

STAFF REPORT: SEPTEMBER 11, 2024 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00495

ADDRESS: 3747 TYLER

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: MICHAEL EISENBERG, EISENBERG EXCLUSIVES

PROPERTY OWNER: MICHAEL EISENBERG

DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 19, 2024

DATE OF STAFF SITE VISIT: AUGUST 27, 2024

SCOPE: INSTALL WOOD WINDOWS, DOORS AND ERECT REAR PORCH

EXISTING CONDITIONS

Erected ca. 1927, the property at 3747 Tyler is a 2 ½ story two-family residence. The house and driveway (immediately east of the house) fill the width of the lot; the two car garage is at the rear lot line. The hipped, 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 shingled 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 decorative square and rectangular pieces set within the patterned brick walls. 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 create a dimensional pattern between the corner masonry piers. An elevated open front porch extends across the first story's front wall and stepped brick wing walls enclose the front stairs. It appears one historic door is present at the front entrance, but the leaded glass window has been replaced with clear glass. 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, July 26, 2024.

PROPOSAL

- Remove the vinyl windows and install wood windows on each side of the house.
- Install six-panel doors in each existing door opening (three on front, two on west side, two on rear).
- Erect two-story porch at rear.

STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan historic district was established in 1999.
- The designation photo shows leaded glass windows within each window opening on the front wall, as well as the three doors (two entrance and one upper porch). The first and second floor windows were vertically oriented casement units (casement design visually obscured by storm windows). The third floor had small square windows. The windows and doors were distinctive character-defining features and were replaced, without HDC approval, between 2013 and 2022.



1999 Designation photo, HDAB. Bottom right: 3755 Tyler, Google street view, June 2022.

- The window shown at right is in the neighboring house (3755 Tyler) which has an identical leaded glass pattern to what had been in place at 3747 Tyler. This photo clearly shows the repeating leaded glass pattern in the transom window.
- The installation of storm windows in a double-hung operation obscured the casement windows, and once the windows were gone, gave erroneous and misleading information as to the original window operation and decoration.

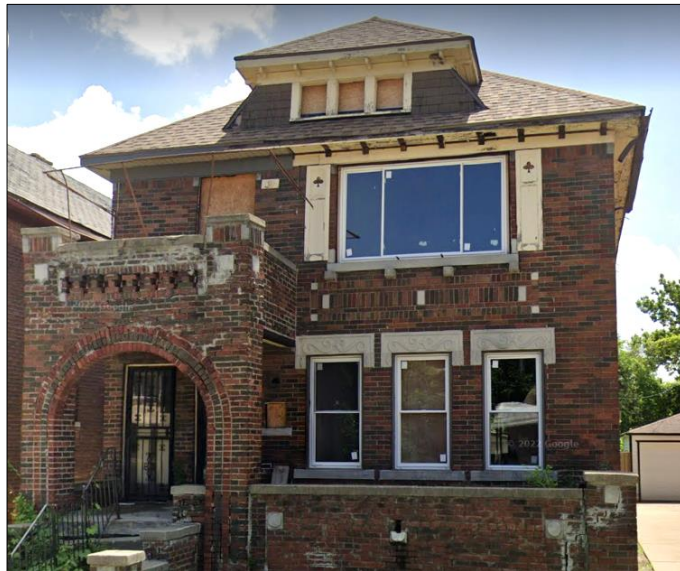


- According to Google street view, the leaded glass windows and doors were all still in place as of August 2013.
- The next available image is from August 2018 and shows the windows at the first floor and second floor had been removed but the double-hung storm windows remained in place. The leaded glass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



Google street view, August 2019.

- Reviewing additional Google street view images, the remaining windows and doors were removed between June 2019 and June 2022 and the existing vinyl windows were installed.



Google street view, June 2022.

- The 2018 photos of 3747 Tyler show mullied units in the wider than tall window openings on the east side wall. The rear photo of 3747 Tyler shows three-over-one double-hung units, which also captures identical windows on the east side wall of 3755 Tyler. 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.
- This double-hung window pattern emphasizes the verticality of the window opening, in a way similar to the casement windows that were in place on the front elevation.



3747 Tyler, 2018 east elevation. Triple, equally proportioned mullied window frames are visible.



3747 Tyler, 2018 rear elevation. Vertical upper sash pattern is visible at both properties. (3755 Tyler partially shown.)



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

*Left - January 2018.
The window openings have wood double-hung windows with a three-over-one pattern. The first floor paneled/glass door may be original, while the second floor door design reflects a later replacement door.*



Bottom left – November 2021 – existing conditions.

The window openings have one-over-one vinyl windows, the wood brick mould has been covered, and the door openings have been resized/infilled to accommodate one-over-one vinyl windows.

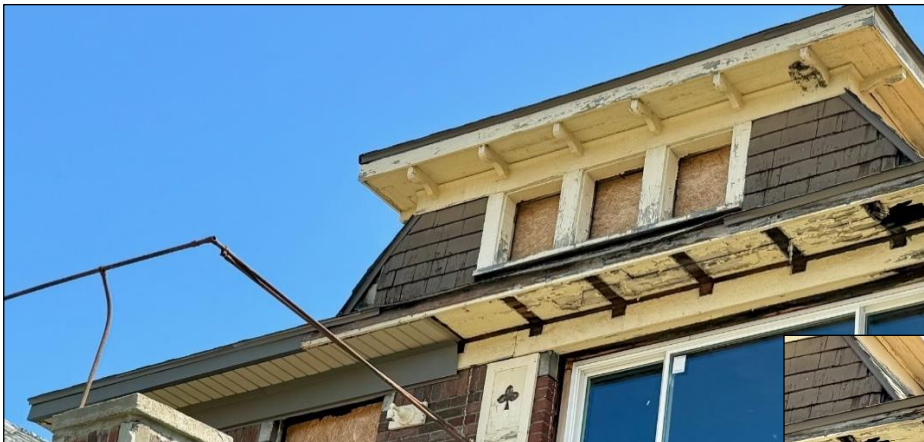
Staff doesn't know when the two-story porch was removed but found photographic confirmation that it was removed before 2006.

- 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 identified which is NOT included in this application - the partial removal of the soffit brackets and covering of the wood soffit and fascia. This work occurred between June 2019 and September 2021.

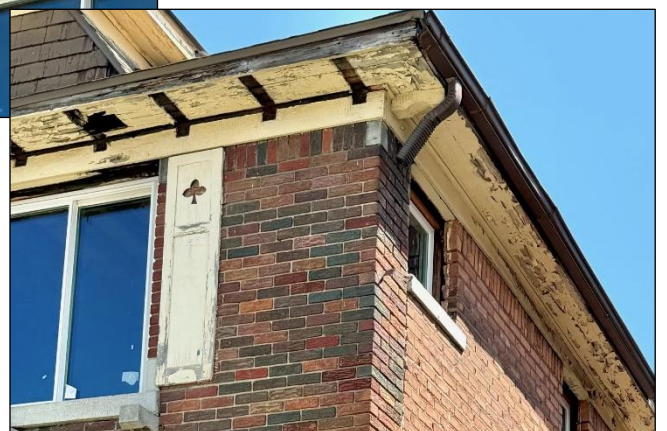


Left: Staff photo, July 26, 2024. This condition of the soffit and fascia has been in place since at least September 2021 when staff first photographed this property.

Below: The 2019 Google street view image shows the wood bracketed soffit and wood fascia still intact.



Left and below: 2024 staff photos showing existing conditions at the second floor eaves and the intact historic design at the dormer eaves.



Front Wall - Proposal

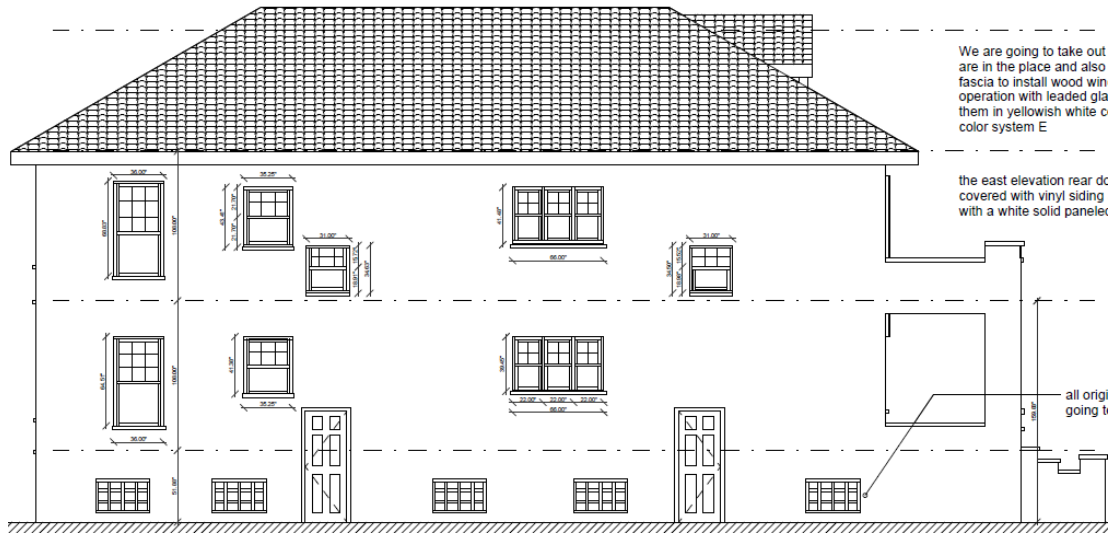


August 2011 Google street view photo. The leaded glass casement windows at the first and second floor are disguised due to the installation of double-hung storm windows.

Applicant drawings

- The leaded glass windows were removed without HDC approval, therefore, the only replacement windows that would meet the requirements of the historic ordinance (Section 21-2-59(e)), are new leaded glass windows, with an identical pattern, within every window opening.
- If the Commission considers not requiring leaded glass windows to be fabricated for the front elevation openings, it is staff's opinion that the window operations must be matched to retain the verticality and rhythm of the original window arrangement. It is also staff's opinion that a muntin pattern should not be specified for these windows. The muntins/grilles would be substantially thicker (in width and depth) than the lead caming and would only be available in a horizontal/vertical pattern as shown on the elevation. This would establish new geometric patterns for the windows and significantly reduce the glass area; all of which, in staff's opinion, would conflict with, and detract from, the highly ornamented wall surfaces and window hoods.

Left- East Side Wall



Applicant drawing

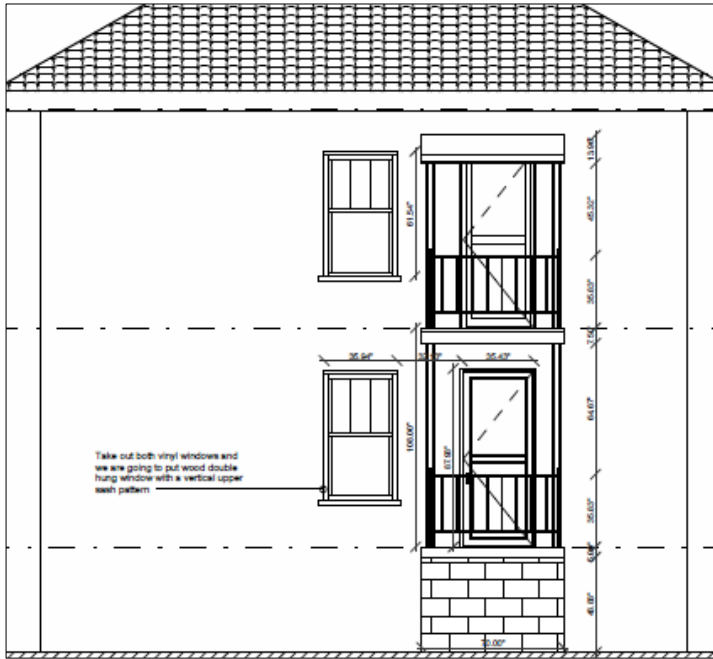
- The current application reverts to matching the historic window operation of each opening on this wall. However, the historic muntin pattern was a linear 3-over-1, not 4, 6 and 9-over 1.
- This dwelling is a two-family flat, and the application includes the installation of a new doors within each existing door opening. The six-panel offers a minimal design with vertical proportion, and it is staff's opinion they are compatible for this property, however the selected color of white is not compatible with the architectural design of the dwelling.

Right- West Side Wall



- Similar to the other side wall, the applicant proposes to remove the vinyl windows and install double-hung units in the taller-than-wide windows and has drawn the historically correct muntin pattern on this side of the house. However, it is staff's opinion the small square windows should not have a muntin pattern as these special windows historically often had a different glass design (possibly leaded glass). Staff did not find a photo to document if a pattern was historically present on these windows, therefore glass with no pattern is a compatible design.

Rear Wall

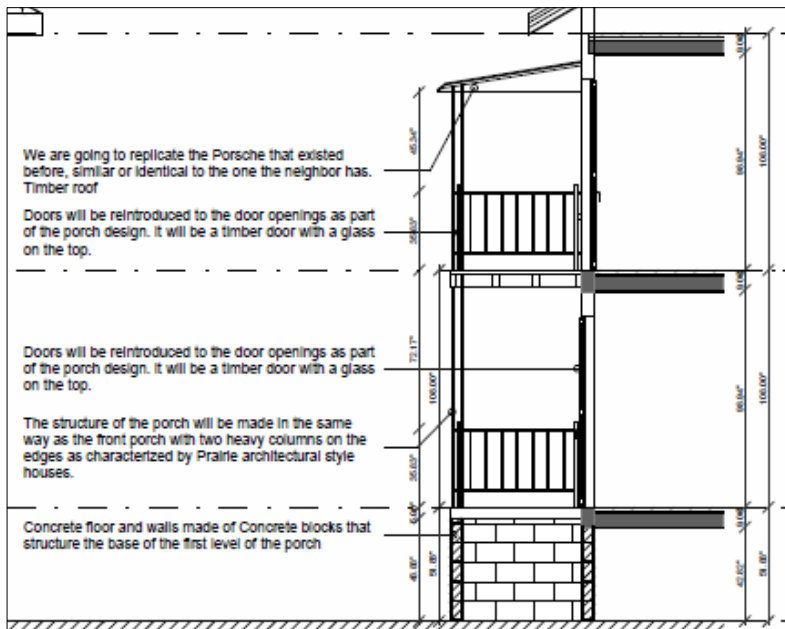


Applicant drawing

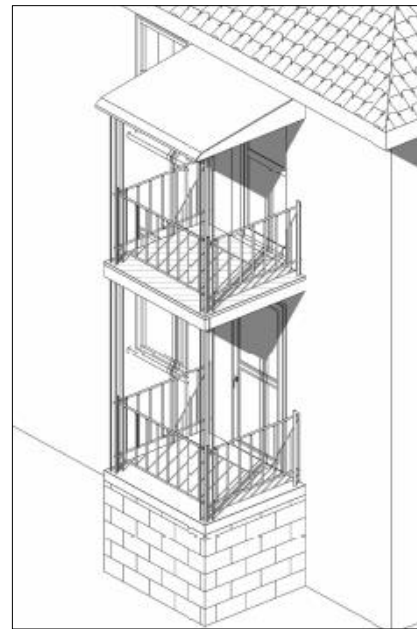


2018 photo of rear elevation. "Ghost" images of the original porch are evident on the brick.

- The application proposes to remove the vinyl windows and install wood windows with a 3-over-1 pattern to match the documented historic condition. A two-story porch is proposed in a dimension and design that is similar to the ghost images shown in the 2018 photo that documents the placement of the former porch.



Applicant drawings



- It is staff's opinion that the historic porch was likely wood construction (based on the width of the railing profiles) and that wood construction for the new posts, railings and landings (no concrete block or iron railings/posts) would be compatible at this rear, secondary location. An awning for the upper porch, as drawn, is also a compatible design option at this location.



- The applicant proposes to repair/rebuild portions of the front elevation's masonry porch. Based on the photos and staff's site visits, a high level of deterioration, some structural as well as masonry deterioration due to poorly executed tuckpointing, is evident.

Staff photos, July 2024.



Gently remove loose bricks and clean the surface well to prepare it with cement and re-glue the original bricks and get old bricks of the same brown and red color to put the missing ones and make the walls level again

Scrape off the light gray concrete that is visible on the surface of the bricks to re-establish the original bricks

Page from applicant's document

- The applicant's condition assessment is not fully documented, and the scope of work is not detailed to the level needed, nor described in a way (ex. "prepare it with cement and re-glue the original bricks...") that meets the Secretary of the Interior's Standards.
 - Scopes of work, such as "clean the surface well" 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.
- National Park Service Preservation Briefs, available online and from HDC staff, offer information documents directly related to masonry cleaning and tuckpointing historic brick. See links below.

ISSUES

- The proposed windows and upper porch door at the façade do not match the leaded glass windows and wood door with leaded glass panel that were removed without approval.
- The applicant’s condition assessment of the masonry front porch is not fully documented, and the scope of work is not detailed and does not meet the Secretary of the Interior’s Standards. An expanded scope of work that references the methods and material specifications discussed within the following National Park Service documents will be submitted.
 - [Brief #1 - Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#)
 - [Brief #2 – Repointing Mortar Joints in Historic Masonry Buildings](#)

RECOMMENDATIONS

Recommendation One – Denial – Replacement of leaded glass windows and wood doors with leaded glass panels at façade

The wood windows proposed for the façade and replacement door at the upper porch do not meet the Secretary of the Interior’s Standards for Rehabilitation for the following reasons:

- The historic windows and upper porch door were distinctive, character-defining features of the house, and their removal substantially altered the appearance of the building. The only replacement windows that will meet the Standards are new leaded glass windows, with an identical pattern, within every opening, as well as glass door panel.
- The proposal to install a solid panel door and wood windows that have a traditional muntin pattern rather than the leaded glass pattern will not restore nor improve the historic and architectural design of this property.
- The uniformity and relationship between the window openings on each floor and each elevation is an important architectural component of the dwelling. The casement units on the front elevation offered a verticality to each window opening that will not be duplicated by the installation of double-hung windows at the second floor.

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 2, 5, and 6:

- 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.*

Recommendation Two – COA – Remaining work items

It is staff's opinion that the remaining work items meet the Secretary of the Interior's Standards for Rehabilitation.

However, staff recommends that the Commission issue a Certificate of Appropriateness for the work with the following conditions:

- For the replacement windows at the side and rear walls, solid wood or aluminum-clad wood windows will be selected. Cut sheets confirming the manufacturer, product line, material, operation, color, and simulated divided light dimension and profile will be submitted for staff review. All double-hung windows will have a 3-over-1 pattern, and the small square windows will not have any glass pattern. A window schedule that confirms the details for each window will be submitted for staff review.
- The aluminum coil stock that was installed to cover the window opening's wood brickmould will be removed.
- The two-story rear porch will specify wood components for the 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 six-panel doors proposed for the side and rear elevations 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.