



CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00004

Effective Date: 02/17/26

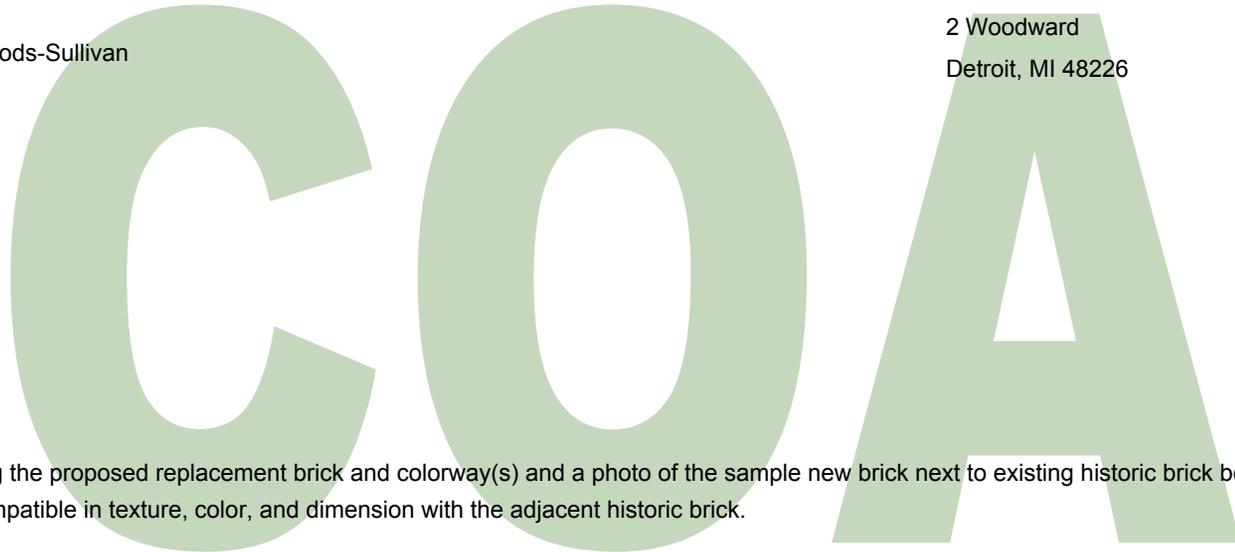
Project Address: 4825 Fullerton

Issued to: Faris Fakhouri
2 Woodward
Detroit, MI 48226

Historic District: Russell Woods-Sullivan

Description of Work:

- Demolish rear two-story porch
- Erect rear two-story porch



With the Conditions that:

- The product information identifying the proposed replacement brick and colorway(s) and a photo of the sample new brick next to existing historic brick be provided to staff for review and approval to ensure that it is compatible in texture, color, and dimension with the adjacent historic brick.

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:Lise

260217LS



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

HDC2026-00004

PROPERTY INFORMATION

ADDRESS(ES): 4825 Fullerton

HISTORIC DISTRICT: Russell Woods-Sullivan

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|---|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input checked="" type="checkbox"/> Porch/Deck/Balcony | <input 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:

Proposing to replace two story porch in rear of the property.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Tracey Stevenson

COMPANY NAME: N/A

ADDRESS: 4825 Fullerton

CITY: Detroit

STATE: MI

ZIP: 48238

PHONE: +1 (313) 348-0110

EMAIL: Fakhourif@detroitmi.gov

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.
- As required by the state Local Historic Districts Act, [Act 169 of 1970](#) (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, [1972 PA 230, MCL 125.1501 to 125.1531](#).

DocuSigned by:

Paris Fakhouri

490AE66907A047D...

SIGNATURE

01/08/2026

DATE

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.

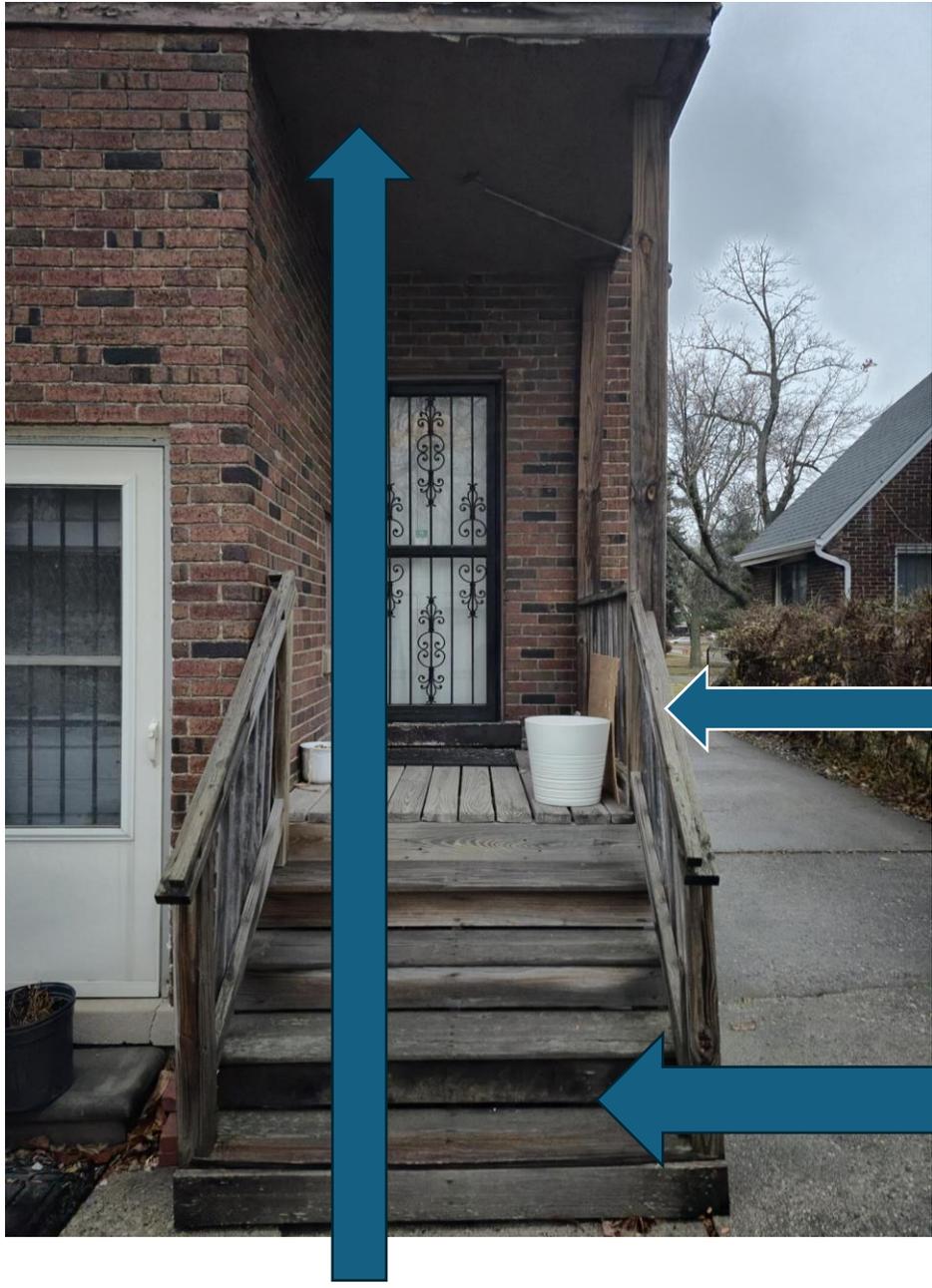
ePLANS PERMIT NUMBER: <small>(only applicable if you've already applied for permits through ePLANS)</small>	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p>The current two story rear porch has multiple safety hazards. First floor wood support column is failing, causing first floor ceiling to crack, dip and cave in. First floor porch has overall slight lean to the west, towards driveway. First floor otherwise has T&G ceiling, wood decking, steps, rails, and balusters.</p> <p>Second floor porch has wood siding, openings on each side that could have once held a window or storm window. Vertical siding below the roof structure. Roof structure is currently asphalt. No finishes on the inside of the second floor porch.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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></p> <p>We are proposing to replace the entire structure in-kind. First floor will have all same dimensions and materials, with the exception of the wood post. We are proposing to replace the wood support column with a new 12X12 brick and mortar support column from the ground up to the first floor ceiling. There will be a new limestone cap that will hold the second floor porch.</p> <p>Second floor porch will have similar roof structure built, all new horizontal siding, and we will make the south, east, and west openings smaller to install new storm windows. There are four windows on the south side and 3 each on the east and west sides.</p>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p>See attached SOW</p>	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

ADDITIONAL DETAILS





54" Long wood handrail with 7 1x1 Balusters.

Four wood steps. 5' long with 11" tread and 6" Risers

Current first floor porch has tongue and groove ceiling. To be replaced in kind with new exterior light fixture. 64" W X 80 L



Current 4X4 post.
will be removed
and replaced with
brick post 12x12

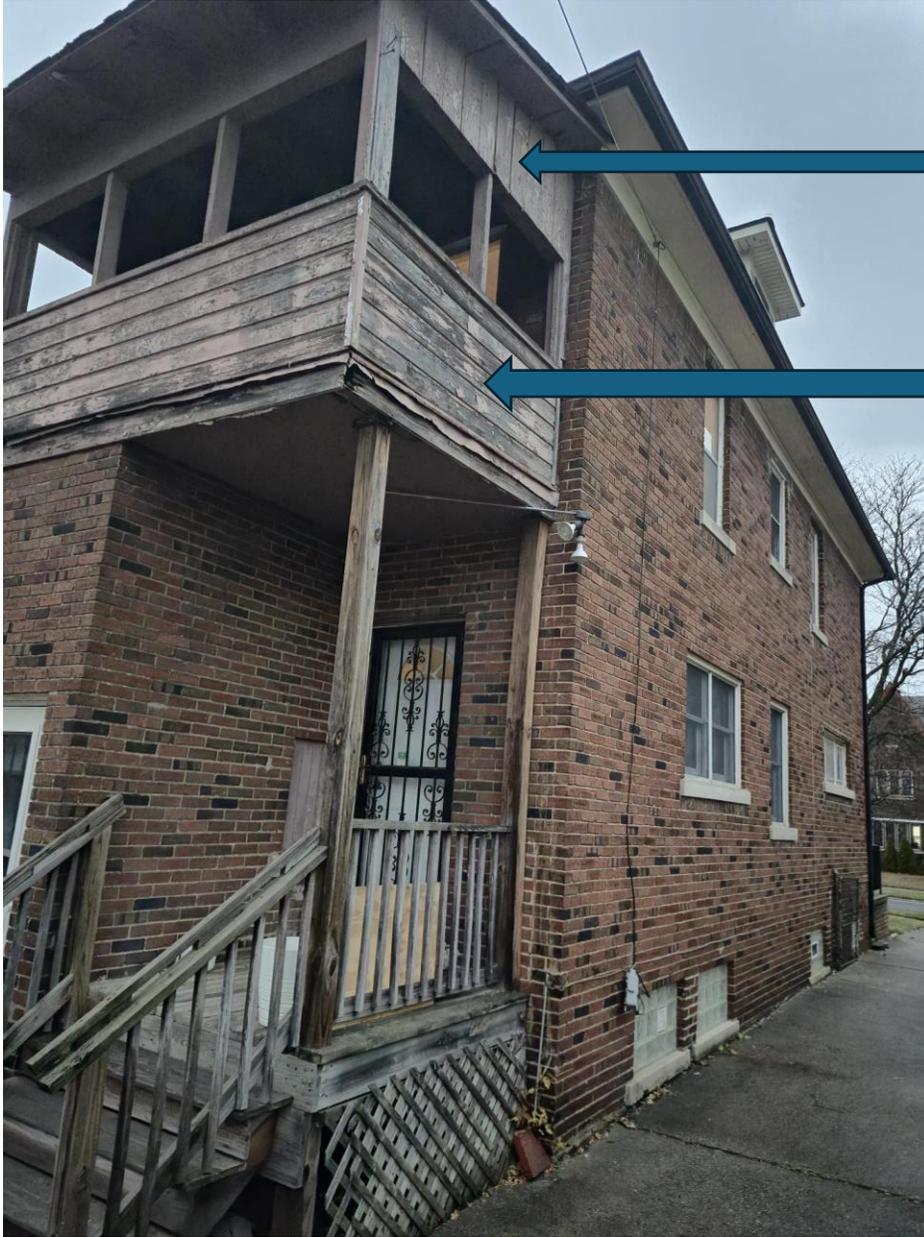
3 3/4 X 5 wood post
along house as
secondary
support column

Side rail 53" with

9 attached 1X1
Balusters

1 1/4 X 7 board.
Approx 70" in
length

Skirting is
2 approx.. 64" in
Length.



Board closest to house 32" and descends 1 ¼ inch.

East of existing siding 84"W X 40" H

East and West framing on second floor porch opening is 73" wide.
Looking to install three (3) new storm windows on each side

South framing on second floor porch opening is approx. 116" wide.
Looking to install four (4) new storm windows on each side.



South of existing
siding 130" W X
40" H

South Overhang (left arrow) is 20" and east/west overhang (right arrow) is 8" each side

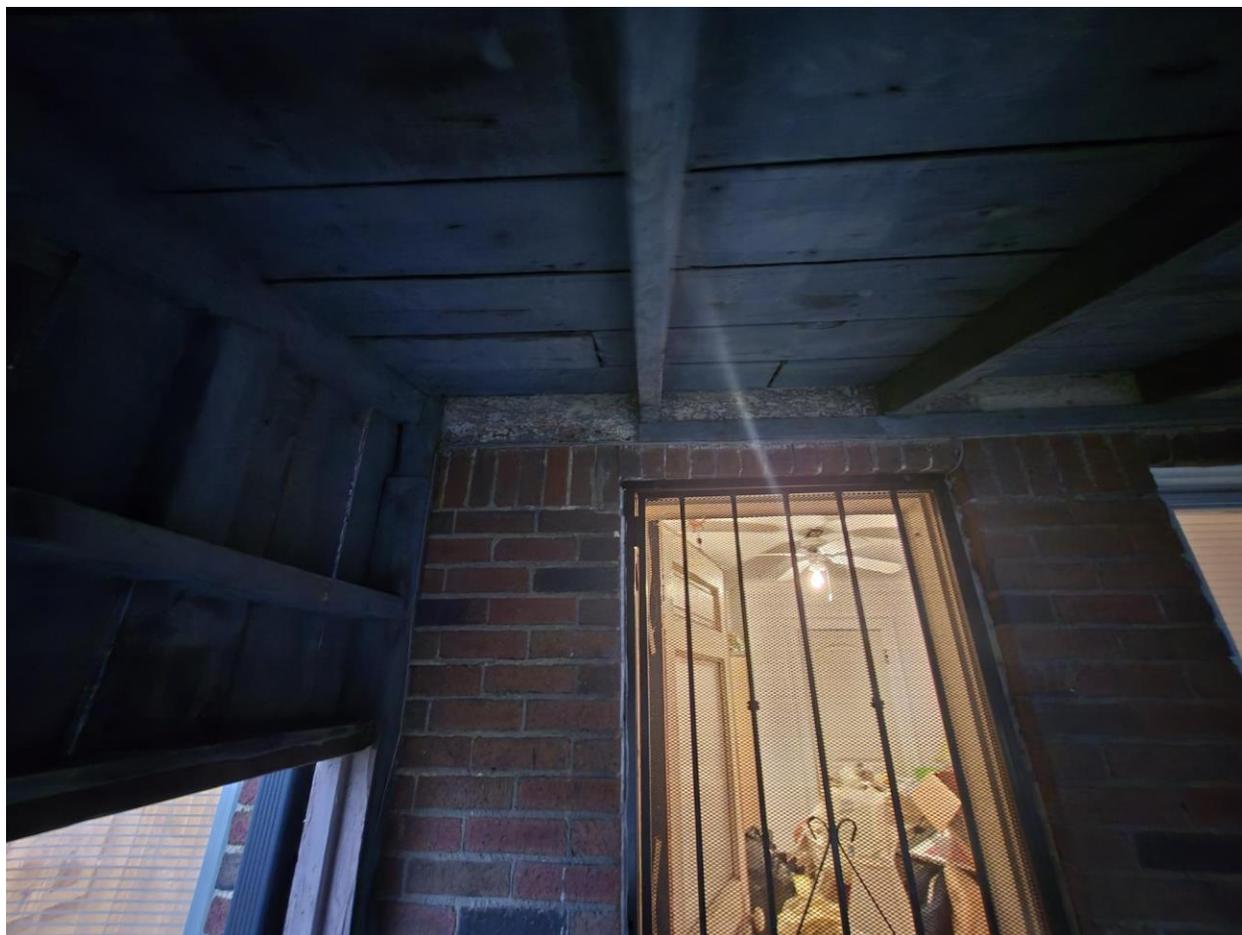


Board closest to house 32" and descends 1 ¼ inch.

East of existing siding 84"W X 40" H









Roof structure is supported by wood currently nailed into the house frieze board





Interior of second story porch east side





Interior of second story porch south side

AI Generated Photo below will represent our proposal for the new rear two story porch. All new measurements will match the existing measurements as mentioned above.



4825 Fullerton HDC Application

Address: 4825 Fullerton

Historic District Name: Russel Woods

Homeowner: Tracey Stevenson

HRD Compliance Inspector: HRD – Faris Fakhouri

Contractor Company Name: Everclean Restoration

Address: 6655 Chicago BLVD, Warren, MI 48092

Phone: (248) – 860-5887

Email: Cmfahoome@yahoo.com

Contractor Requirements for the HDC Application:

Verify a certificate of appropriateness has been provided.

Scope of Work: The scope includes rear porch replacement proposal

- **Rear Porch (Two-Story):**

- **Contractor has provided full measurement, dimensions, existing materials, and new proposed material via drawing. Provided with Application.**

- **First Floor:**

- New wood decking, to be installed vertically to match existing.
- New wood steps and rail, adding graspable rail (wood).
 - Wood steps will be 5 ft wide
 - Rails will be approx. 54” on each side with 4X4 post at the top and bottom. As reflected in the Fullerton Image
 - Approx. 7 wood balusters will be installed going down each rail
- New Rail and balusters from brick column to the house
- New wood skirting installed around all openings of the bottom of the porch.
- New 12X12 brick and mortar column from concrete to first-floor porch ceiling (as a support). New 16X16 limestone cap.
 - Brick and mortar will match existing house in dimension and color.
- New T&G ceiling

- **Second Floor**

- New roof structure.
 - Match existing roof structure in size
 - Match existing overhang in size

- Install approx. 7 rafters that will be nailed/supported in the frieze board (not tied into the existing roof)
- New ceiling beam/header above new storm windows will be level/"Squared up" (current vertical siding will be replicated).
- All new horizontal siding
- Four new storm windows on the south side, three new storm windows on the east and west sides
 - Windows will be approx. 24W X 30H
 - Wood trim between each window will be approx. 3" wood trim
 - Corners will be 1x3 wood

Material Samples

All new wood on the first and second floor porch will be the same color.

B:13 Moderate Olive Brown MS:2.5Y 4/4

Wood lap siding:



Roof:

30- year asphalt shingles GAF Shingle – Black

[GAF](#)

Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)

Storm windows:



Three Track Aluminum Window

Available at our dealers

Harmony Series

Works of Art for Your Home

Heliarc-Welded Storm Doors

[Find a Dealer](#)

SKU: 3T-ALUM-WINDOW

Categories: Three Track, Windows

Brick and Mortar:































Description of existing conditions and statement on why this scope of work is necessary:

This homeowner is seeking to provide much needed façade improvements to her home, along with health and safety hazards identified through the City of Detroit Housing and Revitalization Department's Single-Family Grant and Loan Programs to be addressed.

The current condition of the first-floor rear porch is deteriorating based on construction completed prior to the current homeowner owning the home. The first-floor rear porch has a slight dip towards the driveway due to failing wood post. The wood post is also failing to support the second-floor rear porch, even with the lack of current use. The first-floor rear porch ceiling is cracking in the corner where the post is located, causing a slight dip that will worsen in time.

The homeowner desires a new two-story porch that will resemble the current porch, with two exceptions: (1) Replace first floor column, currently wood, with new brick and mortar; (2) install new storm windows at the second-floor openings.



Coleman A. Young Municipal Center
 2 Woodward Avenue, Suite 908
 Detroit, Michigan 48226
 Phone: 313.224.6380
 Fax: 313.224.1629
 www.detroitmi.gov

EXHIBIT A

Date:	1/8/2026	Phone #:	313-303-0324
Case #:	CDC2-0119	Alternate Phone #:	-
Property Owner:	Tracey Stevenson	Historic Designation:	Historic-WILL NEED HDC REVIEW APPLICATION
Property Address:	4825 Fullerton		
City, State, Zip:	Detroit, MI	48238	

For Rehabilitation/Repair of the property located at: 4825 Fullerton Detroit, Michigan

The: Everclean Restoration
 (The General Contractor)

proposes to do all of the work as set forth in the plans and/or work specification attached to and a part of this bid for:

the sum of Nineteen Thousand Six-Hundred and Fifty Dollars (\$ \$19,650.00 .00)

WORK SPECIFICATIONS

COST	Component	HH	LHR	ER	Exterior: Floor/Room/ Area
\$18,000.00	Rear Porch			\$18,000.00	Remove entire first and second floor rear porch. Replace porch structure to match existing style and architecture. First floor wood column will need to be brick/brick color and mortar to match main house. Both brick and mortar sample will need to be provided with HDC application and column will support second floor 7' by 10' wood porch. Second floor porch has wood lap siding and roof structure, with framing needed to install 10 storm windows (3B, 4C, 3D). Balcony #25 Painting is specified in Historic application
	First Floor Additional Description				First floor to have all wood materials. Wood steps, rails (install new graspable handrail) on both sides of stairwell, new balusters. New rail and balusters to be installed at new brick column to house. New Brick column will be installed from the footing of ground to first floor porch ceiling. Brick and mortar will match existing house as close as possible. New limestone cap 16x16 will be installed to support second floor. Porch ceiling to have new T&G ceiling installed.
	Second Floor Additional Description				Second floor porch will be same in dimensions. Contractor to replace all new horizontal wood lap siding below the windows. Openings for 10 new storm windows will be framed using cedar wood. No vertical siding to be installed above window opening as existing. square window frame and install ceiling beam (rectangular) between new storm windows and new roof structure. Roof to be 30-year asphalt shingles, black in color.
\$18,000.00	Exterior Repairs - Sub Total	\$0.00	\$0.00	\$18,000.00	
Construction Repairs Sub-Total:					\$0.00

COST EST.	Component	HH	LHR	ER	Other
\$1,650.00				\$1,650.00	BUILDING PERMIT (All other required electrical, heating, and plumbing permit cost must be included in their associated spec item prices.)
\$1,650.00	Other - Sub Total				
COST		\$19,650.00			
COST BREAKDOWN BY CATEGORY: HRD USE ONLY					
\$0.00		Emergency Repair Cost:		\$19,650.00	
COMMENTS:					
<p>CONTRACTOR AGREES TO THE FOLLOWING:</p> <p>Unless specifically excluded, all workmanship and materials are to fully comply with all applicable building codes and meet the minimum standards set forth in the City of Detroit Housing And Revitalization Department's Contractor's Performance Standards. The Contractor shall make no claims for additional cost due to the existing conditions at the site, which could have been ascertained by the Contractor in his examination of the site. All measurements and quantities will be field verified by the Contractor. Costs for all necessary trade permits (Electrical, Plumbing, Heating) must be included in the line item price. The execution of this work shall comply with all applicable state, federal and local laws, rules, regulations and guidelines.</p> <p><u>These standards include but are not limited to the following: 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 – Construction Industry Lead Standard; 29 CFR 1910.1200 - Hazard Communication; 40 CFR Part 261 and 40 CFR Part 745 - EPA Regulations; NCLSH-HUD Lead Paint Guidelines, Evaluation Protocols (most current version).</u></p> <p>DEMOLITION-DEBRIS REMOVAL: The Contractor shall remove all construction and demolition debris related to the work performed during rehabilitation as it is generated. It shall not be allowed to accumulate on the premises. He shall clean all glass and remove all labels and spots on equipment furnished or installed. Clean-up requirements shall apply to all other walls, floors, fixtures, or areas that have suffered in any way from the performance of the contractor or subcontractors.</p>					