

**STAFF REPORT: 10/12/2022 REGULAR MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: #22-8056**

**VIOLATION NUMBER: #546**

**ADDRESS: 4290 LESLIE**

**HISTORIC DISTRICT: RUSSELL WOODS - SULLIVAN**

**APPLICANT/ PROPERTY OWNER: PAMELA SALTERS**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/19/2022**

**DATES OF STAFF SITE VISITS: 9/23/22, 7/26/2022, 12/13/2021**

**SCOPE: REHABILITATE DWELLING, INSTALL FENCE (WORK COMPLETE WITHOUT APPROVAL)**

### **EXISTING CONDITIONS**

Built in 1925, the property at 4290 Leslie is a 2 ½ story Tudor Revival residence facing southeast. The steeply pitched, cross-gabled, asphalt-shingled roof features a front gable with dark red brick cladding from the peak to the foundation of the house. The original wood soffits and fascia under the roofline has been replaced with vinyl. This and the recent replacement of the asphalt shingles with asphalt shingles are part of this application's scope. Cast stone key stones, arching lintels, sills and window box supports demark each window. All windows have been replaced with vinyl windows on the front and side elevations. The second story windows appear to have been wood double-hung replaced with vinyl double hung, the first story picture window has been replaced with a 3-panel slider window. The asymmetrically placed entrance is under an arching brick portico with cast stone detailing that has also been painted white. The front porch railing height was no higher than the first-floor windowsill originally but has since been replaced with a higher railing that clearly overlaps this height by a foot. Additional railings have been added to the brick wing walls of the front steps. The brick cladding of the porch has since been replaced with a red brick that does not match the original brick of the house. The porch steps are met with a concrete walkway that traverses across the front lawn to the sidewalk. Original evergreen foundation plantings were replaced with a small garden bed with tiny boxwood and other shrubs. This property is currently listed for sale.



*Site Photo 1, by Staff Sept.23, 2022: (South) front elevation.*



*Designation Slide, 1999: (Southeast) front/side elevation original windows, porch, and painted cast stone.*

This property has no HDC approvals on Detroit Property Information System (DPI), and has the following outstanding violations for work done without approval:

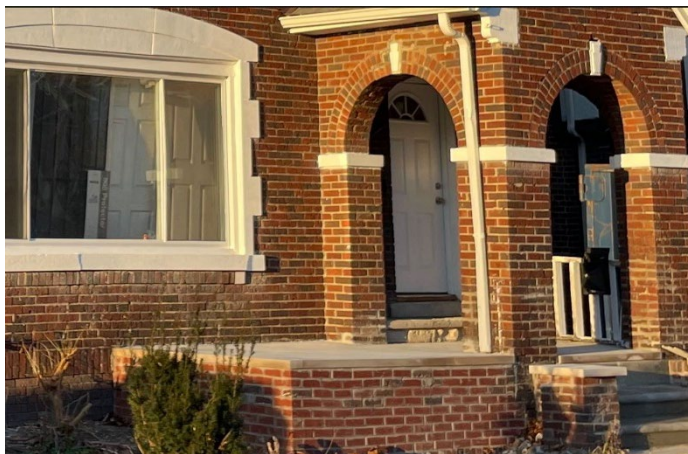
- Asphalt shingle roof replaced with asphalt shingles, wood fascia and soffits replaced with vinyl, all windows replaced with vinyl windows, front door replaced, front porch altered brick cladding and railing replaced, and installation of rear privacy fence.



Site Photo3, Google Streetview August 2013: (South) front/side elevation showing original front porch railing, which was black, here painted white. Image quality is poor with double image line at center of porch archway.



Aerial of Parcel #14004966, showing garage is missing.



Site Photo 4, by Staff Dec. 12, 2021: (South) front elevation, showing front door with arching radial windows.



Site Photo 5, by Staff July 26, 2022: (South) front elevation showing new door with square windows.

## PROPOSAL

The proposed work consists of general rehab of the house and consist of the following: replace asphalt roof with asphalt roof, install vinyl soffits and vinyl fascia, replace windows with vinyl (by previous owner), replace vinyl and aluminum windows with vinyl, replacement of the front door and painted white, added screen door, tuckpoint brick on porch and house as needed, install custom front porch railing, replace rear chain link fence with wood privacy fence.

## ROOF/SOFFITS/FASCIA DETAILS

The applicant has completed work replacing the asphalt roof with asphalt roof. The applicant stated they were not able to reach the roofing contractor to provide product details on the shingles. The applicant states that vinyl soffits and fascia were already present upon purchase of the house. The applicant has completed work by adding vinyl soffits and fascia in areas that has not been complete to provide a uniform look. Some areas were repainted white.

### WINDOW DETAILS

The applicant states that there were no wooden windows upon purchase of the home. The applicant has replaced some vinyl and aluminum windows with vinyl windows and has replaced broken glass panes on existing windows with new glass panes. The applicant was not able to clearly indicate the count and location of these newly replaced windows. However, the applicant stated that the front elevation first floor window was vinyl and the upper floor windows were aluminum. Supreme Window Factory installed new vinyl Chelsea 700 series vinyl windows. All windows are white in color, no grids.

### FRONT DOOR DETAILS

The applicant states the front door was missing and only plywood was used to secure the front. The applicant a Craftsman fiberglass front door with 2-panel design and 6 glass windows. The applicant also installed a front aluminum screen door.

### TUCKPOINT/FRONT PORCH DETAILS

The applicant states that they have tuckpointed the house where needed, but the change of the brick on the front porch was already present when the applicant purchased the house. The applicant has installed a custom wrought iron railing by Adaptive Construction LLC on the porch perimeter and on the wing walls of the front steps, painted black. The applicant states the design was based on other railings found in the neighborhood.

### FENCE DETAILS

The applicant states that they have completed work on removing an existing rear chain link fence and replacing it with a 6' wood panel fence that matches the next-door neighbor fence. The wood is pressure treated pine, with a dog-ear pickets. The fence is not proposed to be painted or stained.



*Site Photo 6, by Applicant, exact date unknown 2020: (South) front and side elevation showing condition of house after purchase.*



*Site Photo 7, by Applicant exact date unknown 2020: (North) rear elevation showing condition of house after purchase.*

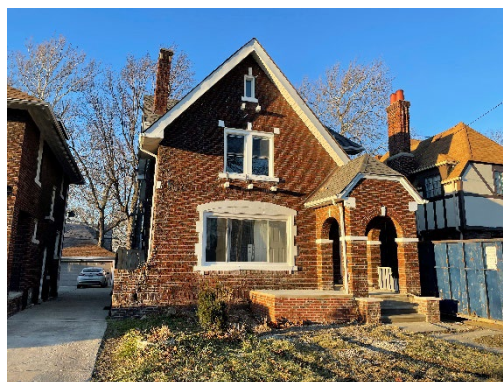
### **STAFF OBSERVATIONS AND RESEARCH**

- The Russell Woods- Sullivan Historic District was established in 1999.
- Staff observed that this property is currently listed for sale. The applicant has confirmed that they have an offer under contract.
- Staff received confirmation that the current owner purchased the property December 2019.
- Staff initially received this application in response to violation notices that were issued for work done without approval since first received a neighborhood complaint on December 11, 2021. Staff referred this to the Buildings, Safety Engineering, and Environmental Department (BSEED), which issued a “failed inspection”. A staff letter was also issued once the property was listed for sale in August 2022.

- The applicant has confirmed that that all original materials such as windows, porch railing, etc. have been discarded prior to the purchase of this property.
- All proposed work has been completed without approval.

### ROOF/SOFFITS/FASCIA

- Staff requested product information on the asphalt shingles installed and details on the work completed on the roof. The applicant stated that they were not able to reach the contractor to provide this information.
- As best as staff could see from the ground on the sidewalk the asphalt roof work appears to be appropriate.
- Staff observed that all publicly visible soffits and fascia are vinyl. It is staff’s opinion that the wood fascia and soffits are character-defining features that have been removed and replaced with vinyl, which is not an appropriate material. The designation slide shows that the materials were wood.



Site Photo 8, by Staff December 13, 2021 : (South) front elevation showing new vinyl windows on front 2nd and 3rd floors.

### WINDOWS

- The applicant was not able to provide a clear count of aluminum windows removed nor their specific locations. Staff observed that the front windows of the third and second floor has been changed to vinyl windows between 2020 and December 2021. (See photos 6 & 8).
- From the 2020 photo provided by the applicant (exact date unknown) and the designation slide, it is staff’s opinion that the windows present were wood, not aluminum as stated by the applicant. The first-floor window’s original configuration and design is not clear, but at historic designation, this window was a simple picture window. However, staff believes that the front elevation windows were all originally wood windows on the 2nd and 3rd floor and wood or metal casement on the first floor. Staff offers the analysis that 3rd floor is likely originally a casement window, the 2nd floor was a pair of double-hung windows, and the 1st floor was either a casement or ribbon of three double-hung windows.
- Staff has identified that the front elevation windows and their surrounds with the quoining, brick work and stone window supports creates a centered pyramid of openings that cascades 1-2-3 from the top floor to the first floor. The arching lintel above the first-floor window shows stone separators where mullions below would likely align a 3-part window. It is staff’s opinion that this relationship of window openings, their operation, material, and formation on the front elevation is a distinctive character-defining feature that has been altered and removed by installing these vinyl windows without approval, and therefore substantially detracts from and destroys the historic appearance of the building.
- Regarding the first floor window, and given the fact that no historic windows exist and that there’s no documentation of what these windows look like, the National Park Service (NPS) Guidelines recommends that any new window at that location must be *compatible* by reflecting materiality that is harmonious with the house, dimensions and scale that align with the building’s openings and respect the architectural expression of this historic Tudor Revival style.
  - *“The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials...Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards”* <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>

A prescribed *compatible* window pattern for the first-floor window opening would most appropriately be divided into 3 equal parts where the mullions for double-hung windows or casement would align with the stone separators in the arching lintel above the window, as previously described. A horizontally oriented

window is not compatible, and neither is vinyl material. Staff recommends that a compatible material does not necessarily have to be wood, aluminum clad wood, for example, may be appropriate too.

- Staff observed that the installed vinyl windows have several features that are not appropriate:
  - the surrounding coil covering the brickmold is large and gives the windows a chunky appearance,
  - the meeting rails in the double hung windows do not meet,
  - the dimensions of the header and base of the window do not match the original wood windows,
  - the slider windows do not match with the operation of the original windows, especially at the front elevation.
- Both the front and east and west sides of the house are publicly visible and have had all their windows changed to vinyl.

#### FRONT DOOR

- Staff requested a product sheet for the front and screen doors. The product sheet for the front door is attached, while the screen door has not been provided at the time of this report. Staff received verbal confirmation from the applicant this screen door is aluminum frame.
- Staff received confirmation from the applicant the original front door is not available and two different front doors were installed during the last year or so, changing the radial window pattern to the current square window pattern. (*See photos 4 & 5*) It is staff's opinion that the former, radial pattern window was more appropriate design to echo the arching portico.
- The current door is made of fiberglass. True wood doors are readily available and would be appropriate choice for this property.

#### TUCKPOINT/FRONT PORCH

- Staff observed in the 2020 photo provided by the applicant the original darker brick facing of the front porch was present, but some of the rebricked area is not clearly visible in this photograph. (*See photo 6*)
- Staff observed the top surface of the porch has been raised, as the surface of the porch now exceeds the height of the original wingwalls and the riser to the porch is 3-5" higher. It appears the surrounding walls of the front porch and the surface of the front porch has been raised between 2020 and December 2021.
- The preceding images (*see site photos 2 & 3*) of the front porch captures the design and height of the front porch railing, which did not exceed the height of the first-floor windowsill. Staff offers the opinion that the scale and design of this porch, its matching brick to the house, and the railing and their collective relationship to the house's architecture are distinct, character-defining features that have been altered or destroyed. It is staff's opinion that the mismatched brick, the raising of the porch height, the porch railing scale and addition of railings to the wing-walls of the current steps are inappropriate.

#### FENCE

- It is staff's opinion that the scale, design, material, and location of the wood privacy fence is appropriate.
- Unpainted or unfinished wood is not historically appropriate according to the Commission's Fence Guidelines and must be treated with stain or paint that complements the house.

#### **ISSUES**

- All work in this application was completed without HDC approval.
- The house is listed for sale with outstanding violations by the owner.
- As noted above, vinyl is not an appropriate material for windows and fiberglass is not an appropriate material for front doors in the Russell Woods- Sullivan Historic District.
- No documentation establishing that the original windows, doors, porch, and porch railing were beyond repair was submitted or available.
- It is staff's opinion that the removal of the original windows, front door, the wood fascia and soffits, and the alteration of the front porch has destroyed the original *scale, design, and materiality* and introduces

new materials that are incompatible and inappropriate for this historic property, and therefore does not meet the Secretary of the Interior's Standards for Rehabilitation.

- Staff has the opinion that if the installed fence were painted or stained, the design, material, location, and scale of the fence is appropriate.

## **RECOMMENDATION**

### Section 21-2-78, Determination of Historic District Commission

#### Recommendation 1: Rehabilitate Dwelling, (Work Complete Without Approval)

Staff finds that the replacement of original windows, front door, the wood fascia and soffits, and the alteration of the front porch destroys the historic character of this property and removes distinctive, character-defining features.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

#### Recommendation 2: Rehabilitate Dwelling, Install Fence (Work Complete Without Approval)

It is staff's opinion the installation of the proposed rear privacy fence is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation.

*Staff recommends the Certificate of Appropriateness be issued with the following conditions:*

- Applicant supply HDC staff with a paint or stain product information to be applied to the fence for approval.





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4290

4290 Leslie

Any changes done We tried to use the same style or similar to what other homes have in the neighborhood. We did not know this was a historic area. We currently have an offer under contract and don't want the new buyer to have any issues. We are more than happy to repair anything that needs to be done to get the historic comity satisfied.

1. Front Door was replaced and painted white. Added a screen door as well. Old door was missing and only had plywood on it when I purchased the home originally.



2. Front railing was added. They were custom made for the house. We can remove them if needed.
3. Vinyl soffits. When purchased the home already had vinyl siding and soffits. We replaced and added the missing pieces. Some areas were repainted white.
4. Windows. The home had 0 wood windows when purchased. It was a mix of vinyl and aluminum windows. The aluminum windows were replaced by local contractor. The vinyl windows were refurbished. Some had cracks in glass and just the glass pane was replaced.



5. Fencing. When purchased home had chain link fence. We used the old fence line to replace with the new wood fencing. Used the same fencing our next door neighbor had.



**From:** [Kario Salters](#)  
**To:** [Dan Rieden](#)  
**Subject:** Re: [EXTERNAL] Re: 4290 Leslie - HDC Meeting  
**Date:** Tuesday, October 4, 2022 3:03:12 PM

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**This Message Is From an External Sender**

ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.

Please address roof.

Sent from my iPhone

> On Oct 4, 2022, at 2:49 PM, Dan Rieden <[riedenda@detroitmi.gov](mailto:riedenda@detroitmi.gov)> wrote:  
>

1. Please provide a product sheet that shows the dimensions, material, color and manufacturer for the following items: the front door, the front railing, the vinyl soffits, the windows, the fencing. These can be found on websites. You can provide the digital catalogue or brochure or clip a screen shot. You can also provide a photograph of any boxes or labels of these products. If the product sheet shows various options, please indicate which option you used for your product.

FRONT DOOR –

**Product Overview**

Feather River Doors 6 Lite External Grille Clear Glass Craftsman is a Smooth Fiberglass Door Ready to Paint any color to match your homes decor. This classic design will provide instant curb appeal to any opening and has the true Craftsman look. The rich 2-Panel design with square profile is patterned off a true wood door design to give the door the warmth and feel of wood with the long lasting benefits of fiberglass. This door is true elegance. This door has all the long lasting benefits associated with fiberglass doors, a great look, along with a load of features and benefits usually viewed as upgrades with other doors plus energy efficient and ENERGY STAR qualified. Door specification: 36 in. x 80 in, prehung door, 4-9/16 in, primed jamb, left-hand inswing, fits rough opening of 38-1/4 in. x 82-1/8 in.

- Fiberglass construction resists denting, rusting and rotting for durability in the elements
- Polyurethane foam core provides energy-efficient insulation
- Composite adjustable threshold and compression weather-strip help to prevent air and water infiltration
- Sill-to-jamb kit and bottom door rail provide resistance to exterior jamb and door rot
- Matching sill and hinge finish add a stylish accent
- 6 lite external grille is double-pane glass is insulated and tempered for energy efficiency and security
- 2-panel embossment with traditional-panel design for that wood door look
- Ball-bearing hinges offer smooth operation and help to prevent door sagging and hinge wear
- Requires a 38-1/4 in. x 82-1/8 in. rough opening for a secure fit
- ENERGY STAR qualified to meet or exceed federal guidelines for energy efficiency for year-round energy and money savings
- From outside, open towards the inside of the home with the hinges on the left
- Limited lifetime warranty
- Includes brickmold
- Speak to an Associate about Doors and Windows. Call 1-833-HDAPRON (432-7766) for free design, purchase and installation help daily from 9AM - 6PM EST.
- Click here to check out our project guide on installing an entry door
- Click here to learn more about buying exterior doors
- Click here to learn more about Eco Options and Energy Efficiency
- California residents see Prop 65 WARNINGS

**Additional Resources**

**From the Manufacturer**

- Energy Guide
- Product Brochure
- Instructions / Assembly
- Warranty
- Installation Guide
- Use and Care Manual

Compare Similar Fiberglass Doors With Glass

FRONT RAILING - Adaptive Construction LLC They were custom made for the house to match the other homes in the neighborhood.

The house also already had vinyl soffits on most of the house we reused or added missing pieces to give uniform look.

Windows that were replaced were replaced by Supreme Window Factory. All of them are white.

4. Vinyl windows and vinyl soffits/siding are typically not approved by the Commission as an approved material. Is the owner open to providing an alternative material to vinyl such as wood or aluminum or aluminum clad wood? Cementous siding like Hardie board or wood siding with a paint or stain is often approved. Please advise and provide the material update if you would like to update your application with a provision that may be more acceptable.

Would prefer to find a solution where everything doesn't need to be replaced.

5. The roof was replaced with new shingles without approval. This could be potentially added to the application by requesting this to be done along with providing a product sheet for the shingles were used. This is work that would otherwise be on the property as a violation for work done without approval. Please let us know that you would like to add this scope of work to the application and provide us with a product sheet for the asphalt shingles.

The roof was replaced by contractor. I am not able to reach them regarding getting a product sheet. The house also already had vinyl soffits on most of the house we reused or added missing pieces to give uniform look.

6. It appears that the front porch has new brick on the front face that does not quite match the existing brick of the house. Is this work that was done by the current owner? Would you like to add this work to the application? This appears to be another scope of work that was done without approval.

We only tuckpointed in a few areas around the house. Brick was already there.

7. There was a garage in the rear of the property that appears to have been demolished without approval. Can you tell us more about this activity? Would you like to add this work that was done without approval to this application? If so, we do need any photos of this garage (interior and exterior) and a description of its condition. An expert description (by an architect or engineer) would be most helpful if you have this.

No garage was there when purchase.



FENCING – I replaced the chain link fence and used the same type of fencing as the neighbors on the left side of the house.

Internet #300175846. Model #HSINSTIFFDEPF

Installed Pressure Treated Pine Dog-Ear Picket Fence  
(Brand Rating: 3.9/5)

★★★★ (8) - Write a Review Questions & Answers (41)

- Suitable for commercial and residential applications
- Includes consultation and installation by licensed professional
- Pressure-treated pine fence resists fungal decay and termites
- See More Details

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1. Set up a free, in-home consultation for a quote
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3. An expert installer will deliver materials, install your custom fencing and properly clean up and dispose of debris

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Our service providers are top contractors selected by our regional teams for their experience, knowledge and superior customer service. All our installers are licensed and insured, and we background check everyone who will come into your home.

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**Service Reviews**

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Pressure treated fence resists termites and fungal decay, providing long life for your fence. Meets high grading standards for strength and appearance. Treated lumber is critical to the performance and safety of an entire system or construction. This product is only purchasable as part of an installation service. What's the installation process? 1. Set up a free, in-home consultation for a quote. 2. A licensed, local expert will come out for your consultation to make recommendations and schedule the installation if you're ready to move forward. 3. An expert installer will deliver materials, install your custom fencing and properly clean up and dispose of debris. What does the in-home consultation include? During your consultation, an expert builder will visit your home to: professionally measure your yard, review styling options and help you choose the fencing and extended service options that best fit your needs and budget, review financing options, provide a total project cost estimate, and identify an installation date for your new fence.

- Professionally installed fence
- Licensed and insured installers
- 1-Year labor warranty
- Pressure treated to resist termites and fungal decay

**Additional Resources**  
You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

**Specifications**

Details			
Color Family	Brown	Commercial/Residential	Commercial/residential
Features	Professional grade material and labor included in quote	Fencing Style	Containment/privacy
Material	Wood	Returnable	90-Day
Warranty / Certifications			
Manufacturer Warranty	Ask installer for more details		

How can we improve our product information? Provide feedback.

2. Do you still have the original railing or original windows in storage? Were they all discarded?

Everything was discarded and demoed prior to my purchase of the property

3. It is stated in your report that there were no original windows when the house was purchased by the current owner. When was this house purchased? What number or percent of windows were vinyl or aluminum? Do you know how many on the front were vinyl or aluminum? Do you have any record of the condition of the original wood windows?

12/2019, 80% were vinyl windows. 20% were aluminum and wood. Bottom front were vinyl top was aluminum.

## 700 SERIES DOUBLE HUNG



### Double Hung

- Available in replacement and new construction configurations. For ease of new construction installation, it comes with a pre-punched nailing fin.
- Fusion welded sash and frame corners assure that this window stays true and square, and fits the rough opening.
- Subtle accessory grooves come standard so you can securely accommodate trim and other attachments. Multiple accessories available.
- Dual Weatherstripping at stiles, interlock, head and sill provides extra protection against air-infiltration which enhances energy efficiency.