

STAFF REPORT: SEPTEMBER 10, 2025 REGULAR MEETING

PREPARED BY: B. SALIE

APPLICATION NUMBER: HDC2025-00258

ADDRESS: 4372 STURTEVANT

HISTORIC DISTRICT: RUSSELL WOODS SULLIVAN

APPLICANT/PROPERTY OWNER: CARMEN DAHLBERG

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08/18/2025

DATE OF STAFF SITE VISIT: 08/27/2025

SCOPE: ERECT GARAGE

EXISTING CONDITIONS

Built in 1926, 4372 Sturtevant is a two-story dwelling located between Broadstreet and Petoskey Avenue. Characterized by its red brick veneer, the house features a covered brick porch with an aluminum patio cover, steeply sloped front entry gables, and substantial chimneys. The house sits on a 0.11 acre lot, with a driveway adjacent to the rear of the two neighboring properties. There is currently no existing garage on the property. The driveway is gated with a chain link fence, which runs from the side of the house to the neighbor's garage.



Detroit Parcel Viewer

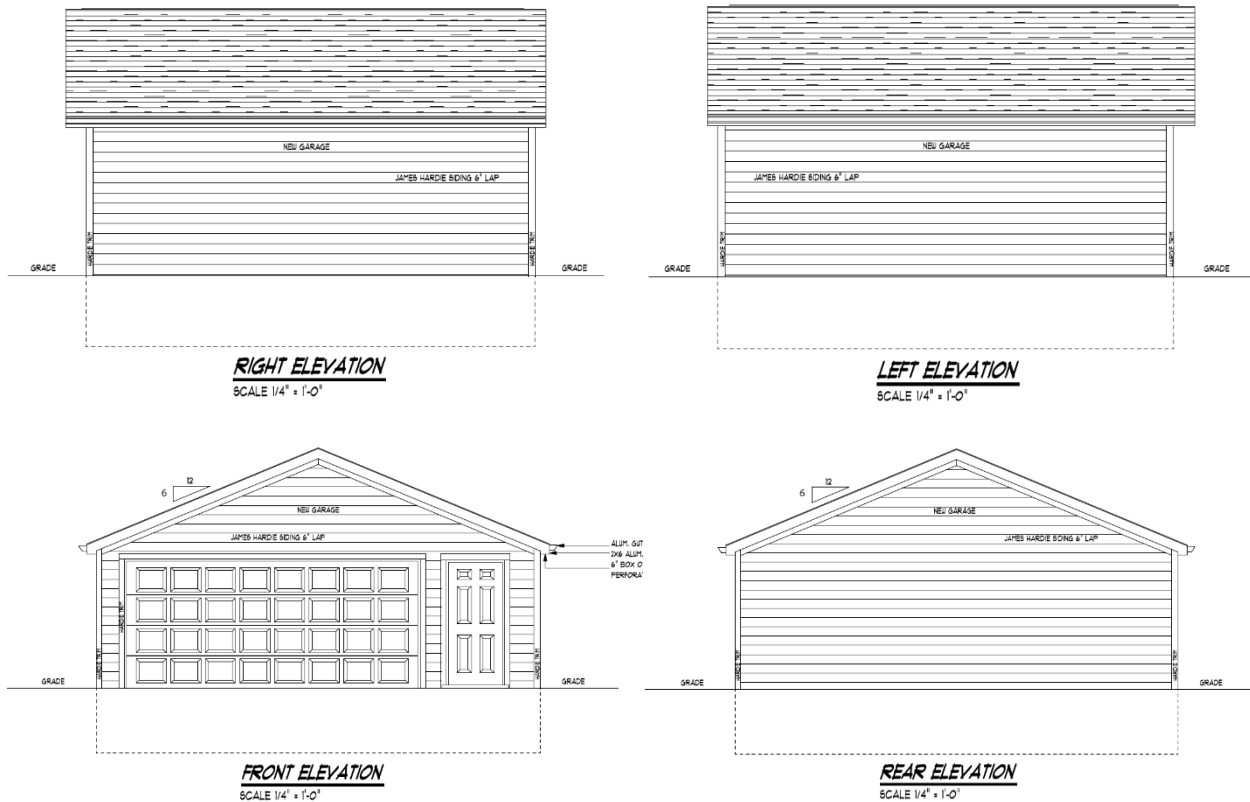


Photo taken by staff 08/27/2025. (YELLOW) shows where work is being proposed.

PROPOSAL

The scope of work is as follows:

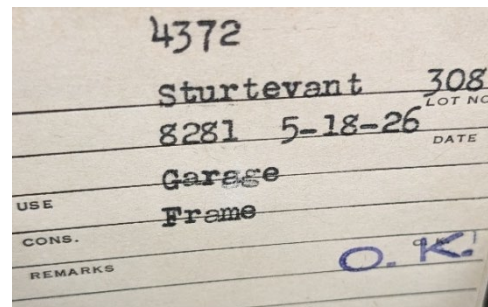
1. Erect 24'-0" by 22'-0" garage on concrete slab
 - a. James Hardie 6" inch fiber cement lap siding
 - b. Beige color to match existing trim on fascia and gutters of the historic house
 - c. Black asphalt shingle roof
 - d. Wayne Dalton traditional garage door (16'-0" wide by 7'-0" tall)
 - e. 6-panel steel service side door (3'-0" wide by 7'-0" tall)



Elevation drawings submitted by the applicant

STAFF OBSERVATIONS & RESEARCH

- The Russell Woods-Sullivan Historic District was established in 1999.
- Sanborn Map and building cards show that the property originally included a garage that was erected in 1926, though staff could not find evidence of when the garage was removed from the property and what material and style it might have included.
- Per the districts Elements of Design (Section 21-2-168):
 - (7) *Relationship of materials.* The majority of houses are faced with brick, often combined with wood, stone or stucco. Roofs on the majority of the buildings in the Russell Woods-Sullivan Historic District are now asphalt shingled, whereas many were likely originally shingled in wood.



- The proposed garage roof material type is black asphalt shingles
- (8) *Relationship of textures.* The major texture is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood-shingled or horizontal-sided elements. Slate and wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.
- The garage will use 6 inch fiber cement lap siding with a horizontal-sided element
- (10) *Relationship of lot coverages.* The lot coverage for the single- and two-family residential structures ranges generally from 25 percent to 35 percent, including the usual freestanding garage. The multi-unit structures adjacent to Petoskey Street have about 60 percent lot coverage, while the apartment building at Dexter Boulevard and Tyler Avenue has a lot coverage of approximately 80 percent.
- Per The Secretary of the Interior's Standards for Rehabilitation:
 - (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.*
 - The new construction will be partially hidden from the public right of way and clearly differentiate from the size and architectural features of the historic house.
 - (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.*
 - If the garage is removed in the future, the historic house will not be affected.



*Photo taken by staff 08/27/2025
(YELLOW) Area of proposed garage*



Designation photo

- Upon site visit, staff observed multiple exterior alterations have been made to the paint color of the fascia, gutters, and soffits, as well as the bay window. All of the original second story front windows at the time of designation have been removed and replaced with vinyl windows. Google Street View shows this change was made sometime between August 2013 to August 2018. The house changed ownership in 2016 which could have been before or after these changes were made.

4372	
Sturtevant	308
8281	5-18-26
Dwelling	
Brk Ven.	
O.K.	

4372	OK	
Sturtevant	36325	4/1/60
Use	b.v. dwlg.	
Cons.		
Remarks	front patio cover 20x8 $\frac{1}{2}$	

4372	OK	
STURTEVANT	308	
51936	4-28-64	
DWELLING		
Use		
BRICK VENEER	\$895.00	O.K.
Remarks	12'x7' REAR ENCLOSED PORCH.	

4372	OK	
Sturtevant	80251	1-31-66
Use	Br. ven. dwelling-1	
Cons.	200.	
Remarks	Install 245" x 100" alum. patio cover over existing front slab	

Building Cards



Areas of replaced windows

- The applicant is invited to add the replacement windows to the application, though staff is not likely to recommend for their historic approval. The vinyl windows will remain as an open violation subject to enforcement.

ISSUES

- None

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation 1 of 1 – Certificate of Appropriateness – Erect garage

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Russell Woods Sullivan Historic District's Elements of Design, with the condition that:

- The garage's walls, asphalt roofing, soffits, fascia, and exterior doors shall be finished with colors that are compatible within the Historic Districts Color Chart System, subject to staff approval.
- All fiber cement siding shall be smooth faced, without an artificial raised wood grain.