



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 05/18/26

Application Number: HDC2026-00252

APPLICANT & PROPERTY INFORMATION

NAME: Tanya Contreras		COMPANY NAME: N/A	
ADDRESS: 3010 Tyler Street	CITY: Detroit	STATE: MI	ZIP: 48238
PROJECT ADDRESS: 4254 Tyler St.			
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:

We do not accept links to application materials. All application materials need to be uploaded within the DocuSign portal.

We understand that large files can occasionally present a challenge. However, the application must be completed and all materials submitted through the DocuSign portal in order to be processed for staff review. This ensures consistency, record-keeping, and compliance with our established procedures.

Many applicants and contractors regularly submit full architectural drawing sets and large volumes of photos without issue by consolidating files, compressing PDFs, or using standard file optimization tools prior to upload.

We appreciate your cooperation in adhering to the same process required of all applicants. Your application cannot move forward until it is submitted correctly through the DocuSign portal.

PLEASE NOTE: the installation of vinyl windows does not fall within staff authority to approve and will require review by the Historic District Commission ("the Commission") at an upcoming meeting. The Commission regularly does not approve vinyl windows as its installation is not appropriate for the historic character of the house.

APPLICANT RESPONSE

Response Date: 05/17/2026



Hello, thank you I have provided the PDF in a compressed form.

WINDOWS • Written description of how the existing historic wood windows are to be restored • Numbered window schedule for the new windows, which includes... - Visual depiction to show the proportions, material, color, operation, lite configuration type and dimensions, and dimensions of each proposed new window (this is often provided with window orders, quotes, etc.) • Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the numbered window schedule • Interior photos of each of the existing historic windows proposed to be replaced (we need to see the whole window, with proper lighting) with labels to coordinate with the numbered window schedule • Clarify if the window's frames, trim, sills, lintels, mullions, and/or brick mould will be kept in place, removed, or covered, and how

The existing historic wood windows at the property are currently in deteriorated condition due to prolonged exposure, deferred maintenance, and water intrusion. Several windows show signs of rot, damaged glazing, broken panes, failing sash components, and deterioration of surrounding trim and framing materials. Some openings are no longer weather-tight and are contributing to additional moisture intrusion into the structure. All are covered with plexi-glass.

New vinyl windows with grid will be installed in the front side of the house, and single hung windows in the rear and back of the house where needed within the existing openings without altering the original architectural rhythm of the façade. Singular window in the rear right of the house will be restored.

The project proposes maintaining the existing window locations and preserving surrounding architectural details wherever possible, including existing trim and masonry openings. Any damaged sill or framing components requiring replacement will be repaired. Wooden shutters will also be added to match the current/missing ones.

CURRENT:



WINDOWS:

26*52 (2)	24*42 (1)
30*54 (11)	28*38 (2)
32*60 (2)	32*60 (1)

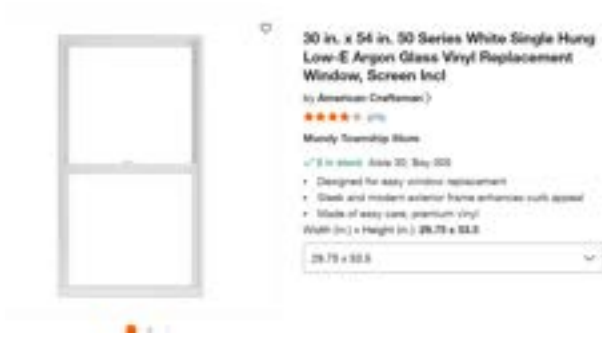


ID #	Proposed Location	Quantity	Dimensions (W×H)
W01	Front	1	32" by 60"
W02	Front / Sides	11	30 y 54"
W03	Rear	2	26" by 52"
W04	Side / Rear	1	24" by 42"
W05	Rear	2	28" by 38"

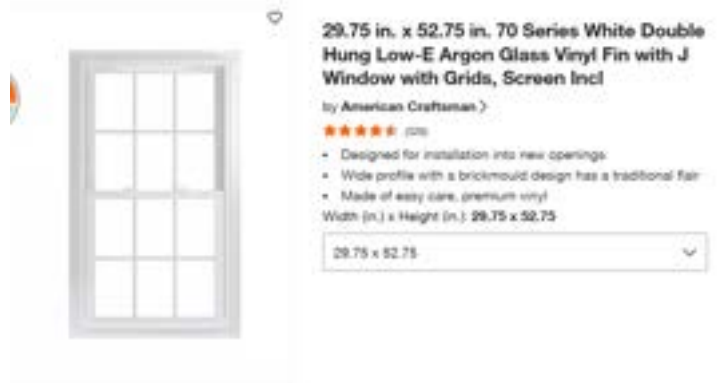
W06	Rear	3*	32" by 60"
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PROPOSED:

REAR/BACK WINDOWS



FRONT WINDOWS



SOURCED: HOME DEPOT

SINGLE WINDOW:
(restor)



With new windows

DOOR • Product information with the specific line, design, and colorway of the proposed door(s) and photo of location of where it will be installed (screenshot of product information is OK, but website links are not)

The existing exterior doors are currently missing, damaged and no longer functioning properly due to age, deterioration, and structural wear. Replacement doors are proposed to improve security, energy efficiency, and functionality while maintaining a design appropriate to the historic character of the home.

The proposed doors will be similar in scale and appearance to traditional historic residential doors and will be installed within the existing openings without altering the architectural character of the structure.

Product information and photographs of the proposed door style and installation locations are included with this submission.

CURRENT: (front)



(basement door)



(36*80)

PROPOSED:

Source: home depot



36 in. x 80 in. Universal/Reversible Premium 6-Panel Primed Steel Front Door Slab

by Masonite >

★★★★☆ (100)

Detroit 7 Mile/Meyers Stone

✓ In stock. Aisle 21, Bay 007

- Reversible handing facilitates flexible installation
- Sturdy steel construction ensures durability
- Paintable and primed for customized use

Common Door Size (Slab) in: 36 x 80

30 x 80 32 x 80 36 x 80

SIDING • Narrative explaining what is wrong with the existing siding, if a repair or restoration assessment/estimate was obtained (and if not, why not), and why the decision was made to install vinyl siding. Please note that vinyl siding is not typically approved material. We would like to see physical evidence that the shingles cannot be repaired rather than replaced.

To address the requirements regarding the siding of the property, we have pivoted from a replacement strategy to a comprehensive restoration and preservation approach. This plan prioritizes maintaining the historical and structural integrity of the existing shingles while ensuring modern safety and aesthetic standards are met. The current siding exhibits surface-level degradation typical of long-term exposure, including peeling paint layers and minor weathering. After a thorough inspection, it has been determined that the underlying wood shingles remain structurally sound and do not suffer from widespread rot or irreversible warping.

Restoration Decision: By choosing restoration over replacement, we preserve the original "shadow lines" and textures that define the building's exterior, which would be lost under a vinyl application.

Proposed Scope of Work: Remediation & Refinishing

The restoration will follow a strict protocol to ensure the safety of the residents and the longevity of the finish.

Lead Abatement and Surface Preparation:

The siding will be sanded down using HEPA-filtered vacuum sanding systems to safely remove existing paint layers with the use of "Lead-Safe Work Practices.

This process is designed to strip the material back to a clean, workable surface while strictly containing all lead dust and debris in accordance with safety regulations.

Priming and Sealing:

Once sanded, any small cracks or minor imperfections in the shingles will be filled with a wood-grade epoxy. A high-bonding, moisture-resistant primer will be applied to seal the wood and provide a stable base for the topcoat.

Final Aesthetic:

The siding will be repainted using the Color System E.

The selected shade is A:1 Yellowish Gray, a neutral tone that complements the architectural style while providing a refreshed, clean appearance.

CURRENT:



PROPOSED:



FRONT PORCH • If you're using new/replacement brick, we would need: - Product information identifying the proposed replacement brick and colorway(s) - Photos of sample new brick next to historic brick to see color comparison • What type of mortar will be used? Please note: a softer, more breathable mortar like lime-based mix is crucial for older, softer bricks as it allows for flexibility and moisture movement, preventing damage caused by rigid, modern cement mortars. • Are you changing the dimensions and/or footprint of the porch?

Porch Restoration & Masonry Plan

Footprint & Dimensions: The front porch will maintain its exact original dimensions and architectural footprint; no changes to the scale or layout are proposed.

Concrete Surface: The porch floor is being redone to correct a safety issue where the current cement caves inward, causing improper drainage and structural instability, and water to enter the home.

Stair Replacement: The existing stairs are being completely rebuilt as they are currently falling and detached, presenting a significant hazard.

Removing metal rails, and replacing with wood columns due to the worn metal rails as these were non-original additions and their removal restores the home's historic profile.

Masonry Reclamation: To ensure a perfect historic match, the side of the porch will be rebuilt using reclaimed brick from the same house. This preserves the original texture, weathering, and colorway of the property.

Mortar Specifications: A lime-based, breathable mortar mix will be used to bond the reclaimed bricks matching the original color. This ensures the softer historic bricks do not crack or spall, as modern rigid cement would trap moisture inside them.

CURRENT:



PROPOSED:



FENCE • A site plan with dimensions • Product information with the specific material, design, colorway, and finish of the proposed new fence (screenshot of product information is OK, but website links are not)

Fence Dimensions: 50*35*60

The existing rear fencing at the property is currently deteriorated and in poor condition due to age, weather exposure, and lack of structural stability. Portions of the fence are damaged, bent missing, or no longer functional.

The proposed new fencing at the rear of the property will consist of a 6 foot flat board style wood fence intended to improve privacy, security, and the overall appearance of the backyard area. The fence will feature simple vertical flat boards with a clean and traditional design with natural wood stain that remains compatible with the historic character of the home while being minimally visible from the public street.

The proposed rear fence is intended to complement the rehabilitation of the property and provide a cohesive appearance without impacting the primary historic architectural features of the residence. Fence placement and height will comply with applicable city and historic district requirements.

Supporting photographs and visual examples of the proposed fence style are included with this submission

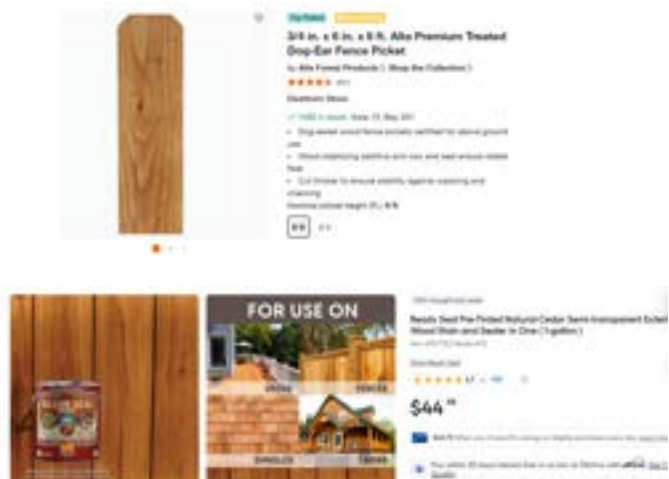
CURRENT:

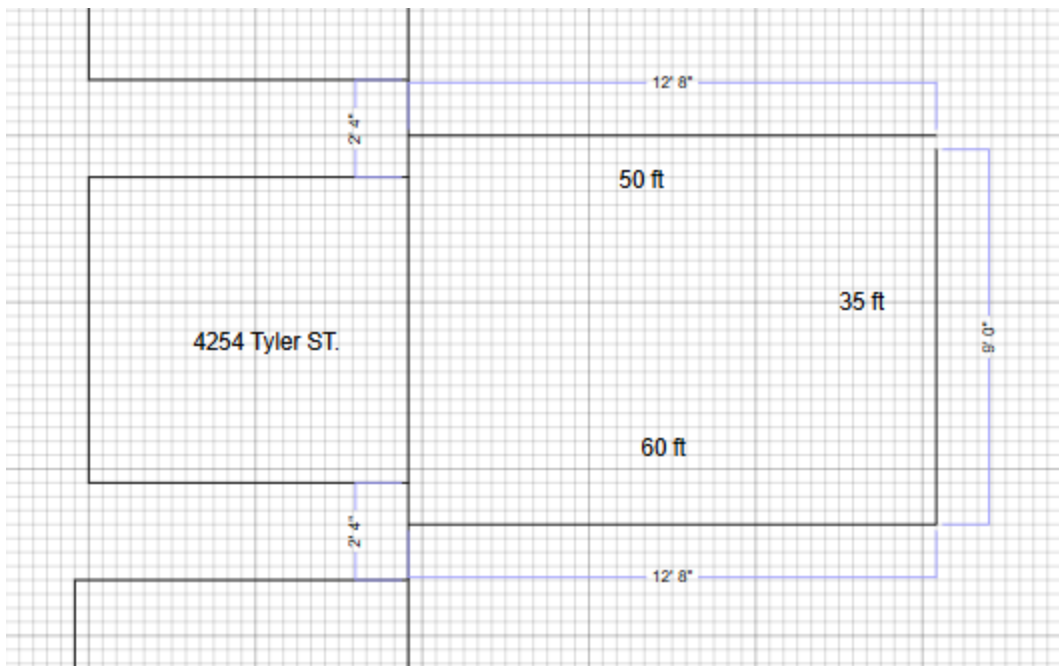


PROPOSAL:



PRODUCTS:





ROOF • Product information with the specific line, design, and colorway of the proposed roof material and other items (screenshot of product information is OK, but website links are not) • Product information with the design (K-style, half round, etc) and colorway of the proposed gutters and downspouts • Will the downspouts be in the same existing locations? If not, please provide elevation photos and mark up of where the downspouts will be located

1. Roof Product Information

- Material: Asphalt Shingles
- Colorway: Black
- Design: Architectural
- Description: The proposed roof will feature high-definition black asphalt shingles, providing a sharp, clean contrast against the existing brickwork.

2. Gutter & Downspout Specifications

- Design Style: K-Style
- Colorway: White
- Downspout Locations: Existing locations

CURRENT:



PROPOSED:



FINAL RESULT:

