

**STAFF REPORT: MAY 10, 2023 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 23-8331**

**ADDRESS: 4071 LESLIE**

**HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN**

**APPLICANT: FRANKLIN QUIDER**

**PROPERTY OWNER: DARIN BARNES**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: APRIL 18, 2023**

**DATE OF STAFF SITE VISIT: APRIL 26, 2023**

**SCOPE: REPLACE ORIGINAL WINDOWS WITH WOOD ALUMINUM-CLAD WINDOWS**

### **EXISTING CONDITIONS**

The two-story residence at 4071 Leslie is located on the south side of Leslie, between Petoskey and Holmur. The building permit was issued on May 1, 1941. The variegated brown brick was laid in a running bond pattern and stone covers the walls of the tall, flat roofed bay window. Cast stone quoins were used for the window surround at the second floor, while at the front entrance carved panels accentuate the arch topped entry door. The wood front door with asymmetrical leaded glass window, a common detail for houses of this era and architectural style, is likely original. The front door is accessed by an open raised porch. Brick wing walls with stone caps enclose the stairs and the historic iron railing remains in place at the perimeter of the porch floor.



*Staff photo, April 26, 2023*

Fixed or casement window units fill the single openings adjacent to the front door. The arched window opening above the door, which is comprised of leaded and stained-glass double casement units and a fixed half-round unit, mirrors the shape of the entry door. The majority of the remaining window openings are comprised of varying designs of multiple operation steel windows, however one window unit at the side/east elevation has been severely altered. At the rear second story enclosed porch, double-hung and sliding window sash are in place.

**PROPOSAL**

Replace the window units within 23 window openings. Most of the windows are original/historic sash; however, replacement units, and one altered original unit, are in place at the following locations:

Front elevation – Window #5 and #6 – casement/fixed replacement units



*Applicant photo*



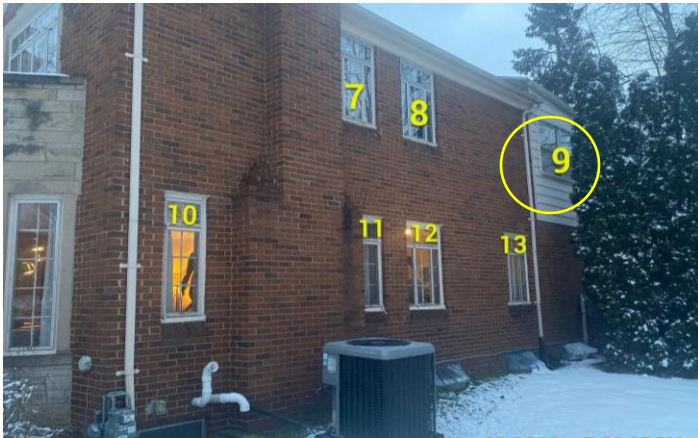
*Staff photo*

East/side elevation – Window #14 – severely altered original unit, #17 – glass block in sidelights, #20 – double-hung replacement unit



*Applicant photos*

West/side elevation – Window #9 – double-hung replacement units



Applicant photo



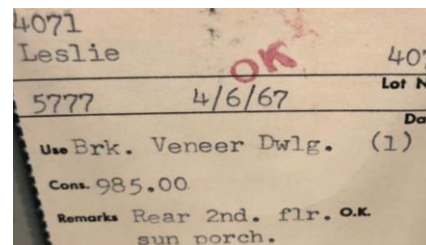
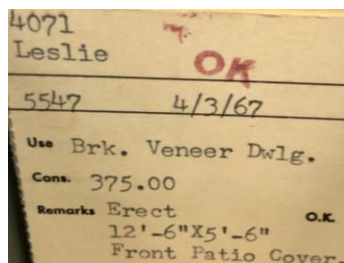
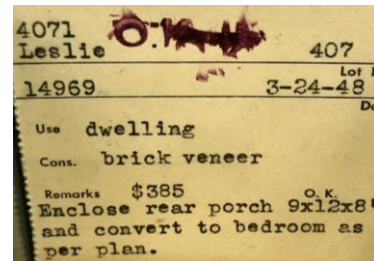
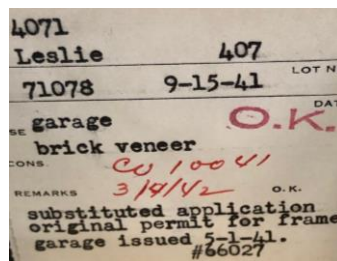
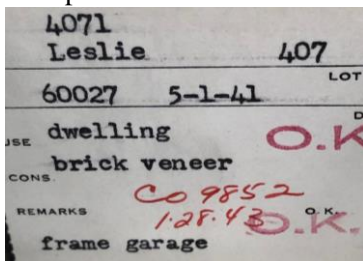
Staff photo

Rear elevation – Window # 21 – triple sliding replacement unit



**STAFF OBSERVATIONS AND RESEARCH**

- The Russell Woods-Sullivan Historic District was established in 1999.
- Building permits to erect the house and garage were issued on May 1, 1941, and September 15, 1941. Additional permitted work found in the building card files: Enclosing the rear porch in 1948; erecting a front patio cover (since removed but was in place at time of designation) in 1967; and erecting a second floor rear sun porch in 1967.



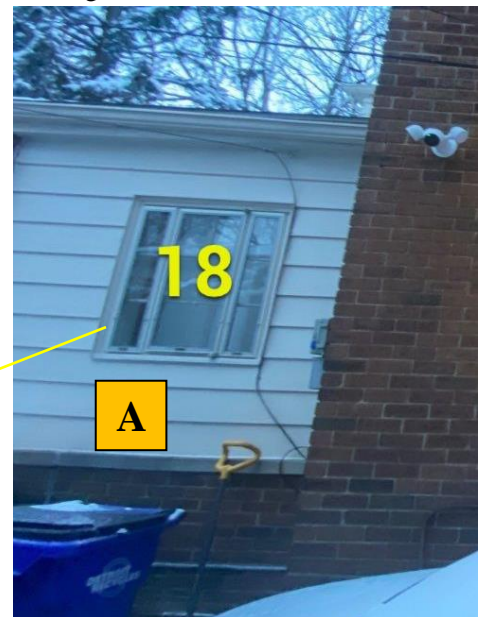
- The 1999 designation photo shows the following alterations that were present at time of designation:

- Glass block was in place adjacent to the front door; this was not an original condition. Staff has no visual confirmation of the original window design.
- An a/c unit is in the second floor window on the east elevation. This gives substantiation as to why the existing window was so heavily altered.
- The metal awning and supporting iron posts that were installed in 1967 are evident. The only remaining visual clue of this installation is a thin horizontal white paint line above the front door and windows.



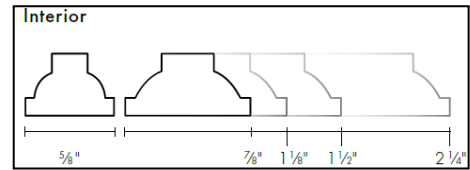
1999 district designation photo, Historic Designation Advisory Board.

- The rear porch was converted to a bedroom in 1948 (A). This could explain why the windows within that enclosure (#22, #18) match the windows on the house, as only seven years had passed since the house’s initial construction.
- The 1967 sun porch at the second floor (B) has been enclosed. Due to its late 60’s construction (and/or later enclosure), it is understandable that the windows are different material and operation than those of the earlier enclosure and the main house. Staff doesn’t have pictures of the rear elevation prior to this application, so the existing conditions at time of designation can’t be confirmed. However, due to the 1999 designation date (as opposed to much earlier districts), it is possible the current enclosure and windows were in place at the time of designation. Therefore, it is staff’s opinion that the upper story rear windows are not historically or architecturally significant and can be replaced (with HDC approval). The windows at the first floor enclosure, however, are historic and do require assessment of condition and reparability prior to considering a replacement product, similar to the windows on the remaining elevations of the house.



Applicant photos. “A” is the area of the 1947 porch enclosure; “B” is the area of the 1967 sun porch and subsequent full enclosure.

- The multi-operational window openings are a common feature in this district, and only occasionally found in other districts. The Russell Woods-Sullivan Elements of Design discusses this feature:
  - 3) *Proportion of openings within the façades.* In residential buildings, openings amount to between 20 percent and 35 percent of the front façade, with the majority ranging from 25 percent to 30 percent... Typical openings are taller than wide. It is not uncommon for several windows, which are taller than wide, to fill a single opening, which is wider than tall....
- The proposed replacement units are [Anderson E-series](#); aluminum-clad wood units. This line offers simulated divided lights and full divided lights (which are simulated divided lights with metal spacer between the glass). The applicant selected the narrowest grill width, 5/8", and the Ovolo profile, which offers a dimensionality to the grill.
- The selected exterior cladding color is "Coffee Bean", which is similar to Color System D (English Revival), B:8 Grayish Brown.



Coffee Bean

*Grill profile and color sample were taken from Anderson's E-series brochure.*

## ISSUES

- The applicant submitted interior photographs of the window openings, as well as close-ups of two exterior frames. The interior photographs show many missing cranks and some surface rust, but the frames are dark due to the light contrast from outside. Therefore, staff can't offer more analysis at the time of writing the staff report. The photographs do confirm that all of the window frames and glass panes (with the exception of window #14) are intact.
- The applicant stated that some windows don't close possibly due to bent frames caused by break-ins, and in other cases, internal hardware has failed, so the windows would need to come out before anything could be repaired. In these instances, the window companies they talked with said they wouldn't guarantee the windows could go back in after being repaired due to their age.  
 The applicant also stated each company they talked with either declined to offer an estimate or said they won't work in historic districts. Staff asked the applicant to include a list of the companies they contacted; identifying those those that wouldn't produce an estimate, as well as those that said they couldn't guarantee the windows would go back in the openings. This list hasn't been provided yet. Therefore, staff doesn't know if the above opinions were from companies that specialize in steel window repair, or companies that only sell replacement windows.

- A window comparison of each façade is below. The leaded glass windows over the front entry will remain.

FRONT ELEVATION



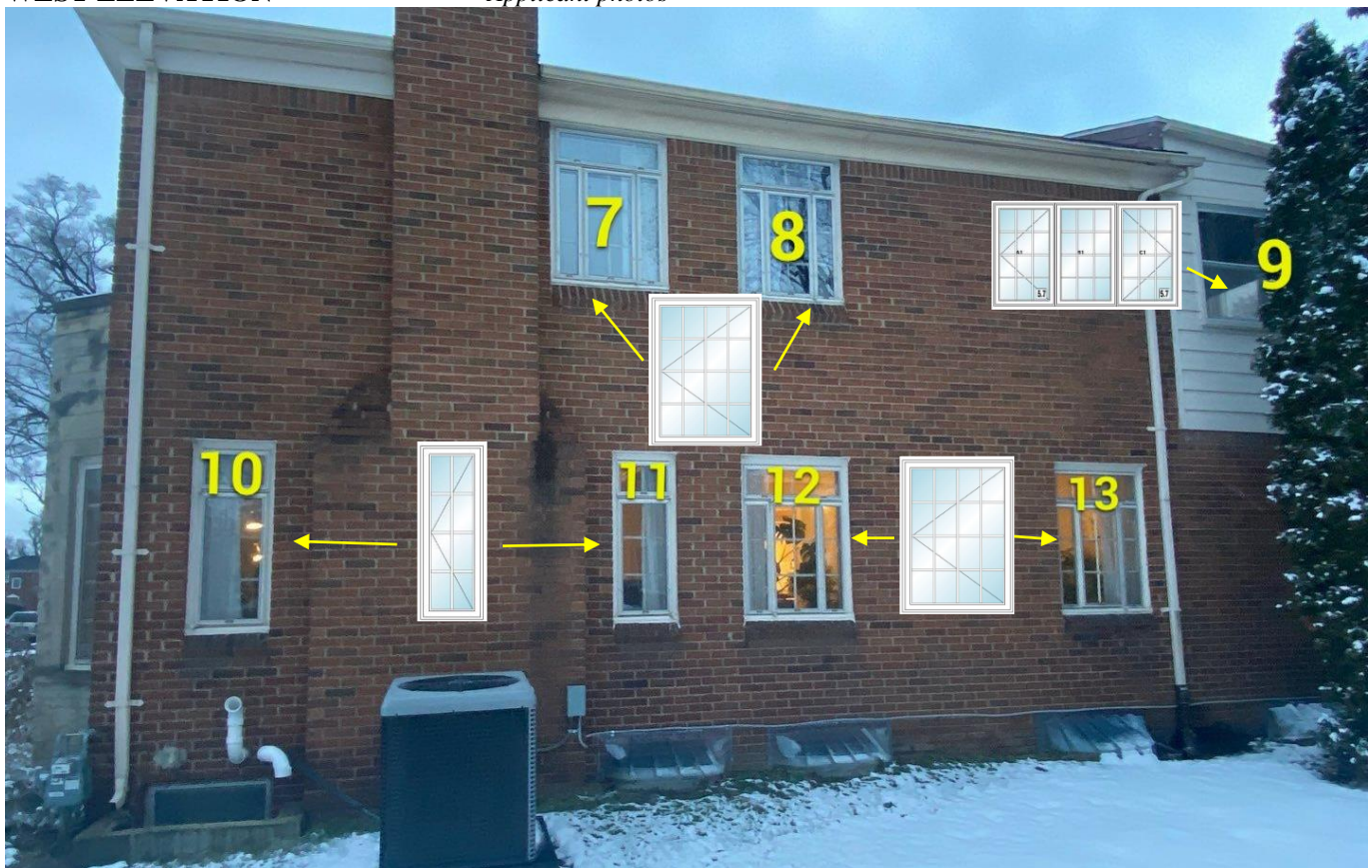
*Staff photo, April 26, 2023. The rough opening width of the first and second floor openings are the same; the upper windows are approximately 12” shorter in height. The single casement side windows in the first floor bay would mimic the operation and design of the existing windows, whereas the other openings change operation and appearance.*

**EAST ELEVATION**



**WEST ELEVATION**

*Applicant photos*



REAR ELEVATION



*Applicant photo*

- The existing historic windows are steel, which means the frames, muntins, and mullions are exceptionally thin due to the inherent strength of steel. This is a distinctive character-defining feature of these windows, and important to the property and the district. The outfacing hinges of the casement units offer an additional dimensionality to the openings and identification of material and sash age.



*Staff photo*



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

**Recommendation One – Denial – Replacement of original windows**

Staff finds that the proposal for the replacement of the original windows with aluminum-clad wood replacement windows would remove distinctive features that characterize the property thus altering the features and spaces that characterize the property and district, which does not meet the Secretary of the Interior’s Standards and the Russell Woods-Sullivan Historic District’s Elements of Design for the following reasons:

- The multi-operational arrangement of window sash within window openings is a common feature in Russell Woods and is a distinctive character-defining feature of this house.
- The selected replacement windows do not emulate the profile, pattern, and operation of the existing windows and would alter the features that characterize the property.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the district’s Elements of Design #3 as well as the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards 2, 5, 6, and 9:

*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 historic 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**Recommendation Two – COA – Replacement of non-historic windows with aluminum-clad wood units**

Staff finds that the proposal to replace non-historic windows and one severely altered original window to be appropriate as the new units will be compatible with the historic casement units while being differentiated from the historic sash, and therefore meets the Secretary of the Interior’s Standards and the Russell Woods-Sullivan Historic District’s Elements of Design.

Staff recommends the COA be issued with the following condition:

- The cladding color of the replacement windows shall match the sash color of the historic units. This can be achieved by 1) painting the historic sash brown or 2) selecting another cladding color that matches the existing paint color of the historic window sash.