



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00203

PROPERTY INFORMATION**ADDRESS(ES):** 4069 Sturtevant**HISTORIC DISTRICT:** Russell Woods-Sullivan**SCOPE OF WORK: (Check ALL that apply)**

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

New metal roofing at front, first-story bay

New gutters with collector boxes

New handrails for front porch.

Replace back porch windows.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Justin Johnson**COMPANY NAME:** River Shore Realty LLC**ADDRESS:** 22822 Vasilios Ct.**CITY:** Novi**STATE:** MI**ZIP:** 48374**PHONE:** +1 (313) 333-6772**EMAIL:** jjohnson@rivershoreagency.com**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:

Justin Johnson

River Shore Realty LLC

05/18/2025

SIGNATURE

22822 Vasilios Ct.

+1 (313) 333-6772

DATE

Novi

MI

48374

jjohnson@rivershoreagency.com

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

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:

(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.")

porch was in poor condition so handrails need to be replaced. Using the same as original material.

Vinyl windows existed at the rear and were in poor condition and leaking water. They were demolished will be replaced with the same material with a more suitable casement window that cranks like the original windows on the home. There will be 4 windows at rear porch. (1)45x45 " on west driveway side. And (1) 45x45" centered on rear south side of property. (2) 29 x 45" on the left and right of the center.

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.)

I would like to install updated wrought iron handrails like the originals that were too damaged to salvage from rust and corrosion.

I would like to update the back porch windows that were vinyl with newer more energy efficient casement windows.

I am reinstalling the back bay window with the original that was cleaned and reglazed. No changes are being made there. And a new bay roof with metal copper tone.



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.")

Removed the damage windows to install new ones that are framed and insulated with a moisture barrier. Siding around the windows will be painted with sage green light a Sherwin Williams historic color.

Removed damaged gutters installed new bay roof stripping down existing and relplacing with all new. scope of work in attachment


Wrought iron handrails will be installed traditional style like the originals 45 in in height and

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.



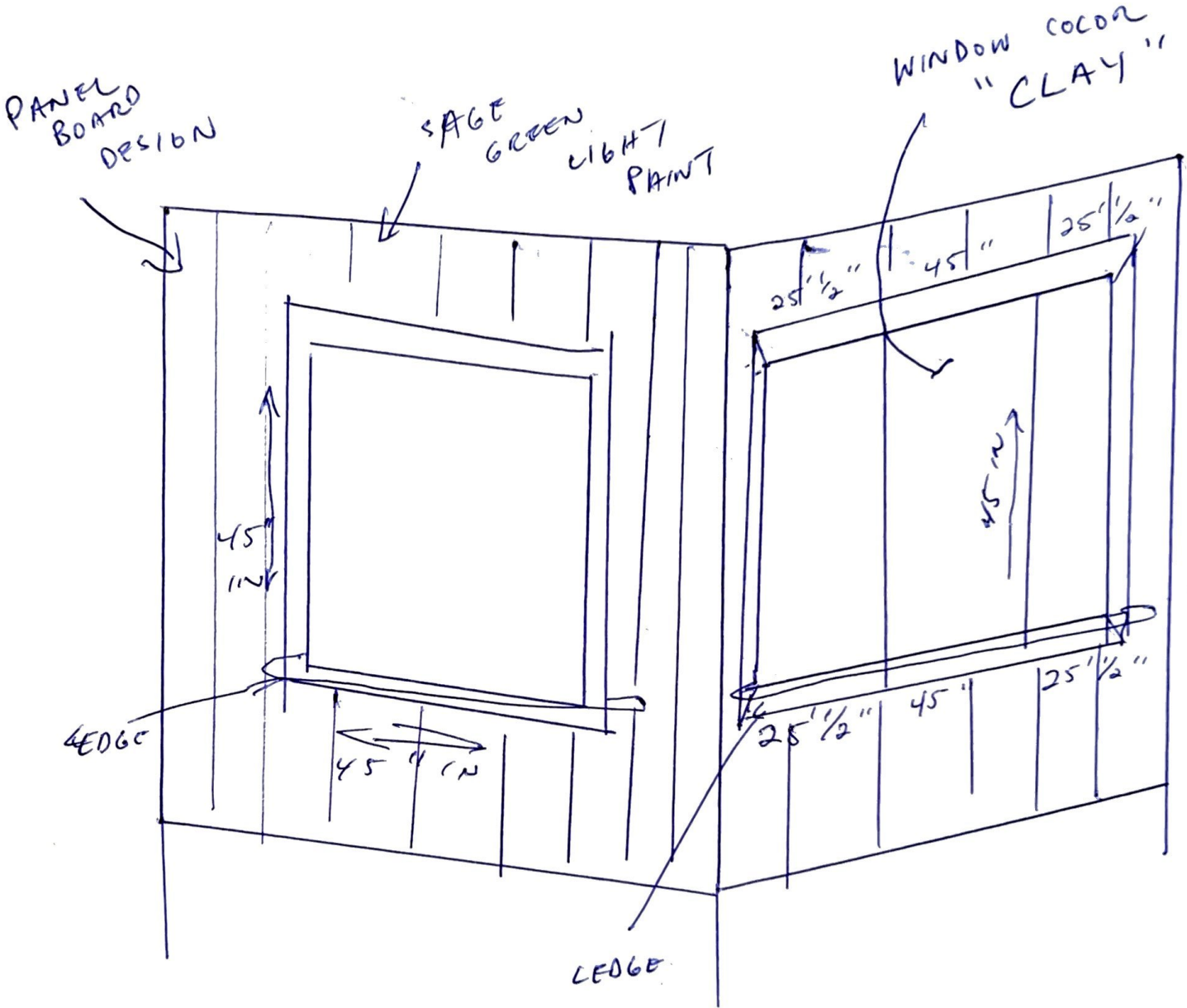
ADDITIONAL DETAILS

<div>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>9. OTHER</div> <div>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</div>	









Wallside Windows[®]SINCE 1944

☰

when you see them from the outside.
Inside, it takes a turn of the hand to open
these windows and steer a breeze into your
room.



TAP TO CALL WALLSIDE

when you see them from the outside.
Inside, it takes a turn of the hand to open these windows and steer a breeze into your room.



TAP TO CALL WALLSIDE

LP SmartSide

**LP SmartSide Cedar Texture 8 in. OC
Panel Engineered Treated Wood Siding
8 in. Application as 3/8 in. x 4 ft. x 8 ft.**

★★★★★ (1386) ✓



—

1

+

 **Add to Cart**

ZIP Code



Looks like this area isn't near your preferred store.
Need to update your ZIP Code?

when you see them from the outside.
Inside, it takes a turn of the hand to open these windows and steer a breeze into your room.



TAP TO CALL WALLSIDE



You have a new estimate from Dads seamless gutters



Service date: Sat Apr 12, 2025



Address: 4069 Sturtevant St, Detroit, MI 48204

Option #1

\$7,825.00



Approved on Apr 07, 2025.

Estimate Details

Services	Total
----------	-------

6 In K Style Gutter Installation (coppertone	\$2,625.00
--	------------

Qty: 250	Unit Price: \$10.50
----------	---------------------

Protect your home from water damage with our 6-inch K-style gutter installation. These gutters offer superior drainage, durability, and a sleek design that complements any home. Properly installed gutters prevent foundation issues and keep your property safe and dry.
House and garage

Show less

3x4 inch Downspouts 1 story

\$775.00

Qty: 5

Unit Price: \$155.00

13 linear feet of downspouts
3 elbows
House and garage

3x4 inch Downspouts 2 story

\$1,175.00

Qty: 5

Unit Price: \$235.00

23 ft downspouts
3 elbows

6 inch strip miter outside

\$225.00

Qty: 9

Unit Price: \$25.00

6 inch strip miter outside
Gutter sealed

6 inch strip miter inside

\$25.00

Qty: 1

Unit Price: \$25.00

6 inch strip miter inside

Bay miter outside 5/6

\$125.00

Qty: 5

Unit Price: \$25.00

Leader head

\$525.00

Qty: 3

Unit Price: \$175.00

Coppertone
House

1x6-in fascia board replacement

\$400.00

Qty: 5

Unit Price: \$80.00

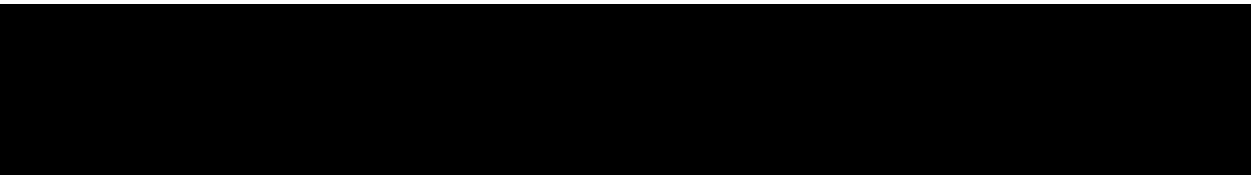
Linear feet \$8
Minimum fee \$80

Standing seam metal roof

\$1,950.00

Qty: 1

Unit Price: \$1,950.00



Show more

Services subtotal

\$7,825.00

Subtotal

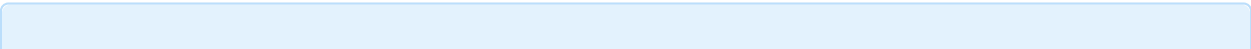
\$7,825.00

Total

\$7,825.00

Deposit

\$1,000.00



See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$252.12/mo*. Your credit score will not be affected.

[Prequalify](#)

Note

Thank you for choosing Dad's Seamless Gutters for your gutter needs. We take pride in offering top-notch gutter installations, repairs, and maintenance services. Your satisfaction is our priority!

Contact us

Dads seamless gutters

 (313) 310-3089

 dadsgutters313@icloud.com

See our [Terms & Conditions](#)

*All financing is subject to credit approval. Terms may vary. Payment options through Wisetack are provided by our lending partners. For example, a \$1,000 purchase could cost \$45.18 a month for 24 months, based on a 7.9% APR, or \$333.33 a month for 3 months, based on a 0% APR. See additional terms at <https://www.wisetack.com/faqs>.

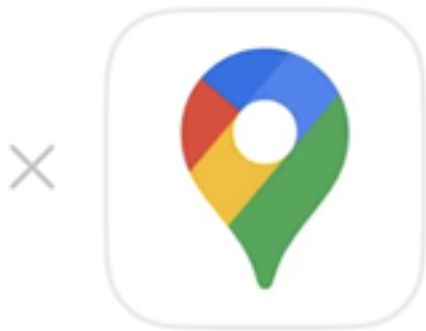
 Housecall Pro



[Privacy](#) - [Terms](#)

protected by reCAPTCHA

13:35



Google Maps
Places, Navigation & Traffic



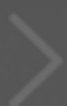
Google



4076 Sturtevant St



google.com





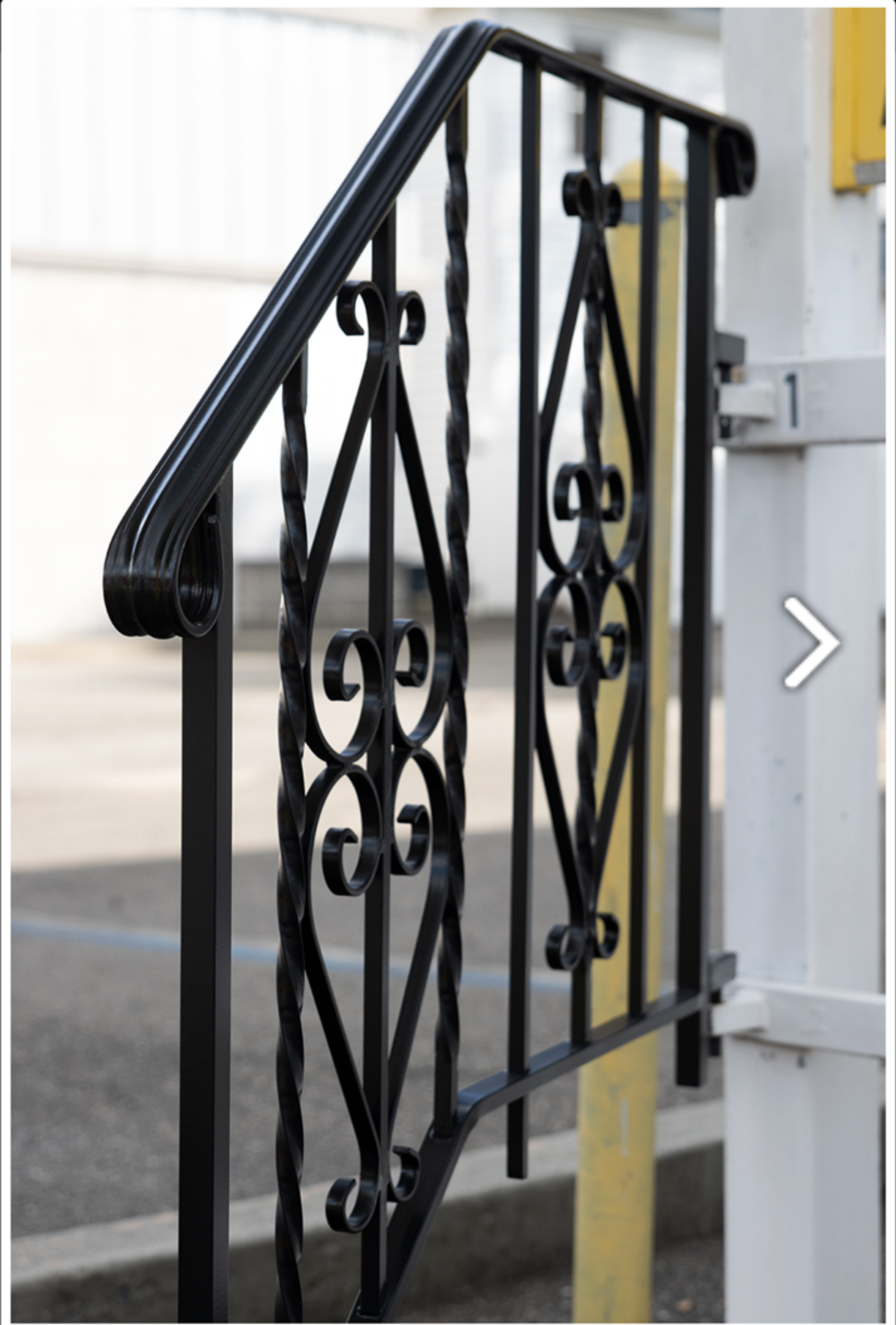








The Old



Style #1 - The Old Fashioned
Image 1 of 68



fence.li



