



SR-1 – SUMMARY STAFF REPORT (05-29-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 4254 TYLER

MEETING DATE: 06-10-2026

APPLICATION NUMBER: HDC2026-00252

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: TANYA CONTRERAS

OWNER: DETROIT LAND BANK AUTHORITY (DLBA)

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05-18-2026

DATE(S) OF STAFF SITE VISIT: 05-26-2026

SCOPE PHRASE FOR AGENDA: REHABILITATE DWELLING (SOME WORK COMPLETED WITHOUT APPROVAL), REPLACE WOOD WINDOWS WITH VINYL WINDOWS

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Replace asphalt roof for asphalt roof (work completed without approval)**
 - Color: black
 - Replace fascia (work completed without approval)
- **Install gutters and downspouts**
 - K-style gutters
 - Color: white
- **Replace wood windows with vinyl windows**
 - Brand: American Craftsman
 - Operation: Double-hung at front, single-hung at sides and rear
 - Between the glass grids at front
 - Color: white
- **Restore one (1) wood window**
- **Install two (2) steel exterior doors in door openings**
 - Brand: Masonite
 - Style: 6-Panel
- **Restore and paint siding**
 - Color: A:1 Yellowish Gray

- **Rehabilitate front porch**
 - Repour concrete surface and stairs
 - Wood railings
 - Use existing reclaimed bricks
 - Mortar: lime-based
- **Replace chain-link fence with wood fence at rear**
 - 6' H
 - Dog-eared style wood fence
 - 'Natural Cedar' stain and sealer

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- Missing front porch railing design and dimensions
- Missing interior condition photos of each existing wood window

EXISTING CONDITIONS:

- Built in 1923, this single-family residence is located within the Russell Woods-Sullivan Historic District. The dwelling was designed in the Dutch Colonial Revival style and has a side-gabled gambrel roof and shed-roof dormer spanning the attic level of the front façade. The exterior is primarily clad in wood, lap siding, with wood shingle siding at the front dormer and side-gable ends. The front elevation features double-hung three-over-one wood windows, while a full-width porch extends across the front façade.



Staff photo, south elevation, 05-26-2026



Base Unit Tools, outline by staff

BACKGROUND INFORMATION:

- The roof and fascia was replaced without approval sometime prior to 05-05-2026 when Staff received notice of the violation

DISTRICT INFORMATION/SIGNIFICANCE:

- Staff's derived period of significance for residential structures is 1920 – 1949, based on the interpretation of the HDAB Final Report
- [Elements of Design Sec. 21-2-168](#)
- Built in 1923
- The house is a contributing resource to the district

REPORT PREPARED BY: LSJ