

ADDRESS: 4370 GLENDALE

APPLICATION NO: #22-8170

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT: ANTHONY KING

OWNER: INDIA MARSHALL

DATE OF STAFF SITE VISIT: 12/2/2022

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/22/2022

SCOPE: REHABILITATE HOUSE (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS

The property located at 4370 Glendale is a two-story, single-family residence which is located in the Russell Woods-Sullivan neighborhood. The building is two stories in height and displays a side-gabled roof with projecting front-gabled wings. Exterior walls are clad with vinyl siding which has recently been painted a grey color. Windows are vinyl, double-hung units with muntins between the glass at each upper sash. The brick foundation wall and sidewall chimney have also been recently painted a grey color. A new masonry porch with aluminum railing has been added to the front elevation. A wood deck is located at the building's rear elevation. A review of Google Streetview images and Sanborn Maps indicate that a two-story open porch had been located at the rear elevation. This porch no longer exists.



4370 Glendale, current appearance (staff photo taken 12/2/2022)



4370 Glendale, current appearance of rear elevation (source - realty.com [4370 GLENDALE, Detroit, MI 48238, MLS# 60155412 - mimc \(realty.com\)](#))

PROPOSAL

On 7/5/2022, HDC staff received a report that work was being undertaken at the home to include painting of the exterior walls and the addition of new windows. Staff reported this complaint to the building department for investigation/enforcement as the Commission had neither reviewed nor approved exterior work at the home. Per City of Detroit records, the Detroit Building Department visited the property on 7/7/2022 and met with the applicant to inform "...him of the need for permits and certificate of appropriateness." However, exterior work at the home continued unabated.

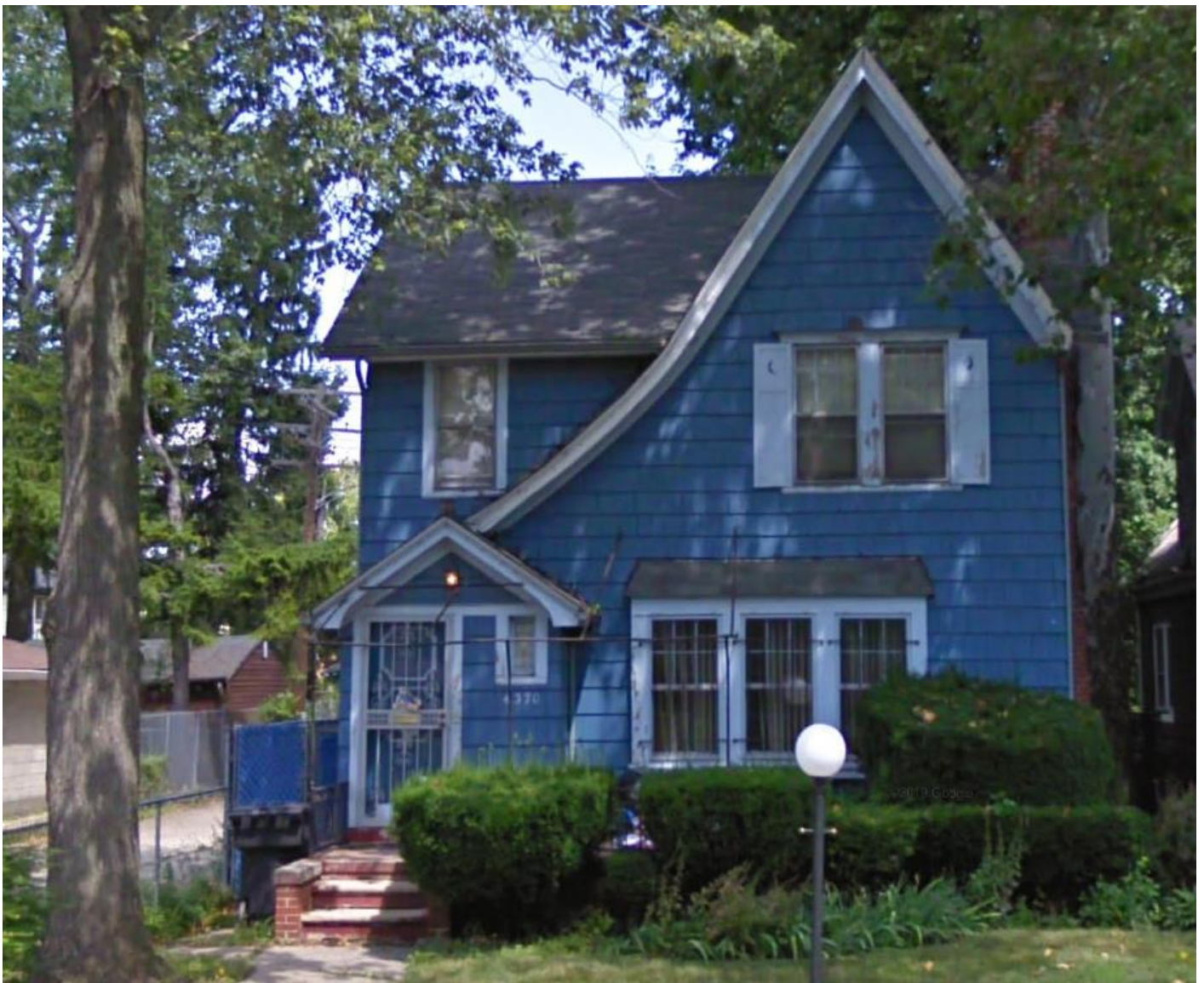
With the current proposal, the applicant is seeking the Commission's approval of the following work items. Note that all of the items for which the applicant is seeking approval have been completed **without HDC review and/or permit:**

- Replace existing front porch with a new concrete and brick porch with aluminum railing. Paint brick elements grey. It also appears that the footprint of the current porch may have been expanded
- Paint existing vinyl siding grey. Note that the existing vinyl siding was installed sometime between 2013 and 2016 without HDC approval.
- Paint existing brick foundation wall and brick side elevation chimney grey
- Replace existing wood sash windows and wood trim/brickmould with new vinyl windows (with muntins between the glass) and aluminum coilstock trim.
- At front elevation first and second stories of projecting front gabled wing and at the side elevation first and second stories, remove roof overhang over windows. Install new vinyl siding at these locations
- Install new aluminum gutters and downspouts, and vinyl wrapping at soffit and fascia
- Replace front and side elevation door with new steel door

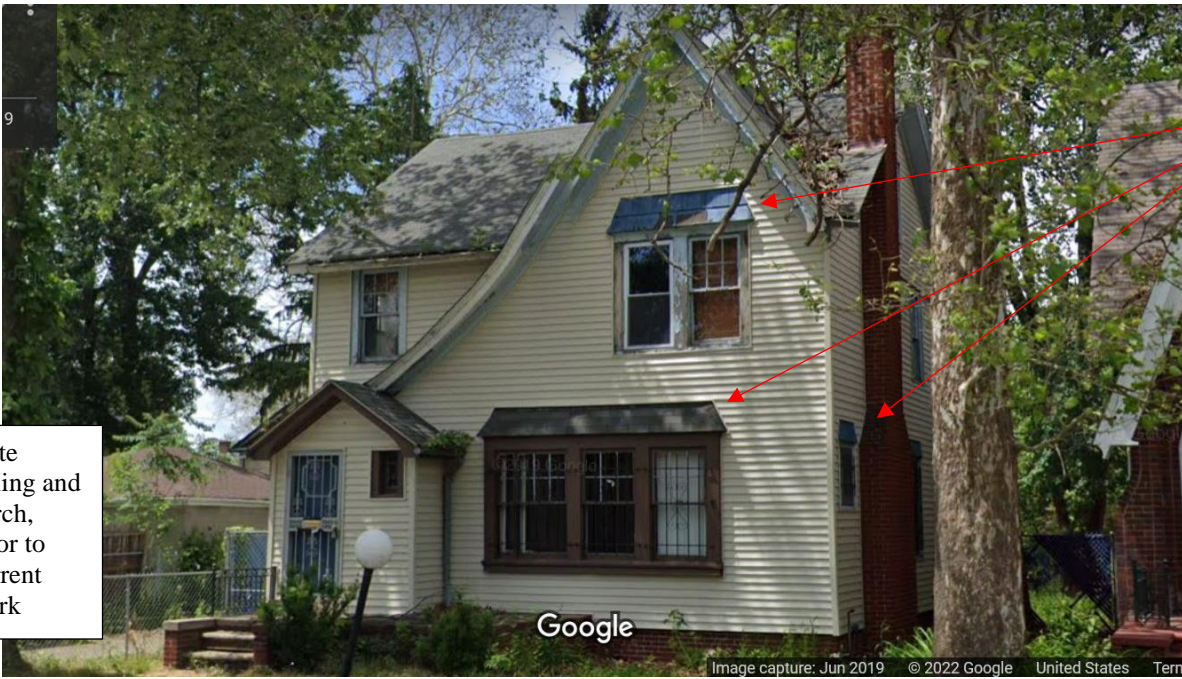
- At rear elevation, add a new door opening which includes a set of paired French doors (material unknown)
- At rear elevation, remove the rear two-story open porch, enclose three door openings, and cover area with vinyl siding.
- At rear elevation, install a new one-story wood deck

STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was designated in 1999
- As noted above, all of the work items outlined in the current proposal have been completed without HDC approval and/or permit.
- As noted above, the current vinyl siding was installed at the building's exterior walls sometime between 2013 and 2016. The distinctive wood shutters were also removed from the building's front elevation during this timeframe. A review of Google Streetview images and the property's designation slide indicated that the home originally had wood shake siding. Staff is unsure if the original siding exists beneath the current vinyl siding.



4370 Glendale, Google Streetview image dating from 2009, prior to the unapproved installation of vinyl siding and the current unapproved work



Note railing and porch, prior to current work

Note window overhangs, prior to current work

4370 Glendale, Google Streetview image dating from 2019, prior to the current unapproved work.



Note window overhangs, prior to current work

4370 Glendale, Google Streetview image dating from 2019, prior to the current unapproved work.

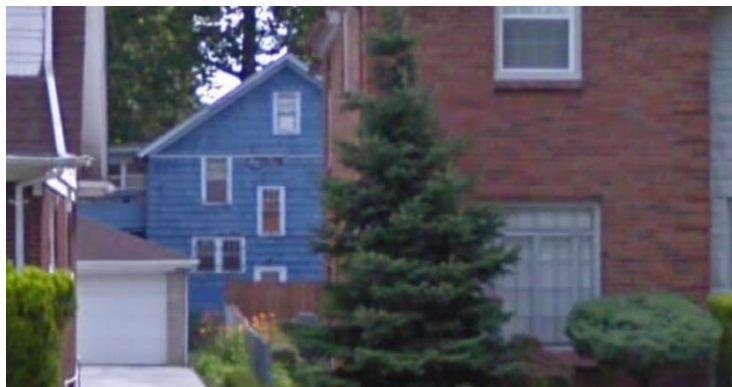
ISSUES

- While the current home has been rehabilitated and is currently in good condition, it is staff’s opinion that the work performed at the exterior has stripped much of the historic character from the home. Specifically, please see the below points.
- Please see the above Google Streetview Image from 2019 and note that the original front porch included concrete steps with brick wingwalls and a 36”-high metal handrail. It is staff’s opinion that this porch was a distinctive character defining feature of the home. The current porch does not provide an adequate replication of the original due to the new higher handrails, the lack of brick wingwalls, and the application of the grey paint to the brick. It also appears that the footprint of the new porch may be larger than the original. For these reasons, staff does not recommend that the Commission approve the current front porch.
- Prior to the current efforts, the building’s brick elements (to include the front porch, the foundation wall, and the chimney) were unpainted which provided a rich element of contrast to the vinyl siding at the home. Also, National Park Service Guidelines do not recommend the

painting of unpainted brick. For these reasons, staff does not recommend that the Commission approve the painting of these elements.

- It is staff's opinion that the windows which were replaced were distinctive character defining features of the home. Also, the former window overhangs at the front and side elevations were a significant design element. Finally, the current vinyl windows and the aluminum coilstock trim detract from the building's historic character. For these reasons, staff does not recommend that the Commission approve these work items.
- The vinyl siding was installed without HDC approval sometime between 2013 and 2016. Although the siding was installed several years ago it still remains as an active violation. It is staff's opinion that the vinyl siding is an inappropriate cladding material that has destroyed or obscured the character-defining cedar shake siding. Therefore staff cannot recommend approval of the current/proposed painting/improvement of the exterior walls as it likely will serve perpetuate the nonconforming siding.
- Per the below Sanborn map, Google Streetview image, and the applicant's narrative, a two-story open porch at the rear elevation was removed as a result of the current project. The applicant states that it was removed because it was in poor condition. The two doors which lead to the porch (one at the first story and one at the second story) were enclosed and covered with vinyl. A third rear door opening at the first story was also enclosed and covered with vinyl siding. A new door opening with a set of French doors was added to the rear elevation at the first story. Finally, a gap at the fascia/soffit remains at the location of the former two-story porch roof. Note that the applicant has not provided staff with a photo of the rear elevation prior to

this work so staff was unable to ascertain the condition of the rear porch prior to its removal. As this porch was historic age, it is staff's opinion that the work as completed at the rear of the home is inappropriate.



Sanborn Map and Google Streetview images from 2019 and 2009 which show the rear two-story porch

RECOMMENDATION

Recommendation - Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

HDC staff recommends that the Commission issue a Denial for the project because the work does not conform to the district's Elements of Design and does not meet the Secretary of the Interior's Standards, in particular 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.*