



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00498

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 involves the restoration and repair of the exterior of the property at 3768 Tyler, Detroit, MI 48238, within the Russell Woods Historic District. The purpose is to preserve the historic character of the home while repairing aging or damaged components such as the roof, paint, windows, porch, gutters, soffits, fascia, dormers, garage, and other architectural details. No modifications or design changes will be made. All work will reflect the original materials, profiles, and dimensions.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Stephen Washington**COMPANY NAME:** Grandiose Real Estate Solutions LLC**ADDRESS:** 374 Keelson**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

07/27/2025

SIGNATURE

DATE

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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: Exterior matte green paint is faded, chipped, and weather-worn.

Roof: Shingles are cracked or missing; decking is deteriorated; fascias and gutters are rusted and warped.

Windows: Original wood windows have cracked or missing panes and minor wood rot.

Porch: Original layout; structural wood and brickwork are damaged; concrete floor is cracked.

Detached Garage: Roof has collapsed; door is rusted and broken; cinder blocks show minor cracks; vines and debris have overtaken the structure.

More detailed description attached



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.")

Paint: Scrape, prime, and repaint all surfaces in Blackish Green (A18). 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 or replace sashes, glass, and trim with matching materials. Porch: Replace damaged floor, joists, and bricks. Restore railing and columns to original design. Maintain all dimensions Garage: Remove collapsed roof. Rebuild with matching shingles and structure. Replace door with steel panel door. Repair or block windows. Repoint masonry and seal seal walls. Detailed description attached.



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 exterior wood and trim in Verde Matte. 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. Rebuild garage roof, replace door, repair/block window, and seal masonry. Control vegetation and paint all new elements to match the home. Detailed explanation attached.



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

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.
- **Garage:** The **roof of the garage has fully collapsed** and is visibly compromised from within, with water damage, fallen rafters, and debris. The **garage door is severely rusted**, warped, and off track; the lower corners are broken. The **cinder block structure** appears mostly intact but shows signs of water intrusion and minor cracking. **Window frame** is rusted and broken with missing glass. **Invasive vegetation and vines** cover the structure, roofline, and crawl up the door and walls. Debris and plant matter have collected at the base of the walls, contributing to ongoing moisture 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.
- **Other:** Window sills, lintels, and attic vents show signs of aging. Existing exterior lighting and 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 matte Verde Matte**. No change in color scheme or finish.
- Scrape and prepare all existing painted surfaces to remove loose and flaking paint.
- Spot-prime exposed wood.
- Apply two coats of **Sherwin-Williams Verde Matte** 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.

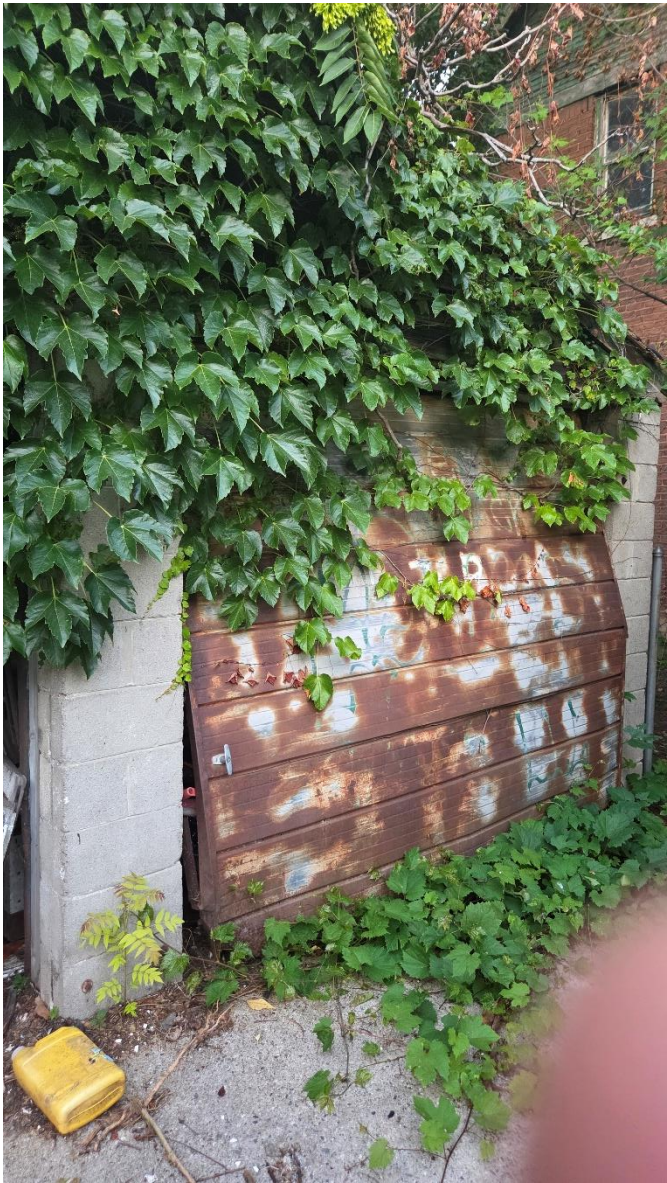


- The front porch retains its **original layout and dimensions**. However, the **wooden support structure** beneath the porch has significant deterioration. Some **bricks are loose or missing**, and the **concrete porch floor** is cracked and unstable.
- The porch will maintain its same design and age.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

Detached Garage







- The roof of the garage has fully collapsed and is visibly compromised from within, with water damage, fallen rafters, and debris.
- The garage door is severely rusted, warped, and off track; the lower corners are broken.
- The cinder block structure appears mostly intact but shows signs of water intrusion and minor cracking.
- Window frame is rusted and broken with missing glass.
- Invasive vegetation and vines cover the structure, roofline, and crawl up the door and walls.
- Debris and plant matter have collected at the base of the walls, contributing to ongoing moisture damage.

- Remove and dispose of all collapsed roof debris and overgrowth.
- Rebuild the roof structure using wood rafters, sheathing, and architectural shingles to match the house (asphalt shingles in similar color and profile).
- Preserve existing block wall structure, repairing minor cracks with mortar and tuckpointing as needed.
- Replace the garage door with a new steel paneled door that mimics the original design and dimensions.
- Repair window opening, install historically compatible fixed window or block it in with matching cinder block if beyond salvage.
- Clear and treat vegetation, apply exterior sealant to exposed masonry to prevent water penetration.

Description of Project

- Brick exterior will remain the same color preserving the historic look.
- Repaint all exterior surfaces using **Behr paint Blackish Green (A18)**, matching the original color.
- Replace damaged **asphalt shingles** with new shingles of similar color and texture.
- Repair and repaint **fascia boards, gutters, and soffits** to original dimensions and locations. **Blackish Green (A:18)**
- Retain and repair **original wood windows**, replacing only broken panes, broken glass, and rotted wood. **Blackish Green A:18**
- Repair **porch structure**, bricks, floor, columns, and railing while maintaining all original dimensions.
- Repair or replace damaged **dormer shingles** using matching cedar and restore surrounding trim.
- Restore or replicate **decorative brackets, cornices, and window trims** to their original profiles. **Blackish Green (A:18)**
- Replace **attic vents** with same-size painted versions to match siding.
- Replace **exterior lights** and **house numbers** with traditional-style fixtures that blend with the historic character.
- **Remove and dispose** of all collapsed roof debris and overgrowth.
- **Rebuild the roof structure** using wood rafters, sheathing, and architectural shingles to match the house (asphalt shingles in similar color and profile).
- **Preserve existing block wall structure**, repairing minor cracks with mortar and tuckpointing as needed.
- **Replace the garage door** with a new **steel paneled door** that mimics the original design and dimensions.
- **Repair window opening**, install historically compatible fixed window or block it in with matching cinder block if beyond salvage.
- **Clear and treat vegetation**, apply exterior sealant to exposed masonry to prevent water penetration.
- Paint any new trim or features to match the home's existing exterior.

Detailed Scope of Work

- Scrape, prime, and repaint all wood and trim using **Blackish Green (A:18)**.
- 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 and paint all **wood windows** using epoxy or wood inserts. Paint **Blackish Green (A:18)** Replace broken glass with matching glass.
- Repair porch flooring with concrete, 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 (wood or wood composite).
- Paint all trims, sills, and window casings. **Blackish Green (A:18)**
- Install new attic vents in matching color and material. **Blackish Green (A:18)**
- Replace porch **light fixture** and **house numbers** with traditional-style bronze fixtures.
- Clean all masonry and seal repaired sections to blend old with new.
- **Roof Reconstruction**
- Install new pressure-treated rafters and joists.
- Sheathe roof with CDX plywood.
- Install underlayment and architectural asphalt shingles to match house color and profile.
- Reinstall soffits and fascia to match existing.
- Install new steel paneled door (color: brown or original-matching).
- Retain original door opening dimensions and framing.
- Repoint cracks in cinder block with matching mortar.
- Clean and seal masonry to prevent water intrusion.
- Assess frame integrity. If salvageable, replace glass and repaint metal frame.
- If not salvageable, block in with matching concrete block and mortar.
- Apply root barrier or eco-friendly vegetation control solution.
- Ensure base of garage is clear of overgrowth to prevent future damage.
- Paint new exterior elements (trim, door surround) to match house body or trim color.