



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 05/30/2025

**Application Number:** HDC2025-00297

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Nader Afshar & Bardia Madani		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 3677 Brookside Dr.	<b>CITY:</b> Bloomfield Hills	<b>STATE:</b> MI	<b>ZIP:</b> 48302
<b>PROJECT ADDRESS:</b> 4758 Sturtevant St. Detroit, MI			
<b>HISTORIC DISTRICT:</b> Russell Woods-Sullivan			

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Please note: interior alterations are not under the HDC's jurisdiction. However, this does not preclude the applicant from complying with other applicable ordinances, statutes, or any other city agency permitting that may be required before moving forward with the scope of work.

Regarding the exterior alterations, this application is not complete. Please see below for requested information and documentation.



PSR: 250530LS

## APPLICANT RESPONSE

Response Date: 06/02/2025



### House:

As requested, we are enclosing photos from all 4 sides of the house and none are close-up.

The sides of the house are quite narrow, so no room to move back far enough to take a better photo.

There is also an image of a door we found and partially cleaned up. We are not sure if this door is the original one.

### Garage:

We intend to replace the garage roof and repair any of the sidings that may require. The general structure of the garage appears intact.

### Roof & Gutters:

We will be replacing all shingles on both the house and garage using Williamsburg Slate from GAF. Photo attached here.

Gutters will be replaced with similar color gutters as existing and generally in the same location unless water runoff issues require relocation.

Eaves/Soffits/Facia - We intend to replace these items with similar items wherever required. majority do seem to need replacement.

### Windows:

Only two front windows remain on the house with all others having been blown out due to fire. These windows are in very poor shape, although we have reached out to two Detroit based companies to seek advice on whether they can be repaired. If none repairable we will attempt at replacing them with very similar windows in terms of look and functionality.

We will do our best to refrain from changing anything about the front facing windows as far as color, trim, sills, inlets, mullions, etc. Any replacement windows will be as close to the existing as possible.

### Front Door:

A door was found near the house. Photo enclosed. However it is not clear that this is the original front door. We can try and restore this door and use it. The door has a mirror like glass which does not seem clear how it may been useful as one cannot see anything from either side of this glass. The door also had a peep hole on it, further confusing the presence of this glass.

Regarding the exterior alterations, this application is not complete. Please provide the following:

#### **GENERAL**

- Photos of all sides of the house (we need to see the whole sides, not close up photos, please)

#### **GARAGE**

- Will anything be done to the existing exterior siding and windows? If so, what (please include any material, paint colors, etc)?

#### **ROOF / GUTTERS / DOWNSPOUTS**

- Product information with the specific line, design, and colorway of the proposed roof (screenshot of product information is OK, but website links are not)
- Product information with the design (K-style, half round, etc) and colorway of the proposed gutters and downspouts
- Will the downspouts be in the same existing locations? Please provide elevation photos and mark up of where the downspouts are and/or will be located

#### **EAVES / SOFFITS / FASCIA**

- Narrative explaining what is wrong with the existing eaves/soffits/fascia, if a repair or restoration assessment/estimate was obtained (and if not, why not), and why the decision to replace instead of repair
- Detailed plan and description of proposed replacement, including materials and paint colors

#### **WINDOWS**

Staff would like to inform you that the existing wood windows (and their leaded glass) are considered a character-defining feature of the house. Based on the submitted photos, they appear to be in a repairable condition.

If proposing the replacement of the existing historic wood windows, the application will need to be reviewed by the Historic District Commission during one of its regularly scheduled public meetings. Please know that the Commission regularly does not approve the replacement of historic windows as its replacement will alter the appearance and historic character of the house.

- Window schedule, which describes...
  - Describes existing windows material and operation, or if there is no existing window
  - Shows the proposed new windows, their material, operation, dimensions, and color
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the window schedule
- Clarify if the window's frames, trim, sills, lintels, mullions, and/or brick mould will be kept in place, removed, or covered, and how

#### **DOORS**

- Photo of potential original front door
- Product information with the specific line, design, and colorway of the proposed doors (screenshot of product information is OK, but website links are not)
- Photos of the exterior elevations of the house (we need to see the whole sides, not close up photos, please) with labels to coordinate with the proposed doors

Thank you!

























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Address 

**4758 Sturtevant St, Detroit, MI 48204, USA**