



# HISTORIC DISTRICT COMMISSION NOTICE OF DENIAL

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

**Notification Date:** 12/19/2025

**Application Number:** HDC2025-00725

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Armeace Williams		<b>COMPANY NAME:</b> MatriArch Development Group, LLC	
<b>ADDRESS:</b> 2595 Manchester Ct	<b>CITY:</b> Troy	<b>STATE:</b> MI	<b>ZIP:</b> 48098
<b>PROJECT ADDRESS:</b> 4785 Sturtevant, Detroit, MI			
<b>HISTORIC DISTRICT:</b> Russell Woods-Sullivan			
<b>SCOPE:</b> Remove historic wood windows. Remove one (1) historic wood door at the front. Replace dormer siding with aluminum trim coil.			
At the Regular Meeting that was held on 12/10/25 , 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 12/19/2025 , 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:

The historic wood windows are not beyond feasible repair and should therefore be retained and repaired where possible. If proven to be beyond repair, vinyl windows are not an adequate match for historic prototypes, for several reasons.

The historic front door is a character-defining feature of the house and should be retained where possible.

Aluminum trim coil is typically not an appropriate material type within the historic district. Wood siding is commonly found at dormers within the historic district.

## 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: 7

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: Bilqeas 251219BS

## 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)



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

# HISTORIC DISTRICT COMMISSION

# CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00725

**Effective Date:** 12/19/2025

**Project Address:** 4785 Sturtevant, Detroit, MI

**Issued to:** Armeace Williams  
2595 Manchester Ct  
Troy, MI 48098

**Historic District:** Russell Woods-Sullivan

**Description of Work:**

- Per the submitted documents:
- Install white aluminum storm windows.
- Install three (3) white steel doors at the side and rear.
- Install white aluminum storm doors.
- Paint fascia and trim white.



**With the Conditions that:**

N/A

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: Bilqees 251219BS

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

<b>APPLICATION ID</b>
HDC2025-00725

## PROPERTY INFORMATION

<b>ADDRESS(ES):</b> 4785 Sturtevant, Detroit, MI
<b>HISTORIC DISTRICT:</b> Russell Woods-Sullivan

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

- |  |   |                                       |  |   |                                |
|--|---|---------------------------------------|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting     | <input type="checkbox"/> Roof/Gutters/ Chimney | <input 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.) |                                |

<b>BRIEF PROJECT DESCRIPTION:</b> Windows Doors Vinyl siding at dormers
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## APPLICANT IDENTIFICATION

<b>TYPE OF APPLICANT:</b> Property Owner/Homeowner			
<b>NAME:</b> Armeace Williams	<b>COMPANY NAME:</b> MatriArch Development Group, LLC		
<b>ADDRESS:</b> 2595 Manchester Court	<b>CITY:</b> Troy	<b>STATE:</b> MI	<b>ZIP:</b> 48098
<b>PHONE:</b> +1 (248) 943-4460	<b>EMAIL:</b> armeacestarks@att.net		

## 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.

Signed by: Armeace Williams  30748D823E054FC...	MatriArch Development Group, LLC  11/24/2025
SIGNATURE	DATE
2595 Manchester Court +1 (248) 943-4460	Troy MI 48098 armeacestarks@att.net

**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.")*

Windows – existing windows are old and not currently energy efficient.  
 Doors – existing doors are various colors and styles, they are old, damaged and not currently energy efficient.  
 Aluminum siding at dormers – existing siding at dormers is white and old, discolored and in need of repair.  
 See Photos attached



**2. PHOTOGRAPHS**

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



**3. DESCRIPTION OF PROJECT**

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

See Attached



**4. DETAILED SCOPE OF WORK**


*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

See Attachment 3

**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**

<p><b>6. WINDOWS/DOORS</b> <i>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)</i></p>	



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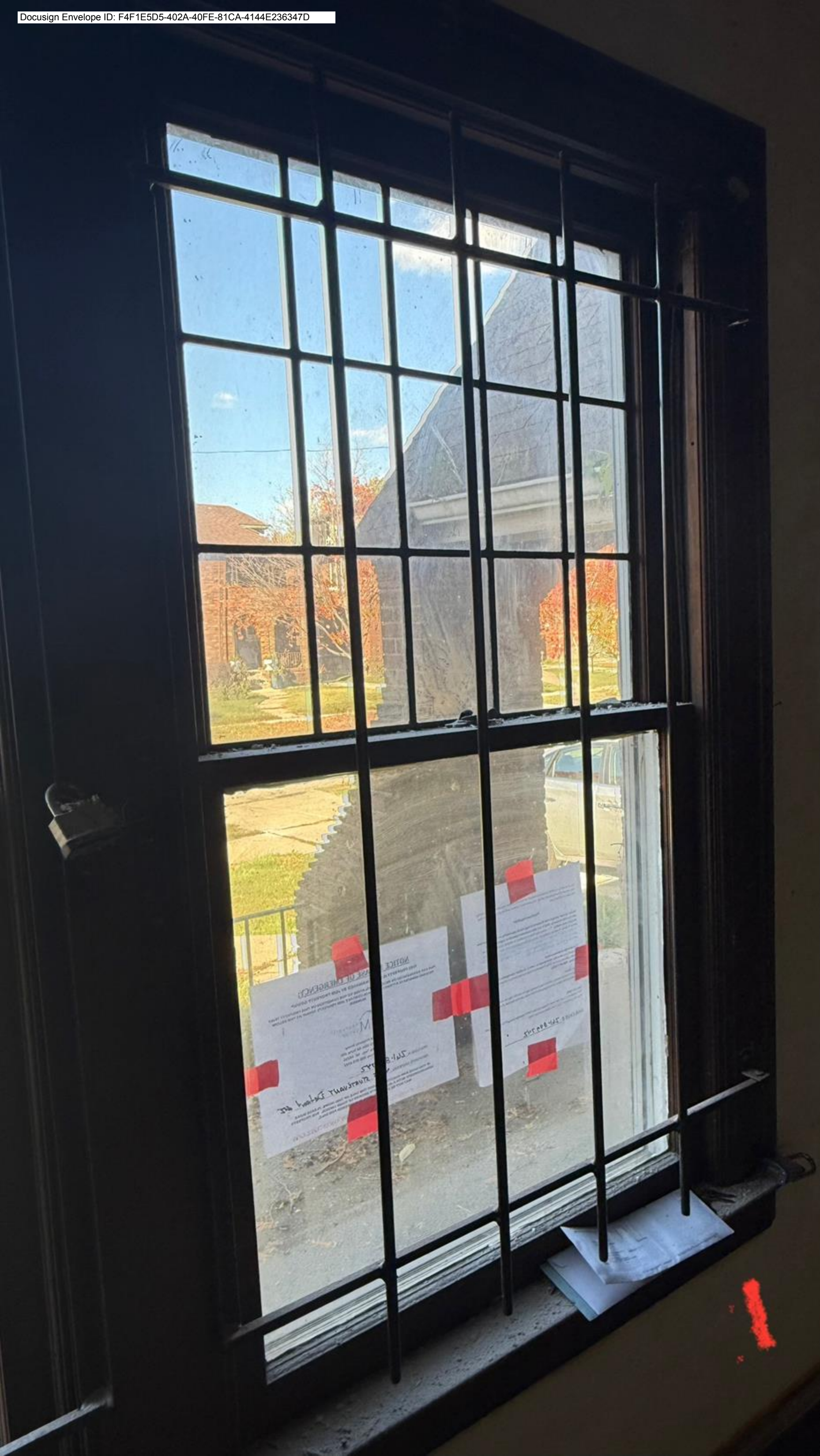
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# Windows (front of house)



Windows 1,2, 3 are located on the first floor in the front living room, they are original to the house, with grilles. These windows will remain in place with new exterior storm windows added. Windows 20, 21, 22 are located upstairs in the front primary bedroom, they are original to the house, with grilles. These windows will remain in place with exterior storm windows added. Windows 24 is located upstairs in the primary bedroom and window 35 is located in the attic, they are original to the house, with grilles. These windows will remain in place with exterior storm windows added.

# Windows (Rear of house)



Windows 11, 12, 13, are located on the first floor in the rear sitting room, window 14 is located in the kitchen and windows 29, 30 & 31 are located upstairs in a rear secondary bedroom. They will be replaced with new single hung windows. They all currently have security bars that will be removed.

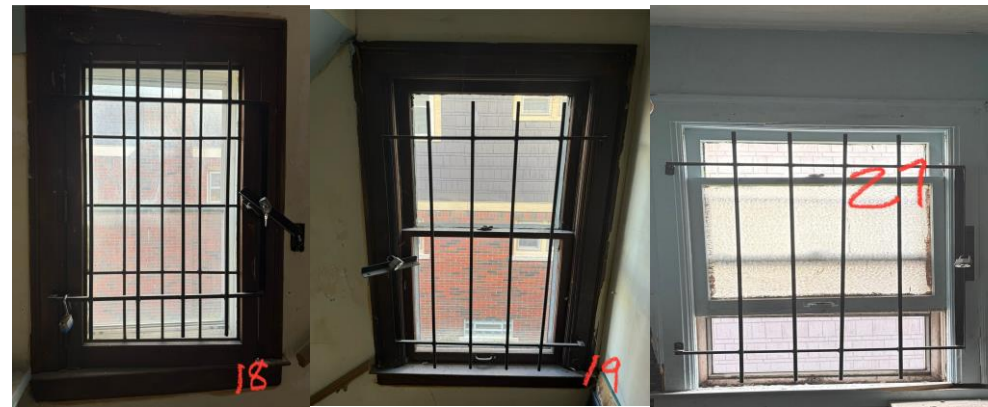
## Replacement Windows

American Craftsman  
23.375 in. x 35.25 in. 50 Series  
White Single Hung Low-E Argon  
Glass Vinyl Fin Window, Screen  
Incl

★★★★★ (512) Questions & Answers (373)

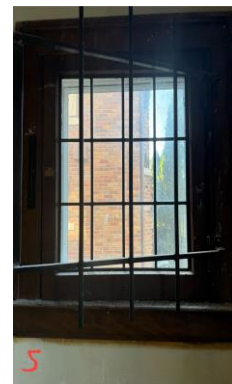
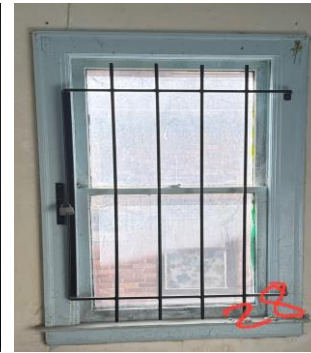
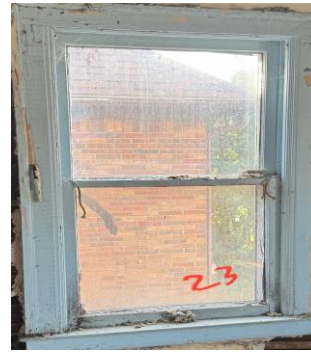


# Windows (Eastside of house)



Windows 15 & 16 are located in the kitchen over the sink, they are not original and will be replaced. Window 17 is located in the first-floor powder room and will be replaced; this window will be frosted. Window 18 & 19 are located at the bottom and top of the staircase (respectively) and are original; will remain with new exterior storm windows added. Window 27 is located in the upstairs full bathroom and will be replaced; this window will have a frosted lower section. Window 32 is located in the secondary bedroom and will be replaced. Window 33 & 34 are located in the attic staircase and will be replaced. Replacement window type is shown in previous slide.

# Windows (Westside of house)



Windows 4 & 5 are located in the living room on both sides of the fireplace mantel, they are original to the house with grilles and will remain with new exterior storm windows added. Window 6 & 7 are located in the dining room will be replaced. Windows 8, 9 & 10 are located in the first-floor rear sitting area and are original with grilles and will remain with new exterior storm windows added. Window 23 is located in the second-floor primary bedroom will be replaced. Window 25 is located in the primary bathroom ensuite will be replaced; this window will have a frosted lower section. Window 28 is located in the secondary bedroom will be replaced. Replacement window type is shown in previous slide.

# Replacement Door

Door 1 - Front door



Door 1 Replacement - No Screen Door



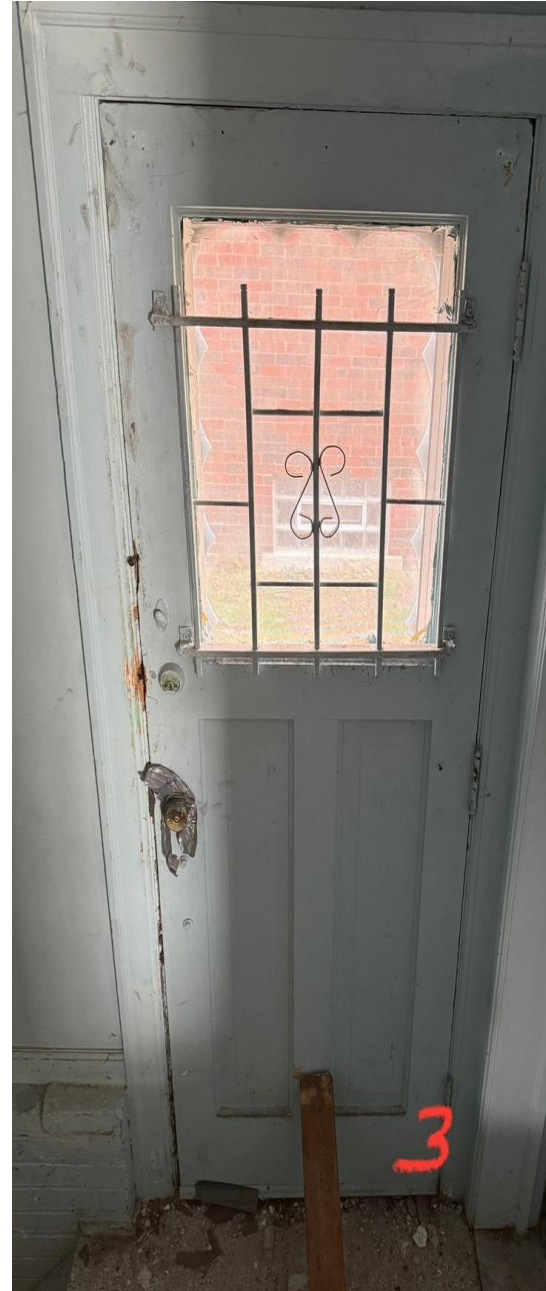
Steves & Sons Reliant  
Fiberglass Customizable  
Front Door Collection

★★★★☆ (4.3 / 52)

Model# 559236



# Doors Interior View



## Replacement Doors 2, 3 & 4, Side, Rear and Upper Rear Doors



Masonite

**36 in. x 80 in.**

**Universal/Reversible Premium 6-Panel Primed Steel Front Door Slab**

★★★★☆ (281) [Questions & Answers \(186\)](#)

Andersen

**2000 Series 36 in. x 80 in. White**

**Universal Full View**

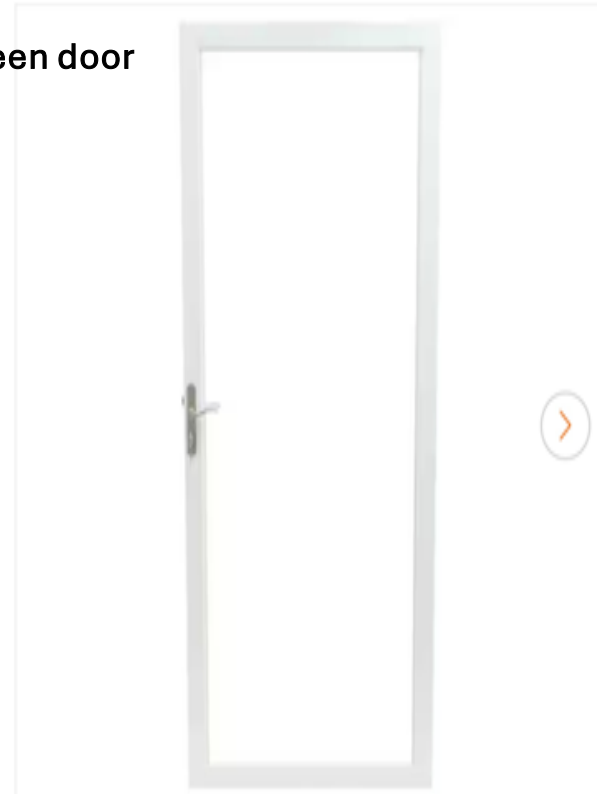
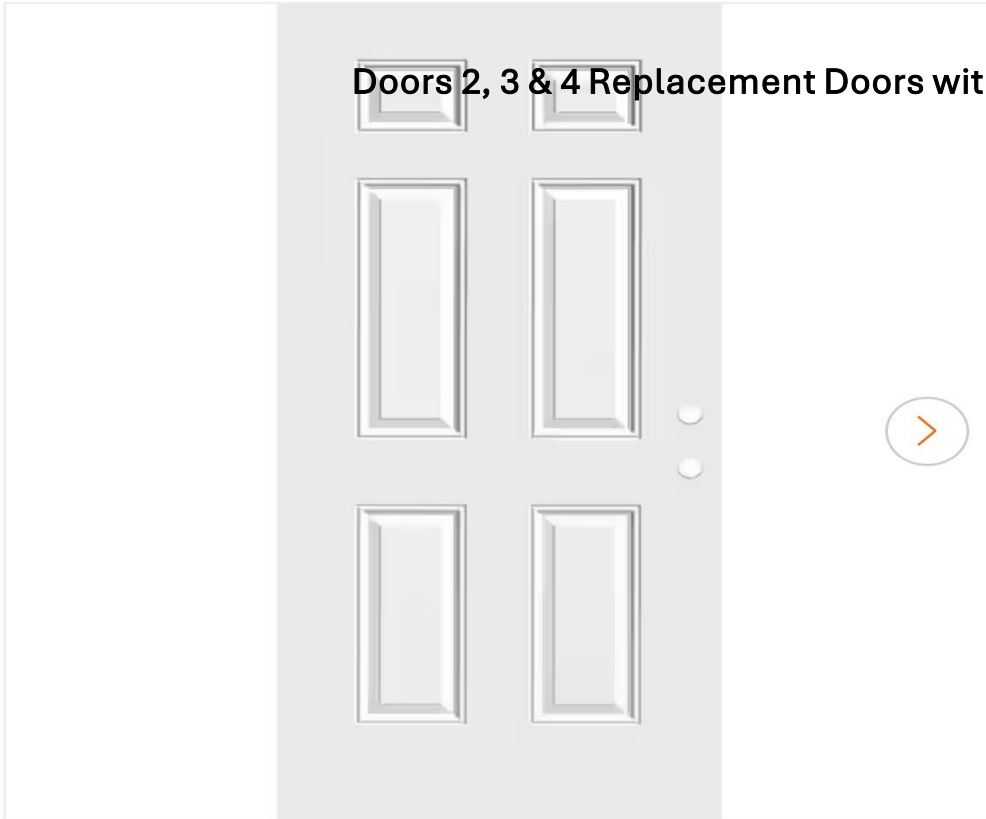
**Interchangeable Aluminum Storm**

**Door with Nickel Hardware**

★★★★☆ (1889) [Questions & Answers \(746\)](#)



Doors 2, 3 & 4 Replacement Doors with screen door



# Dormers Aluminum Siding

Scope of Work - Replace dormer wood (east side of home) and dormer siding (west side of home) with aluminum siding to match trim, same white trim around the perimeter of the property. In same location as existing. All existing wood will be repaired with new wood as needed, and at the existing location, as in-kind measurement replacement, covered with aluminum white siding. It will not be painted; the final color is white. Material listed below.



Amerimax Home Products

**14 in. x 50 ft. Bright White over  
Bright White Aluminum Trim Coil**

★★★★★ (68) [Questions & Answers \(22\)](#)



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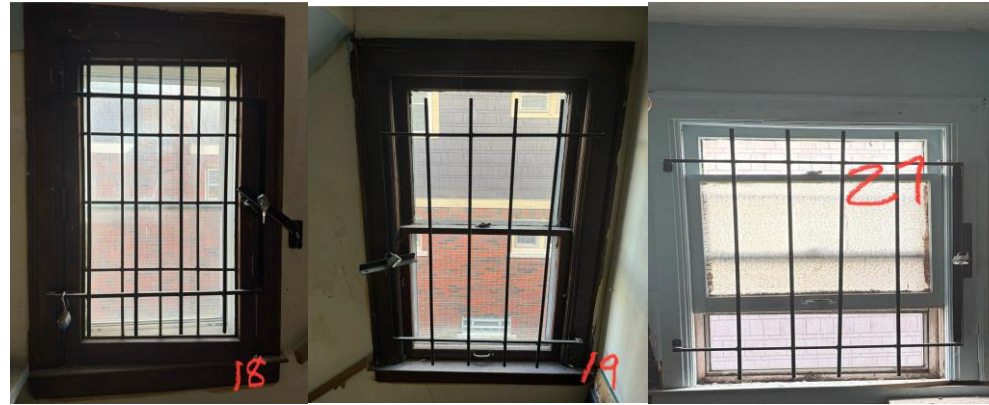
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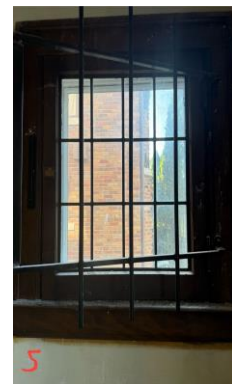
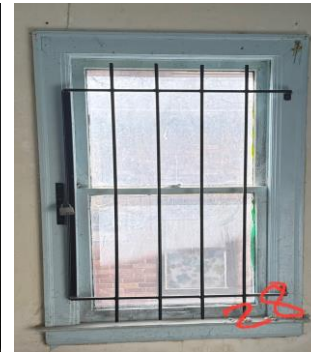
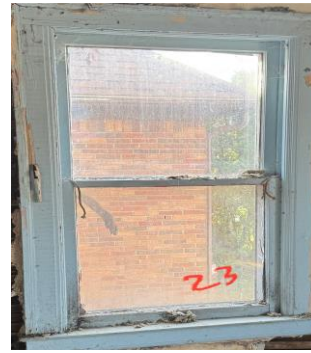


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Door 1 Replacement - No Screen Door



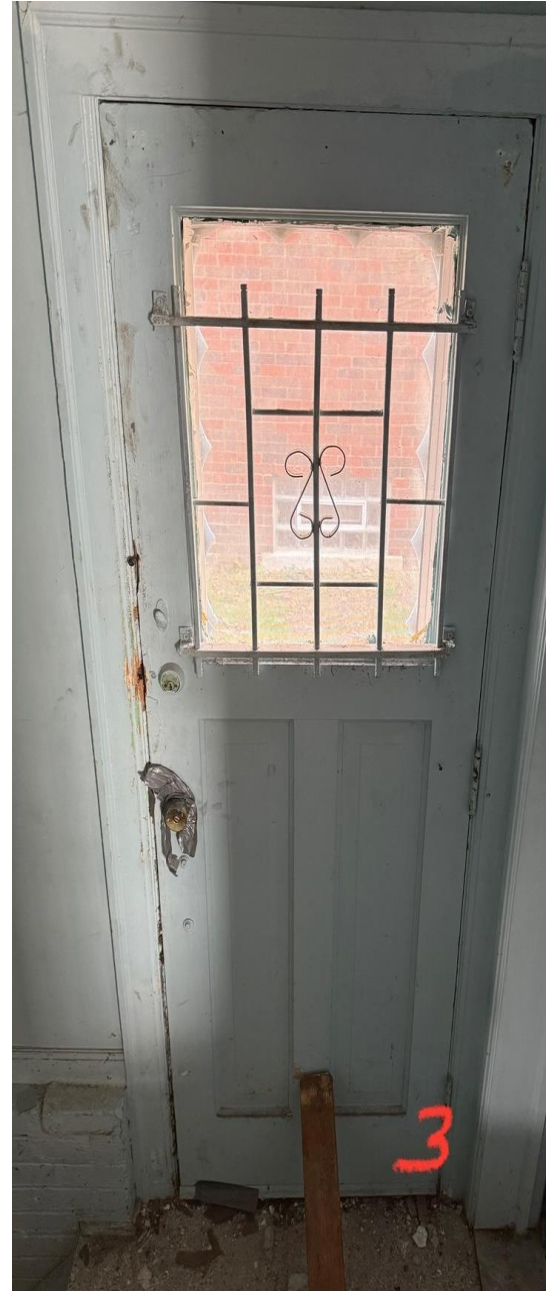
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Model# 559236



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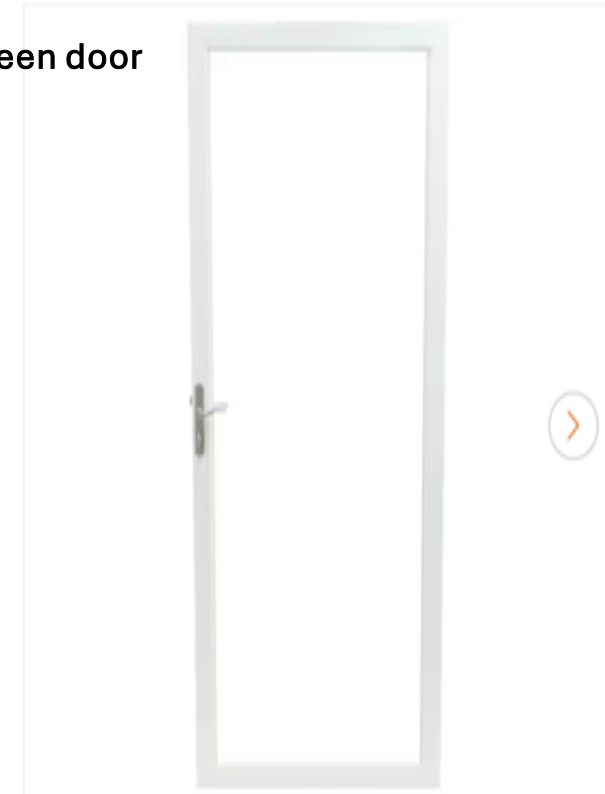
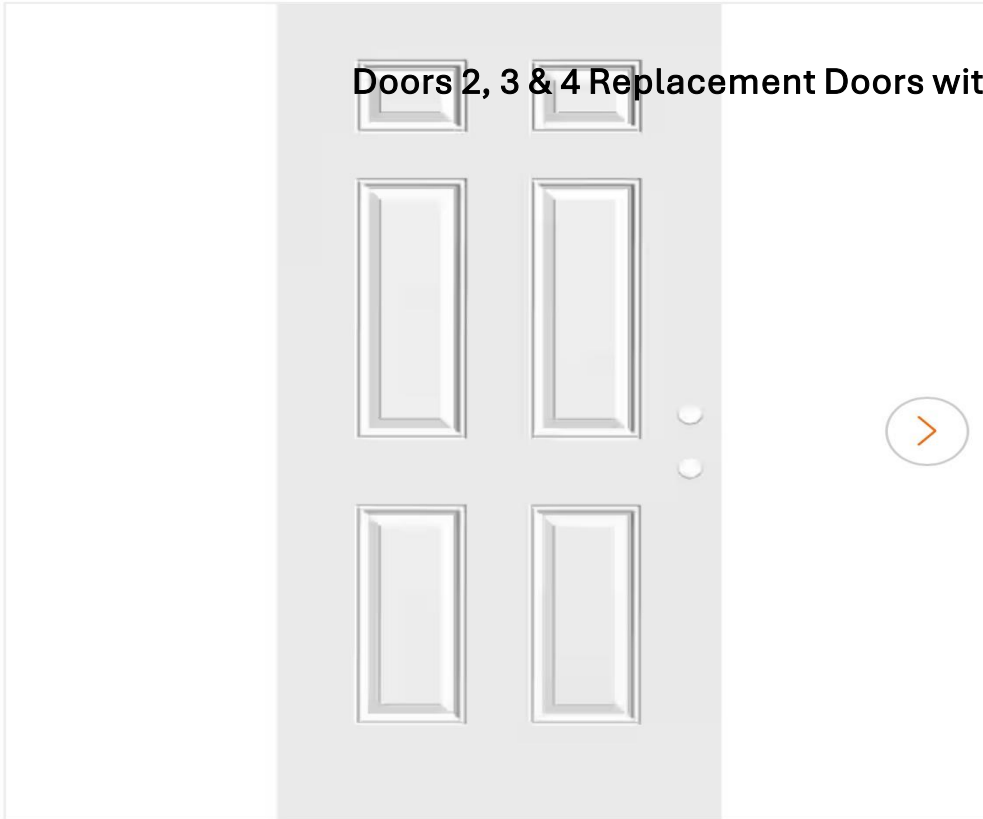
Andersen

**2000 Series 36 in. x 80 in. White Universal Full View Interchangeable Aluminum Storm Door with Nickel Hardware**

★★★★☆ (1889) [Questions & Answers \(746\)](#)



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