



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 06/02/2025

Application Number: HDC2025-00297

APPLICANT & PROPERTY INFORMATION

NAME: Nader Afshar & Bardia Madani

COMPANY NAME: N/A

ADDRESS: 3677 Brookside Dr.

CITY: Bloomfield Hills

STATE: MI

ZIP: 48302

PROJECT ADDRESS: 4758 Sturtevant St. Detroit, MI

HISTORIC DISTRICT: 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:

So far, in order for this application to be staff approvable, we would need certainty that:

- Existing historic wood windows are to be restored and NOT replaced
- Historic wood front door is to be restored and installed
- Wood eaves/soffits/fascia are to be restored and any rotten portions are to be replicated exactly in-kind*

*"In-kind" is defined as faithfully reproducing original, historic, or documented character-defining features, elements, and assemblies with respect to design, color, finish, texture, craftsmanship, materials, relationship to other elements or spaces, and other visual qualities.

Additionally, this application is not complete. Please provide the following:

GARAGE

- Will the paint color stay the same?

WINDOWS

- Window schedule, which includes...
 - Description of 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 WITH labels to coordinate with the window schedule

DOORS

- Product information with the specific line, design, and colorway of the proposed side/back door(s) (screenshot of product information is OK, but website links are not)

NOTE: the glass window on the historic door originally was likely leaded glass (stained or clear) and there for decorative purposes.

PSR: 250602LS

APPLICANT RESPONSE

Response Date: 07/28/2025



We have updated the window & door schedule as per attached.

We are also including the detailed quotation for the windows. The type of windows selected have already been approved by the DHC on other properties in the historic district, as such we are confident that this schedule will meet with your approval.

Kind Regards

Nader Afshar & Bardia Madani

Nader Cell: 248-613-6117

Bardia Cell: 248-935-0994

4758 Sturtevant

Window Schedule

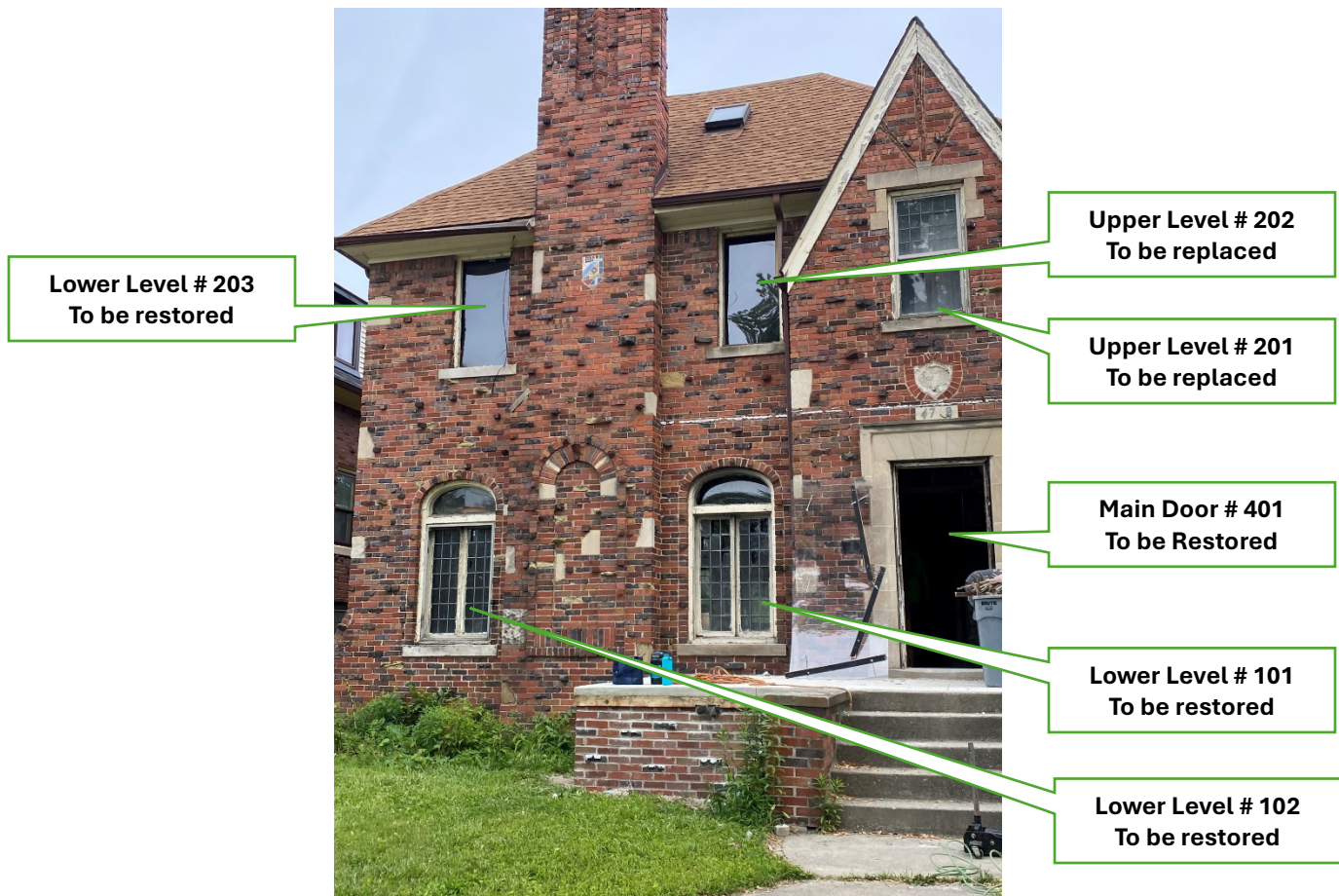


Figure 1 - Front Elevation



Figure 2 - West Elevation



Figure 3 - East Elevation

**Upper Level # 210
To be Replaced**

**Upper Level # 211
To be Replaced**

**Upper Level # 212
To be Replaced**

**Rear Entry Door #403
To be Replaced**



**Upper Level # 213
To be Replaced**

**Upper Level # 214
To be Replaced**

**Lower Level # 110
To be Replaced**

**Lower Level # 111
To be Replaced**

Figure 4 - Rear Elevation

Window Schedule Description

- 101, 102, 201, 202 & 203– These windows are to be replaced by wooden windows similar to that which the DHC has approved for other similar homes. Descriptions, color and styles are attached to this schedule for your consideration.
- 102 & 102 – The semicircular top part of these windows will be replaced by glass in the same shape. A template will be created and glass ordered to the same shape.
 - **Color:** The windows are primed on both side and will be painted white on the inside, beige on the outside to match the existing color of the windows.
- All other windows are presently completely blown out due to fire or water pressure. These windows will be replaced with:
 - Single Hung vinyl windows
 - 2 to 4 panels in each window
 - Screen on the lower part (opening part)
 - Some windows are picture windows which do not open. These windows will be replaced by similar picture windows. See #103, 104 & 105.
- **Color:** All these windows will be painted white on the inside and beige on the outside.



Grids will be added

Doors:

- Main entry, #401, door (36" x 80"), which may have been found, has been restored, and will be used. A safety iron door will also be installed as well.
- The side entry door (30" x 80") is missing, but one will be purchase and painted to match the house brick color
- The rear entry door was also located and is being restored and painted to match the brick colors.

M.C. Guthrie Lumber Co.
12252 Merriman Rd, Livonia, MI 48150

QUOTE BY : Chris Hartwig
SOLD TO : NADAR AFSHAR
PO# :

QUOTE # : JW250700KTR - Version 0
SHIP TO :
PROJECT NAME: 4758 STURTEVANT ST,
DETROIT

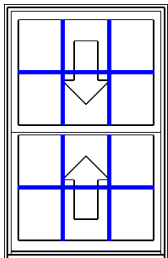
Ship Via : Ground

REFERENCE :

U-Factor Weighted Average: 0.29

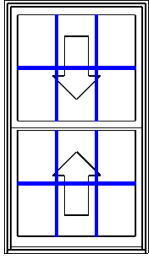
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 36 5/8 X 56 13/16 (Outside Casing Size: 39 1/4 X 59), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:32.8w, 24.8h, 5.6 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW COMMENTS: QUOTED ONE DOUBLE HUNG FOR THIS OPENING. ALMOST HALF AS MUCH THAN TWIN DOUBLE HUNG			
			\$1,049.84	2	\$2,099.68

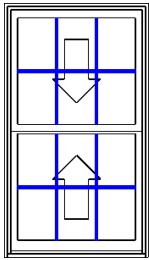


Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 34 3/4 X 60 3/4	<p>Frame Size : 34 X 60 (Outside Casing Size: 36 5/8 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:30.2w, 26.4h, 5.5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW</p>	\$936.54	1	\$936.54
Line 3	Rough Opening : 34 3/4 X 60 3/4	<p>Frame Size : 34 X 60 (Outside Casing Size: 36 5/8 X 62 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:30.2w, 26.4h, 5.5 sf,*Meets 5.0 sqft Egress (1st Floor)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW</p>	\$936.54	1	\$936.54



Viewed from Exterior. Scale: 1/2" = 1'



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4		Frame Size : 36 X 62			
	Rough Opening : 36 3/4 X 62 3/4	(Outside Casing Size: 38 5/8 X 64 3/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Chestnut Bronze Drip Cap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, Concealed Jambliner White Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, 5/8" Flat GBG Chestnut Bronze Grid, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Chestnut Bronze Screen, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), (Note: Color Tone Of Grille May Vary As A Result Of Glass Option). Clear Opening:32.2w, 27.4h, 6.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, Energy Rating: 13.00, CPD: JEL-N- 885-04781-00001 PEV 2025.2.0.5193/PDV 7.922 (06/08/25)CW			
			\$1,078.53	1	\$1,078.53
Total:					\$5,051.29
Tariff Surcharge:					\$38.89
Sales Tax (6.0000%):					\$305.41
Net Total:					\$5,395.59
Total Units:					5



Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.