

**STAFF REPORT:** 06/11/2025 **REVISED**  
**APPLICATION NUMBER:** HDC2025-00192  
**VIOLATION NUMBER:** 25-1005  
**ADDRESS:** 3751 LESLIE

**PREPARED BY:** L. SAINT JAMES

**HISTORIC DISTRICT:** RUSSELL WOODS-SULLIVAN  
**APPLICANT / PROPERTY OWNER:** KAYODE ADEKOYA  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 05/05/2025  
**DATE OF STAFF SITE VISIT:** 05/27/2025

**SCOPE:** REPLACE HISTORIC WINDOWS, MULTIPLE EXTERIOR ALTERATIONS

## **EXISTING CONDITIONS**

The dwelling at 3751 Leslie is a 2-story house built in 1953, with influence from the Art Moderne style, but the simplicity of the contemporaneous International style. Although the hipped roof is not traditionally associated with modernistic houses, this localized style features horizontal grooves in the brick patterning, no decorative detailing at the doors or windows, and steel casement windows. Due to the simplistic design, the steel casement windows are a significant factor to distinguishing this style.

No Certificate of Appropriateness (COA) was found for the installation of the front façade replacement vinyl windows, which has impacted the property's historic character.



*Staff photo, 05/27/2025*

## PROPOSAL

- ~~Install polyurethane, white door heading and polyurethane, white pilasters~~
- Install railings to front porch/steps
- ~~Install~~ Replace outdoor wall lights
- ~~Install black aluminum wrap on windows~~
- ~~Install black shutters~~
- Add foundational planting

### Work done without approval

- Replacement of 8 windows with vinyl windows
  - 5 historic steel windows
  - 3 vinyl slider windows
- Replacement of front door and security door
- Rebuilding of front porch, including the removal of historic brick planter bed
- Replacement of concrete driveway
- Erect wood fence

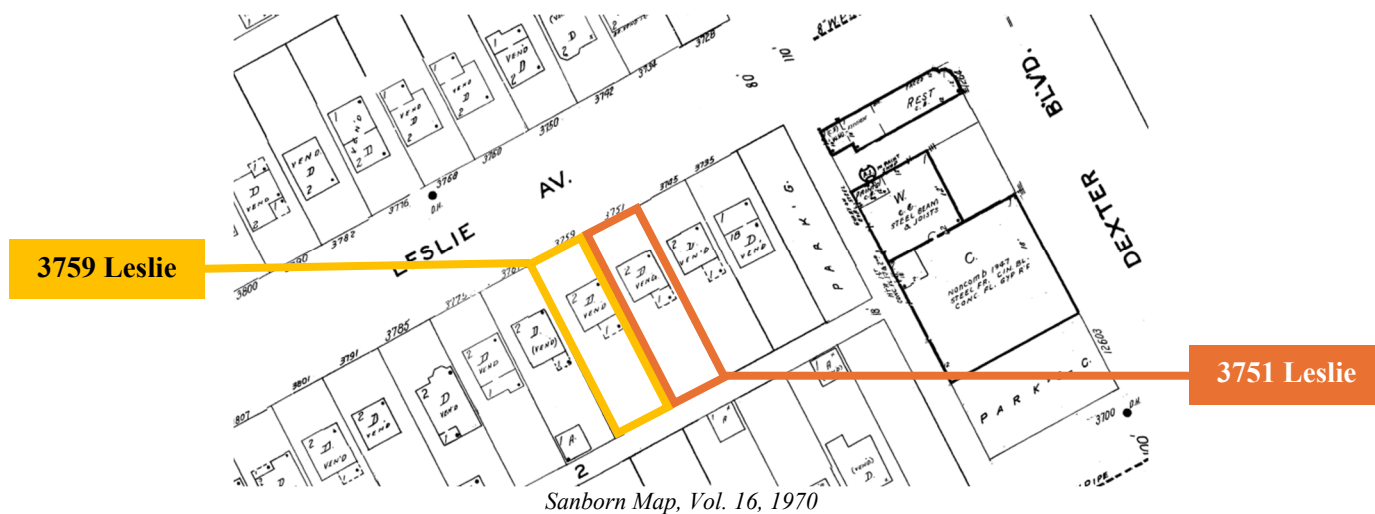
## STAFF OBSERVATIONS AND RESEARCH

- The Russell Woods-Sullivan Historic District was enacted in 1999.
- The building permit for the erection of the dwelling was issued 08/14/1953 and 06/07/1960 for the addition of a family room.

3751 Leslie	387 Lot No.
11687	8-11-53 Date
Use dwelling	
Cons. brick veneer	
Remarks \$12200.	O.K.

3751 Leslie	OK	387 Lot No.
39795	6-7-60	Date
Use Dwelling		
Cons. Brick Veneer		
\$1,000.00		
Remarks	O.K.	
Erect 20x16' family room as per plan.		

BSEED permit cards





### Window Analysis

- The applicant stated that they replaced the windows because they were in “bad conditions,” though no documentation of condition was provided.
- The 5 historic steel windows that were removed and replaced with vinyl windows were unambiguously character-defining as they were steel casement windows, and as described in the Elements of Design that “houses built later in the period of development sometimes have individual windows which are balanced or somewhat wider than tall; such a window is often the main opening of the first floor front façade.”



*Staff photo of 3759 Leslie, 05/27/2025, a nearby house to the subject property*

- Similar, if not the same, historic steel casement windows adorn the house at 3759 Leslie, located directly to the West of 3751 Leslie.



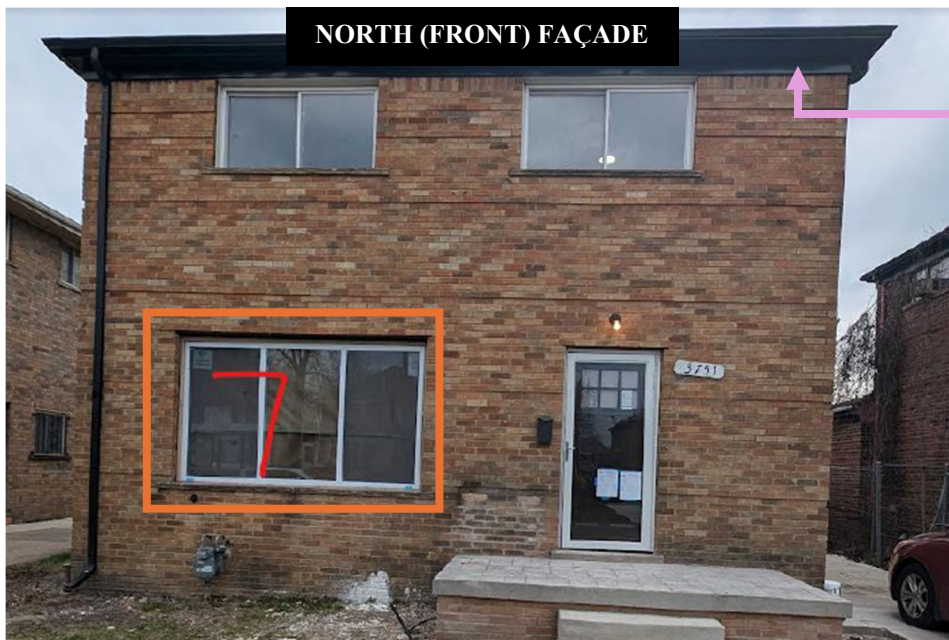
*Google street view, 07/2009, of subject property, 3751 Leslie*



*Photo from real estate listing, 09/2024, 3751 Leslie*

- The front façade, second level historic steel windows were replaced sometime between 2009 and 2011 from a previous owner, without the approval of the HDC.



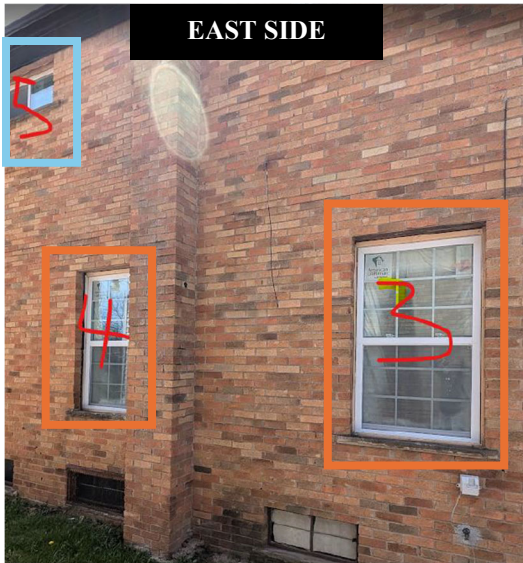


**NORTH (FRONT) FAÇADE**

- Note that the black, aluminum wrapping around the trim/soffits/fascia, also installed without the approval of the HDC.



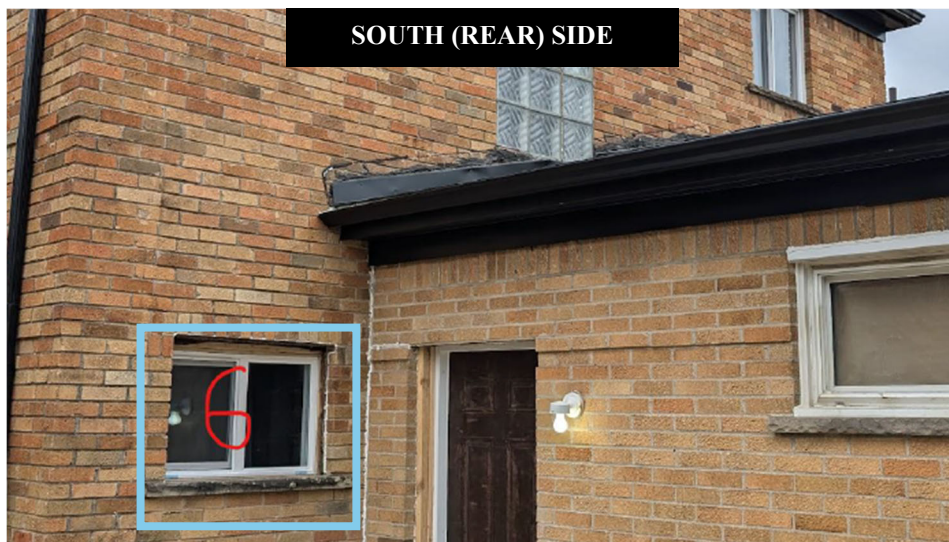
*Photo from real estate listing, 09/2024, showcasing the historic band of trim, soffits, and fascia.*



**EAST SIDE**



**WEST SIDE**



**SOUTH (REAR) SIDE**

### KEY



Previously historic steel windows, replaced with vinyl windows by applicant



Previously vinyl windows, replaced with vinyl windows by applicant

*Photos from application*



*Image from application*

- ~~The applicant is proposing the installation of black aluminum wrap around the existing white vinyl windows and the addition of polypropylene black shutters to the front façade windows.~~
- ~~It is staff's opinion that the addition of the black aluminum wrap and polypropylene shutters convey a misleading representation of architectural details and is incompatible with the authentic historic character of the house.~~

- The installation of the vinyl windows ~~and aluminum wrap~~ does not follow [NPS guidelines for new windows](#), as the proposed windows are not “consistent with the general characteristic of a historic window of the type and period,” and are not “compatible with the overall historic character of the building.” Specifically, referencing the factors to consider in evaluating the match of a window:

- **Glass size and divisions.** Muntins reproduced as simulated divided lights – consisting of a three-dimensional exterior grid, between-the-glass spacers, and an interior grid – may provide an adequate match when the dimensions and profile of the exterior grid are equivalent to the historic muntin and the grid is permanently affixed tight to the glass.
- **Materials and finish.**
  - While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.
  - Secondary window elements that do not match the finish or color of the window can also diminish the match. Examples include white vinyl tracks on dark-painted wood windows.

The applicant proposes to replace the existing entrance light, which is located centered above the front door.



*Images from application*

#### Front Entrance Analysis

- It is staff's opinion that the current front door, installed without the permission of the HDC, is inappropriate, especially given its distinctive Craftsman style.
- The existing full-view storm door, installed without the permission of the HDC, does not impact to the historic character of the house except for it being white in color, which does not follow the HDC Color Guide which states that contemporary structures should have “colors which blend harmoniously with existing materials as well as with their historical neighbors.”
- ~~The proposed polyurethane door heading and faux pilasters are attempting to bring classical architectural elements to a modernistic dwelling and create a false sense of historical development. It is staff's opinion that they are inappropriate.~~
- The proposed outdoor wall lights ~~have~~ has ornate details, which goes directly against the International influence of this dwelling and it is staff's opinion that ~~they are~~ it is inappropriate. ~~Additionally,~~ the current single light above the door is likely the original exterior light placement, as multiple houses of this style on Leslie have it as well.



### Porch Analysis

- Though the previous porch seemed to be in a state of deterioration, the removal of the historic brick planter box does not meet the standards. As stated in the [NPS Standards for Rehabilitation](#): “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.”



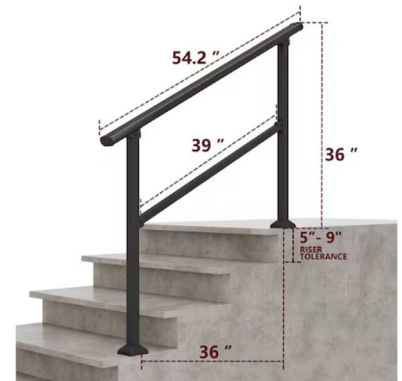
*Photo from real estate listing, 09/2024*



*Staff photo, 05/27/2025*



- It is staff's opinion that the proposed railing is appropriate due to its compatibility in minimal design, dimensions, and color. Additionally, the installation of the railing does not result in the replacement or removal of existing historic features.



### Landscaping Analysis

- The applicant proposes flower beds at the front of the house with plastic or metal landscape edging.



*Photo with mark-ups from application*

- The Elements of Design states that “foundation plantings, often of a deciduous nature and characteristic of the period 1920-1960, are present virtually without exception.”

### ISSUES

- The steel casement windows were distinguishing, character-defining features of the property. They were not documented to be beyond repair.
- If replacement windows were warranted (that is, if the historic windows were demonstrated to be beyond repair), the new windows would be required to “match the old in design, color, texture, and other visual qualities, and where possible, materials” (Standard #6, quoted in full below).
- Architectural features/elements copied from incompatible ornamental styles are not appropriate here, and create a false sense of historic development, in direct contradiction to the NPS’s Standards for Rehabilitation, Standard #3.
- The vinyl windows, ~~aluminum wrap, shutters~~, front doors, ~~faux architectural elements~~, and outdoor wall lights are not compatible with the overall historic character of the dwelling. Specifically, through limits of fabrication and material, vinyl, and materials alike, are not appropriate for historic districts.

- Vinyl windows, wrapped brickmould, and poly-products offer a plasticity and flat/thick appearance that does not adequately match the profile/dimensionality and appearance of historic windows, such as wood.
- Consumer grade vinyl windows weather poorly, deteriorate rapidly, and exhibit poor detailing and detracting color/sheen.
- The framing material, glazing, and seals (which keeps the argon gas intact between the insulated glass) of vinyl windows break down more quickly in ultraviolet light than wood or steel-framed windows.
- Vinyl also lacks rigidity and can expand and contract more greatly than wood and steel. This can result in discoloration and warping of the vinyl frames, as well as condensation between the glass layers.

## RECOMMENDATION(S)

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

**Recommendation 1 of 2 – Denial – Remove historic steel windows and vinyl windows to replace with vinyl windows, ~~add aluminum wrap to windows, install shutters, install front door and storm door, add faux-architectural elements, and outdoor wall lights~~**

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.*

*3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

*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.*

*Elements of Design #: 7, 8, 10, 19*

For the following reasons:

- The historic steel windows were distinctive, character-defining features and not proven to be beyond repair.



- The proposed windows are not in-kind matches to the historic windows at this property.
- Due to limitations in material quality and fabrication, vinyl windows are not appropriate for use in historic districts.
- Introducing features that are not based on documented historical evidence, including architectural elements copied from other buildings and styles, creates a false sense of history.

**Recommendation 2 of 2 – COA – Rebuild of front porch, install porch railings, replacement of concrete driveway, erect 6’ wood fence, add foundational plantings**

Staff finds that the proposal for the remaining work items will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed as it meets the Secretary of the Interior’s Standards and the Russell Woods-Sullivan Historic District’s Elements of Design, with the condition(s) that:

- Rebuild historic brick planter box in-kind, with staff to review and approve
- Staff is to review foundational planting scope