

STAFF REPORT: 02/11/2026 REGULAR MEETING

PREPARED BY: L. SAINT JAMES

APPLICATION NUMBER: HDC2026-00004

ADDRESS: 4825 FULLERTON

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: CITY OF DETROIT – HOUSING REVITALIZATION DEPARTMENT

PROPERTY OWNER: TEZRAH KROK

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/08/2026

DATE OF STAFF SITE VISIT: 01/29/2026

SCOPE: DEMOLISH REAR TWO-STORY PORCH, ERECT REAR TWO-STORY PORCH

EXISTING CONDITIONS

Built in 1926, this Tudor Revival residence is located in the Russell Woods–Sullivan Historic District. The home features a red brick façade accented with decorative half-timbering and stucco. The structure is topped by a hipped roof and includes wood multi-lite casement windows on the first floor, along with a second-floor bay window containing leaded glass. A round-arched door and window are set within the nestled front gable and paired with a partial-width brick porch, contributing to the dwellings asymmetrical façade.



Staff photo, 01/29/2026

PROPOSAL

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

First floor:

- Wood decking, steps, railing, and skirting
- 12" x 12" brick column from ground level to first-floor porch ceiling with 16" x 16" limestone cap
- Tongue and groove ceiling
- Wood to be painted B:13 (Moderate Olive Brown)

Second floor:

- Wood lap siding to match existing
- Wood overhang and details to match existing
- Ten (10) storm windows
 - Three track aluminum 'Harmony Series' in white
 - 24" W x 30" H
 - 3" wood mullions between storm windows
- Wood to be painted B:13 (Moderate Olive Brown)

Roof:

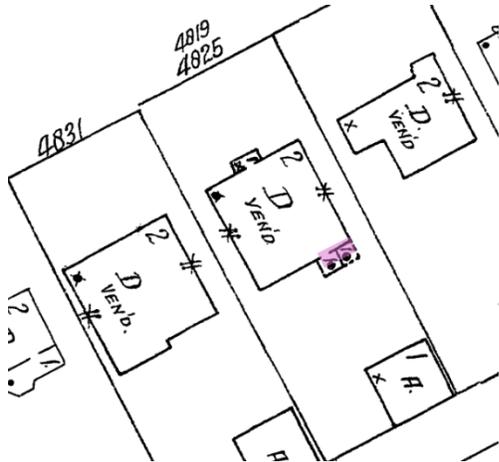
- GAF, Timeline HDZ, in Charcoal

STAFF ANALYSIS AND RESEARCH

- The Russell Woods-Sullivan Historic District was enacted in 1999.



HDAB designation photo, 1999



Sanborn map, date unknown



Detroit Parcel Viewer

- The second story of the rear porch was added sometime before 1979, when the current owner(s) purchased the house. Based on its construction, the addition was likely built no earlier than the 1950s, which falls outside staff’s derived period of significance for residential structures in the district (i.e. 1920-1949, based on our interpretation of the HDAB report).
- Regarding the reason for replacement, the applicant states that 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.”

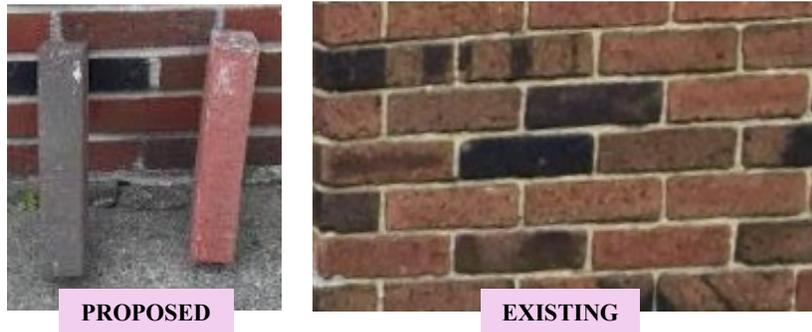


Photo from application of existing condition



A.I. rendering from application of proposal

- For the brick column, the proposed brick does not match in size or color of the existing historic brick at the rear of the house.



- Considering the existing second story enclosure is likely not original and is at the rear, it is staff's opinion that the replication of the massing, style, and materiality of the proposed two-story porch is generally compatible. Additionally, it follows the National Park Services' 'The Secretary of the Interior's Standards for Rehabilitation' Standard #9, quoted below.
 - (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 codified Elements of Design (Section 21-2-168) for the Russell Woods-Sullivan Historic District offers the following (excerpted) relevant points. Staff highlighting in bold:
 - (7) **Relationship of materials.** *The majority of houses are faced with brick, often combined with wood, stone or stucco. Some houses on Glendale and Waverly Avenues in the Russell Woods Subdivision are entirely of wood; very few houses are entirely stucco. Stone trim is common, and wood is almost universally used for window frames and other functional trim. Windows are commonly either metal casements or wooden sash. Original metal awning shades and balustrades exist. 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. Only two apartment buildings on Broadstreet Boulevard and the Broadstreet Presbyterian Church retain their slat roofs.*
 - (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.*
 - (9) **Relationship of colors.** *Natural brick colors, such as red, yellow, brown and buff, predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, and natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from Classical precedents, particularly those of Neo-*

classical styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the 18 th Century or early 20 th Century may be considered for appropriateness. Buildings of vernacular English Revival styles generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. Tile, mosaics, and stained glass, where it exists as decoration visible on the front façade, contribute to the artistic interest of the buildings. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

- **(10) Relationship of architectural details.** *The architectural elements and details of each structure generally relate to its style. Residential buildings derived from Classical styles display modest detail, mostly in wood. **Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated.** Characteristic elements and details displayed on vernacular English-Revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Artistic touches, including stained glass, tile, and mosaics, provide artistic decoration. Bungalows and Arts and Crafts style buildings feature wide porches and overhangs. Commercial buildings along Dexter Avenue range in style from Neo-Georgian to Art Deco and Art Moderne. Institutional buildings on Dexter Boulevard are Art Moderne or modern in appearance. Broadstreet Presbyterian Church is vernacular Late Neo-Gothic in style. In general, the district is rich in early to mid-20 th Century architectural styles.*

ISSUES

- The proposed column bricks are not compatible with the adjacent historic brick.

RECOMMENDATION(S)

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

Recommendation 1 of 1 – Certificate of Appropriateness – Demolish rear two-story porch, erect rear two-story porch

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(s) 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 provided to staff for review and approval to ensure that it is compatible in texture, color, and dimension with the adjacent historic brick.