



# HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

**Notification Date:** 09/17/25

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Nader Afshar & Bardia Madani		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 3677 Brookside Dr.	<b>CITY:</b> Bloomfield Hills	<b>STATE:</b> MI	<b>ZIP:</b> 48302
<b>PROJECT ADDRESS:</b> 4758 Sturtevant St. Detroit, MI			
<b>HISTORIC DISTRICT:</b> Russell Woods-Sullivan			

### SCOPE:

the replacement of leaded wood windows with wood windows on the primary facade, and installation of vinyl windows on sides and rear of the house

DENY

At the Regular Meeting that was held on 09/10/25 , 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 09/17/25 , as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

## REASONS FOR DENIAL:

- Where the historic wood windows with leaded glass muntins exist, the Standards and Guidelines require that they be repaired. When the historic features are beyond repair, the new feature is to "match the old in design, color, texture, and, where possible, materials." No documentation establishing that the condition of the historic windows are beyond repair was included in the application. However, if the historic wood windows with leaded glass are beyond repair, the proposed replacement is not a visual match. The pattern of the muntins dividing the panes, the profiles and proportions of the windows' components, and in two cases, the change in operation of the windows from casements to double-hungs all support the conclusion that the proposed replacement windows do not match the historic.
- The windows on the sides and rear of the house are in various states: some windows are missing altogether, some are present but their materials and conditions are unknown, and some are original historic windows. To replace all of these with vinyl single-hung windows does not meet the Secretary of the Interior's Standards because the remaining historic windows should be repaired and because vinyl windows do not match historic wood windows, due to limitations in fabrication and material.
  - o Vinyl windows and wrapped brickmould offer a plasticity and flat/thick appearance that does not adequately match the profile, dimensionality, and appearance of historic wood windows.
  - o Consumer-grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
  - o The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
  - o Vinyl also lacks rigidity and can expand and contract more than wood. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.

## 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, 5, 6

**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:** 10

**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](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Ellen

250917et

## 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](mailto:stuckeyj@michigan.gov)



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 06/02/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Nader Afshar & Bardia Madani		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 3677 Brookside Dr.	<b>CITY:</b> Bloomfield Hills	<b>STATE:</b> MI	<b>ZIP:</b> 48302
<b>PROJECT ADDRESS:</b> 4758 Sturtevant St. Detroit, MI			
<b>HISTORIC DISTRICT:</b> 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:

So far, in order for this application to be staff approvable, we would need certainty that:

- Existing historic wood windows are to be restored and NOT replaced
- Historic wood front door is to be restored and installed
- Wood eaves/soffits/fascia are to be restored and any rotten portions are to be replicated exactly in-kind\*

\*"In-kind" is defined as faithfully reproducing original, historic, or documented character-defining features, elements, and assemblies with respect to design, color, finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.

Additionally, this application is not complete. Please provide the following:

### GARAGE

- Will the paint color stay the same?

### WINDOWS

- Window schedule, which includes...
  - Description of existing windows material and operation, or if there is no existing window
  - Shows the proposed new windows, their material, operation, dimensions, and color
- Photos of the exterior elevations of the house WITH labels to coordinate with the window schedule

### DOORS

- Product information with the specific line, design, and colorway of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)

NOTE: the glass window on the historic door originally was likely leaded glass (stained or clear) and there for decorative purposes.

PSR: 250602LS



## APPLICANT RESPONSE

Response Date: 07/28/2025



We have updated the window & door schedule as per attached.

We are also including the detailed quotation for the windows. The type of windows selected have already been approved by the DHC on other properties in the historic district, as such we are confident that this schedule will meet with your approval.

Kind Regards

Nader Afshar & Bardia Madani

Nader Cell: 248-613-6117

Bardia Cell: 248-935-0994

## 4758 Sturtevant

### Window Schedule

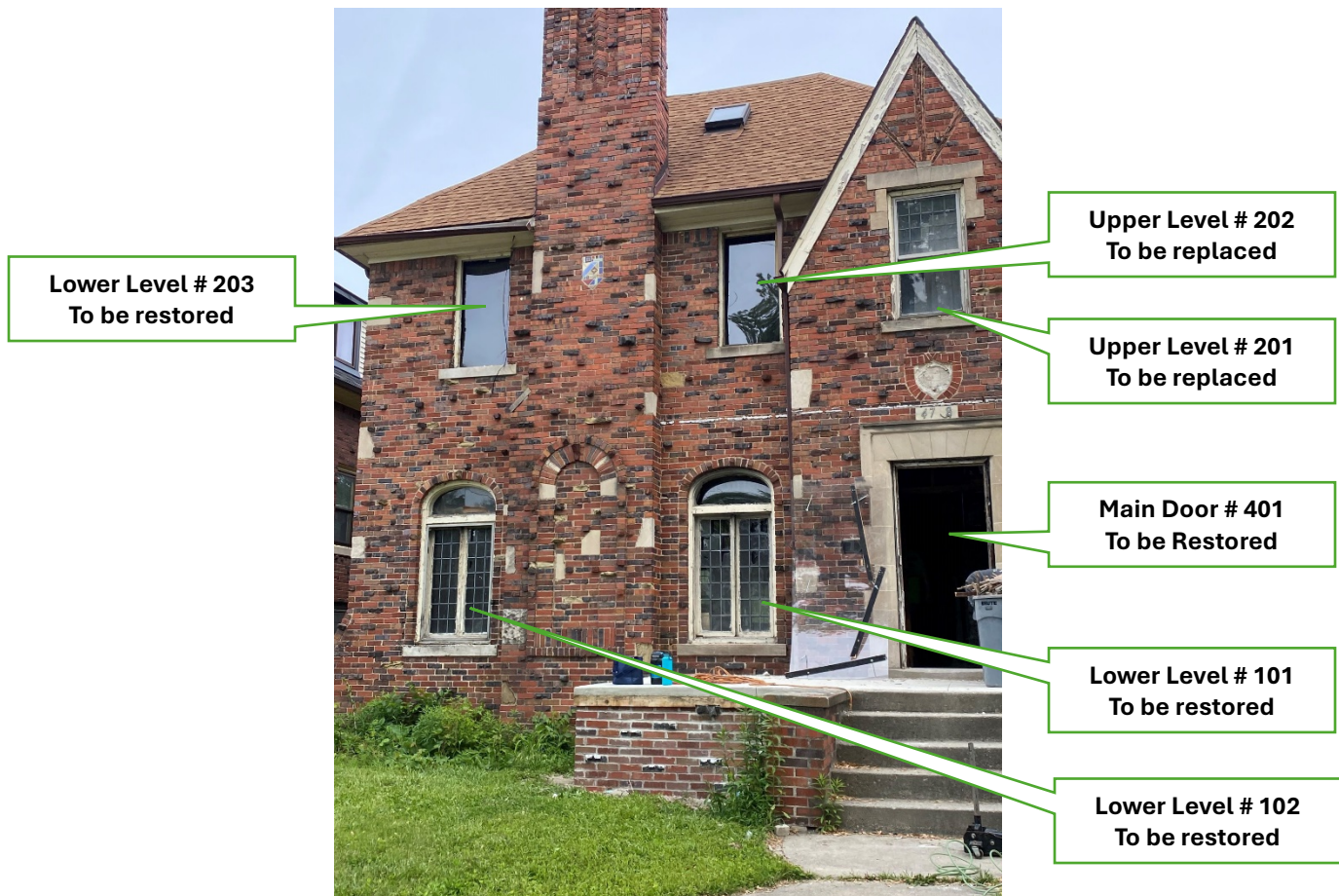


Figure 1 - Front Elevation



Figure 2 - West Elevation



Figure 3 - East Elevation



**Upper Level # 210  
To be Replaced**

**Upper Level # 211  
To be Replaced**

**Upper Level # 212  
To be Replaced**

**Rear Entry Door #403  
To be Replaced**



**Upper Level # 213  
To be Replaced**

**Upper Level # 214  
To be Replaced**

**Lower Level # 110  
To be Replaced**

**Lower Level # 111  
To be Replaced**

*Figure 4 - Rear Elevation*

## Window Schedule Description

- 101, 102, 201, 202 & 203– These windows are to be replaced by wooden windows similar to that which the DHC has approved for other similar homes. Descriptions, color and styles are attached to this schedule for your consideration.
- 102 & 102 – The semicircular top part of these windows will be replaced by glass in the same shape. A template will be created and glass ordered to the same shape.
  - **Color:** The windows are primed on both side and will be painted white on the inside, beige on the outside to match the existing color of the windows.
- All other windows are presently completely blown out due to fire or water pressure. These windows will be replaced with:
  - Single Hung vinyl windows
  - 2 to 4 panels in each window
  - Screen on the lower part (opening part)
  - Some windows are picture windows which do not open. These windows will be replaced by similar picture windows. See #103, 104 & 105.
- **Color:** All these windows will be painted white on the inside and beige on the outside.



*Grids will be added*

### **Doors:**

- Main entry, #401, door (36" x 80"), which may have been found, has been restored, and will be used. A safety iron door will also be installed as well.
- The side entry door (30" x 80") is missing, but one will be purchase and painted to match the house brick color
- The rear entry door was also located and is being restored and painted to match the brick colors.

M.C. Guthrie Lumber Co.  
12252 Merriman Rd, Livonia, MI 48150

**QUOTE BY :** Chris Hartwig  
**SOLD TO :** NADAR AFSHAR  
**PO# :**

**QUOTE # :** JW250700KTR - Version 0  
**SHIP TO :**  
**PROJECT NAME:** 4758 STURTEVANT ST,  
DETROIT

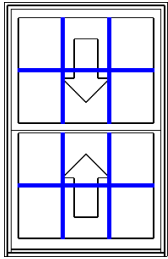
**Ship Via :** Ground

**REFERENCE :**

**U-Factor Weighted Average:** 0.29

**SHGC Weighted Average:** 0.18

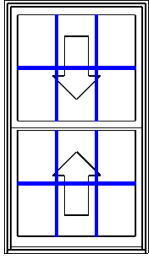
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 36 5/8 X 56 13/16 (Outside Casing Size: 39 1/4 X 59), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:32.8w, 24.8h, 5.6 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW COMMENTS: QUOTED ONE DOUBLE HUNG FOR THIS OPENING. ALMOST HALF AS MUCH THAN TWIN DOUBLE HUNG			
			\$1,049.84	2	\$2,099.68



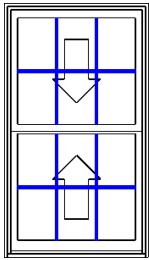
Viewed from Exterior. Scale: 1/2" =1'



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 34 3/4 X 60 3/4	<p>Frame Size : 34 X 60 (Outside Casing Size: 36 5/8 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:30.2w, 26.4h, 5.5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW</p>	\$936.54	1	\$936.54
Line 3	Rough Opening : 34 3/4 X 60 3/4	<p>Frame Size : 34 X 60 (Outside Casing Size: 36 5/8 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:30.2w, 26.4h, 5.5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW</p>	\$936.54	1	\$936.54



Viewed from Exterior. Scale: 1/2" = 1'



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4		Frame Size : 36 X 62			
	Rough Opening : 36 3/4 X 62 3/4	(Outside Casing Size: 38 5/8 X 64 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:32.2w, 27.4h, 6.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW			
			\$1,078.53	1	\$1,078.53
<b>Total:</b>					\$5,051.29
<b>Tariff Surcharge:</b>					\$38.89
<b>Sales Tax (6.0000%):</b>					\$305.41
<b>Net Total:</b>					\$5,395.59
<b>Total Units:</b>					5



Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 05/30/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**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:

Please note: interior alterations are not under the HDC's jurisdiction. However, this does not preclude the applicant from complying with other applicable ordinances, statutes, or any other city agency permitting that may be required before moving forward with the scope of work.

Regarding the exterior alterations, this application is not complete. Please see below for requested information and documentation.



PSR: 250530LS

## APPLICANT RESPONSE

Response Date: 06/02/2025



### House:

As requested, we are enclosing photos from all 4 sides of the house and none are close-up.

The sides of the house are quite narrow, so no room to move back far enough to take a better photo.

There is also an image of a door we found and partially cleaned up. We are not sure if this door is the original one.

### Garage:

We intend to replace the garage roof and repair any of the sidings that may require. The general structure of the garage appears intact.

### Roof & Gutters:

We will be replacing all shingles on both the house and garage using Williamsburg Slate from GAF. Photo attached here.

Gutters will be replaced with similar color gutters as existing and generally in the same location unless water runoff issues require relocation.

Eaves/Soffits/Facia - We intend to replace these items with similar items wherever required. majority do seem to need replacement.

### Windows:

Only two front windows remain on the house with all others having been blown out due to fire. These windows are in very poor shape, although we have reached out to two Detroit based companies to seek advice on whether they can be repaired. If none repairable we will attempt at replacing them with very similar windows in terms of look and functionality.

We will do our best to refrain from changing anything about the front facing windows as far as color, trim, sills, inlets, mullions, etc. Any replacement windows will be as close to the existing as possible.

### Front Door:

A door was found near the house. Photo enclosed. However it is not clear that this is the original front door. We can try and restore this door and use it. The door has a mirror like glass which does not seem clear how it may been useful as one cannot see anything from either side of this glass. The door also had a peep hole on it, further confusing the presence of this glass.

Regarding the exterior alterations, this application is not complete. Please provide the following:

#### **GENERAL**

- Photos of all sides of the house (we need to see the whole sides, not close up photos, please)

#### **GARAGE**

- Will anything be done to the existing exterior siding and windows? If so, what (please include any material, paint colors, etc)?

#### **ROOF / GUTTERS / DOWNSPOUTS**

- Product information with the specific line, design, and colorway of the proposed roof (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? Please provide elevation photos and mark up of where the downspouts are and/or will be located

#### **EAVES / SOFFITS / FASCIA**

- Narrative explaining what is wrong with the existing eaves/soffits/fascia, if a repair or restoration assessment/estimate was obtained (and if not, why not), and why the decision to replace instead of repair
- Detailed plan and description of proposed replacement, including materials and paint colors

#### **WINDOWS**

Staff would like to inform you that the existing wood windows (and their leaded glass) are considered a character-defining feature of the house. Based on the submitted photos, they appear to be in a repairable condition.

If proposing the replacement of the existing historic wood windows, the application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. Please know that the Commission regularly does not approve the replacement of historic windows as its replacement will alter the appearance and historic character of the house.

- Window schedule, which describes...
  - Describes existing windows material and operation, or if there is no existing window
  - Shows the proposed new windows, their material, operation, dimensions, and color
- 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 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

#### **DOORS**

- Photo of potential original front door
- Product information with the specific line, design, and colorway of the proposed doors (screenshot of product information is OK, but website links are not)
- 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 proposed doors

Thank you!

























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Address 

**4758 Sturtevant St, Detroit, MI 48204, USA**



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 08/01/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**HISTORIC DISTRICT:** Russell Woods-Sullivan

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This application is not complete. Please provide the following:

### WINDOWS

- We need interior photos (labeled) of the following windows: 101, 102, 103, 104, 105, 110, 201, 203

Please note that vinyl is not an approved material. You may want to provide alternative material or use the same material (wood) for the proposed vinyl windows for your project. Additionally, we would like to see physical evidence that the windows cannot be restored rather than replaced. Since there is the proposal of replacing some of the existing historic wood windows, this application will need to be reviewed by the Commission at one of its regularly scheduled public meetings.

### DOORS

- Product information with the specific line and design of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)

## APPLICANT RESPONSE

Response Date: 08/02/2025



Enclosed please find interior images from the window list requested:

101, 102, 103, 104, 105, 110, 201, 203

Please note that due to the sever damage this house had sustained, fire and water, along with many structural damages such as burned joists on all floors, collapsed main roof, and concrete damage to the basement, we have had to gut the entire house and literally rebuild and reinforce everything from ground up. Images of gutted basement floor is provided here as well.

To accommodate larger bathrooms and closets, we have had to make the attic habitable, which has required reinforcing the ceiling joists and studs on the entire second floor of the house as well.

As such there are no funds available to spend on expensive windows throughout the entire house, We have offered wooden windows on the front of the house and restored doors, but will not be able to accommodate the same throughout.

We will provide to the commission a photo for the side door in short order. Both the font and rear doors have been restored.

Kind Regards  
Nader Afshar  
Bardia Madani













































# HISTORIC DISTRICT COMMISSION

## APPLICATION FOR WORK APPROVAL

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

### APPLICATION ID

HDC2025-00297

### PROPERTY INFORMATION

**ADDRESS(ES):** 4758 Sturtevant St. Detroit, MI

**HISTORIC DISTRICT:** Russell Woods-Sullivan

### SCOPE OF WORK: (Check ALL that apply)

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

### BRIEF PROJECT DESCRIPTION:

Property was burned throughout. Roof is partially collapsed. Many joists are burned, floors have gaping holes and basement has water damage due to sagging driveway.

There is a lot of water damage on the interior due to roof collapse and heavy water used to distinguish the fire. Garage roof has also collapsed.

All electrical and plumbing are old, out of code and insufficient for current usage.

All walls and ceilings have been water damaged, collapsed and had to be removed.

### APPLICANT IDENTIFICATION

#### TYPE OF APPLICANT:

Property Damages and Owner  
All moldings and plaster were removed from fire. No kitchen cabinets remained. None of the bathrooms were intact except one, which we have preserved.

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr. The front door, the staircase, front windows and potentially the foundation. Although we are not the original owner, this house originally belonged to this house originally.

**CITY:** Bloomfield Hills **STATE:** MI **ZIP:** 48302

**PHONE:** +1 (248) 613-6117

**EMAIL:** nafshar@comcast.net

The front porch had totally collapsed, which we repaired with similar brick work.

### 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:

Nader Afshar & Bardia Madani

N/A

*Nader afshar*

05/29/2025

SIGNATURE

DATE

3677 Brookside Dr.

Bloomfield Hills

MI

48302

+1 (248) 613-6117

nafshar@comcast.net

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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.")*

We are looking to preserve the front windows on the lower level. The upper level windows have been lost years ago dues to fire. We found a front door that may belong to the house. If so we will preserve it. The roof is recent but totally damaged. Gutters are also recent but damaged. We will be replacing the roof on both the house and the garage.

### 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.)*

Install asphalt shingles similar to what was on the house.  
Replace all windows and door. Front windows, if repairable, can be reused but they are in a very bad shape.

### 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.")*

Remove existing shingles & Gutters.  
Replace all soffits, eaves, facia.  
Replace all windows & Doors  
Repair front first-level windows if possible.  
Repair and retain the mater bath if we can properly clean from fire damage.  
Repair the main stair case.

### 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><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>	<div></div>





























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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 08/04/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**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:

### WINDOWS

- Please label the interior window photos you provided with the coordinating numbers (ex: 101, 102, 103, 104, 105, 110, 201, 203)

In order for this application to be considered complete, we NEED THE FOLLOWING for the DOORS

- Product information with the specific line and design of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)

Since the installation of vinyl windows is not staff approvable, this will need to go in front of the Commission at a regular scheduled HDC meeting. But, this application cannot be scheduled for a meeting until the above outstanding information is provided.



## APPLICANT RESPONSE

Response Date: 08/04/2025



Enclosed please find a document showing the interior images of the select windows requested along with labels.

Also included are two images showing side door and typical security doors to be installed.

The Front door is the restored original door.

The rear door is also the original restored door.

We have already provided images of the front door and can accommodate the same for the restored rear door if you like, however these are the original doors that were on the house and we restored them.

Thanks

Nader Afshar

Bardia Madani



**4758 Sturtevant – Interior Images of select windows:**



*Window # 101*





Window # 102





*Window # 103*





*Window # 104*





Window # 105





*Window # 110*





*Window # 201*






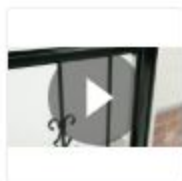
*Window # 203*



Grisham

## 36 in. x 80 in. 501 Universal/Reversible Series Genesis Steel Powder Coated Black Prehung Security Door

★★★★★ (484)  Questions & Answers (203)




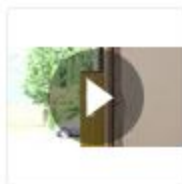
Hover Image to Zoom



JELD-WEN

## Smooth Pro 36 in. x 80 in. 2 Panel Left Hand 6 Lite Clear Black Fiberglass Prehung Front Door w/ White Interior Finish

★★★★★ (45)  Questions & Answers (40)



Hover Image to Zoom









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

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00297

**Effective Date:** 09/17/25

**Project Address:** 4758 Sturtevant St. Detroit, MI

**Issued to:** Nader Afshar & Bardia Madani  
3677 Brookside Dr.  
Bloomfield Hills, MI 48302

**Historic District:** Russell Woods-Sullivan

**Description of Work:**

the remaining work items, other than the replacement of leaded wood windows with wood windows on the primary facade and installation of vinyl windows on sides and rear of the house,

**With the Conditions that:**

- That the replacement side door shall be submitted to and approved by staff before installation.

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:Ellen

250917et

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.







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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 06/02/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**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:

So far, in order for this application to be staff approvable, we would need certainty that:

- Existing historic wood windows are to be restored and NOT replaced
- Historic wood front door is to be restored and installed
- Wood eaves/soffits/fascia are to be restored and any rotten portions are to be replicated exactly in-kind\*

\*"In-kind" is defined as faithfully reproducing original, historic, or documented character-defining features, elements, and assemblies with respect to design, color, finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.

Additionally, this application is not complete. Please provide the following:

### GARAGE

- Will the paint color stay the same?

### WINDOWS

- Window schedule, which includes...
  - Description of existing windows material and operation, or if there is no existing window
  - Shows the proposed new windows, their material, operation, dimensions, and color
- Photos of the exterior elevations of the house WITH labels to coordinate with the window schedule

### DOORS

- Product information with the specific line, design, and colorway of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)

NOTE: the glass window on the historic door originally was likely leaded glass (stained or clear) and there for decorative purposes.

PSR: 250602LS



## APPLICANT RESPONSE

Response Date: 07/28/2025



We have updated the window & door schedule as per attached.

We are also including the detailed quotation for the windows. The type of windows selected have already been approved by the DHC on other properties in the historic district, as such we are confident that this schedule will meet with your approval.

Kind Regards

Nader Afshar & Bardia Madani

Nader Cell: 248-613-6117

Bardia Cell: 248-935-0994



## 4758 Sturtevant

### Window Schedule

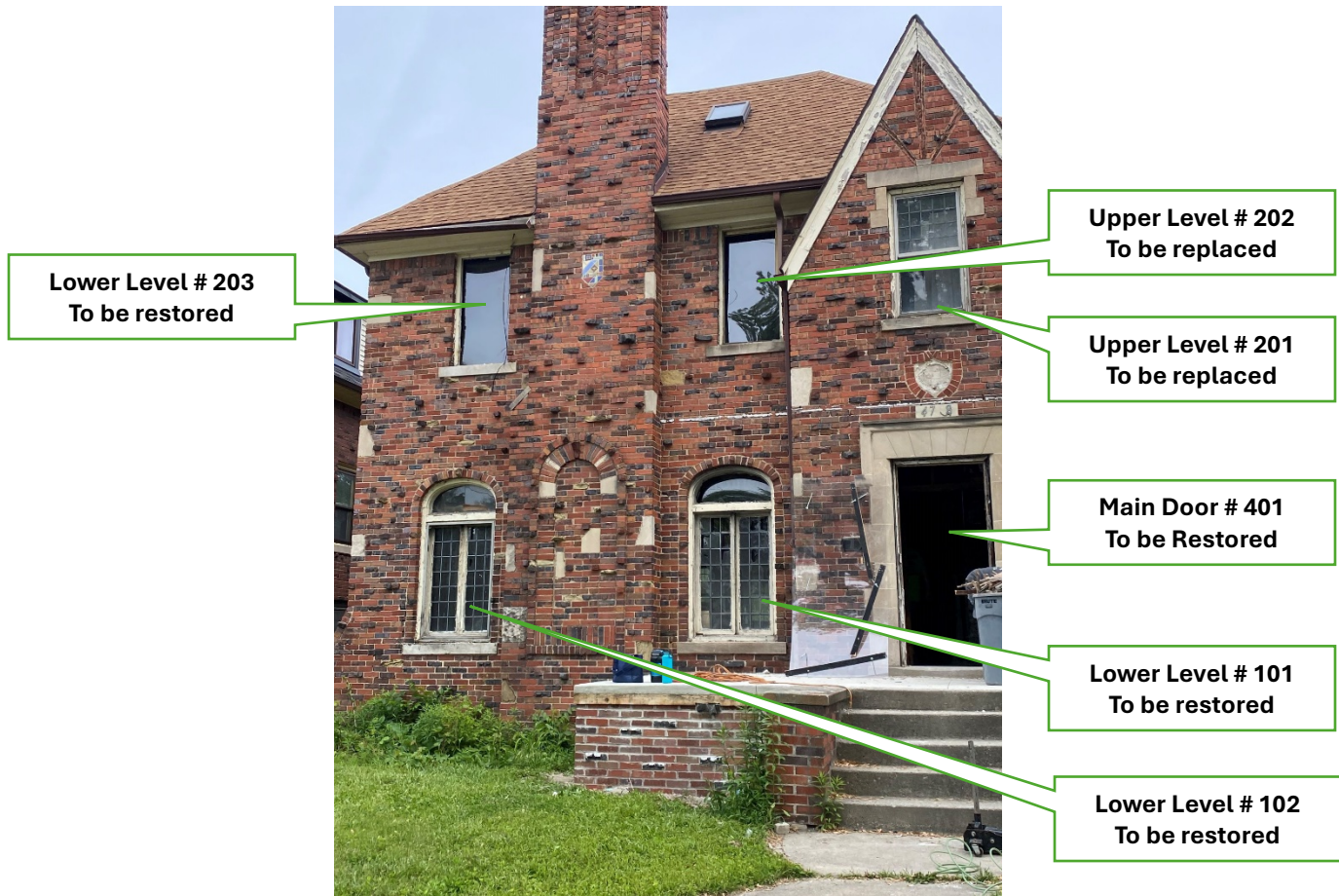


Figure 1 - Front Elevation





Figure 2 - West Elevation



Figure 3 - East Elevation



**Upper Level # 210  
To be Replaced**

**Upper Level # 211  
To be Replaced**

**Upper Level # 212  
To be Replaced**

**Rear Entry Door #403  
To be Replaced**



**Upper Level # 213  
To be Replaced**

**Upper Level # 214  
To be Replaced**

**Lower Level # 110  
To be Replaced**

**Lower Level # 111  
To be Replaced**

*Figure 4 - Rear Elevation*



## Window Schedule Description

- 101, 102, 201, 202 & 203– These windows are to be replaced by wooden windows similar to that which the DHC has approved for other similar homes. Descriptions, color and styles are attached to this schedule for your consideration.
- 102 & 102 – The semicircular top part of these windows will be replaced by glass in the same shape. A template will be created and glass ordered to the same shape.
  - **Color:** The windows are primed on both side and will be painted white on the inside, beige on the outside to match the existing color of the windows.
- All other windows are presently completely blown out due to fire or water pressure. These windows will be replaced with:
  - Single Hung vinyl windows
  - 2 to 4 panels in each window
  - Screen on the lower part (opening part)
  - Some windows are picture windows which do not open. These windows will be replaced by similar picture windows. See #103, 104 & 105.
- **Color:** All these windows will be painted white on the inside and beige on the outside.



*Grids will be added*



### **Doors:**

- Main entry, #401, door (36" x 80"), which may have been found, has been restored, and will be used. A safety iron door will also be installed as well.
- The side entry door (30" x 80") is missing, but one will be purchase and painted to match the house brick color
- The rear entry door was also located and is being restored and painted to match the brick colors.



M.C. Guthrie Lumber Co.  
12252 Merriman Rd, Livonia, MI 48150

**QUOTE BY :** Chris Hartwig  
**SOLD TO :** NADAR AFSHAR  
**PO# :**

**QUOTE # :** JW250700KTR - Version 0  
**SHIP TO :**  
**PROJECT NAME:** 4758 STURTEVANT ST,  
DETROIT

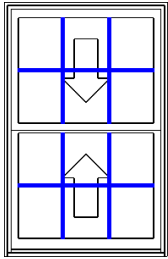
**Ship Via :** Ground

**REFERENCE :**

**U-Factor Weighted Average:** 0.29

**SHGC Weighted Average:** 0.18

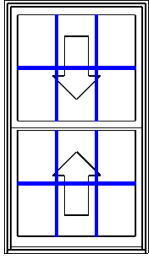
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 36 5/8 X 56 13/16 (Outside Casing Size: 39 1/4 X 59), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:32.8w, 24.8h, 5.6 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW COMMENTS: QUOTED ONE DOUBLE HUNG FOR THIS OPENING. ALMOST HALF AS MUCH THAN TWIN DOUBLE HUNG			
			\$1,049.84	2	\$2,099.68



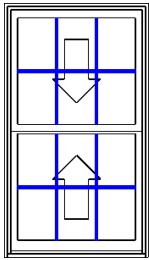
Viewed from Exterior. Scale: 1/2" =1'



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 34 3/4 X 60 3/4	<p>Frame Size : 34 X 60 (Outside Casing Size: 36 5/8 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:30.2w, 26.4h, 5.5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW</p>	\$936.54	1	\$936.54
Line 3	Rough Opening : 34 3/4 X 60 3/4	<p>Frame Size : 34 X 60 (Outside Casing Size: 36 5/8 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:30.2w, 26.4h, 5.5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW</p>	\$936.54	1	\$936.54



Viewed from Exterior. Scale: 1/2" = 1'



Viewed from Exterior. Scale: 1/2" = 1'



LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4		Frame Size : 36 X 62			
	Rough Opening : 36 3/4 X 62 3/4	(Outside Casing Size: 38 5/8 X 64 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:32.2w, 27.4h, 6.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW			
			\$1,078.53	1	\$1,078.53
<b>Total:</b>					\$5,051.29
<b>Tariff Surcharge:</b>					\$38.89
<b>Sales Tax (6.0000%):</b>					\$305.41
<b>Net Total:</b>					\$5,395.59
<b>Total Units:</b>					5



Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.





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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 05/30/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**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:

Please note: interior alterations are not under the HDC's jurisdiction. However, this does not preclude the applicant from complying with other applicable ordinances, statutes, or any other city agency permitting that may be required before moving forward with the scope of work.

Regarding the exterior alterations, this application is not complete. Please see below for requested information and documentation.



PSR: 250530LS



## APPLICANT RESPONSE

Response Date: 06/02/2025



### House:

As requested, we are enclosing photos from all 4 sides of the house and none are close-up.

The sides of the house are quite narrow, so no room to move back far enough to take a better photo.

There is also an image of a door we found and partially cleaned up. We are not sure if this door is the original one.

### Garage:

We intend to replace the garage roof and repair any of the sidings that may require. The general structure of the garage appears intact.

### Roof & Gutters:

We will be replacing all shingles on both the house and garage using Williamsburg Slate from GAF. Photo attached here.

Gutters will be replaced with similar color gutters as existing and generally in the same location unless water runoff issues require relocation.

Eaves/Soffits/Facia - We intend to replace these items with similar items wherever required. majority do seem to need replacement.

### Windows:

Only two front windows remain on the house with all others having been blown out due to fire. These windows are in very poor shape, although we have reached out to two Detroit based companies to seek advice on whether they can be repaired. If none repairable we will attempt at replacing them with very similar windows in terms of look and functionality.

We will do our best to refrain from changing anything about the front facing windows as far as color, trim, sills, inlets, mullions, etc. Any replacement windows will be as close to the existing as possible.

### Front Door:

A door was found near the house. Photo enclosed. However it is not clear that this is the original front door. We can try and restore this door and use it. The door has a mirror like glass which does not seem clear how it may been useful as one cannot see anything from either side of this glass. The door also had a peep hole on it, further confusing the presence of this glass.



Regarding the exterior alterations, this application is not complete. Please provide the following:

#### **GENERAL**

- Photos of all sides of the house (we need to see the whole sides, not close up photos, please)

#### **GARAGE**

- Will anything be done to the existing exterior siding and windows? If so, what (please include any material, paint colors, etc)?

#### **ROOF / GUTTERS / DOWNSPOUTS**

- Product information with the specific line, design, and colorway of the proposed roof (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? Please provide elevation photos and mark up of where the downspouts are and/or will be located

#### **EAVES / SOFFITS / FASCIA**

- Narrative explaining what is wrong with the existing eaves/soffits/fascia, if a repair or restoration assessment/estimate was obtained (and if not, why not), and why the decision to replace instead of repair
- Detailed plan and description of proposed replacement, including materials and paint colors

#### **WINDOWS**

Staff would like to inform you that the existing wood windows (and their leaded glass) are considered a character-defining feature of the house. Based on the submitted photos, they appear to be in a repairable condition.

If proposing the replacement of the existing historic wood windows, the application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. Please know that the Commission regularly does not approve the replacement of historic windows as its replacement will alter the appearance and historic character of the house.

- Window schedule, which describes...
  - Describes existing windows material and operation, or if there is no existing window
  - Shows the proposed new windows, their material, operation, dimensions, and color
- 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 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

#### **DOORS**

- Photo of potential original front door
- Product information with the specific line, design, and colorway of the proposed doors (screenshot of product information is OK, but website links are not)
- 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 proposed doors

Thank you!

























[All Products](#)

**[Your Area](#)**

Address 

**4758 Sturtevant St, Detroit, MI 48204, USA**





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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 08/01/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**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:

### WINDOWS

- We need interior photos (labeled) of the following windows: 101, 102, 103, 104, 105, 110, 201, 203

Please note that vinyl is not an approved material. You may want to provide alternative material or use the same material (wood) for the proposed vinyl windows for your project. Additionally, we would like to see physical evidence that the windows cannot be restored rather than replaced. Since there is the proposal of replacing some of the existing historic wood windows, this application will need to be reviewed by the Commission at one of its regularly scheduled public meetings.

### DOORS

- Product information with the specific line and design of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)



## APPLICANT RESPONSE

Response Date: 08/02/2025



Enclosed please find interior images from the window list requested:

101, 102, 103, 104, 105, 110, 201, 203

Please note that due to the severe damage this house had sustained, fire and water, along with many structural damages such as burned joists on all floors, collapsed main roof, and concrete damage to the basement, we have had to gut the entire house and literally rebuild and reinforce everything from ground up. Images of gutted basement floor is provided here as well.

To accommodate larger bathrooms and closets, we have had to make the attic habitable, which has required reinforcing the ceiling joists and studs on the entire second floor of the house as well.

As such there are no funds available to spend on expensive windows throughout the entire house, We have offered wooden windows on the front of the house and restored doors, but will not be able to accommodate the same throughout.

We will provide to the commission a photo for the side door in short order. Both the front and rear doors have been restored.

Kind Regards  
Nader Afshar  
Bardia Madani













































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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 08/04/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr.

**CITY:** Bloomfield Hills

**STATE:** MI

**ZIP:** 48302

**PROJECT ADDRESS:** 4758 Sturtevant St. Detroit, MI

**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:

### WINDOWS

- Please label the interior window photos you provided with the coordinating numbers (ex: 101, 102, 103, 104, 105, 110, 201, 203)

In order for this application to be considered complete, we NEED THE FOLLOWING for the DOORS

- Product information with the specific line and design of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)

Since the installation of vinyl windows is not staff approvable, this will need to go in front of the Commission at a regular scheduled HDC meeting. But, this application cannot be scheduled for a meeting until the above outstanding information is provided.



## APPLICANT RESPONSE

Response Date: 08/04/2025



Enclosed please find a document showing the interior images of the select windows requested along with labels.

Also included are two images showing side door and typical security doors to be installed.

The Front door is the restored original door.

The rear door is also the original restored door.

We have already provided images of the front door and can accommodate the same for the restored rear door if you like, however these are the original doors that were on the house and we restored them.

Thanks

Nader Afshar

Bardia Madani



**4758 Sturtevant – Interior Images of select windows:**



*Window # 101*





Window # 102





*Window # 103*





*Window # 104*





Window # 105





*Window # 110*





*Window # 201*





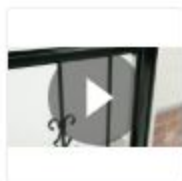
*Window # 203*



Grisham

## 36 in. x 80 in. 501 Universal/Reversible Series Genesis Steel Powder Coated Black Prehung Security Door

★★★★★ (484) [Questions & Answers \(203\)](#)




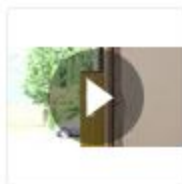
Hover Image to Zoom



JELD-WEN

## Smooth Pro 36 in. x 80 in. 2 Panel Left Hand 6 Lite Clear Black Fiberglass Prehung Front Door w/ White Interior Finish

★★★★★ (45)  Questions & Answers (40)



Hover Image to Zoom









# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

## APPLICATION ID

HDC2025-00297

## PROPERTY INFORMATION

**ADDRESS(ES):** 4758 Sturtevant St. Detroit, MI

**HISTORIC DISTRICT:** Russell Woods-Sullivan

## SCOPE OF WORK: (Check ALL that apply)

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

## BRIEF PROJECT DESCRIPTION:

Property was burned throughout. Roof is partially collapsed. Many joists are burned, floors have gaping holes and basement has water damage due to sagging driveway.

There is a lot of water damage on the interior due to roof collapse and heavy water used to distinguish the fire. Garage roof has also collapsed.

All electrical and plumbing are old, out of code and insufficient for current usage.

All walls and ceilings have been water damaged, collapsed and had to be removed.

## APPLICANT IDENTIFICATION

### TYPE OF APPLICANT:

Property Damages and Owner  
All moldings and plaster were removed from fire. No kitchen cabinets remained. None of the bathrooms were intact except one, which we have preserved.

**NAME:** Nader Afshar & Bardia Madani

**COMPANY NAME:** N/A

**ADDRESS:** 3677 Brookside Dr. The front door, the staircase, front windows and potentially the foundation. Although we are not the original owner, this house originally belonged to this house originally.

**CITY:** Bloomfield Hills **STATE:** MI **ZIP:** 48302

**PHONE:** +1 (248) 613-6117

**EMAIL:** nafshar@comcast.net

The front porch had totally collapsed, which we repaired with similar brick work.

## 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:

Nader Afshar & Bardia Madani

N/A

*Nader afshar*

05/29/2025

SIGNATURE

DATE

3677 Brookside Dr.

Bloomfield Hills

MI

48302

+1 (248) 613-6117

nafshar@comcast.net

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762



**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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.")*

We are looking to preserve the front windows on the lower level. The upper level windows have been lost years ago dues to fire. We found a front door that may belong to the house. If so we will preserve it. The roof is recent but totally damaged. Gutters are also recent but damaged. We will be replacing the roof on both the house and the garage.

### 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.)*

Install asphalt shingles similar to what was on the house.  
Replace all windows and door. Front windows, if repairable, can be reused but they are in a very bad shape.

### 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.")*


Remove existing shingles & Gutters.  
Replace all soffits, eaves, facia.  
Replace all windows & Doors  
Repair front first-level windows if possible.  
Repair and retain the mater bath if we can properly clean from fire damage.  
Repair the main stair case.

### 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><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>	<div></div>























