



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS ADMINISTRATIVE APPROVAL

Application Number: HDC2025-00622

Effective Date: 10/10/25

Project Address: 3768 Tyler

Issued to: Stephen Washington
374 Keelson Drive
Detroit, MI 48215

Historic District: Russell Woods-Sullivan

Description of Work:
(continued on next page)

Per the submitted documents:

1. Install asphalt shingle roof
2. Replace glass panels for historic wood windows
3. Replace brick porch *in kind
4. Install aluminum K-style gutters and aluminum downspouts
5. Install wood fascia and soffit boards *in kind

With the Conditions that:
(continued on next page)

"in kind" is defined as faithfully reproducing original, historic, or documented character defining features, elements, and assemblies with respect to design, color, finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.

Application Number: HDC2025-00622

Description of Work:

Per the submitted documents

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:Bilqees

251010BS



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.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00622

PROPERTY INFORMATION**ADDRESS(ES):** 3768 Tyler**HISTORIC DISTRICT:** Russell Woods-Sullivan**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|--|---|--|--|---|--------------------------------|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☒ Painting | ☒ Roof/Gutters/
Chimney | ☒ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

This project consists of restoring and repairing the exterior components of the property located at 3768 Tyler, Detroit, MI 48238, within the Russell Woods Historic District. The intention is to preserve the historic character of the home while making necessary structural and cosmetic repairs, including roofing, painting, windows, and porch restoration, without altering the existing architectural features or design.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Stephen Washington**COMPANY NAME:** Grandiose Real Estate Solutions LLC**ADDRESS:** 374 Keelson Drive**CITY:** Detroit**STATE:** MI**ZIP:** 48215**PHONE:** +1 (602) 469-8481**EMAIL:** stephenwash0329@yahoo.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.

DocuSigned by:

Stephen Washington

Grandiose Real Estate Solutions LLC

STEPHEN WASHINGTON

10/01/2025

SIGNATURE

DATE

374 Keelson Drive

Detroit

MI

48215

+1 (602) 469-8481

stephenwash0329@yahoo.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

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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.")

Paint: The current matte green paint is faded and peeling in multiple areas. Roof: Existing grey asphalt shingles are brittle, curled, and missing in areas. The wood decking below shows signs of rot. Fascia boards and gutters are rusted and warped. Soffits are aged and deteriorated. Windows: Original wood windows are intact, but several glass panes are cracked. The wood frames and trims show paint deterioration and weather damage. Dormers: The dormers retain their original cedar shingles and trim, but some shingles are cracked or missing. Brackets / Cornices: Decorative brackets under the eaves are present but chipped and flaking.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

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.)

Scrape, prime, and repaint exterior wood and trim in A9 Brownish Red. Replace damaged shingles and decking; install new asphalt roof, fascia, soffits, and gutters. Repair windows, dormers, and trims; repaint to match. Restore porch floor, joists, bricks, railing, and columns. Control vegetation and paint all new elements to match the home.

4. DETAILED SCOPE OF WORK

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.")

Scrape, prime, and repaint all wood and trim using A9 Brownish Red. Remove damaged shingles and replace deteriorated decking with CDX plywood. Install new asphalt shingles, synthetic underlayment, and matching flashing. Replace or restore fascia, soffit, and gutters using original dimensions. Repair all wood windows using epoxy or wood inserts. Replace panes with matching glass. Repair porch flooring with concrete, replace replace joists as needed, tuckpoint and replace damaged bricks. Replace any rotted dormer shingles with cedar shingles of same size and grain. Recreate brackets and cornices using historic profiles. Paint all trims, sills, and window casings. Replace house numbers with traditional-style bronze fixtures.



5. BROCHURES/CUT SHEETS

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.

ADDITIONAL DETAILS

Historic Home Restoration Spec Sheet

Item	Specification
Exterior Paint	A9 Dark Reddish Brown, Dark Reddish Brown finish, applied with brush/roller
Roofing Shingles (House & Garage)	GAF 3 TAB Timberline HDZ Architectural Asphalt Shingles – Charcoal color
Roof Sheathing	½” CDX Plywood
Underlayment	Synthetic waterproof underlayment (e.g., GAF Deck-Armor)
Fascia Boards	1x6 Pressure-treated wood, painted Dark Reddish Brown to match trim
Soffit Material	Dark Reddish Brown wood soffits to match existing
Gutter System	5”by10ft seamless aluminum gutters, drained to match existing drain system, Dark Reddish finish
Windows	Restore original wood windows using wood epoxy or inserts, replace broken glass with Pella brand single pane glass
Dormer Shingles	Wood shingles, matching size and grain of original
Porch Floor	Quickrete brand cement slab to match existing finish and slope
Porch Joists	Treated plywood joists, replace as needed
Porch Brickwork	Tuckpoint and replace with 4” by 2ft matching historic red clay bricks
Attic Vents	Louvered metal vents, painted to match siding color
Light Fixtures	Traditional bronze or black metal fixture with down-facing light
House Numbers	Classic black metal or bronze numbers, no modern fonts
Vegetation Control	Eco-friendly root barrier or vegetation suppressant, manual removal around base

Description of Existing Condition

- **Paint:** The current exterior paint is faded and chipped in several areas. It is a matte green color that has dulled over time due to weather exposure.
- **Roof:** The existing roofing is **grey asphalt shingles** that are cracked, curling, and missing in various areas. The **wood decking under the shingles** is also deteriorating in some places. The **fascias and gutters** are rusted, warped, and no longer functional.
- **Windows:** The property has its original **historic wood-framed windows**. Several glass panes are cracked or missing, and wood sashes show signs of age-related wear, including peeling paint and minor rot at corners.
- **Porch:** The front porch retains its **original layout and dimensions**. However, the **wooden support structure** beneath the porch has significant deterioration. Some **bricks are loose or missing**, and the **concrete porch floor** is cracked and unstable.
- **Dormers:** The dormers retain their original cedar shingles and trim, but some shingles are cracked or missing.
- **Brackets / Cornices:** Decorative brackets under the eaves are present but chipped and flaking.
- **Other:** Window sills, lintels, and attic vents show signs of aging. Existing exterior house numbers are rusted and outdated.

3768 Tyler
Detroit, Michigan 48238

PAINT





- The current exterior paint is faded and chipped in several areas. It is a matte green color that has dulled over time due to weather exposure.
- Repaint the home using **Sherwin-Williams Reddish Brown**.
- Scrape and prepare all existing painted surfaces to remove loose and flaking paint.
- Spot-prime exposed wood.
- Apply two coats of **Sherwin-William Reddiah Brown** paint using brush/roller.
- Preserve all original trim, accents, and features.

CURRENT ROOF



- The current roof has asphalt shingles and is very damaged
- Roof repairs will involve replacing damaged wood with plywood, then weather proofing, and installing asphalt shingles.
- The fascia and gutters will be replaced, repaired, and reinstalled since they are completely damaged due to their age. They will maintain the same dimensions and the same factory color. No changes will be made to the fascia and gutters. They will remain in the same location.

WINDOWS



- The property has its original **historic wood-framed windows**. Several glass panes are cracked or missing, and wood sashes show signs of age-related wear, including peeling paint and minor rot at corners.
- Retain and repair all original wood windows. Replace only broken glass panes and restore damaged wood components to original form.

PORCH



- The front porch retains its **original layout and dimensions**. However, the **wooden support structure** beneath the porch has significant deterioration. Some **bricks are loose or missing**, and the **concrete porch floor** is cracked and unstable.
- The porch will maintain its same design and age. The damaged wood will be replaced.

- Damaged bricks will be replaced with new bricks, and the porch will be repaired since it is severely damaged using cement to match the existing finish and slope.
- The porch will maintain its same dimensions and will not be modified.
- The damaged floor of the porch will be repaired and a new floor will be installed since the one that supports the house is completely damaged. The same model and dimensions will be maintained.

Soffit Repair & Replacement Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

All existing soffits will be repaired and retained wherever possible to preserve the historic wood detailing. Sections that are damaged beyond repair will be replaced with wood.

Replacement Materials

- Material: Wood (to match existing soffit boards).
- Dimensions: Cut and installed to match the original width, thickness, and profile of the historic soffit.
- Finish: Painted to match the Reddish-Brown trim color.
- Design: All venting and trim detailing will be replicated to maintain the current look.

Compliance Statement

This work is classified as repair in kind. No aluminum or non-historic materials will be introduced. The soffits will remain wood, historically appropriate in profile, dimension, and finish, ensuring compliance with Detroit Historic District guidelines.

Dormer Repair Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

Repair and restore the existing dormer to preserve its **historic appearance and structural integrity**.

All work will be **repair in kind**: no alteration to the dormer's size, shape, trim profiles, or architectural details.

Existing Conditions

- Dormer siding and trim show localized wood deterioration from age and weather exposure.
 - Several cedar shingles on the dormer roof are worn and need selective replacement.
 - Paint is faded and peeling.
-

Repair Method

1. Structural & Siding

- Inspect framing members for rot; replace only if structurally compromised, using **matching dimensional lumber**.
- Retain all original profiles of dormer walls and trim.
- Remove loose or deteriorated paint and caulk.
- Repair or replace damaged siding boards **with wood of the same species and profile**.

2. Roofing

- Carefully remove damaged cedar shingles.
- Replace only shingles that are beyond repair with **new cedar shingles of matching size and grain**.
- Maintain existing roof pitch and overhangs.

3. Trim & Decorative Elements

- Retain and repair original brackets, cornices, and window casings.
- Where material is unsalvageable, replicate **historic profiles in wood** or historically appropriate wood composite.

4. Finishes

- Prime all bare wood surfaces with exterior-grade primer.
- Apply two coats of Reddish Brown the house trim.

Compliance Statement

This project meets **Detroit Historic District Commission** guidelines for **repair in kind**:

- All replacements will use **wood or historically compatible materials** with profiles matching the original dormer.
- No change will be made to dormer size, configuration, or architectural details.
- The repaired dormer will maintain the historic character of the property and comply with the **Secretary of the Interior's Standards for Rehabilitation**.

Dormer Pictures





Asphalt Shingle Roof – Historic District Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

Remove all existing roof covering down to the wood decking and replace with a historically compatible asphalt shingle system. The new roof will **match the historic profile and appearance** of the existing roof. No change to roof pitch, overhangs, or architectural features.

Product Information

Feature	Specification
Manufacturer / Line	GAF Timberline HDZ® Architectural Asphalt Shingles
Design / Profile	Dimensional “architectural” shingle with a subtle wood-shake appearance appropriate for early-20th-century homes
Colorway	Charcoal – a historically neutral dark tone similar to traditional slate
Underlayment	GAF Deck-Armor® premium breathable synthetic underlayment
Ice & Water Shield	GAF WeatherWatch® leak barrier at eaves and valleys
Ridge Cap	GAF TimberTex® Ridge Cap Shingles in matching Charcoal color
Warranty	GAF Limited Lifetime Manufacturer’s Warranty

Installation Details

- **Decking:** Inspect all roof sheathing; replace any deteriorated boards with ½" **CDX plywood** to match original decking thickness.
- **Underlayment:** Install full coverage of **breathable synthetic underlayment** to protect and ventilate.

- **Ice & Water Shield:** Apply at eaves, valleys, and penetrations per Michigan code.
- **Flashing:** Install new **galvanized steel step and counter flashing** at all roof-wall intersections and chimneys; paint flashing to blend with adjacent surfaces.
- **Shingles:** Install **GAF Timberline HDZ® Charcoal** using manufacturer's recommended six-nail pattern to resist high winds.
- **Ventilation:** Replace attic vents in existing locations with **metal vents painted to match roof color**—maintaining the historic appearance.
- **Cleanup:** Remove all debris and leave the site in a clean, safe condition.

Compliance Statement

This roof replacement is a **repair in kind** consistent with **Detroit Historic District Commission guidelines**.

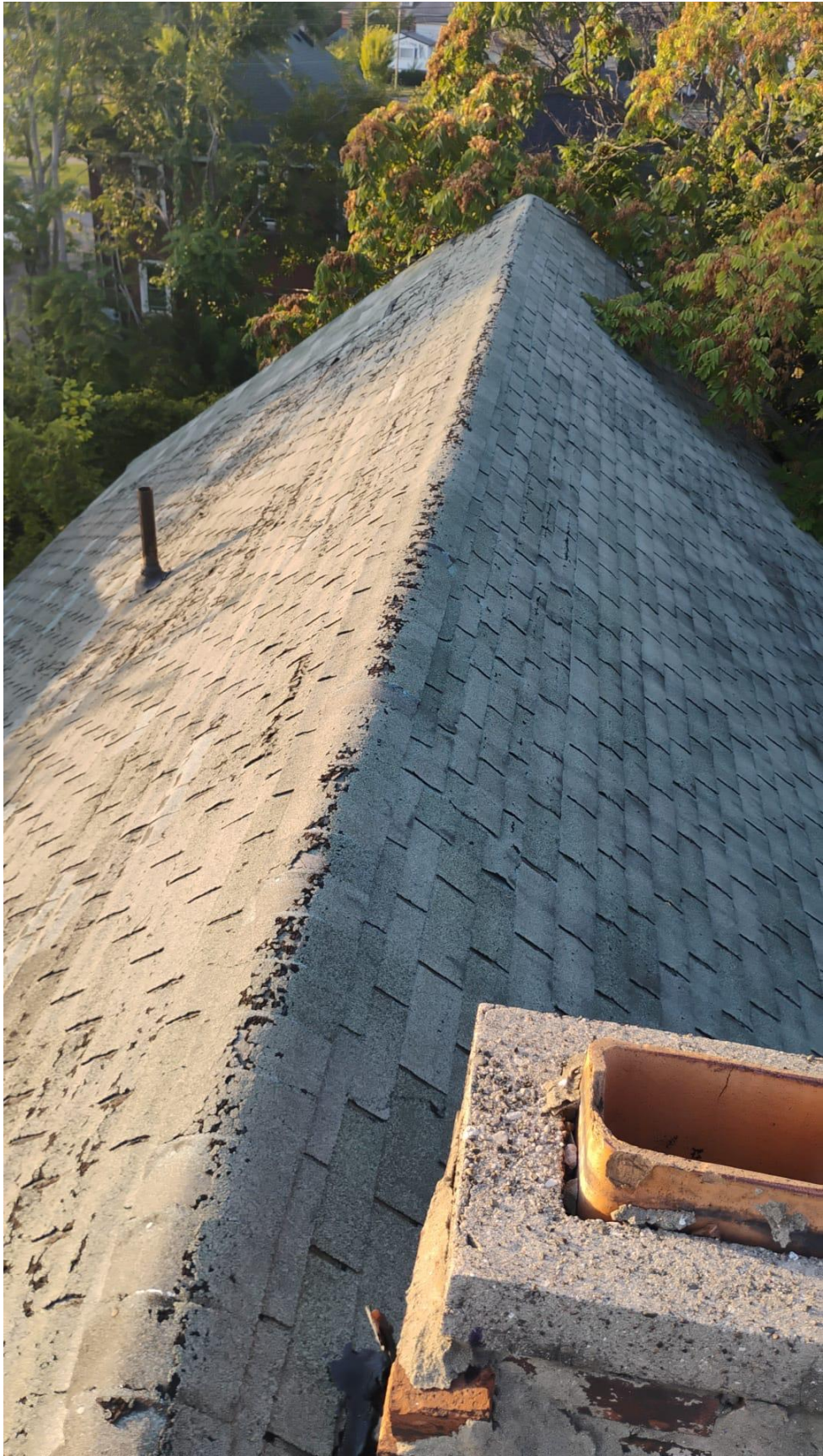
- The shingle's **dimensional profile and dark slate-like color** maintain the historic appearance of the Russell Woods home.
- No changes will be made to roof pitch, soffits, fascia, or architectural details.
- Materials and installation methods meet **City of Detroit building codes** and the **Secretary of the Interior's Standards for Rehabilitation**.

Existing Roof Photos

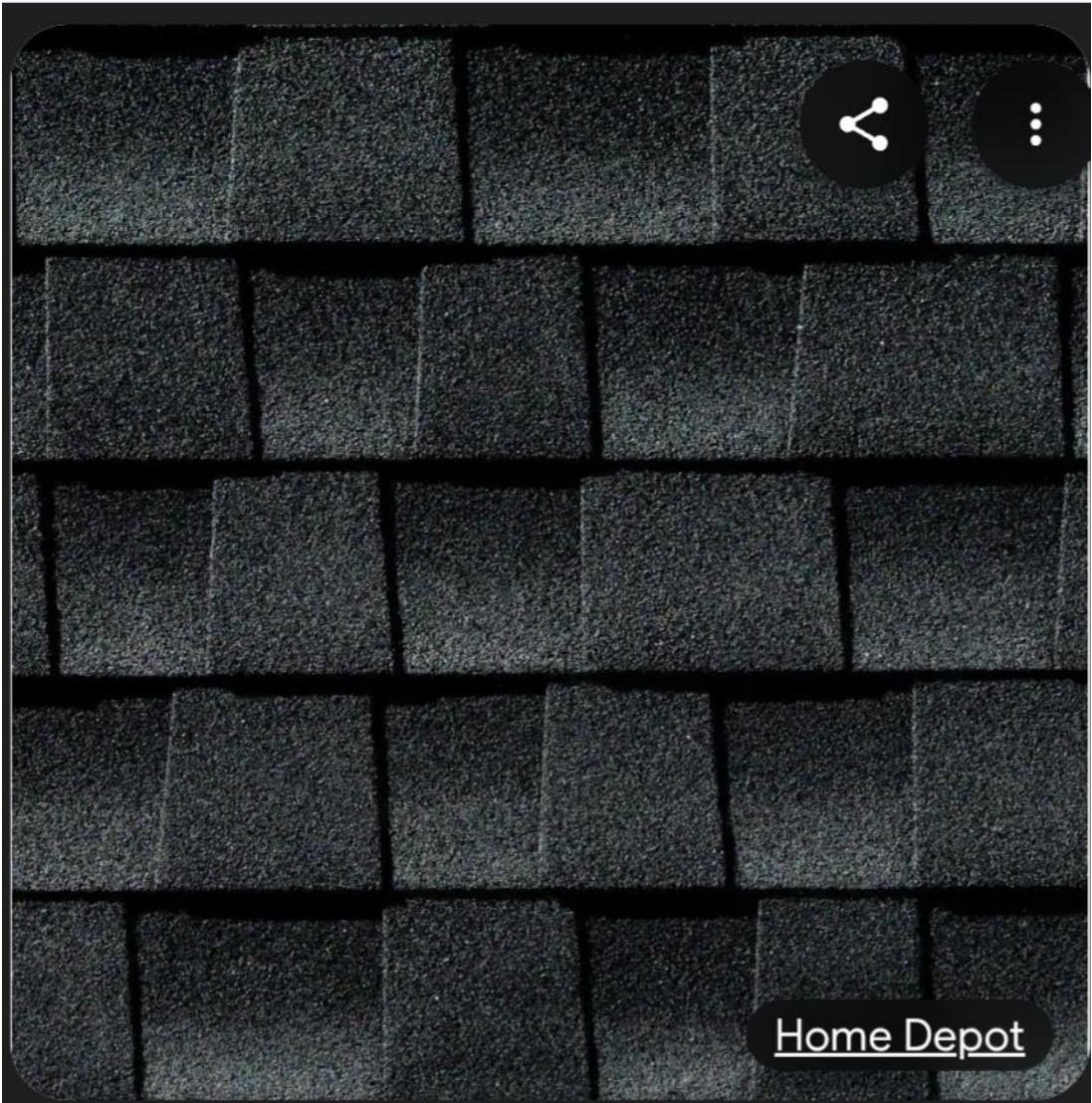








New Roof Products



Home Depot

GAF Timberline HDZ 33.33-sq ft Birchwood Laminated Architectural Roof Shingles

📍 Track



 Search







Fascia, Soffit & Gutter Restoration Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

Restore and repair all **fascia, soffit, and gutter components** to match the existing historic appearance. Only sections that are damaged beyond repair will be replaced. **Downspouts will remain in their current locations**; no changes to placement or appearance are proposed.

Materials & Methods

Fascia

- **Material:** 1" x 6" **primed wood boards**, matching the existing profile and thickness.
- **Method:**
 - Remove any rotted or compromised fascia boards.
 - Install new wood boards to match original dimensions.
 - Secure with galvanized nails or corrosion-resistant screws.
 - Prime and paint to match existing trim color.

Soffit

- **Material:** **Solid wood boards** cut to replicate the existing width, thickness, and profile.
- **Method:**
 - Carefully remove deteriorated soffit panels while retaining any original vent details.
 - Replace only boards that cannot be repaired using matching wood.
 - Sand, prime, and paint to match existing trim color.
 - Retain or replicate any existing **venting pattern** (e.g., round or strip vents) to preserve the historic appearance and provide attic ventilation.

Gutters

- **Material: Seamless aluminum K-style gutters**, 5-inch, painted to match existing trim color.
(Aluminum gutters are allowed as long as their appearance matches the historic profile and they are painted to blend in.)
- **Method:**
 - Remove deteriorated gutters.
 - Install new seamless gutters in the **same locations** as existing.
 - Use concealed hangers for a clean, historically compatible look.
 - Slope gutters to ensure proper drainage toward downspouts.

Downspouts

- **Material: Aluminum downspouts**, round or rectangular, painted to match trim color.
- **Method:**
 - Downspouts will remain in **exact existing locations**.
 - Secure with galvanized brackets.
 - Paint to match the house trim so they blend seamlessly.

Compliance Statement

This work is a **repair in kind** as defined by the **Detroit Historic District Commission guidelines**.

- All **fascia and soffit** work will use **wood** matching the original historic dimensions and profiles.
- **Gutters and downspouts** will be painted to blend with the home and remain in their existing locations.
- No changes will be made to roofline, overhangs, or architectural details.
- The completed work will preserve the historic character of the property while meeting modern durability and drainage standards.
- ❖ **The downspouts of the gutters will be in the same existing location and will not be changed**

Soffit, Gutter, and Fascia Pictures





























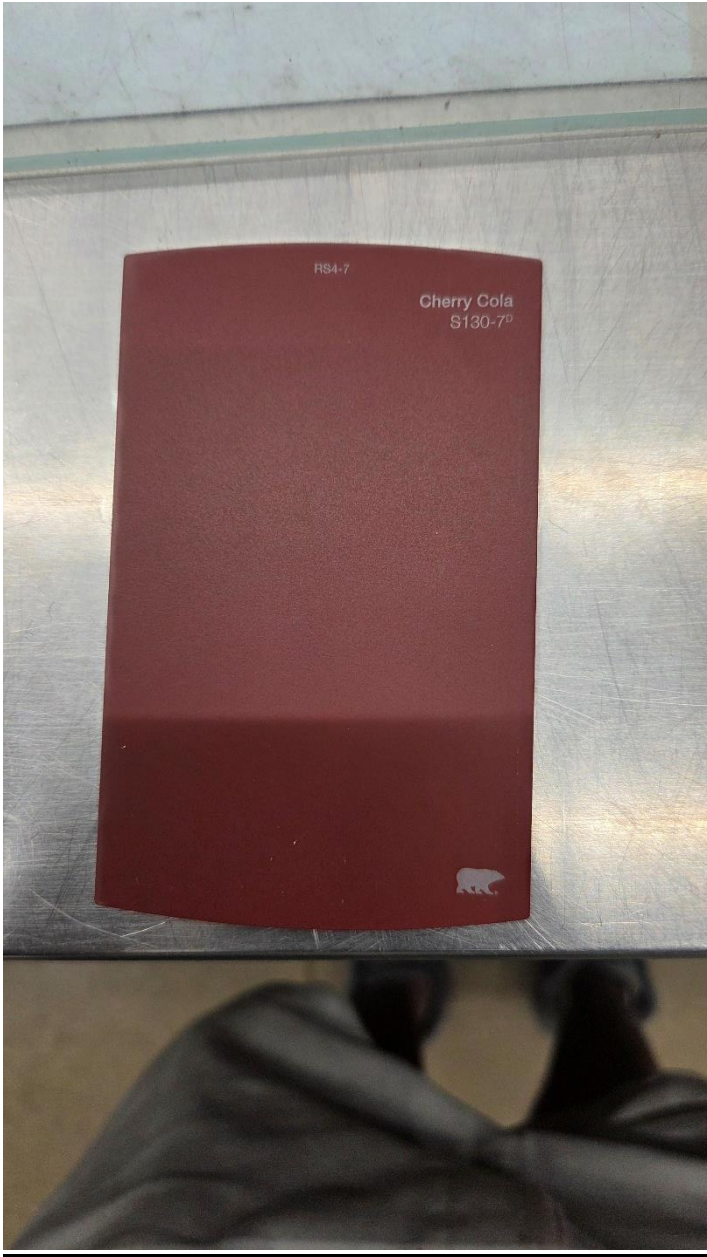




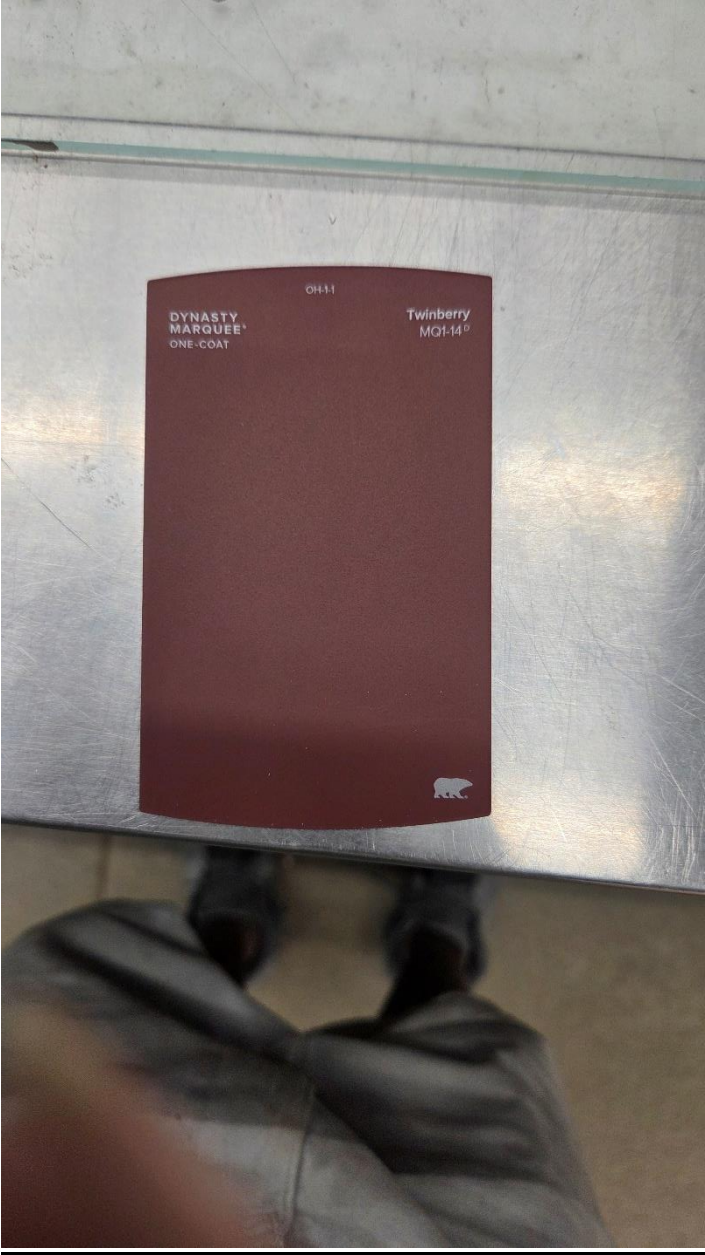


Paint Samples

The color that I plan to use for the body, trim, sash, and shutters is **A9 Moderate Reddish Brown**. As shown below, I plan to use Behr paint brand to complete the painting. Also below, you will see the Behr paint samples that are closest to the **A9 Modern Reddish Brown** color. Please inform me of which of the three examples is closest to the Modern Reddish Brown from the allowable color schemes.







Porch Materials

The porch will be repaired using Quickrete concrete slabs and 4 by 2 inch red brick to match the original.

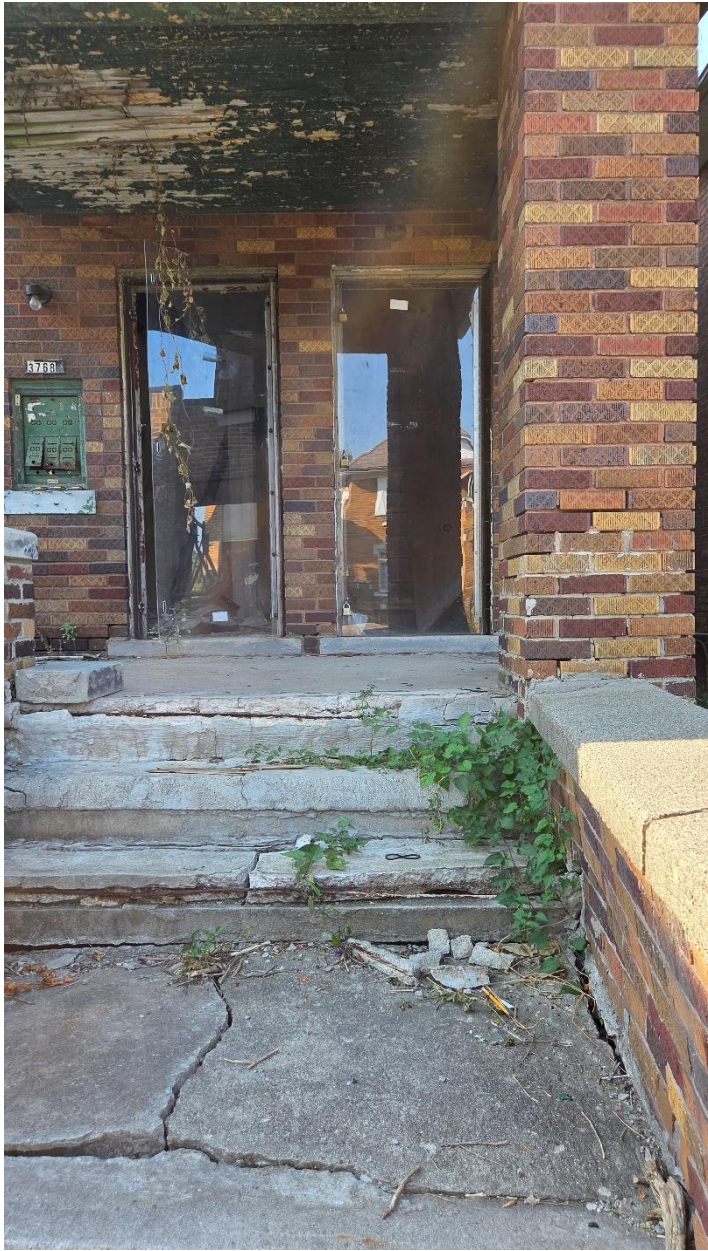
Proposed Brands / Product Lines

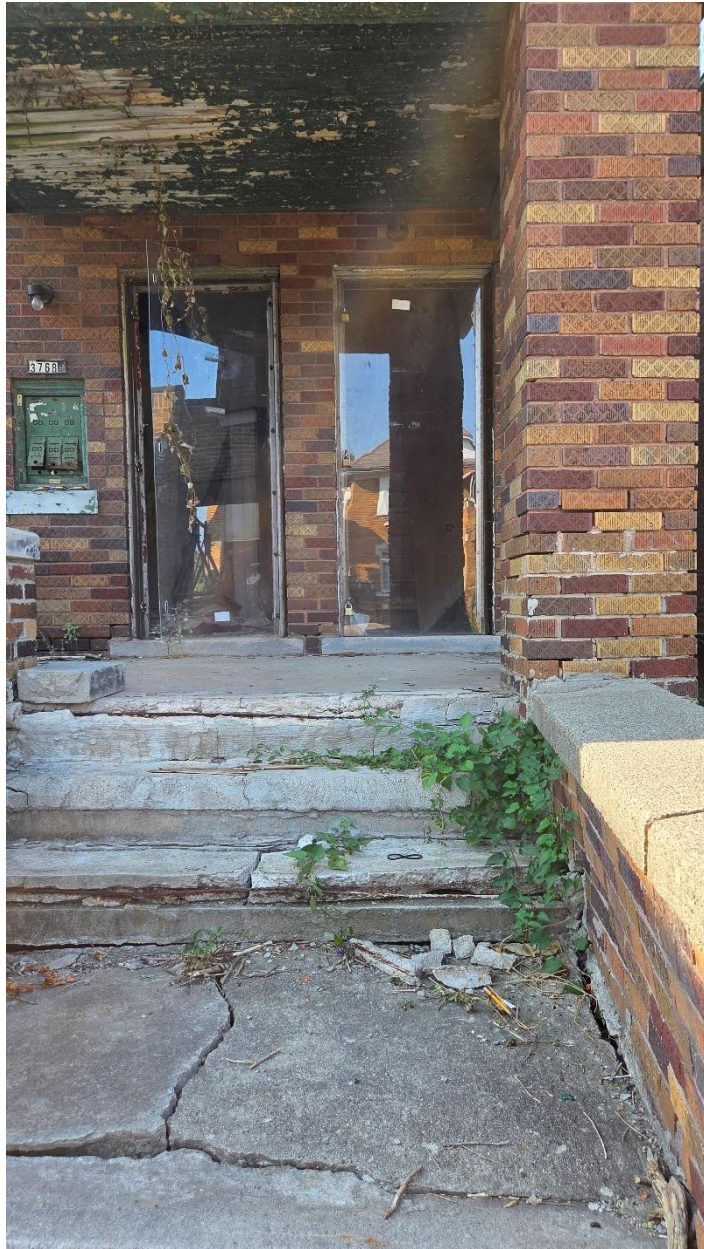
Application	Brand / Product Line	Notes
Paint / Finish	Sherwin-Williams “Historic Collection” or Exterior line in Reddish-Brown	Sherwin-Williams offers historic color matching and quality exterior coatings.
Pressure-Treated Joists	Trex Protect™, Simpson Strong-Tie PT lumber	Brands used in structural restoration; look for PT lumber rated for exterior use.
Concrete & Repair Mortar	Quikrete Vinyl Concrete Patcher, Sakrete Historic Blend Mortar	For patching and resurfacing, these have good color and texture match.
Red Clay Brick / Tuckpointing Brick	Glen-Gery historic bricks, Acme Brick’s historic line	These manufacturers have historic brick lines compatible with older masonry.
Galvanized / Stainless Fasteners	Simpson Strong-Tie ZMAX, GRK R4 Exterior Screws, FastenMaster	Use corrosion-resistant hardware for longevity.

Current Porch Pictures





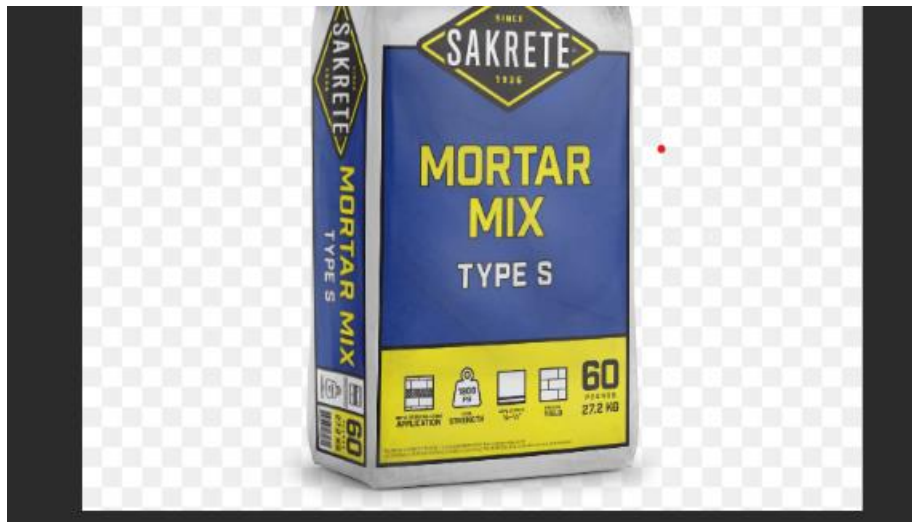




Pictures Of New Matching Brick and Materials



Glen Gerv Red Clay Bricks 4 Bv 2 Inches



Sakrete Concrete Mix -



Quikrete 1133-40 Concrete Patch, 40 lb Bag

Interior and Exterior Window Pictures



Only the glass will be replaced Pella Brand glass. The wood will be scraped, treated, and painted



Only the glass will be replaced Pella Brand glass. The wood will be scraped, treated, and painted



Only the glass will be replaced Pella Brand glass. The wood will be scraped, treated, and painted



Only the glass will be replaced Pella Brand glass. The wood will be scraped, treated, and painted



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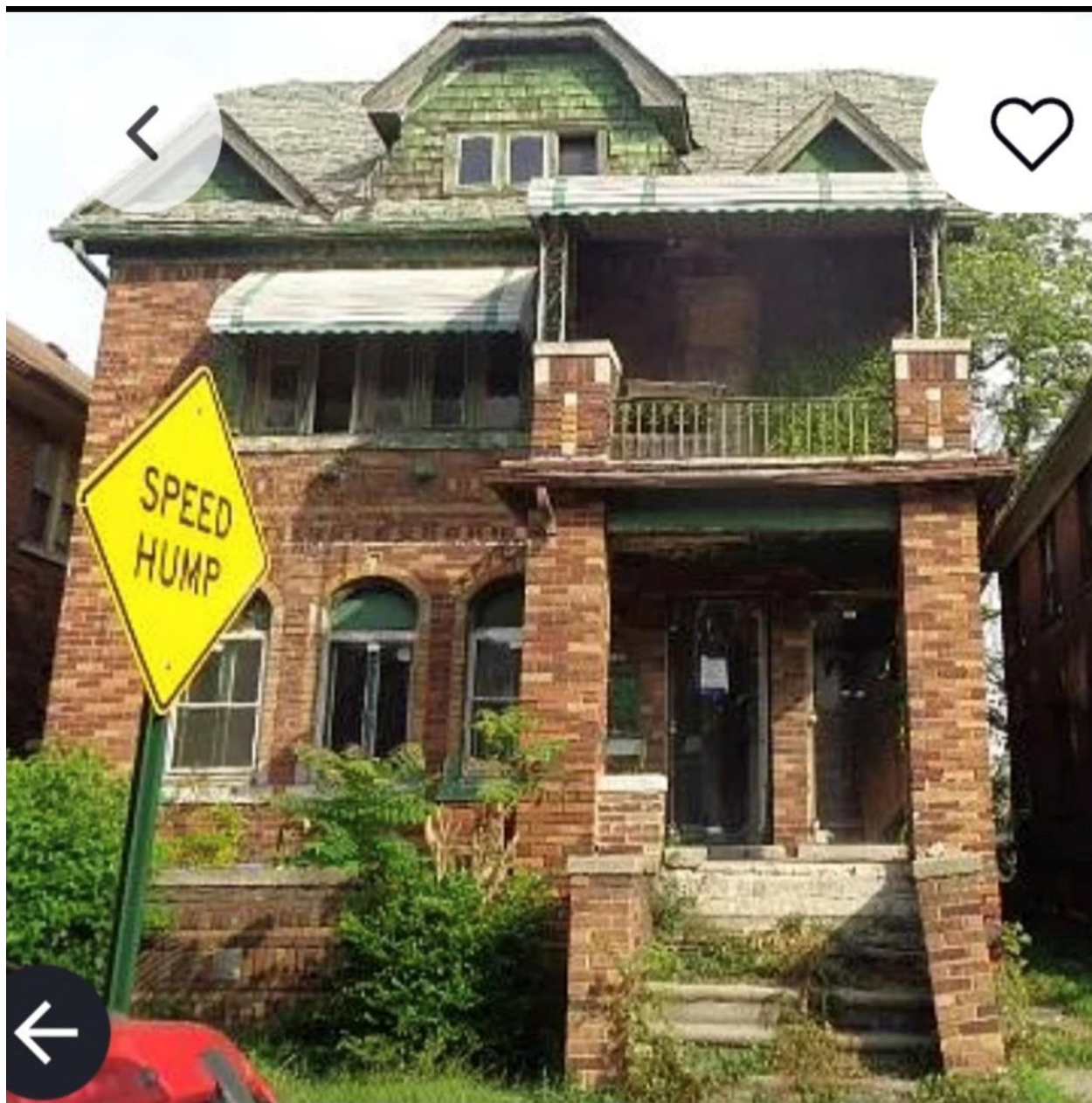






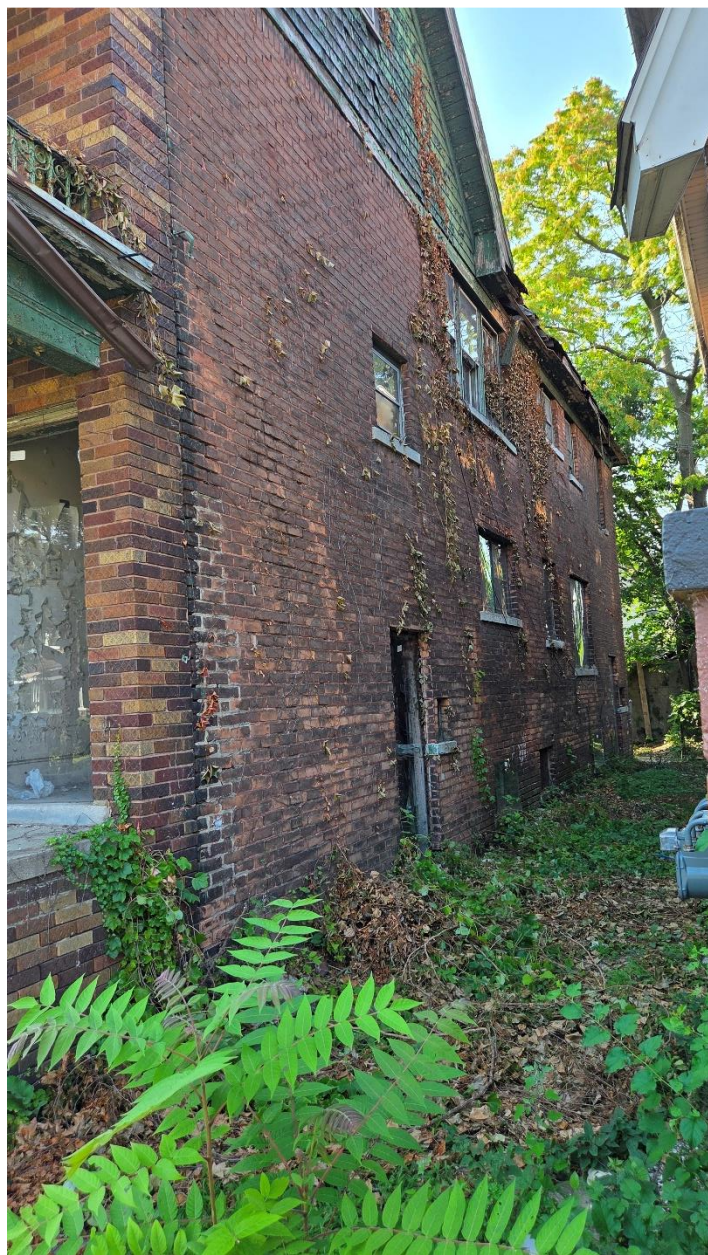






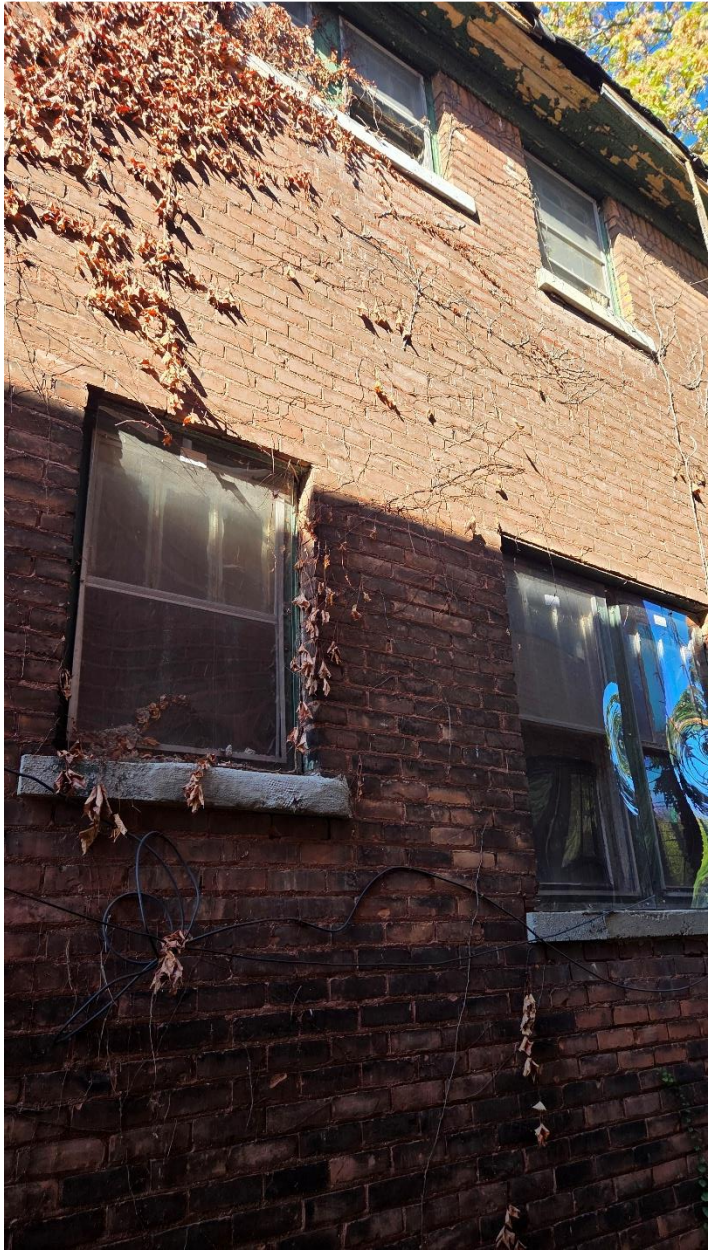
Front Windows





Right Side Windows











Left side Windows





Glass Replacement Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

Replacement of broken or missing window panes while retaining all original historic wood sashes and frames.

Glass Specifications

- Type: Clear, non-tinted, single-pane replacement glass
- Thickness: 1/8" standard (to match original)
- Finish: Smooth, non-reflective
- Profile: Cut to fit original sash openings, no change in muntin or divided lite patterns
- Manufacturer: Pella (or equivalent clear replacement glass)
- Compliance: Meets Detroit Historic District standards for “repair in kind” — no alteration to wood sash, frame, or window dimensions

Installation Notes

- Remove old glazing and debris carefully to preserve sash.
- Set new glass in original opening using linseed oil putty or equivalent glazing compound.
- Prime and paint putty line and any exposed sash wood to match existing window finish.

Compliance Statement

This project constitutes a repair in kind with no alteration to the historic wood windows or architectural appearance of the structure.

House Number Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238
Historic District: Russell Woods

Product Information

Brand	Everbilt
Model	Aged Bronze House Number (4–6 inch option)
Material	Metal (Aged Bronze Finish)
Style	Traditional serif, flush-mount design
Historic Compliance	Compatible with Detroit HDC guidelines — metal, traditional finish, non-plastic

Specifications

- Height: 4–6 inches (meets visibility requirements)
- Material: Durable aged bronze metal
- Finish: Oil-rubbed/aged bronze, low-gloss patina
- Mounting: Flush mount with included fasteners
- Appearance: Traditional serif font style, appropriate for historic homes

Installation Instructions

1. Determine placement: Install house numbers on a visible location near the main entrance, consistent with historic design standards.
2. Mark drill holes: Use the house number as a template to mark screw hole positions on the mounting surface.
3. Drill pilot holes: Drill small pilot holes where marked to ensure accurate placement and prevent splitting.
4. Attach number: Secure the number to the surface using provided screws/fasteners. Ensure it is flush to the wall.
5. Final check: Verify that numbers are level, securely fastened, and clearly visible from the street.

Compliance Statement

This product and installation are compliant with Detroit Historic District guidelines. The numbers are metal, traditional in appearance, and appropriately sized to maintain the historic character of the property.