



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 07/29/2025

Application Number: HDC2025-00498

APPLICANT & PROPERTY INFORMATION

NAME: Stephen Washington

COMPANY NAME: Grandiose Real Estate Solutions LLC

ADDRESS: 374 Keelson

CITY: Detroit

STATE: MI

ZIP: 48215

PROJECT ADDRESS: 3768 Tyler

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. Please provide the spec sheets for the materials that will be used for the replacement of the asphalt shingle roof, gutters & soffits, fascia, bricks, garage door, etc.
2. Please provide the paint colors being used per the HDC color system guidelines.
3. Provide existing interior photos of the windows being proposed for replacement and add a spec sheet of the new proposed window type and material.
4. Provide images of existing porch and provide materials that will be used for the porch repair.

APPLICANT RESPONSE

Response Date: 08/14/2025



Paint: Scrape, prime, and repaint all surfaces in Behr Moderate Reddish Brown. Restore trims, sills, dormers, brackets, and cornices. Install attic vents and update light fixtures and house numbers in historic style.

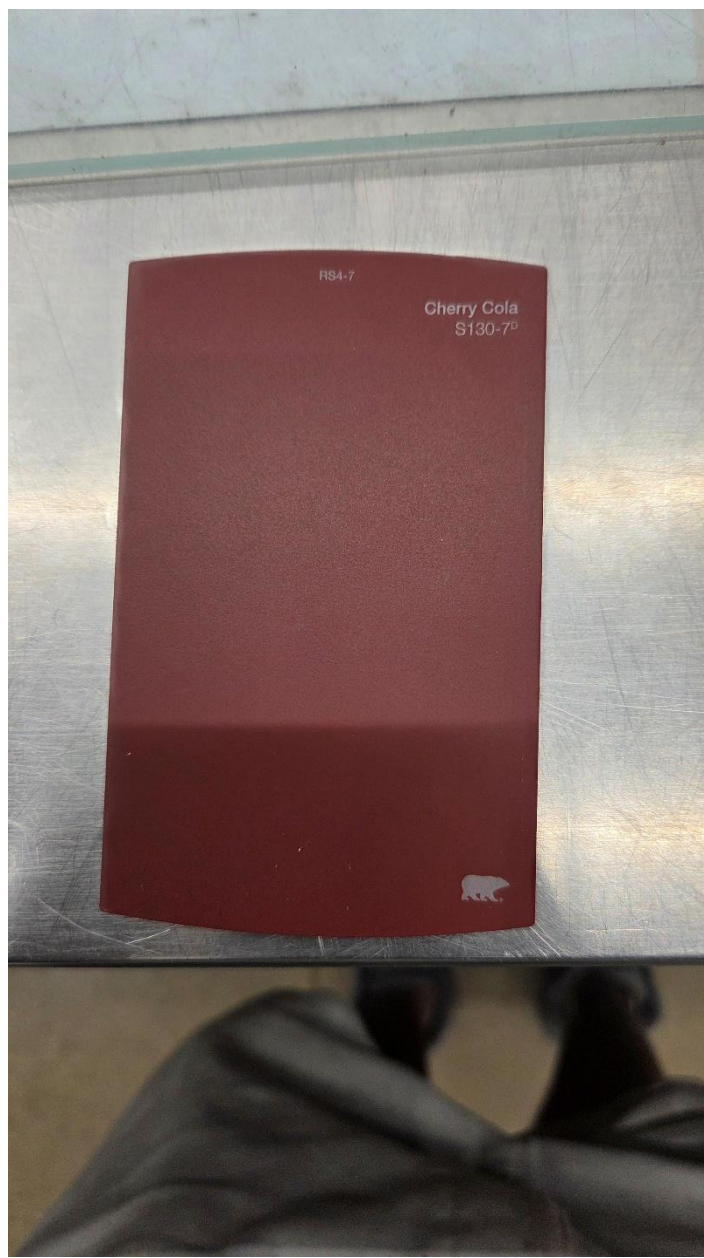
Roof: Remove old shingles, replace damaged decking, install new shingles, fascia, soffits, gutters, and downspouts—matching all original profiles and flow.

Windows: Repair sashes, and trim with matching materials. Replace some broken glass. Repaint Modern Reddish Brown.

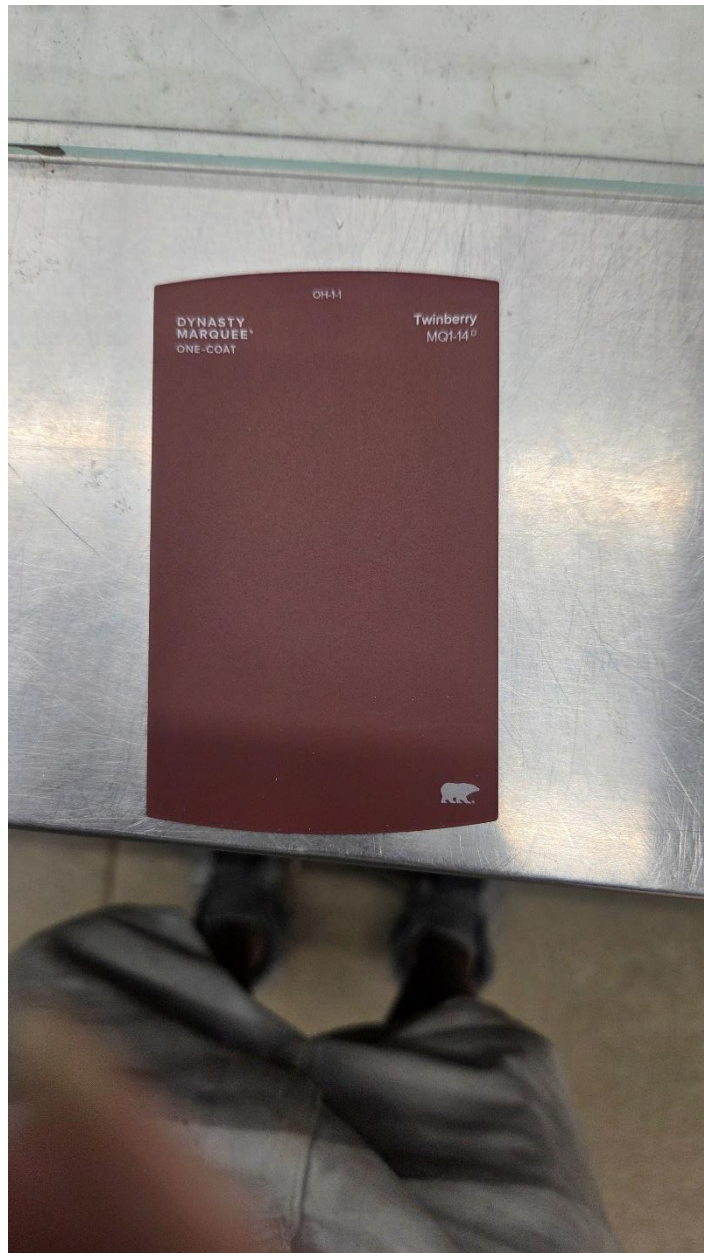
Porch: Replace damaged floor, joists, and bricks. Restore railing and columns to original design. Maintain all dimensions.

Garage: Remove debris and collapsed roof. Rebuild roof with matching shingles and structure. Replace door with steel panel door in original dimensions. Repair or block window. Repoint masonry, seal walls, and control vegetation. Paint all new elements to match home exterior.

Paint Samples







Pictures of Windows that will be repaired



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

Pictures of Windows that will be repaired



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

Pictures of Windows that will be repaired



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

Pictures of Windows that will be repaired



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

Pictures of Windows that will be repaired



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

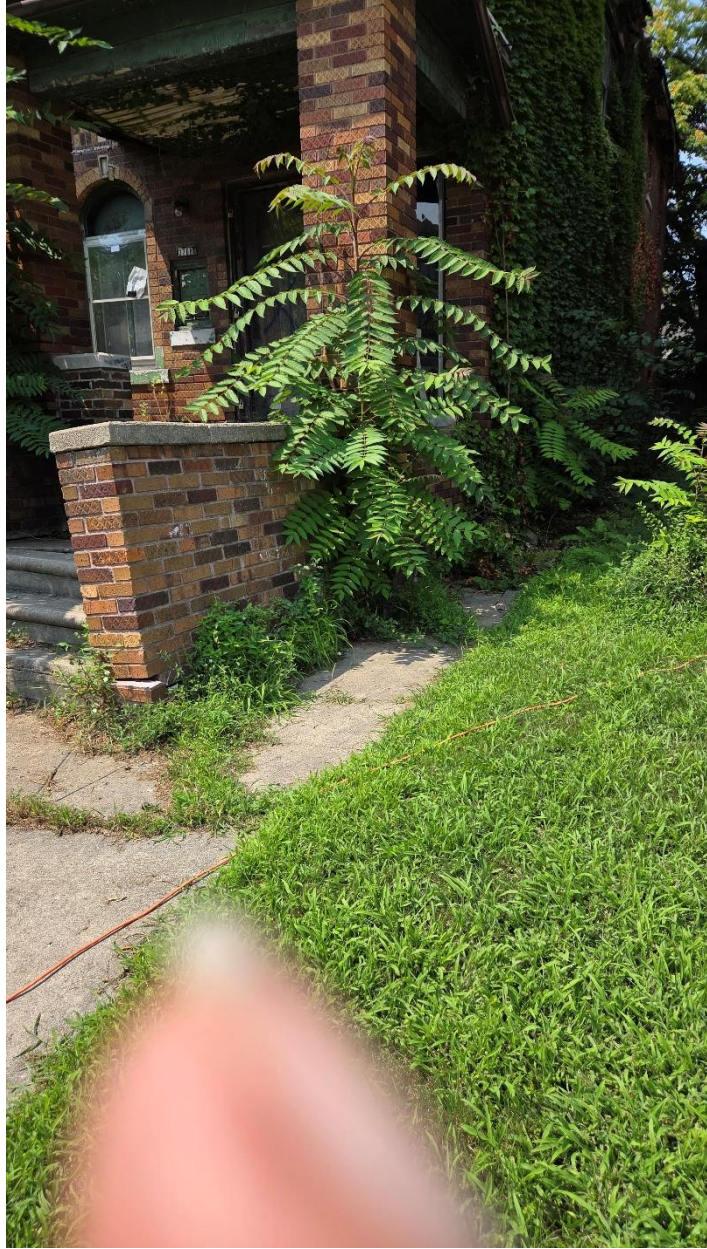
Historic Home Restoration Spec Sheet

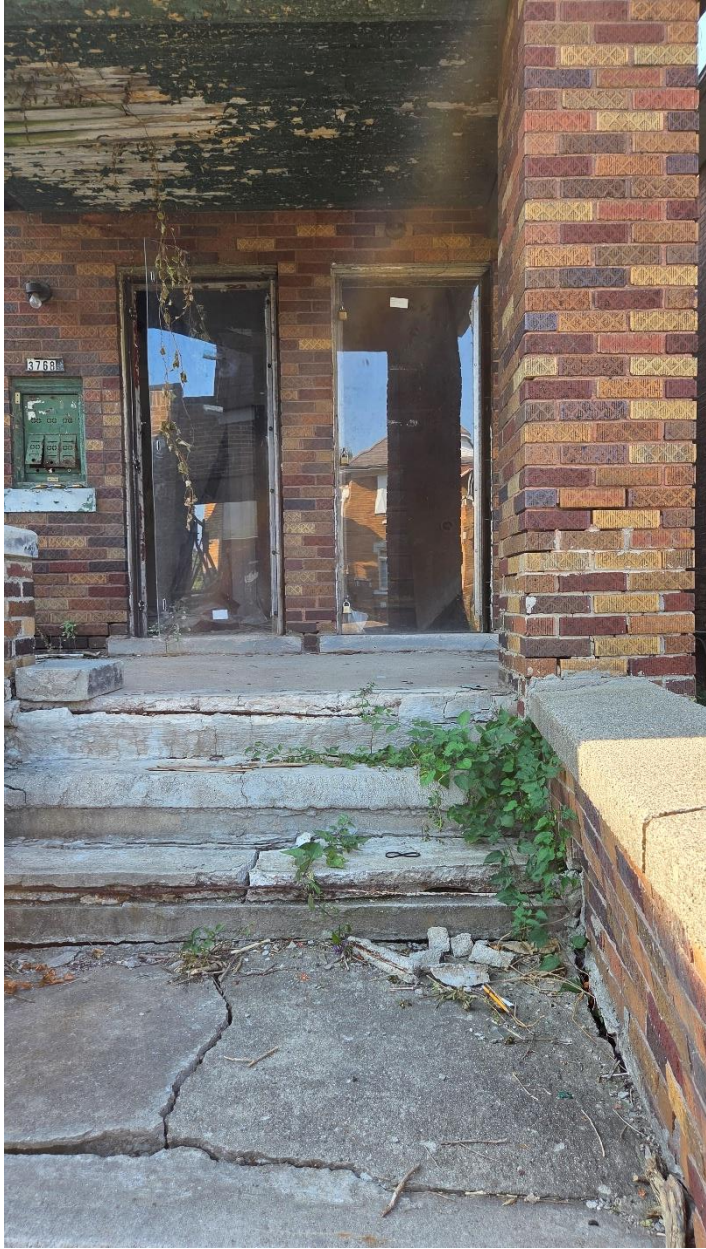
Item	Specification
Exterior Paint	A9 Dark Reddish Brown, Dark Reddish Brown finish, applied with brush/roller
Roofing Shingles (House & Garage)	GAF 3 TAB Timberline HDZ Architectural Asphalt Shingles – Charcoal color
Roof Sheathing	½” CDX Plywood
Underlayment	Synthetic waterproof underlayment (e.g., GAF Deck-Armor)
Fascia Boards	1x6 Pressure-treated wood, painted to match trim
Soffit Material	White aluminum vented soffits to match existing
Gutter System	5”by10ft seamless aluminum gutters, back-pitched to drain toward backyard, white finish
Windows	Restore original wood windows using wood epoxy or inserts, replace broken glass with Pella brand single pane glass
Dormer Shingles	Cedar 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
Garage Door	Steel paneled, non-insulated, brown or color-matched to original, manual or auto
Garage Masonry Repair	Repoint cracks with mortar, clean and seal for water resistance
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

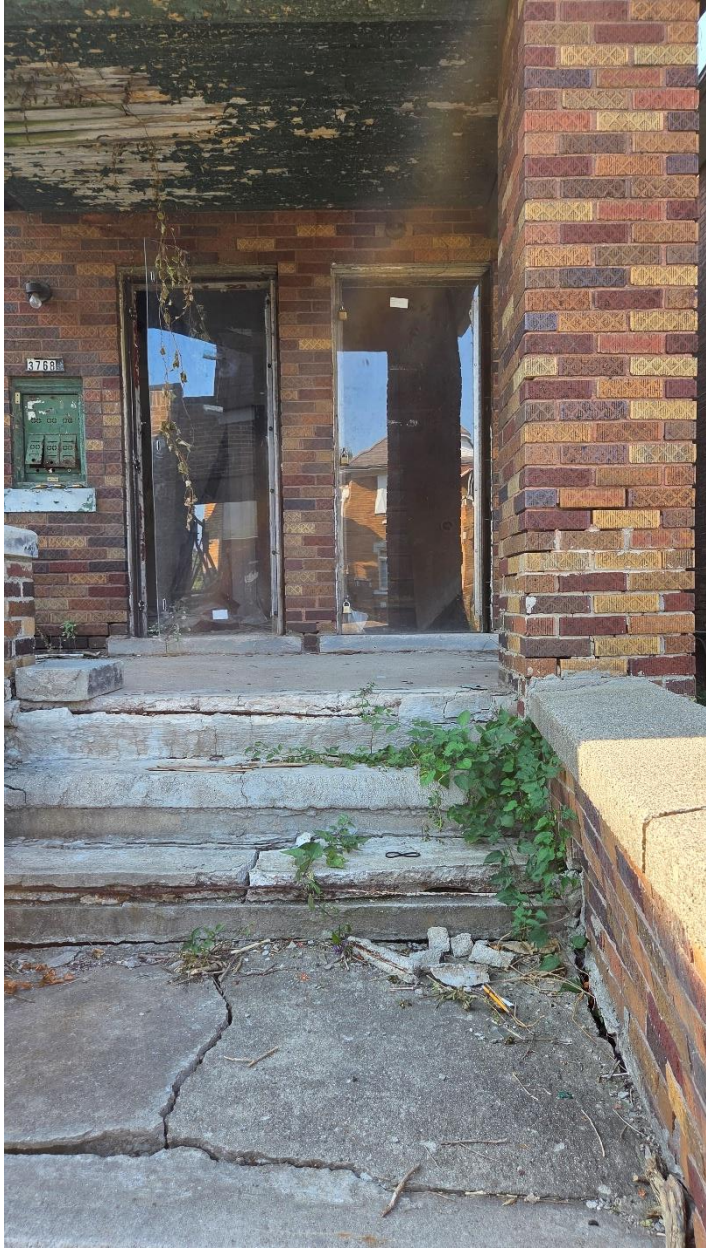
Porch Pictures

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









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 to match trim
Soffit Material	White aluminum vented soffits to match existing
Gutter System	5”by10ft seamless aluminum gutters, back-pitched to drain toward backyard, white finish
Windows	Restore original wood windows using wood epoxy or inserts, replace broken glass with Pella brand single pane glass
Dormer Shingles	Cedar 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
Garage Door	Steel paneled, non-insulated, brown or color-matched to original, manual or auto
Garage Masonry Repair	Repoint cracks with mortar, clean and seal for water resistance
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

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 to match trim
Soffit Material	White aluminum vented soffits to match existing
Gutter System	5”by10ft seamless aluminum gutters, back-pitched to drain toward backyard, white finish
Windows	Restore original wood windows using wood epoxy or inserts, replace broken glass with Pella brand single pane glass
Dormer Shingles	Cedar 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
Garage Door	Steel paneled, non-insulated, brown or color-matched to original, manual or auto
Garage Masonry Repair	Repoint cracks with mortar, clean and seal for water resistance
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