



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/21/2025

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. Provide product details/cut sheet for the glass that will be used to replace for the existing windows.
2. Product details/cut sheet for the railing. We will need elevations with dimensions and material spec sheets for the columns (these can be hand drawn)
3. Product details for the new house numbers.
4. Additional photos for the existing garage (including areas of controlled vegetation). Include elevations of the garage with the proposed new roof (these can be hand drawn)
5. White aluminum vented soffits are typically not an appropriate replacement material within historic districts. Please provide photos of the existing soffits so that staff may assess.

Please note that staff is likely able to approved the proposed restoration once the requested information is provided.

APPLICANT RESPONSE

Response Date: 09/05/2025



Soffit Repair & Replacement Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

The existing soffits will not be replaced with aluminum or other modern substitute materials. All existing soffits will be repaired and retained wherever possible to preserve the historic wood detailing. Only 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 home's 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.

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.

Custom Aluminum Railing Specification Sheet

Property Address: 3768 Tyler Street, Detroit, MI 48238

Historic District: Russell Woods

Scope of Work

Installation of a custom-fabricated, high-grade aluminum railing system designed to mimic the appearance of traditional wrought iron railings. This is not a prefabricated mechanical system from retail outlets, but a welded, heavy-duty system intended to replicate the historic look.

Product Information

Material: High-grade aluminum, custom welded

Thickness: 1/2 inch

Style: Historic wrought-iron look, traditional vertical pickets with top and bottom rails

Finish: Powder-coated matte black (non-reflective)

Compliance: Designed to meet Detroit HDC requirements by replicating historic ironwork in appearance

Specifications

- Height: 18 inches (to meet DHL code requirements)
- Material: 1/2 inch thick aluminum, welded construction
- Profile: Square pickets with traditional proportions to mimic historic wrought iron
- Finish: Matte black powder coat, durable and weather resistant
- Mounting: Surface-mounted posts anchored into porch slab or steps
- Design: Plain vertical balusters, simple traditional design consistent with early 20th-century homes

Installation Instructions

1. Measure and confirm railing placement along porch perimeter.
2. Fabricate railing panels and posts to match exact site measurements.
3. Anchor posts into concrete using corrosion-resistant fasteners.
4. Weld or secure railing panels between posts for a continuous system.
5. Apply powder-coated finish on-site touch-ups as needed.
6. Ensure railing height and spacing comply with local safety code while maintaining historic appearance.

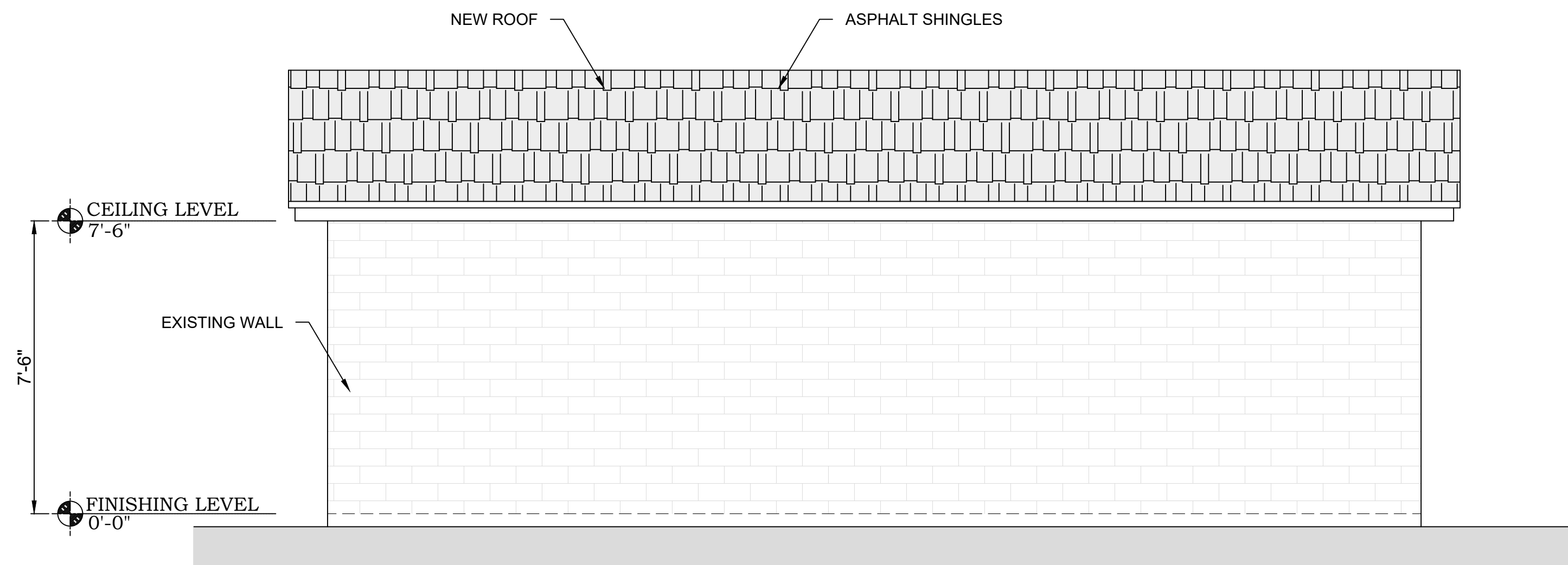
Compliance Statement

This railing system is a custom-fabricated aluminum product designed specifically to replicate the look and feel of historic wrought iron. Although aluminum, it is heavy-duty, welded, and finished to be visually indistinguishable from traditional iron railings. The system maintains historic character while meeting modern safety code requirements, ensuring compliance with Detroit Historic District guidelines.

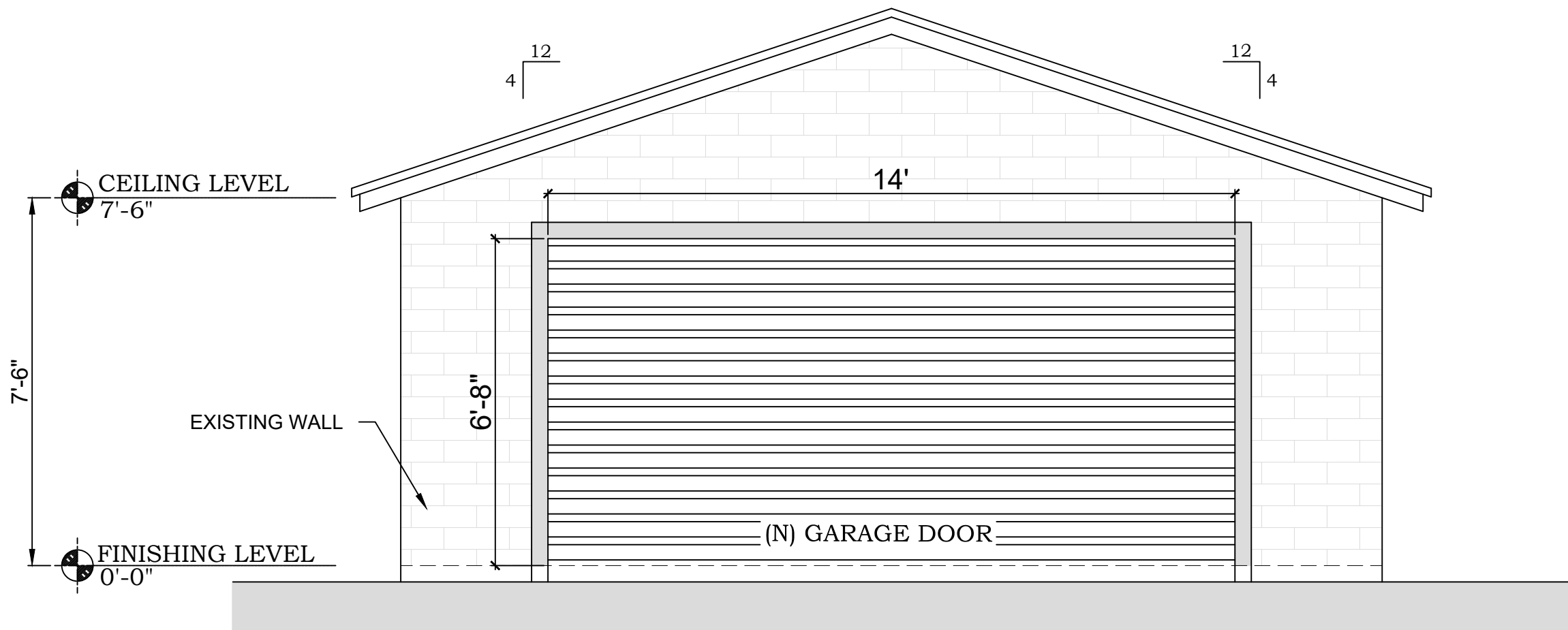
Aluminum Railing Example



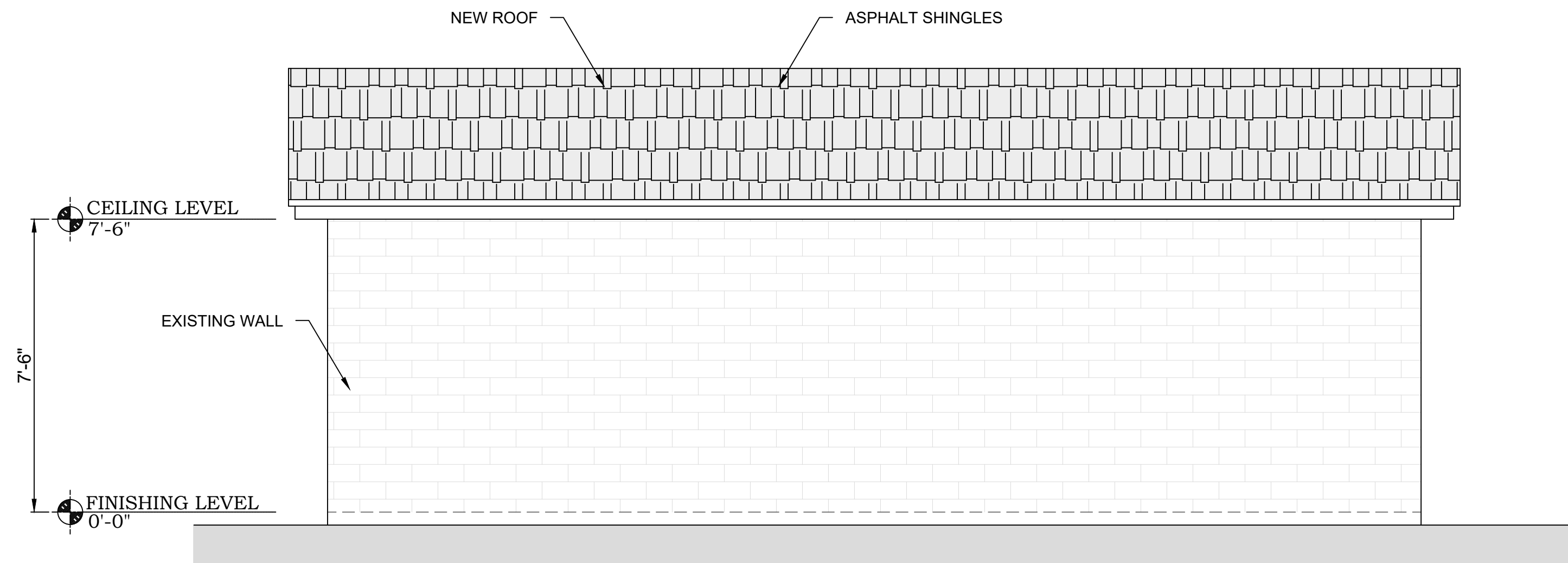
Railing will be welded custom ½ inch thick aluminum system, rather than mechanical system. The material is very sturdy, mimicking wrought iron.



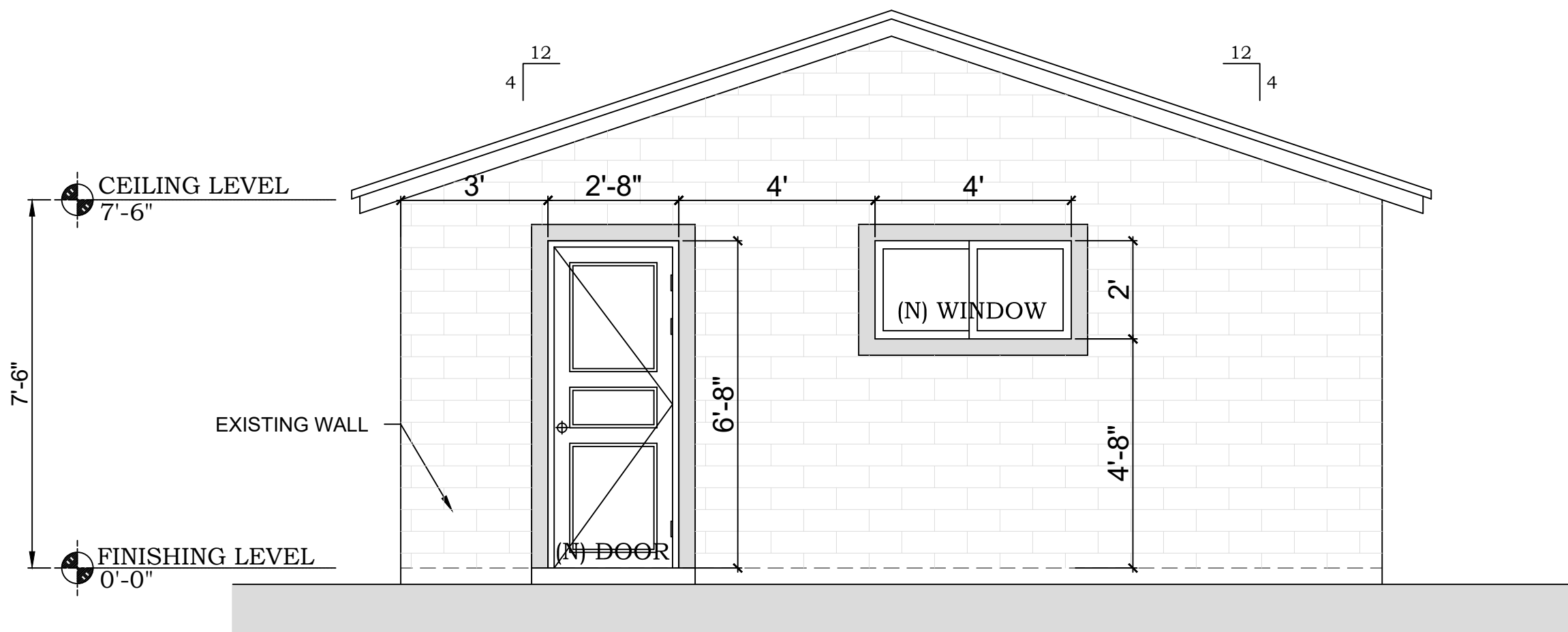
PROPOSED GARAGE
1/NORTH ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED GARAGE
2/WEST ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED GARAGE
3/SOUTH ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED GARAGE
4/EAST ELEVATION
SCALE :3/8" = 1'-0"

DESIGNER

STAMP

PROJECT FOR
3768 TYLER ST, DETROIT, MI
48238, USA

NO.	REVISION

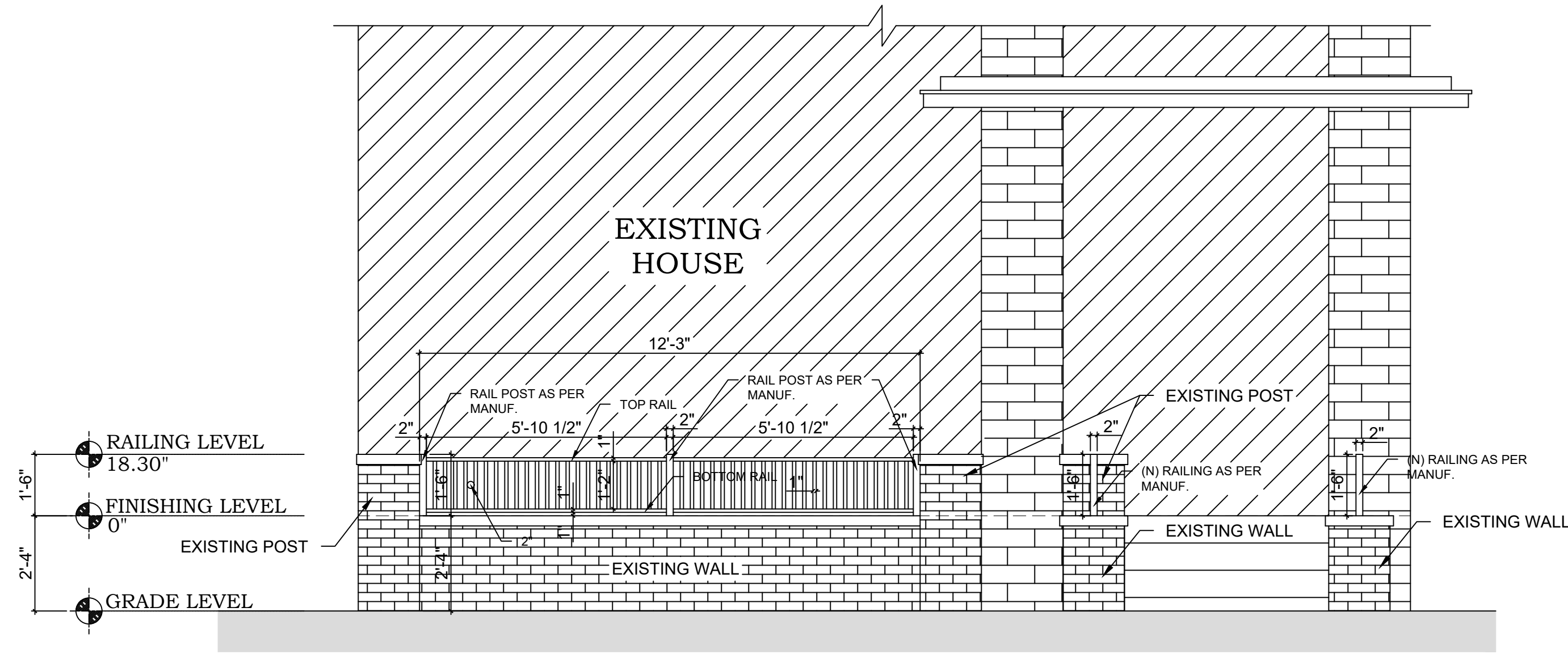
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DATE:
09-03-2025

DRAWN BY:

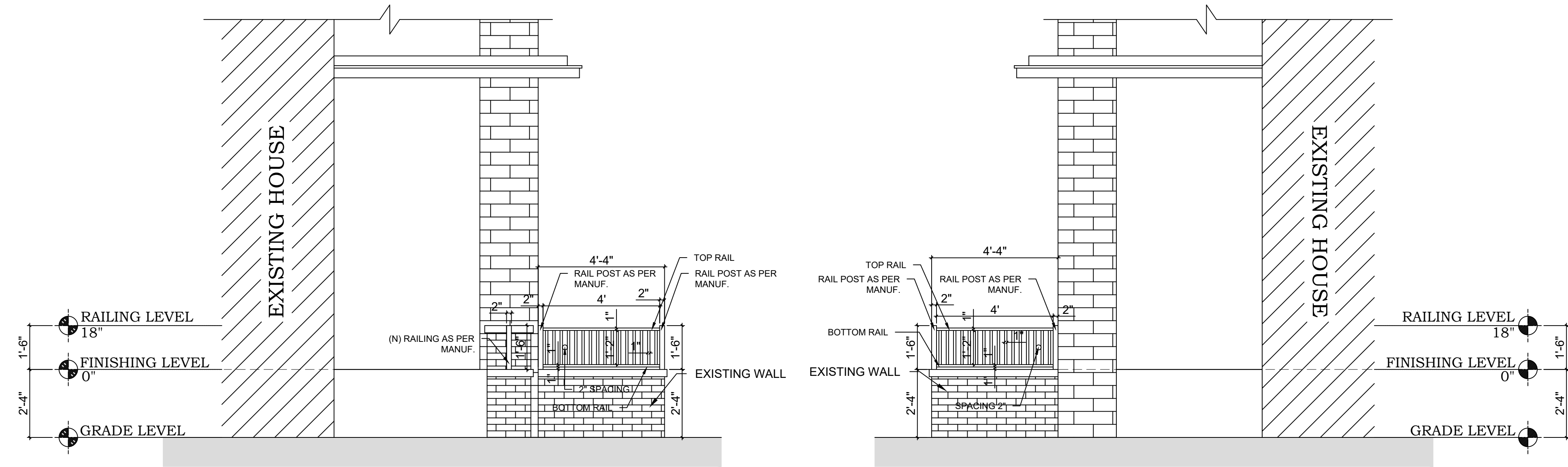
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A01



NOTE:
1. 1/2 INCH THICK ALUMINUM WELDED SYSTEM TO BE USED IN RAILING.
2. NO MECHANICAL SYSTEM TO BE USED IN RAILING .

PROPOSED RAILING
1/FRONT ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED RAILING
2/RIGHT SIDE ELEVATION
SCALE :3/8" = 1'-0"

PROPOSED RAILING
3/LEFT SIDE ELEVATION
SCALE :3/8" = 1'-0"

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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.

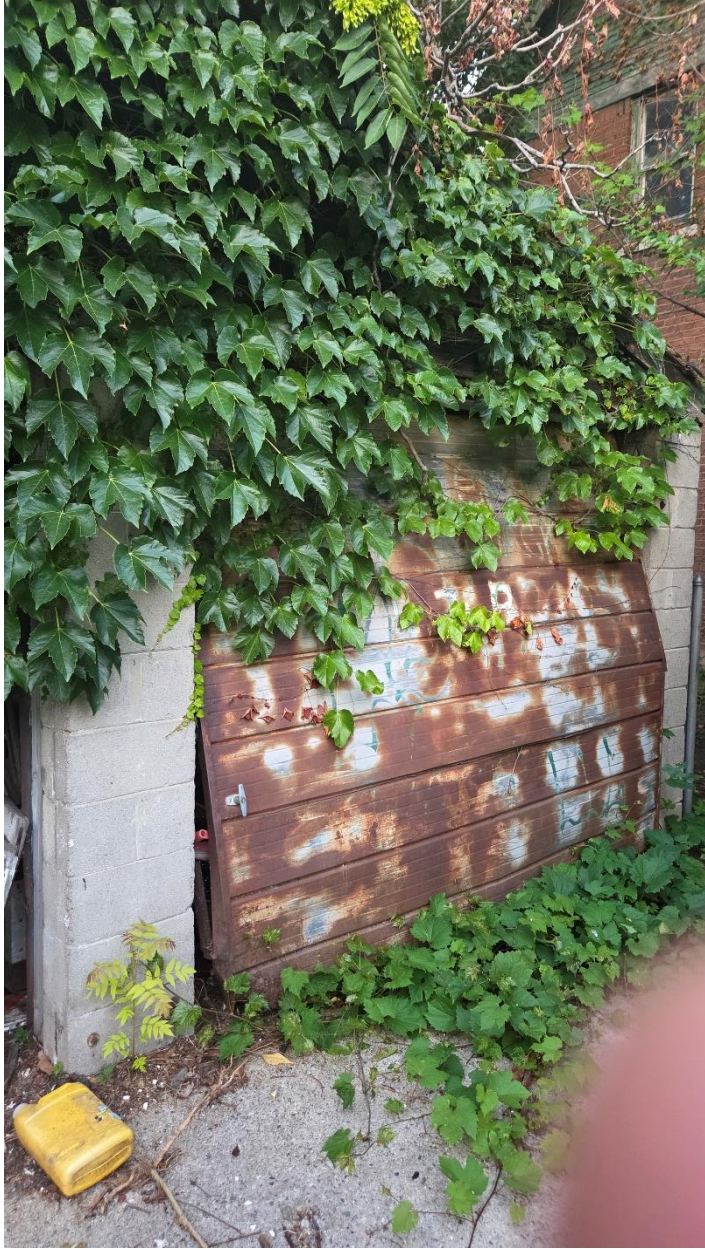
Compliance Statement

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.

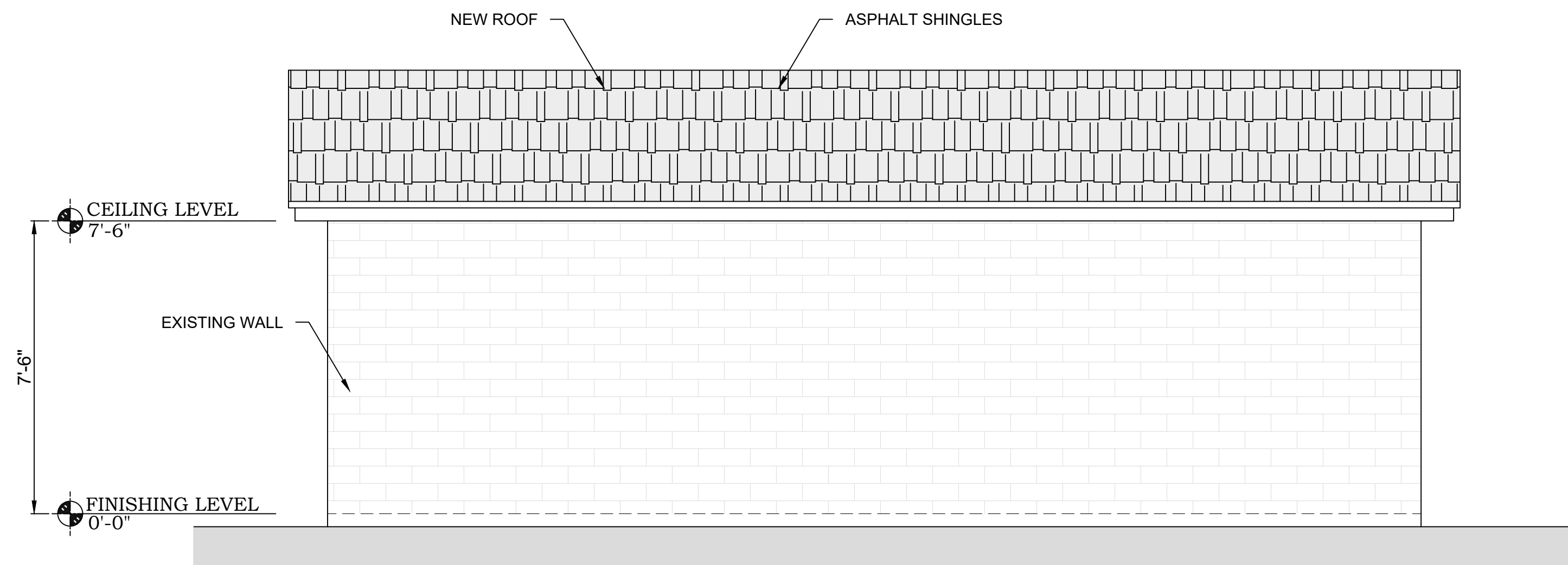
Existing Garage Photos



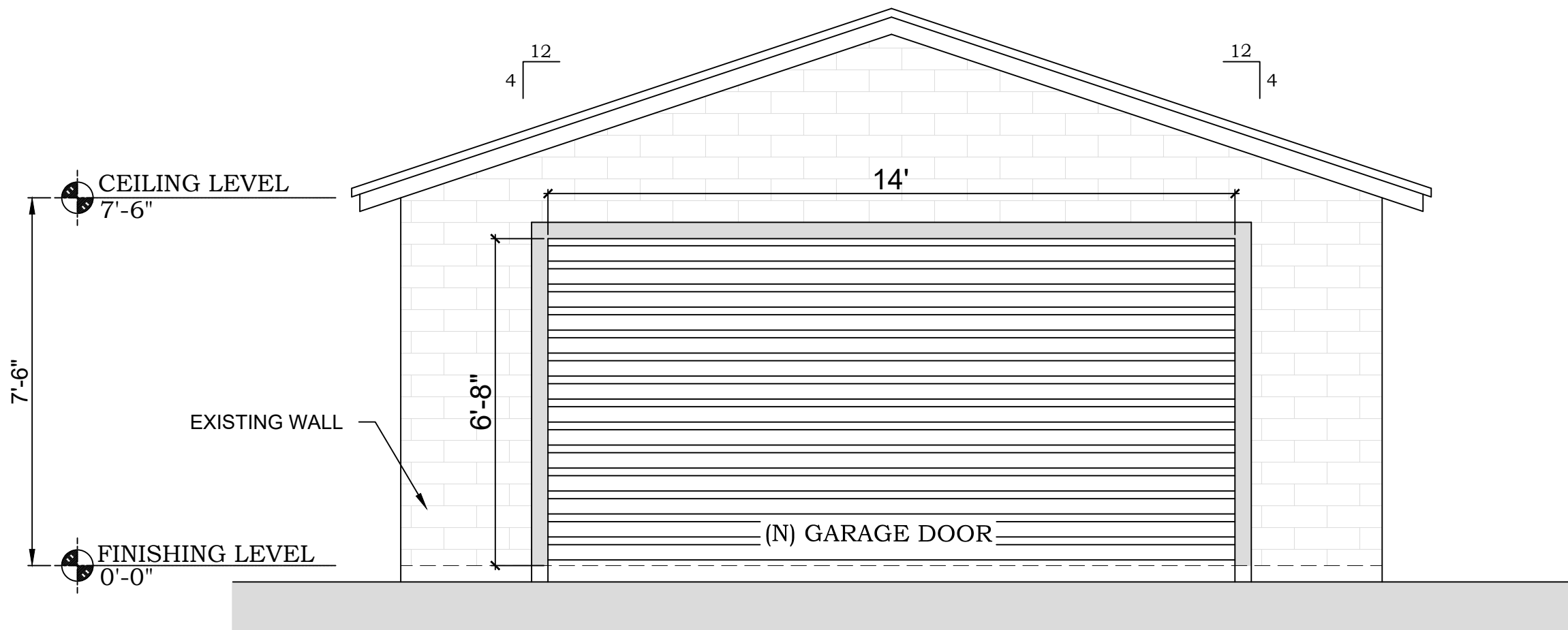




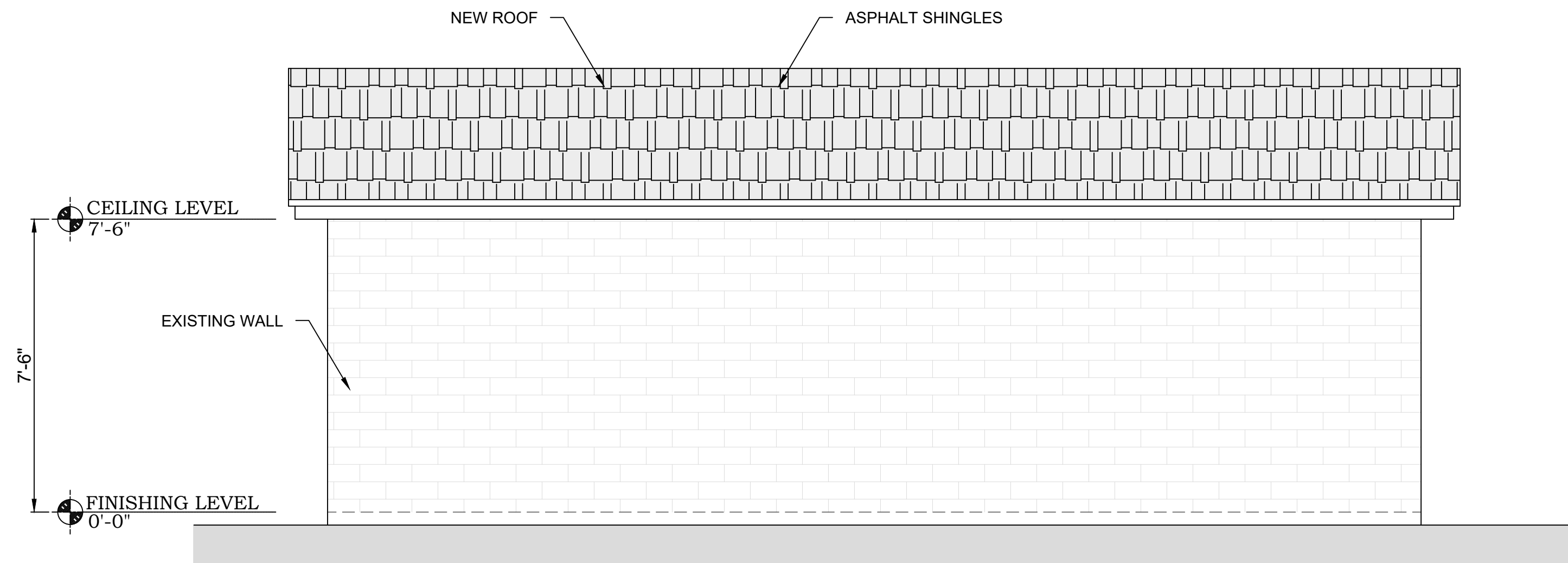




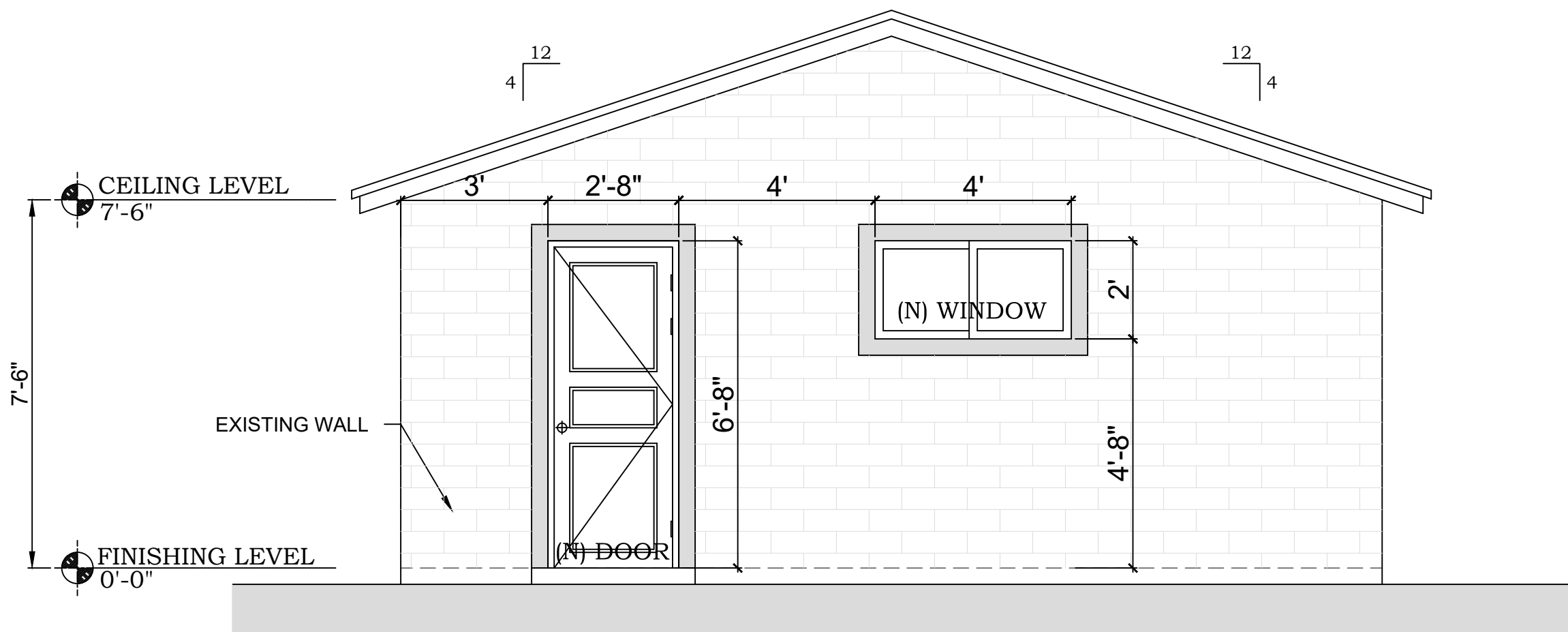
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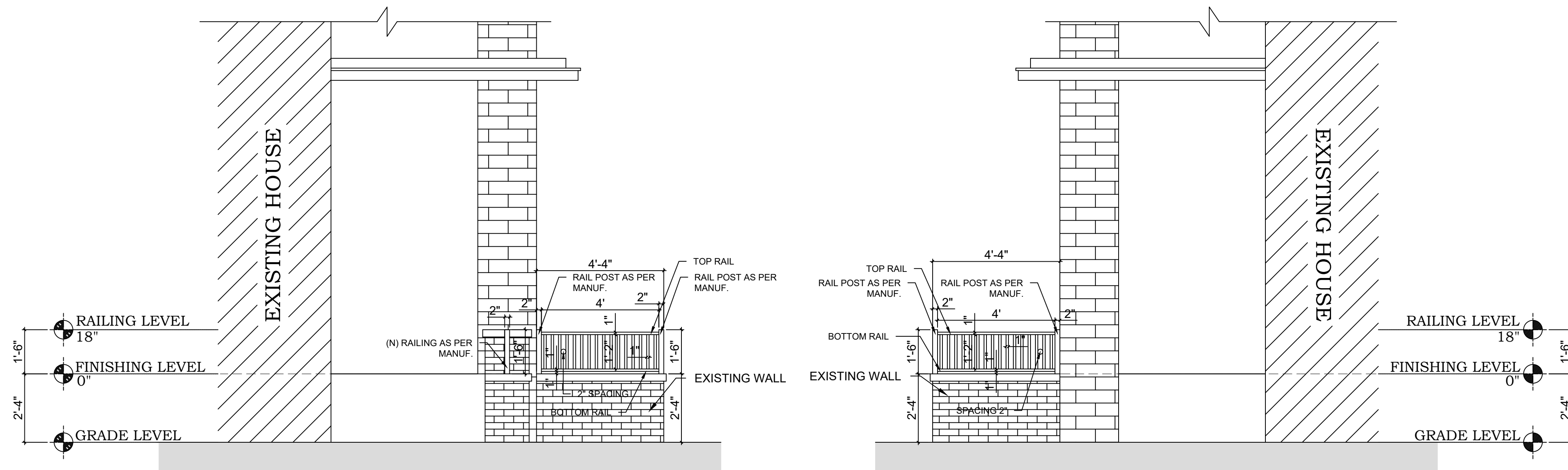
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Pictures of Existing Soffits

