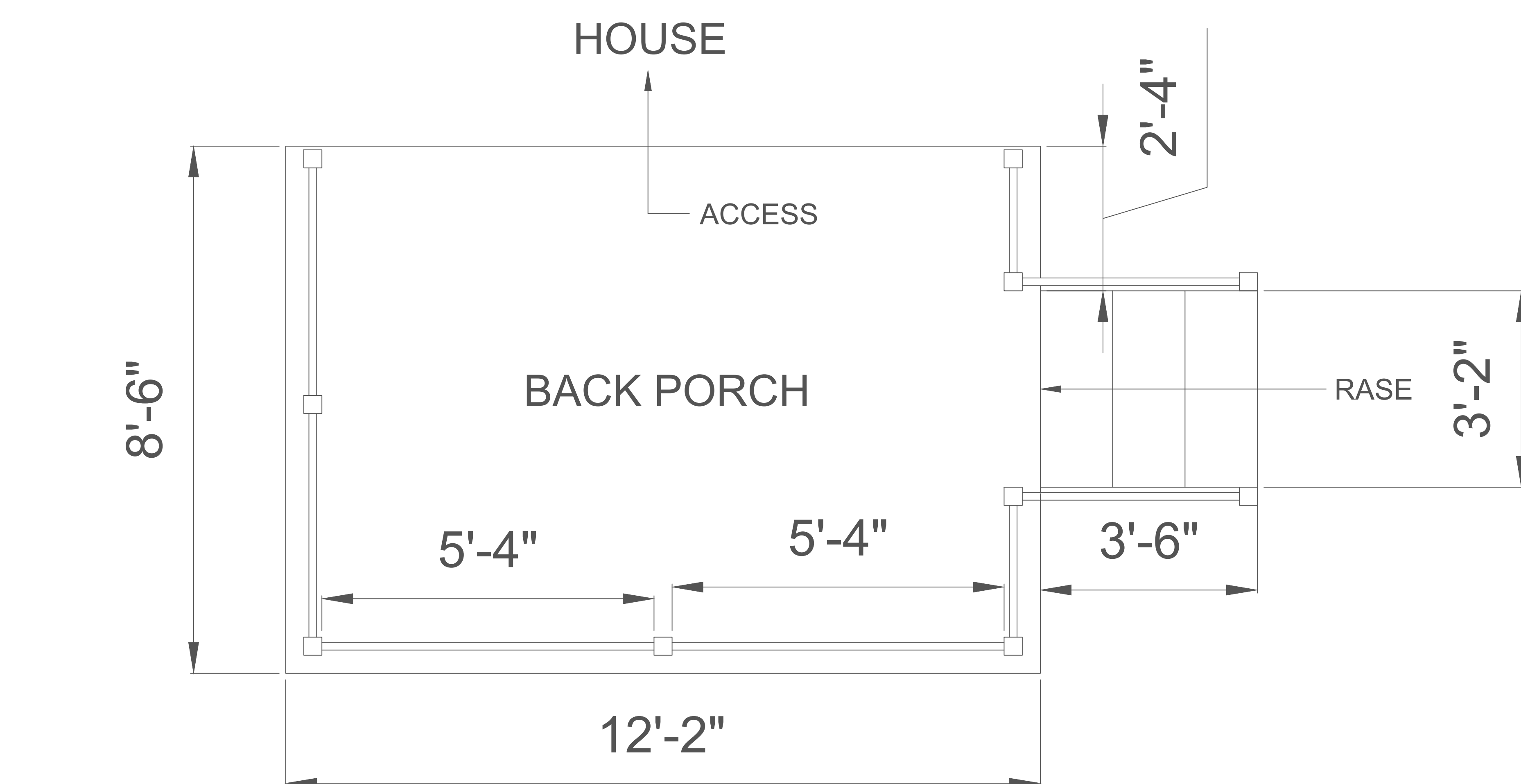
APPLICANT RESPONSE

Response Date: 08/04/2025

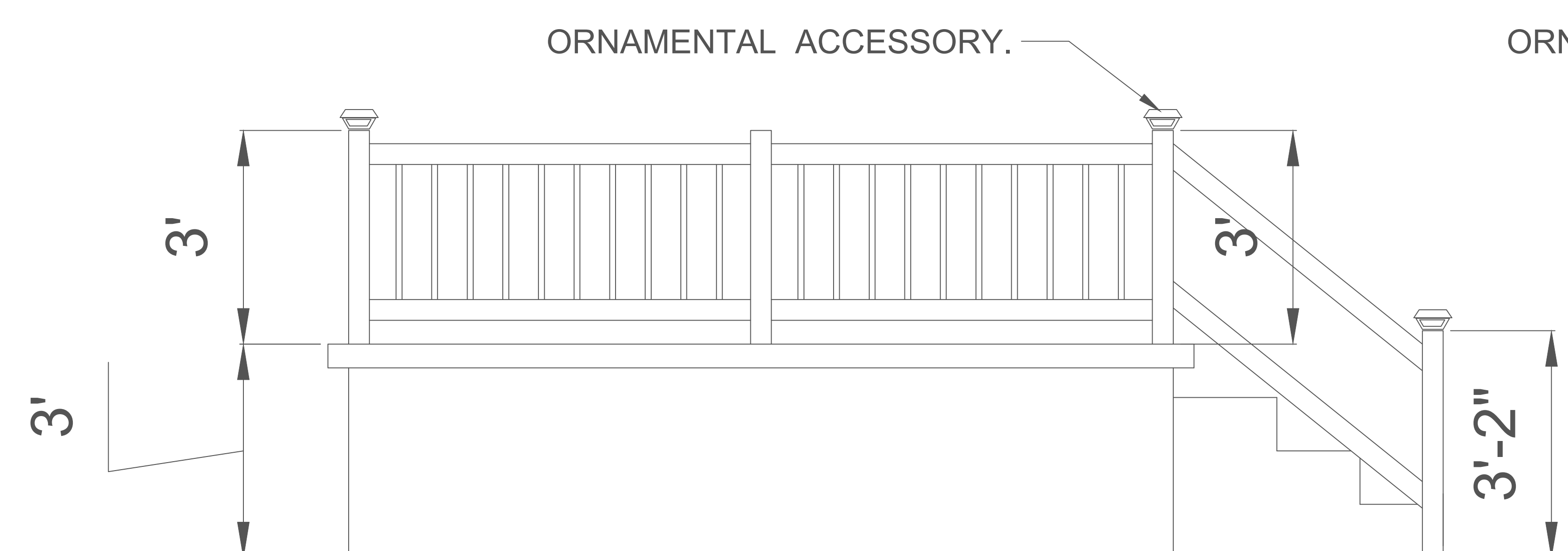


FRONT PORCHE: No modifications were made to the original dimensions or structure of the front porch. Targeted repairs were completed using brick and cement in the affected areas. A weather-resistant exterior wooden railing was added, maintaining the original porch height and prioritizing safety. The concrete steps were replaced in accordance with city regulations and in harmony with neighboring homes, preserving the original look and façade of the property.

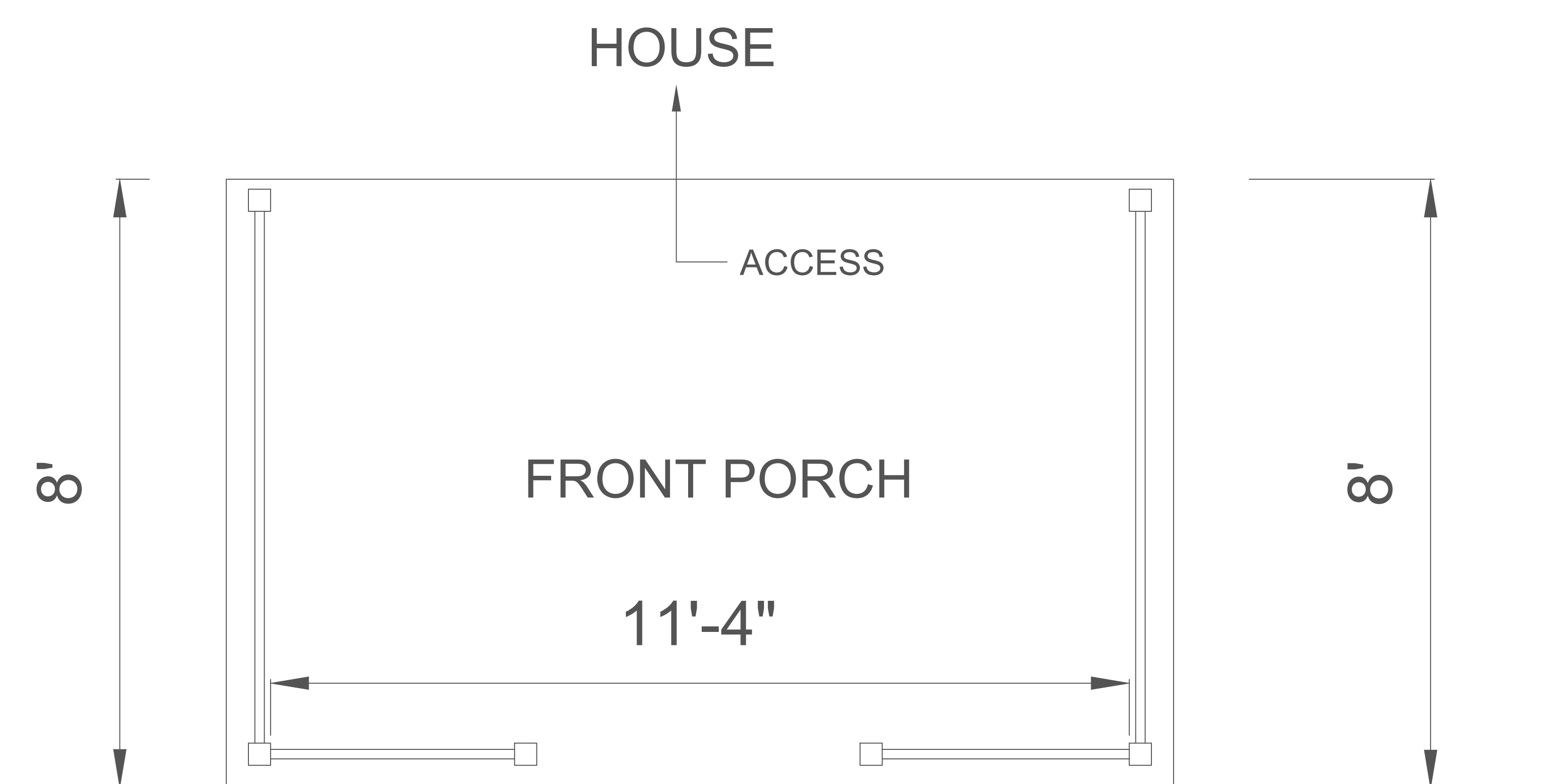
BACK PORCHE: No modifications were made to the original dimensions or structure of the rear porch. Targeted repairs were completed using brick and cement in the damaged areas. A weather-resistant exterior wooden railing was installed, maintaining the original height and ensuring safety. The original steps were preserved, as they were in good condition and posed no safety concerns. All work was done with respect to the original appearance of the property.



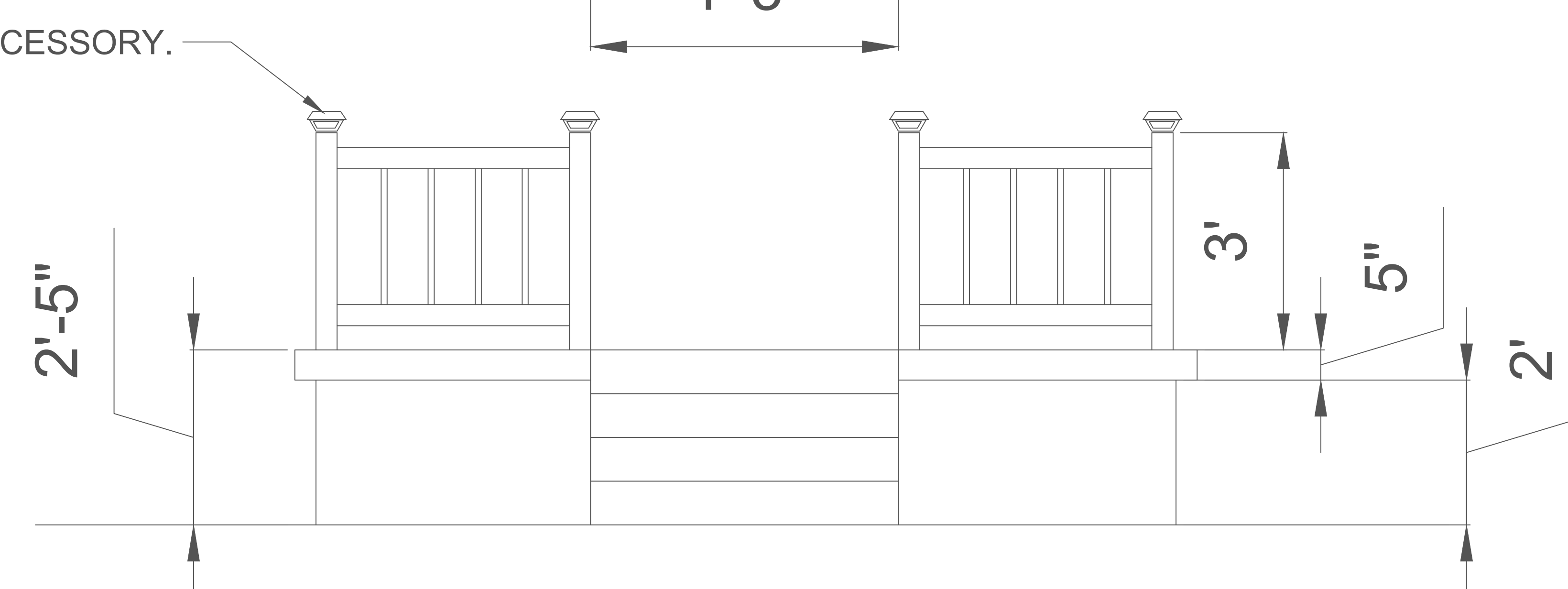
PLAN VIEW.



BACK PORCH - FRONT VIEW.



PLAN VIEW.



FRONT PORCH - FRONT VIEW.

SIZES AND DIMENSIONS AREA APPROXIMATE , ACTUAL MAY VARY.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00504

PROPERTY INFORMATION**ADDRESS(ES):** 4000 tyler St.**HISTORIC DISTRICT:** Russell Woods-Sullivan**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|--|---|--|---|---|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

At the property located at 4000 Tyler St, no modifications were made to the exterior façade or structural elements; the original design and appearance of the property were fully preserved. The only exterior work consisted of repairing the front and rear porches, specifically replacing bricks that were loose or damaged.

Regarding the windows, only two broken glass panes were replaced. The rest of the windows were not altered and only received general maintenance to ensure proper functionality.

Inside the property, basic maintenance work was carried out, including interior painting and the repair of minor drywall damage. No structural changes were made as all systems and components of the home were in good working condition.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Alvaro Abramuk De la Rosa**COMPANY NAME:** Abramuk LLC**ADDRESS:** 1667 pingree st**CITY:** Detroit**STATE:** MI**ZIP:** 48206**PHONE:** +1 (313) 247-7157**EMAIL:** abramukllc@gmail.com**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

Firmado por:

Alvaro Abramuk De la Rosa

Abramuk LLC

07/29/2025

SIGNATURE

1667 pingree st

DATE

Detroit

MI 48206

+1 (313) 247-7157

abramukllc@gmail.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762


NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The front and rear porches were in poor condition, with structural damage and sagging areas. We repaired and reinforced both porches. The rest of the property was in good condition and did not require changes.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>At the property located at 4000 Tyler St, no modifications were made to the exterior façade or structural elements; the original design and appearance of the property were fully preserved. The only exterior work consisted of repairing the front and rear porches, specifically replacing bricks that were loose or damaged.</p> <p>Regarding the windows, only two broken glass panes were replaced. The rest of the windows were not altered and only received general maintenance to ensure proper functionalit.</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Repairs were made to the front and rear porches of the property. This included the removal and replacement of loose or fallen bricks, tuckpointing, and minor surface restoration. All work was done using materials consistent with the original structure, preserving the existing design and appearance. No structural or exterior modifications were made beyond essential maintenance.</p>	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS



















PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00504

Effective Date: 09/17/25

Project Address: 4000 tyler St.

Issued to: Alvaro Abramuk De la Rosa
1667 pingree st
Detroit, MI 48206

Historic District: Russell Woods-Sullivan

Description of Work:
(continued on next page)

Repair brick, repair the masonry at the rear porch, remove the front yard shrubs, remove the rear porch canopy, replace the non-historic front door with a new/the current door and metal storm door, and install an asphalt shingle roof. All of this work has been completed.

With the Conditions that:
(continued on next page)

N/A

COA

Application Number: HDC2025-00504

Description of Work:

N/A

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer

250918JR

Post this COA 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.