



HISTORIC DISTRICT COMMISSION

NOTICE OF DENIAL

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

Notification Date: 06/23/25

Application Number: HDC2025-00203

APPLICANT & PROPERTY INFORMATION

NAME: Justin Johnson

COMPANY NAME: River Shore Realty LLC

ADDRESS: 22822 Vasilios Ct.

CITY: Novi

STATE: MI

ZIP: 48374

PROJECT ADDRESS: 4069 Sturtevant

HISTORIC DISTRICT: Russell Woods-Sullivan

SCOPE:

The installation of the metal roof at bay window, the front porch masonry walls and rear porch enclosure, per the submitted documents, drawings, product data and photographs.

At the Regular Meeting that was held on 06/11/25, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 06/23/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

REASON FOR DENIAL:

- ☐ The "coppertone" color of the installed gutters, downspouts and collector boxes is bright and shiny; and, unlike real copper, will retain its bright, shiny finish for the duration of their installation. This unchanging contrast of color and finish with the dark brick exterior walls is not compatible for this English Revival dwelling, where the overall color palette for this architectural style is muted and with matte finishes.
- ☐ The metal roof installed at the bay window will similarly have an incompatible bright and shiny never-changing finish, as well as highly dimensional surfaces which are not characteristic of metal roofed bay windows. The material, color, and dimensionality of the installed product causes this roof to be the dominant feature on the front of the house, rather than being one of collection of decorative features.
- ☐ The previous exterior condition of the first floor rear porch had fixed and operable vinyl windows extending the entire width and height of the masonry openings. The current design of this porch, as partially constructed, encloses the porch further through the installation of shorter windows and erection of sections of walls below and above the windows, which alters the features, massing and proportions of the historic rear porch structure.
- ☐ The vertical LP Smartside siding is a panelized product with a faux raised wood grain and shiplap edges and does not adequately replicate painted historic, horizontal wood lap siding.
- ☐ Through limits of fabrication and material, vinyl windows are not appropriate for historic districts and are not compatible with this house and its early 20th century character.
- ☐ Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.

FAILURE TO MEET STANDARDS:

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Failure to meet standards: 2, 6, 9

Corresponding Standard numbered below:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FAILURE TO MEET ELEMENTS OF DESIGN:

Failure to meet Elements of Design: N/A

Corresponding design element numbered below:

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

If you have any questions regarding the above, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Audra

250623AD

APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909
Phone: 517-335-0665 E-mail: stuckeyj@michigan.gov



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

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00203

Effective Date: 06/23/25

Project Address: 4069 Sturtevant

Issued to: Justin Johnson
22822 Vasilios Ct.
Novi, MI 48374

Historic District: Russell Woods-Sullivan

Description of Work:

The remaining work items per the submitted documents, product data, and photos.

With the Conditions that:

- ☐ The top rail of the porch railing be a maximum 36" from the step surface.
- ☐ The gutters, downspouts and collector boxes will be painted dark brown, similar to the asphalt shingle roof and brick veneer on the house walls; or, the Sherwin Williams Sage Green Light, which will be used on the house's trim.

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: Audra

250623AD

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

HDC2025-00203

PROPERTY INFORMATION**ADDRESS(ES):** 4069 Sturtevant**HISTORIC DISTRICT:** Russell Woods-Sullivan**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|---|--|--|---|---|
| <input checked="" type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input checked="" type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

New metal roofing at front, first-story bay

New gutters with collector boxes

New handrails for front porch.

Replace back porch windows.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Justin Johnson**COMPANY NAME:** River Shore Realty LLC**ADDRESS:** 22822 Vasilius Ct.**CITY:** Novi**STATE:** MI**ZIP:** 48374**PHONE:** +1 (313) 333-6772**EMAIL:** jjohnson@rivershoreagency.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 occupant of the subject property and that the information on this application is true and correct.

Signed by:

Justin Johnson

River Shore Realty LLC

05/18/2025

SIGNATURE

22822 Vasilius Ct.

+1 (313) 333-6772

DATE

Novi

MI

48374

jjohnson@rivershoreagency.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.")

porch was in poor condition so handrails need to be replaced. Using the same as original material.

Vinyl windows existed at the rear and were in poor condition and leaking water. They were demolished will be replaced with the same material with a more suitable casement window that cranks like the original windows on the home. There will be 4 windows at rear porch. (1)45x45 " on west driveway side. And (1) 45x45" centered on rear south side of property. (2) 29 x 45" on the left and right of the center.

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.)

I would like to install updated wrought iron handrails like the originals that were too damaged to salvage from rust and corrosion.

I would like to update the back porch windows that were vinyl with newer more energy efficient casement windows.

I am reinstalling the back bay window with the original that was cleaned and reglazed. No changes are being made there. And a new bay roof with metal copper tone.



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.")

Removed the damage windows to install new ones that are framed and insulated with a moisture barrier. Siding around the windows will be painted with sage green light a Sherwin Williams historic color.

Removed damaged gutters installed new bay roof stripping down existing and relplacing with all new. scope of work in attachment


Wrought iron handrails will be installed traditional style like the originals 45 in in height and

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.



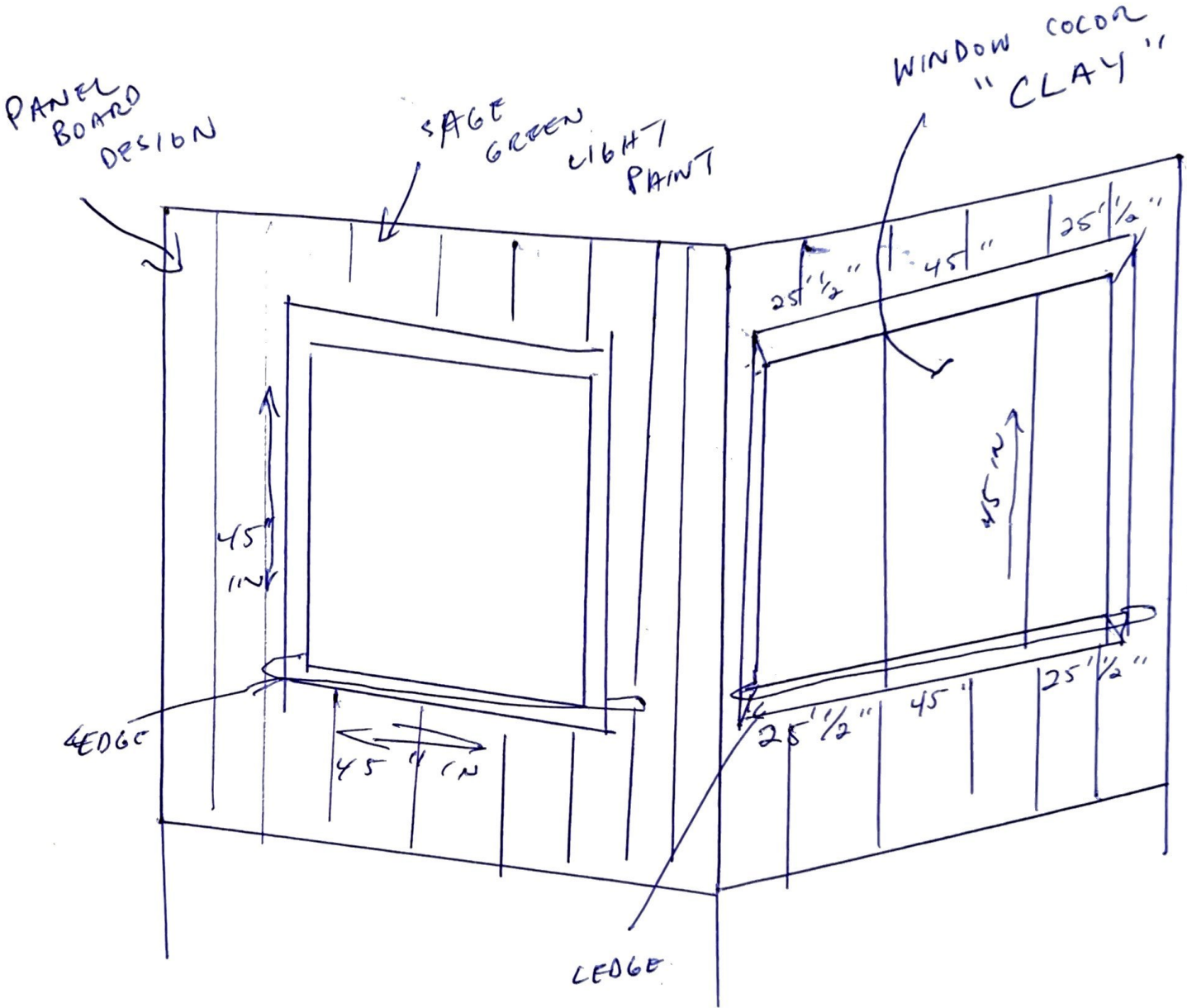
ADDITIONAL DETAILS

<div>6. WINDOWS/DOORS</div> <div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div>	
<div>9. OTHER</div> <div>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</div>	





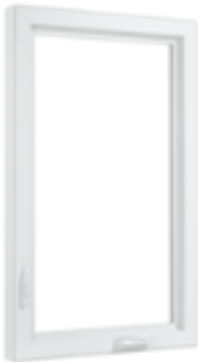




Wallside Windows[®]SINCE 1944

☰

when you see them from the outside.
Inside, it takes a turn of the hand to open
these windows and steer a breeze into your
room.



TAP TO CALL WALLSIDE

when you see them from the outside.
Inside, it takes a turn of the hand to open these windows and steer a breeze into your room.



TAP TO CALL WALLSIDE

LP SmartSide

**LP SmartSide Cedar Texture 8 in. OC
Panel Engineered Treated Wood Siding
8 in. Application as 3/8 in. x 4 ft. x 8 ft.**

★★★★★ (1386) ✓



—

1

+

 **Add to Cart**

ZIP Code



Looks like this area isn't near your preferred store.
[Need to update your ZIP Code?](#)

when you see them from the outside.
Inside, it takes a turn of the hand to open these windows and steer a breeze into your room.



TAP TO CALL WALLSIDE



You have a new estimate from Dads seamless gutters



Service date: Sat Apr 12, 2025



Address: 4069 Sturtevant St, Detroit, MI 48204

Option #1

\$7,825.00



Approved on Apr 07, 2025.

Estimate Details

Services	Total
----------	-------

6 In K Style Gutter Installation (coppertone	\$2,625.00
--	------------

Qty: 250	Unit Price: \$10.50
----------	---------------------

Protect your home from water damage with our 6-inch K-style gutter installation. These gutters offer superior drainage, durability, and a sleek design that complements any home. Properly installed gutters prevent foundation issues and keep your property safe and dry.
House and garage

Show less

3x4 inch Downspouts 1 story

\$775.00

Qty: 5

Unit Price: \$155.00

13 linear feet of downspouts
3 elbows
House and garage

3x4 inch Downspouts 2 story

\$1,175.00

Qty: 5

Unit Price: \$235.00

23 ft downspouts
3 elbows

6 inch strip miter outside

\$225.00

Qty: 9

Unit Price: \$25.00

6 inch strip miter outside
Gutter sealed

6 inch strip miter inside

\$25.00

Qty: 1

Unit Price: \$25.00

6 inch strip miter inside

Bay miter outside 5/6

\$125.00

Qty: 5

Unit Price: \$25.00

Leader head

\$525.00

Qty: 3

Unit Price: \$175.00

Coppertone
House

1x6-in fascia board replacement

\$400.00

Qty: 5

Unit Price: \$80.00

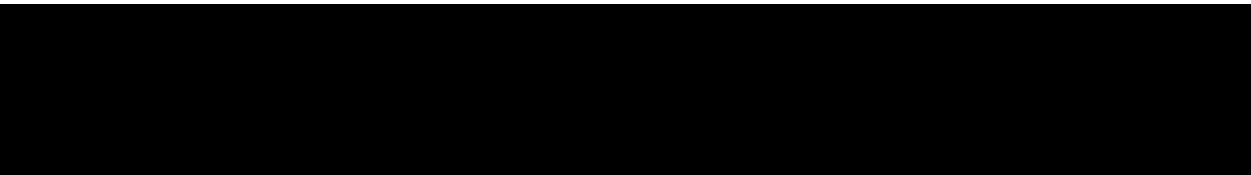
Linear feet \$8
Minimum fee \$80

Standing seam metal roof

\$1,950.00

Qty: 1

Unit Price: \$1,950.00



Show more

Services subtotal

\$7,825.00

Subtotal

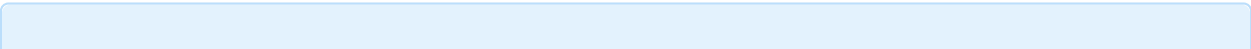
\$7,825.00

Total

\$7,825.00

Deposit

\$1,000.00



See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$252.12/mo*. Your credit score will not be affected.

[Prequalify](#)

Note

Thank you for choosing Dad's Seamless Gutters for your gutter needs. We take pride in offering top-notch gutter installations, repairs, and maintenance services. Your satisfaction is our priority!

Contact us

Dads seamless gutters

 (313) 310-3089

 dadsgutters313@icloud.com

See our [Terms & Conditions](#)

*All financing is subject to credit approval. Terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a \$1,000 purchase could cost \$45.18 a month for 24 months, based on a 7.9% APR, or \$333.33 a month for 3 months, based on a 0% APR. See additional terms at <https://www.wisetack.com/faqs>.

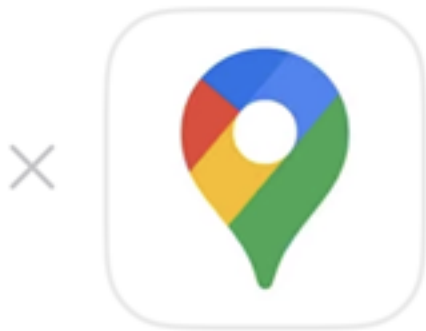
 Housecall Pro



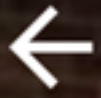
[Privacy](#) - [Terms](#)

protected by reCAPTCHA

13:35



Google Maps
Places, Navigation & Traffic



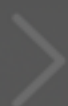
Google



4076 Sturtevant St



google.com













The Old



Style #1 - The Old Fashioned
Image 1 of 68



fence.li







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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/21/2025

Application Number: HDC2025-00203

APPLICANT & PROPERTY INFORMATION

NAME: Justin Johnson

COMPANY NAME: River Shore Realty LLC

ADDRESS: 22822 Vasilios Ct.

CITY: Novi

STATE: MI

ZIP: 48374

PROJECT ADDRESS: 4069 Sturtevant

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 complete. Please provide the following:

We still need to know the dimensions of the proposed railing, even if being purchased online.

Thank you!

PSR: 250521LS

APPLICANT RESPONSE

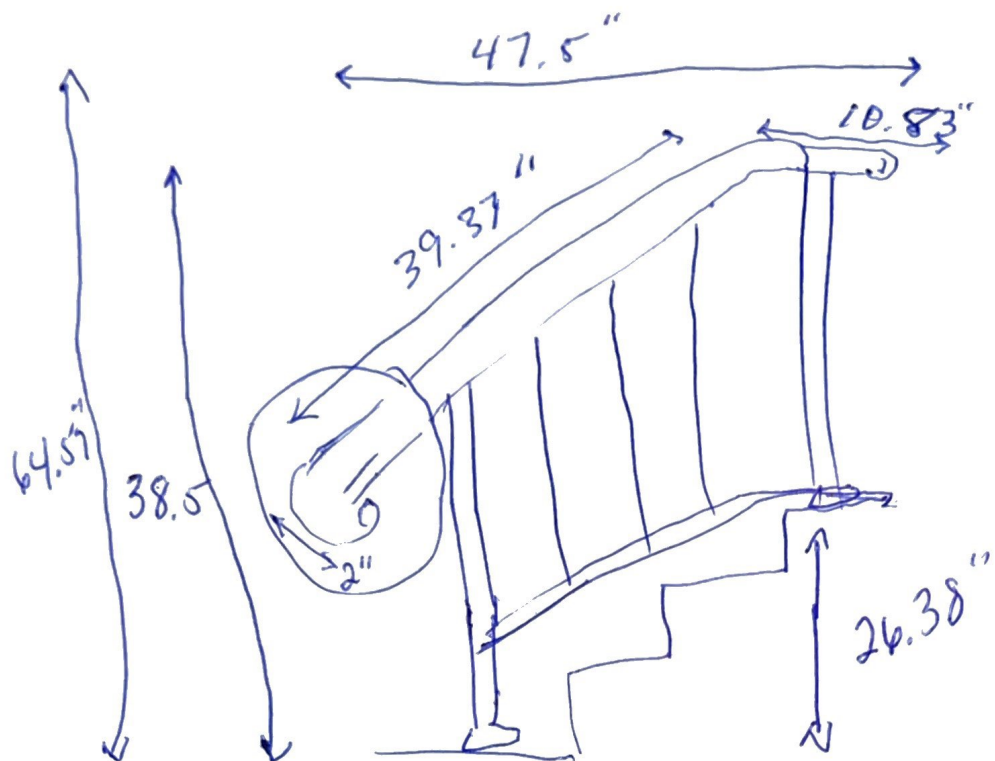
Response Date: 05/21/2025



Overall it will be:

64.5" H X 47.2" W X 3.15" D

See attached drawing





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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 05/20/2025

Application Number: HDC2025-00203

APPLICANT & PROPERTY INFORMATION

NAME: Justin Johnson

COMPANY NAME: River Shore Realty LLC

ADDRESS: 22822 Vasilios Ct.

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This application is not complete. Please provide the following:

- Dimensioned drawing and design of proposed railing (this can be hand drawn)

Thank you!

APPLICANT RESPONSE

Response Date: 05/21/2025



I have attached a handrail set I can purchase online.

Top

Details

Explore

Reviews

Product details

Top highlights

- Brand

VIVOHOME
- Material

Iron
- Color

Black
- Item Weight

28.1 Pounds
- Product Dimensions

40.6"L x 36.2"W
- Style

Curved End with Balusters
- DURABLE CONSTRUCTION:** The VIVOHOME 3 step Outdoor Handrails with Curved Ends and Balusters are constructed from high-quality iron, providing exceptional durability and longevity for both indoor and outdoor use; The handrails are treated with galvanization and painting, which is more rust-proof and durable, and easy to clean; The bottom drainage holes effectively prevent rainwater accumulation
 - SAFE & STYLISH:** The handrails come with reinforced joints and a stable base, supporting weight without wobbling; The handholds are thickened, providing a secure grip and support for the elderly; Both sides of the handrail of the stairs are curved, which is smooth and does not hurt the hands, while adding a touch of refinement; Featuring additional balusters in the middle, prevent children or pets from falling
 - EASY INSTALLATION:** The VIVOHOME 3-Step



VIVOHOME
[Visit the Store](#)

4.3 (163)

VIVOHOME 2-Pack Wrought Iron Hand Rails for Outdoor Steps – 27.1" Curved Ends and Safety Balusters Exterior Railing Kit for Porch, Deck, or Indoor Stairs (3-Step, Black)

Amazon's Choice

300+ bought in past month

Specifications

Package Dimensions

43.3" x 5.5" x 12.6"

Package Weight

32.9 lb



Size: 3 Step



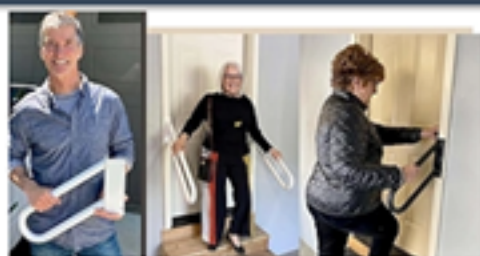
- 2 Step
- 3 Step
- 4 Step
- 6 Step
- 5 Step

Style: Curved End with Balusters



- Right-Oval
- Curved End with Balusters
- Straight Balusters

 Delivering to Canton 48187 - Update location ▾



Shop **HOLD-TIGHT HANDRAILS**

Sponsored 

4.3  (163)

VIVOHOME 2-Pack Wrought Iron Hand Rails for Outdoor Steps – 27.1" Curved Ends and Safety Balusters Exterior Railing Kit for Porch, Deck, or Indoor Stairs (3-Step, Black)

Amazon's Choice

300+ bought in past month



amazon.com



are curved, which is smooth and does not hurt the hands, while adding a touch of refinement; Featuring additional balusters in the middle, prevent children or pets from falling

- **EASY INSTALLATION:** The VIVOHOME 3-Step Outdoor Handrails come with all the necessary hardware for quick and easy installation; You can easily attach them to wooden, concrete, or brick steps with just basic tools; The pre-drilled holes in the base of the stair railings make the installation process even faster and more straightforward; An additional 3/8" hammer drill bit is included, allowing for installation on more solid surfaces; Recommended drilling depth: 3 inches
- **VERSATILE DESIGN:** The maximum lift height reaches up to 45°, meeting the installation requirements of most staircases; Whether you're installing them on modern concrete steps, rustic wooden porches, or traditional brick stairways, they blend seamlessly into the surrounding decor; The appropriate height and length make it easy to provide adequate support for the elderly, children, and individuals with mobility issues
- **WIDE APPLICATION:** Suitable for both residential and commercial use, the VIVOHOME railing kit is ideal for a wide range of settings, from home steps, patios, and porches to public spaces like schools, parks, and business entryways; If you're looking to improve safety at home or in a public area, the handrails are a practical solution



amazon.com

