
RE: [EXTERNAL] RE: 4758 Sturtevant--historic district application update and several questions

From nafshar@comcast.net <nafshar@comcast.net>

Date Sun 8/31/2025 4:45 PM

To Ellen Thackery <ellen.thackery@detroitmi.gov>

Ellen,

The quotes were made verbally at site, not as a written quote. They told us it is so expensive that it makes no sense to spend time formally quoting it.

Nader

From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Saturday, August 30, 2025 4:52 PM

To: nafshar@comcast.net

Subject: Re: [EXTERNAL] RE: 4758 Sturtevant--historic district application update and several questions

Mr. Afshar, I found that information about the gutters I overlooked. My apologies. In your most recent PDF'ed email, I note that you mention two quotes for the window restoration. Could you please share those with me? I will make them available on the meeting's webpage for the commission's review. Thank you.

Ellen

Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

 www.detroitmi.gov/hdc

 ellen.thackery@detroitmi.gov

Michael E. Duggan, Mayor



From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Friday, August 29, 2025 5:17 PM

To: nafshar@comcast.net <nafshar@comcast.net>

Subject: Re: [EXTERNAL] RE: 4758 Sturtevant--historic district application update and several questions

My apologies-- I received the gutter and downspout brochure, but I don't see that your selections are indicated here. Which gutter size, style, and color are you proposing? And same color downspout to match the gutter? Anything else to mention about gutters and downspouts? Thank you.

Ellen

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Michael E. Duggan, Mayor



From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Friday, August 29, 2025 4:49 PM

To: nafshar@comcast.net <nafshar@comcast.net>

Subject: Re: [EXTERNAL] RE: 4758 Sturtevant--historic district application update and several questions

Thank you. Yes, I was able to read it. I may have a couple more questions, but I think I'm in good shape for the time being. I wanted to let you know that I added the rebuilt front porch to the application so all the work can be considered at once. Okay? Please let me know of any questions and I'll do the same... Thank you very much for your work on this application! I'll likely talk with you next week. Thanks again.

Ellen Thackery

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Michael E. Duggan, Mayor



From: nafshar@comcast.net <nafshar@comcast.net>
Sent: Wednesday, August 27, 2025 1:58 PM
To: Ellen Thackery <ellen.thackery@detroitmi.gov>
Cc: Madani, Bardia (B.) <bardiahome@gmail.com>
Subject: [EXTERNAL] RE: 4758 Sturtevant--historic district application update and several questions

Ellen,

Attached please find the PDF version of this same email. Hopefully, this version will be better to read than the inline email.

Regards
Nader

From: nafshar@comcast.net <nafshar@comcast.net>
Sent: Tuesday, August 26, 2025 3:22 PM
To: 'Ellen Thackery' <ellen.thackery@detroitmi.gov>
Cc: Madani, Bardia (B.) <bardiahome@gmail.com>
Subject: RE: 4758 Sturtevant--historic district application update and several questions

Dear Ellen,

The cost of restoring 4758 Sturtevant is significant, mainly due to the fire that the house sustained and the subsequent water used to distinguish it. Plaster damage was substantial; most windows were blown out and roof collapsed . Additionally, the structure sustained substantial damage due to fire, requiring all the plaster removed, joists and supporting structures repaired. As mentioned, the roof has also collapsed due to fire and water, requiring substantial effort to raise the roof and repair the damage. The roof damage is visible in the image on the window schedule page 3.

- All the gutters, fascia and soffits are damaged and in disrepair. Some have already been patched with splices to the point where repairs are quite visible and distract from the beauty this house once possessed.



- The basement had floor damage with much of the floor raised and turned brittle to the point where a hard stump by foot would crack the cement. We had to break up the cement and repour it.



- All pipes and wiring in the house had to be removed for structural repair, as such a total rewiring and plumbing is required to bring the house up to code.
- The main power supply line has been buried below ground to avoid power outages due to storm.



- The driveway is completely cracked and damaged, with water collecting on the sides of the house, seeping into the basement. The entire driveway has to be dug up and repoured.
- The front porch had completely collapsed, which we had to repair with the same brick style as the original on the house. See below:



- No HVAC is present, and all HVAC ductworks must be installed.
- Similar structural damage is sustained in the garage which is in the process of being repaired.

There is a total of 27 windows in this house, which if resorted at a cost of between \$250 - \$400 per sq. Ft. (as quoted by **Allan Thomas of All State Glass** and **Matthew Williams of Williams Historical Restoration**), at an average cost of \$5,000 per window, will reach \$135,000 just in window cost alone. These costs will be unbearable in the Russel Woods district, where average home sale price stands between \$140k - \$160k.

For reference on median home sales prices in Russel-Woods historic district, please see links below:

[Homes.com](https://www.homes.com)
[Realtor.com](https://www.realtor.com)

For specific answers to the questions you raised, kindly note the responses inline below with green background.

We hope this information will be helpful in your review of our application and remain at your disposal for any further information you may require.

Thanks & Regards
 Nader Afshar / Cell: 248-613-6117
 Bardia Madani / Cell: 248-935-0994

From: Ellen Thackery <ellen.thackery@detroitmi.gov>
Sent: Friday, August 22, 2025 11:59 PM

To: nafshar@comcast.net

Subject: 4758 Sturtevant--historic district application update and several questions

Hello.

Your application for work at your home at 4758 Sturtevant is scheduled to be heard at the Detroit Historic District Commission meeting on **9/10/25 at 4:30 PM**.

This meeting will be held in person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00PM, the only entrance to the building is via the Randolph Street entrance. **Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.**

Historic District Commission Meeting Details:

Wednesday, 9/10/25 at 4:30 PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226 Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

(By Phone): 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way).

Also, as I prepare the report for your project, I may ask you to clarify specific details of your application or to supply additional information. The Commission uses the Secretary of the Interior's Standards for Rehabilitation to review submitted proposals and those Standards require that where historic materials are present, they are required to be repaired before replacement can be considered. If they are beyond repair, then replacement is considered and the question then becomes what is a compatible replacement. **In this case, as part of my preliminary review of your application, I have the following questions to begin:**

HOUSE & GARAGE:

Roof: asphalt shingle removal and replacement—GAF asphalt in Williamsburg Slate on house and garage Correct? Yes Correct

Gutters and downspouts removal and replacement—please provide (1) product specs/cut sheets for the proposed replacements and (2) a marked-up photo showing proposed downspout locations on both the house and garage.

- Please see attached documentation on Gutter System Page 6.
- Please refer to the enclosed document on present Gutter Locations.

HOUSE:

Soffits and Fascia Boards: Are you repairing these wood components, and, when necessary, piecing in new wood that is painted or stained to match existing? The soffits and Fascia boards are beyond repair. They must be replaced. We will paint them in the current colors.

Windows on the front of house (south): Of five windows, I see that three windows are labeled, "To be restored," but in the window order provided, I see five windows shown

as if all five are being replaced. Please clarify. Still on the south, I see window 201 with its leaded glass and 20 panes of glass over one large pane in the bottom sash. That is a strong character-defining feature, along with the leaded glass Windows 101 and 102. Please explain why window 201 cannot be restored, and why the proposed replacement windows all seem to have 6 divided panes of glass in both the upper and lower sashes when the historic leaded windows are not in that configuration. Can the proposed replacements have grids in the same configuration as the historic?

#101 & 102: We have tried to find people/businesses that can restore the front windows, however the costs quoted have been on average \$250-\$400/sq ft. which is far beyond our means or that of the house since each of the 101 & 102 windows will cost between \$4,000 & \$6,000. The windows quoted in this proposal have already been approved by DHC on other projects and both within our means and reflective of the character of the house despite having less panes than original. The manufacturer does not currently offer these wood windows with more panes unless we substantially increase the cost to have a one-off built for our house.

#201: We proposed to replace this window on the second floor as the adjacent windows on the same floor are missing. Having a single restored window with different panes next to two others that would be replaced and look different would have an adverse effect on the presentation of the façade, making it look like patchwork. Additionally, the cost of restoring these windows have been addressed above and quite prohibitive, with a negative impact on the view of the finished house.

To retain a harmonized, uniform, and cohesive look to the house, consistent with its original intent, it is important to refrain from a patchwork of windows, especially on the front façade.

Windows on the rear (north): Window 110 is really three windows mulled together and I see that two of the three show leaded glass with 16 small panes of glass over one larger lower pane of glass. Again, because this is a key distinctive character-defining feature, please explain why the three windows of window 110 can not be restored. Could the proposed replacements have grids to match the historic configuration in the top sashes (16 panes over 1 pane)? For windows 211, 212 (which I think is also 213), 214, and 111, how would the grids in their upper sashes be configured?

#110 – Of the three windows, the Eastern-most window is blown. As noted above, cost of restoration is quite prohibitive, and we have tried our best to find windows that are similar but also fit in a realistic budget. In addition, to avoid a patch work of windows, we are proposing to replace all three with the same style of window. The manufacturer does offer windows for this location with as many grids as desirable.

#211, 212 (213), 214, 111 – We are proposing the same style of windows in all locations, with desired number of grids on both top and bottom sections, giving a consistent and uniform look to the house as it did originally.

In a project across the street from our house a similar window style and material has been approved with 2-wide and 2-high configuration.



Windows on the sides of the house (west and east): would these have grids in the upper sashes or no? If yes, would the grid configurations vary with the window sizes? For all vinyl windows, please confirm that you plan to paint the exterior vinyl. (I believe some manufacturers offer vinyl in beige.)

- We checked with Supreme Window and they can place as many grids on these windows as you like, however if the size of the window is small, then large number of grids will make them look awkward.
- Supreme Window Factory does offer windows in Beige. If that is the color of choice for DHC, we will use Beige on both sides of each window.

For your proposed vinyl windows, who is the manufacturer and what is the model name?
Supreme Window Factory on Schaefer Rd, Detroit. Model is Colonial

For the new side door, would it remain black? There is no current side door in place. If you prefer black, we can put a black door there, however the back door is painted burgundy to match the restored front door.

GARAGE:

Will the siding remain in place and be repaired in spots as needed? Or will all the siding be replaced? The sidings will be replaced or repaired wherever needed. They will be painted white or Beige.

Are there any windows on the garage? If so, what is the plan for them—repair or replace? There are two windows in the garage. One can be left as is, the other has been broken and no longer in place. We may either close that window or replace it.

The staff report is typically available the Monday prior to the Wednesday meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website at <https://detroitmi.gov/government/commissions/historic-district-commission> (click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative that you read the staff report completely prior to the meeting. Please email me should you have any

questions or concerns and I look forward to the answers to these questions by Tuesday at 5 PM. Thank you very much.

Ellen

Ellen Thackery

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