

ADDRESS: 4340 GLENDALE

APPLICATION NO: HDC2025-00116

HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN

APPLICANT/CONTRACTOR: MARIO DEWBERRY (PRIME INVESTMENTS EQUITY GROUP, LLC)

OWNER: AFIWI LLC

DATE OF STAFF SITE VISIT: 03/25/2025 & 04/03/2025

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03/18/2025

SCOPE: REPLACE WOOD WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS

EXISTING CONDITIONS

The dwelling at 4340 Glendale was constructed in 1925. The one-and-a-half story, cottage-like building exhibits Tudor Revival design influences. The dwelling features a steeply pitched, side-gabled roof central main mass with a hipped-roof mass to the rear. The roof is covered with black shingles. The front façade features a prominent masonry chimney, a centrally-located front door which is topped by an arched canopy. Exterior walls are clad with wood shakes and windows are non-historic vinyl units, installed after the district was designated, without HDC approval. A garage, also clad in wood shake, sits to the rear of the dwelling.



4340 Glendale. Current appearance. Photo by HDC staff, 3/25/2025



Sanborn Fire Insurance Map, 1970. 4340 Glendale, outlined in red



Detroit Parcel Viewer, 4340 Glendale, outlined in yellow.

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to undertake the following work items:

House

- Replace original wood windows (already removed and replaced without HDC approval with the current vinyl units) and trim with new aluminum-clad wood units and wood trim per the submitted materials.

Garage

- Install new vinyl slider window (façade location unknown)
- Remove one window and board up opening with plywood (façade location unknown)

STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was designated in 1999. See the below designation photo, taken in 1999 by Historic Designation Advisory Board (HDAB) staff. Note that the original 4/4 wood windows and front were extant, a fixed, diamond patterned window was present to the left of the front door, the original porch remained, and triangular brackets were present at the primary entry's arched canopy.



Appearance in 1999, at the time of the district's designation. Source, HDAB

- See the Google Streetview images below to note that the following work items were undertaken sometime between 1999 and 2013 without historic district Commission approval. This work was completed by a previous owner:
 - 4/4, double-hung wood windows replaced with single-lite, fixed vinyl windows at the front façade
 - Diamond-patterned, fixed window to the left of the front door removed and opening covered with wood shake siding
 - Vinyl slider windows at the second-story, gable end at the west wall to accommodate the installation of an air conditioner
 - Front porch replaced
 - Brackets at the primary elevation's arched entry overhang removed



Appearance in 2013. Source, Google Streetview. Between 1999 and 2013 new vinyl windows (indicated by red arrows) and porch (indicated by yellow arrow) were installed. Also, the historic brackets at the front door canopy were removed (indicated by blue arrow).



Appearance in 2013. Source, Google Streetview

- In June 2024, HDC staff was notified that exterior work had been undertaken at the property. A review of HDC files revealed that the work had not been approved by the Commission. Specific unapproved work items included the installation of new vinyl windows and wood trim. Also, some windows at the side and rear walls had been removed and the openings infilled then covered with new wood shake siding (see the below photos, taken in June 2024). Finally, unapproved work was observed at the property's garage, **to include the installation of vinyl sliding windows at one wall and the removal of one window**. The work items undertaken on the house were presented to the Commission for review and approval at their July 2024 regular meeting. The HDC denied the work items because the windows and window opening infill is inappropriate to the building's historic character.



Front façade. Photo taken in 6/2024 by HDC staff. New 1/1, vinyl added in 6/2024 without HDC approval (indicated by red arrow).



West/side wall, showing unapproved vinyl window installation and window enclosure. Photo taken in 6/2024 by former applicant



East/side wall, showing unapproved vinyl window installation and window enclosure. Photo taken in 6/2024 by former applicant

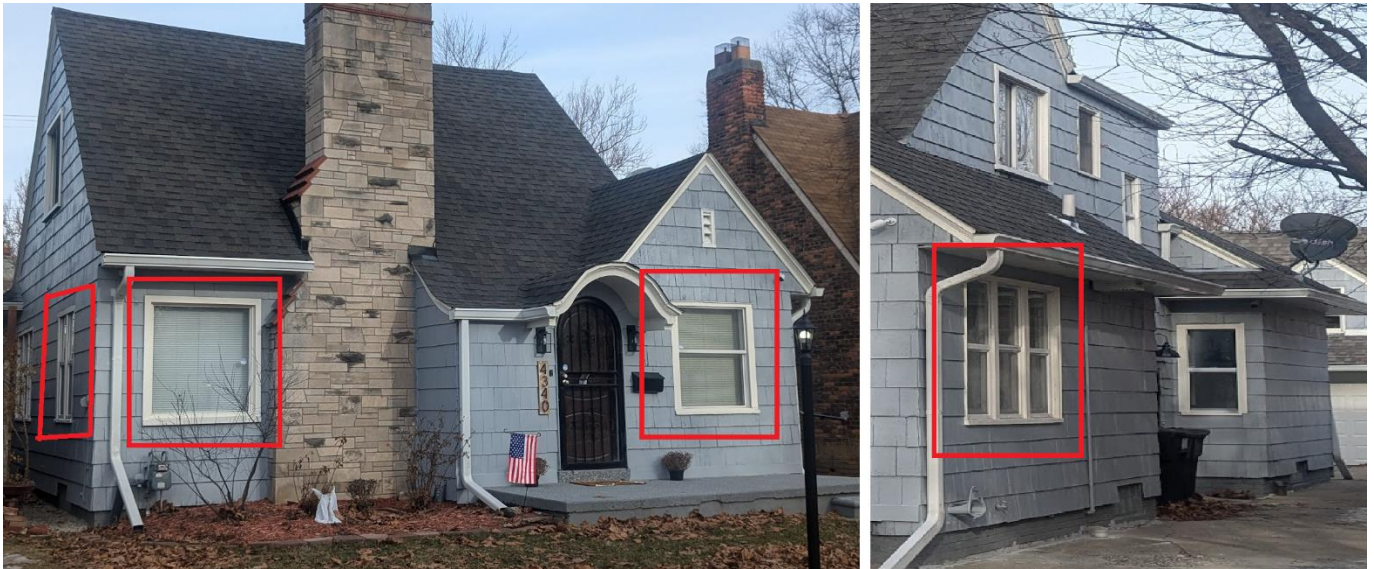


Rear wall showing unapproved vinyl window installation and window enclosure. Note that the one set of original 4/4, paired/mulled wood windows remained at this time (indicated by blue arrow). The windows have since been removed. Photo taken in 6/2024 by former applicant.



Pictures of the garage which depict work undertaken in 2024 by previous owner. Note that pictures of the full facades of the garage so it is unclear to staff if other unapproved work was taken at the garage

- In February 2025, a second application was submitted to the Commission which proposed to replace seven of the unapproved vinyl windows at the front side walls with new aluminum-clad wood units (see the below photos). The Commission reviewed the application at their February 12, 2025 regular meeting and denied the work because the proposed units did not match the originals in light configuration and/or operation.



Windows proposed for replacement in February 2025 HDC application (outlined in red). Photos by staff in 2024.

- Staff noted that a number of work items were undertaken without approval after the July 2024 HDC meeting to include the following:
 - The last remaining original set of original windows which were visible in the documentation in the July 2024 HDC meeting submission (4/4, paired/mulled wood windows) removed
 - The original front door removed and replaced with the current metal door
 - New light fixtures added at the front façade, flanking the primary entry door
- With the current submission, the applicant is seeking the Commission’s approval to install new aluminum-clad wood windows and retain all recently installed wood window trim. Staff notes that all of the original wood windows and trim have been removed without HDC approval. Therefore, the application is also seeking an “after the fact” approval for the removal of the dwelling’s original, distinctive character-defining wood windows and trim. Since the Secretary of the Interior’s Standards for Rehabilitation require the retention and repair of distinctive character-defining features and only allows for the replacement of such features if they are proven to be deteriorated beyond repair and will be replicated, the current project is inherently inappropriate/does not meet the Standards. No evidence exists/was submitted in the current application that the original windows were deteriorated beyond repair. Also, since staff only has photos of three of the original windows, it is unclear if the proposed new windows and trim will exactly match the historic windows. However, staff does acknowledge that some solution to the current inappropriate windows must be found since the original windows are no longer extant.
- See the below photos to note the operation and lite configuration of the proposed new windows, in addition to staff analysis of their appropriateness



Front façade. Two (2) sets of paired 4/4 double-hung windows with factory mull to be installed. Existing wood trim will be retained



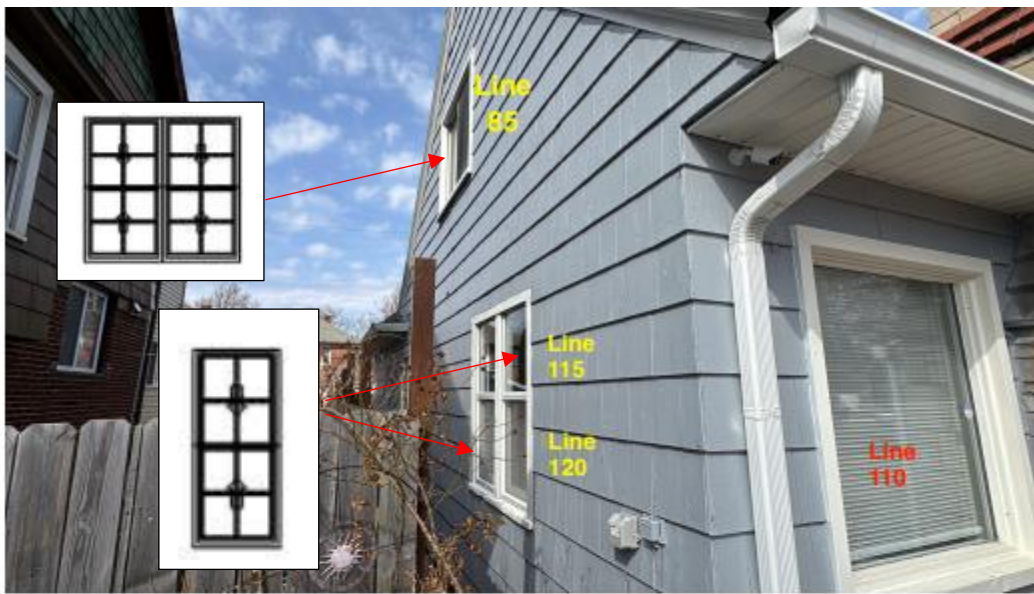
Rear elevation. Six (6), 4/4, double-hung, aluminum clad wood sash windows to be installed. Existing wood trim will be retained. Note that vinyl siding appears to have been installed at the dormer; the opening for window labeled “Line 45” has been partially infilled and covered with singles; and an opening to the right of the window labeled “Line 55” has been infilled and covered with shingles.



East façade. Three (3), 4/4, double-hung windows to be installed. Existing wood trim will be retained



East façade. Three (3), 4/4, double-hung windows, three (3) sets of paired 4/4 double-hung windows with factory mull to be installed. Existing wood trim will be retained



West façade. Two (2), 4/4, double-hung windows and a set of paired 4/4 double-hung windows with factory mull to be installed. Existing wood trim will be retained



West façade. Four (4), 4/4, double-hung, aluminum clad wood sash windows to be installed. Existing wood trim will be retained

- Per the above photos, the application is proposing to replace the incompatible, unapproved vinyl windows with new aluminum-clad, wood windows. All windows are double-hung and will have a 4/4 lite configuration with simulated divided lites. Six of the window units will feature an integrated factory mullion. All existing wood trim/casing will be retained. Staff notes the following regarding the current window proposal.
- As the original wood windows were replaced without HDC approval, the new windows should replicate the originals as closely as possible.
- As noted previously, staff's ability to assess how closely the proposed windows match each of the original units in lite configuration and operation is hindered by a lack of

information on the appearance of the historic windows. Specifically, historic 4/4, wood windows were discernable at the front façade in the 1999 designation slide. Also, a set of paired 4/4, double-hung wood windows were visible at the rear façade in the July 2024 application materials. The original operation and lite configuration of any other windows is unknown. However, staff concludes the proposal to match the operation and lite configuration of the original front and rear windows is a reasonable approach for all of the windows with the exception of the two kitchen windows at the east side's, first story (labeled as "Line 25 and "Line 30" in the above photos). As the window opening is shorter and wider than the others, the proposed new windows will present an incongruous appearance if configured as 4/4 paired double hung units. Rather, multiple-lite, casement units (with a true wood mullion) within this opening would be more appropriate to the house's historic character, in staff's opinion. See the below Google Streetview images of nearby houses/on the same block as 4340 Glendale which serve as precedents (windows outlined in yellow):





- It is staff's opinion that the proposed factory mullions do not adequately replicate the profile, width and depth of historic mullions. Staff therefore recommends that true wood mullions which match the existing be installed where missing at paired windows.
- The submitted window schedule the new windows. Staff is therefore unsure how the windows will fit within the openings. Staff recommends that the applicant provide this information for review to ensure that blocking, additional trim, or coilstock wrap will not be installed as this will result in a reduction of the amount of glass which is visible/an appearance that is incompatible with the building's historic character.
- With respect to the work proposed for the garage staff does note that the applicant is seeking approval to retain the unapproved vinyl slider window and removal of one window. It is staff's opinion that the vinyl slider windows are not appropriate to the building's historic character for the following reasons:
 - They do not adequately resemble the historic units in terms operation.
 - Vinyl windows are not appropriate replacements for wood sash windows, due to their synthetic appearance and poor durability

Finally, staff notes that the window opening proposed for removal and enclosure at the garage wall is not visible from the public right-of-way. However, it is staff's opinion that the proposed enclosure of the opening with plywood is not an appropriate long-term treatment for the opening because plywood panel is not compatible with garage's existing siding and/or historic appearance. Rather, the opening should be enclosed with wood shake to match the adjacent siding.

ISSUES

- The removal of the distinctive, character-defining original windows and trim does not meet the Standards.
- Factory mullions do not adequately replicate the profile, width and depth of historic mullions. Staff therefore recommends that true wood mullions which match the existing be installed where missing at paired windows **should the Commission approve this application.**
- The double-hung, 4/4 windows proposed for installation at the kitchen/east façade, first story are not compatible with the building's historic character. Rather, multiple lite, casement units would be more appropriate replacement windows at this location **should the Commission approve this application.**
- The vinyl slider window which was installed at the garage without HDC approval is not appropriate to the building's historic character.
- The proposed enclosure of an existing window opening at the garage with plywood is not an appropriate long-term treatment because plywood panel is not compatible with garage's existing siding and/or historic appearance. Staff recommends that the opening be infilled with wood shake to match the adjacent siding **should the Commission approve this work item**

RECOMMENDATION(S)

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

Recommendation 1 of 1, Denial: Replace original wood windows and trim with new wood windows and trim at house; at garage, install one set of vinyl slider windows, remove one window and enclose opening with plywood

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Russell Woods-Sullivan Historic District's Elements of Design, 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 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.*

For the following reasons:

- The original windows and trim which were removed without HDC approval were distinctive, character-defining features
- The current application does not provide documentation that the original windows could not be kept and retained.
- As the original historic windows were not fully documented prior to their removal, no guidance exists to inform their replication
- The vinyl slider windows proposed for the garage are not appropriate to the building's historic character because they do not adequately resemble the historic units in terms operation. Also, vinyl windows are not appropriate replacements for wood sash windows due to their synthetic appearance and poor durability
- The proposed enclosure of an existing window opening at the garage with plywood is not an appropriate long-term treatment because plywood panel is not compatible with garage's existing siding and/or historic appearance