

04/19/2022

NOTICE OF DENIAL

Henry Bright
Detroit Expediting and Development
30645 Pierce
Southfield, MI 48076

**RE: Application Number 22-7744; 603 E. Milwaukee; Jam Handy/North End – East Grand Boulevard
Historic District
Project Scope: Window replacement (Document 1 of 2)**

Dear Applicant,

At the Regular Meeting that was held on April 13, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on April 19, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replacement of the original wood windows along St. Antoine and East Milwaukee elevations

Excepting the following items from denial:

- ***Replacement of all steel windows***

The reasons for the denial are a failure to meet the following specific Standards or Elements:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(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.

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director
Detroit Historic District Commission

DHDC 22-7744

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

04/19/2022

CERTIFICATE OF APPROPRIATENESS

Henry Bright
Detroit Expediting and Development
30645 Pierce
Southfield, MI 48076

**RE: Application Number 22-7744; 603 E. Milwaukee; Jam Handy/North End – East Grand Boulevard
Historic District
Project Scope: Window replacement (Document 2 of 2)**

Dear Applicant,

At the Regular Meeting that was held on April 13, 2022 the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on April 19, 2022 as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replacement of all steel windows, per submitted drawings, documents, and narrative. Original wood windows excluded.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: 3/17/2022

PROPERTY INFORMATION

ADDRESS(ES): 603 East Milwaukee AKA: Peerless Building

PARCEL ID: 03-001776 HISTORIC DISTRICT: Jam Handy/North End- East Grand B

SCOPE OF WORK: Windows/Doors Walls/Siding Painting Roof/Gutters/Chimney Porch/Deck/Balcony Addition
(Check ALL that apply) Demolition Signage New Building Major Alteration (3+ scope items) Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: Steel and wood window replacement with new aluminum windows.
Steel and wood window replacement with new aluminum windows.

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: Henry Bright COMPANY NAME: Detroit Expediting and Development

ADDRESS: 30645 Pierce CITY: Southfield STATE: Mi ZIP: 48076

PHONE: 313 675-6550 MOBILE: EMAIL: Henry@mydetroitexpeditor

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSE&ED) to perform the work.

NOTE:

Based on the scope of work, additional documentation may be required.
See www.detroitmi.gov/hdc for scope-specific requirements.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

P2 - BUILDING PERMIT APPLICATION

Date: 3/17/2022

PROPERTY INFORMATION

Address: 603 East Milwaukee Floor: Suite#: Stories: 2
AKA: Peerless Building Lot(s): Subdivision:
Parcel ID#(s): 03-001776 Total Acres: .14 Lot Width: 58 Lot Depth: 104
Current Legal Use of Property: office/warehouse Proposed Use: Residential
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
Foundation Only Change of Use Temporary Use Other:
Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
Building rehabilitation into residential units.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
Other: Size of Structure to be Demolished (LxWxH) cubic ft.
Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ 2,500,000 By Contractor By Department

Structure Use

Residential-Number of Units: 6 Office-Gross Floor Area Industrial-Gross Floor Area
Commercial-Gross Floor Area Institutional-Gross Floor Area Other-Gross Floor Area
Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements
(must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings,
existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Edmund Fish Company Name: Peerless Realty, LLC
Address: 410 S. Maple Ave. City: Falls Church State: VA Zip: 22046
Phone: 703 795-3215 Mobile: _____
Driver's License #: _____ Email: fish.edmundj@gmail.com

Contractor

Contractor is Permit Applicant

Representative Name: Kermit Ball Company Name: K Custom LLC
Address: 30751 Georgetown Dr. City: Beverly Hills State: MI Zip: 48025
Phone: 248 688-7194 Mobile: _____ Email: kermitball@icloud.com
City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: Henry Bright State Registration#: _____ Expiration Date: _____
Address: 30645 Pierce City: Southfield State: Mi Zip: 48076
Phone: 313 675-6550 Mobile: _____ Email: Henry@mydetroitexpeditor.com

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Henry Bright Signature: Henry Bright Date: 3/17/2022
(Permit Applicant)

Driver's License #: B-623-303-085-300 Expiration: 4/18/2024

Subscribed and sworn to before me this 5th day of January 20 22 A.D. Oakland County, Michigan

Signature: Robert L. Bright My Commission Expires: 9/10/2024
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.





EXTERIOR RENOVATION FOR PROJECT PEERLESS

603 E. MILWAUKEE ST.
DETROIT, MI. 48202

DETROIT HISTORIC DISTRICT COMMISSION



3/16/2022

Garrick Landsberg, Director/Staff
Detroit Historic Commission
Coleman A. Young Municipal Center
2 Woodward Avenue - Suite 808
Detroit, MI 48226

**RE: 603-609 E. Milwaukee, Jam Handy/North End- East Grand
Boulevard Historic District Window Replacement Request:
Replace existing steel and wood windows**

Narrative:

This project is a former factory building. It is an existing 2-story vacant building with brick exterior. The building is constructed with large divided light metal windows and wood windows. The interior is a steel and wood floor framing construction with a flat roof. The building will be converted into 6 apartment units.

Dear Mr. Landsberg and Historic District Commission,
At the Regular Meeting that was held on November 10, 2021, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced scope and issued a Denial for the work, effective on November 16, 2021.

Since the denial we have contacted three companies, obtained from the state historic commission website, to provide a scope and quote for the rehabilitation of the steel and wood windows. These companies include H&R Windows, Turner Restoration and Blackberry. H&R Windows has not responded to our request for a quote, Turner provided a quote, but it did not include a full removal restoration, only patching which would last approximately 3-5 years. The only company that provided a thorough quote is Blackberry as you will see in this package.

We are requesting an approval (Certificate of Appropriateness) for the replacement of all the steel and wood windows on site according to the report issued by Blackberry and manufacturers specifications.

Thank you,



Cc. Ed Fish



PROJECT PEERLESS

REQUEST 1 – WINDOW REPLACEMENT (HISTORIC WINDOWS)



PROJECT PEERLESS

EXISTING WINDOWS

EXISTING EXTERIOR ELEVATIONS

SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



EXISTING WINDOWS (INTERIOR)

FIRST FLOOR





SECOND FLOOR



EXTERIOR WINDOWS (ENLARGED)



EXISTING WINDOWS

METAL WINDOWS

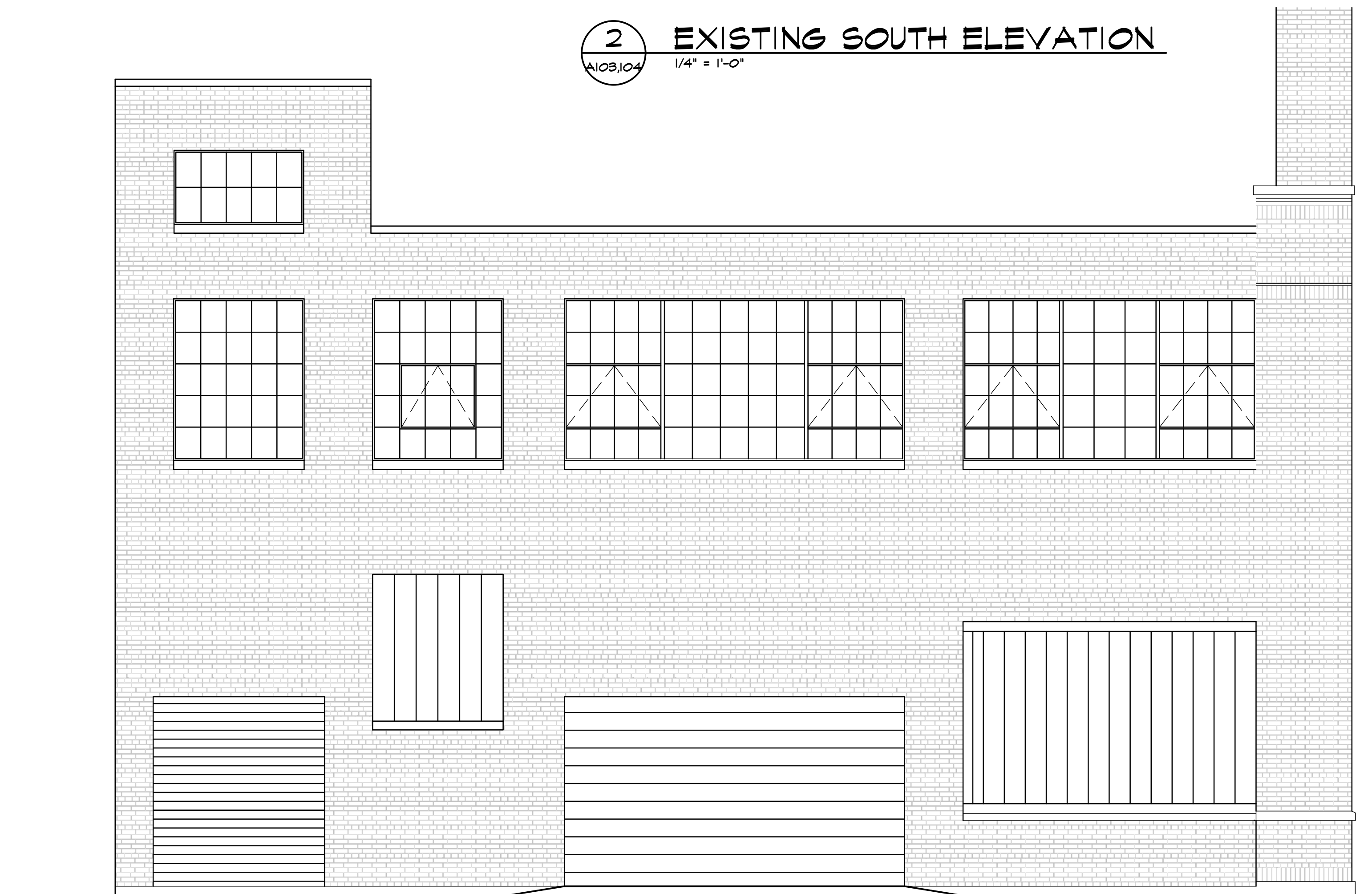


WOOD WINDOWS





2 EXISTING SOUTH ELEVATION
A103,104 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
A103,104 1/4" = 1'-0"



7300 DIXIE HWY. #600
CLARKSTON, MI 48346
PHONE 248.605.2030
FAX 248.605.2030
WEB DSARCHITECTS.COM

Seal

Project **PROJECT PEERLESS**

603 E. MILWAUKEE ST.
DETROIT, MI 48202

Drawing Title
EXTERIOR ELEVATIONS

Project Number
20-40-159

Drawn ALM

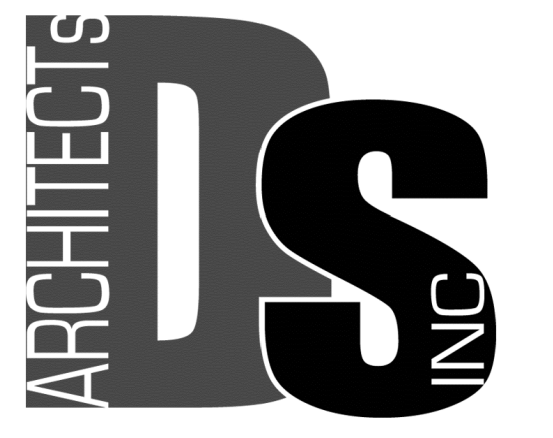
Checked DJS

Scale 1/4"=1'-0"

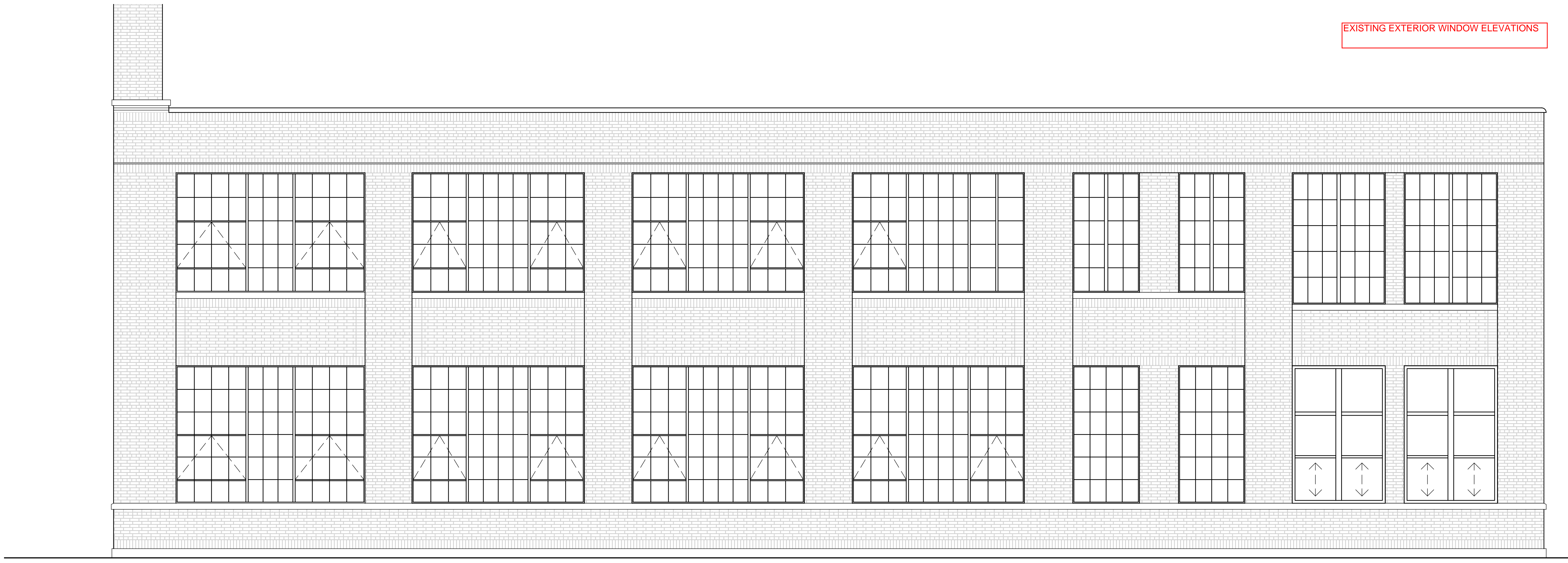
Dwg. PEERLESS - CDS

Issued for	Date	By
DESIGN DEVELOPMT.	5-28-21	DJS
OWNER REVIEW	8-20-21	DJS
PERMIT	10-13-21	DJS
HDC	3-16-22	DJS

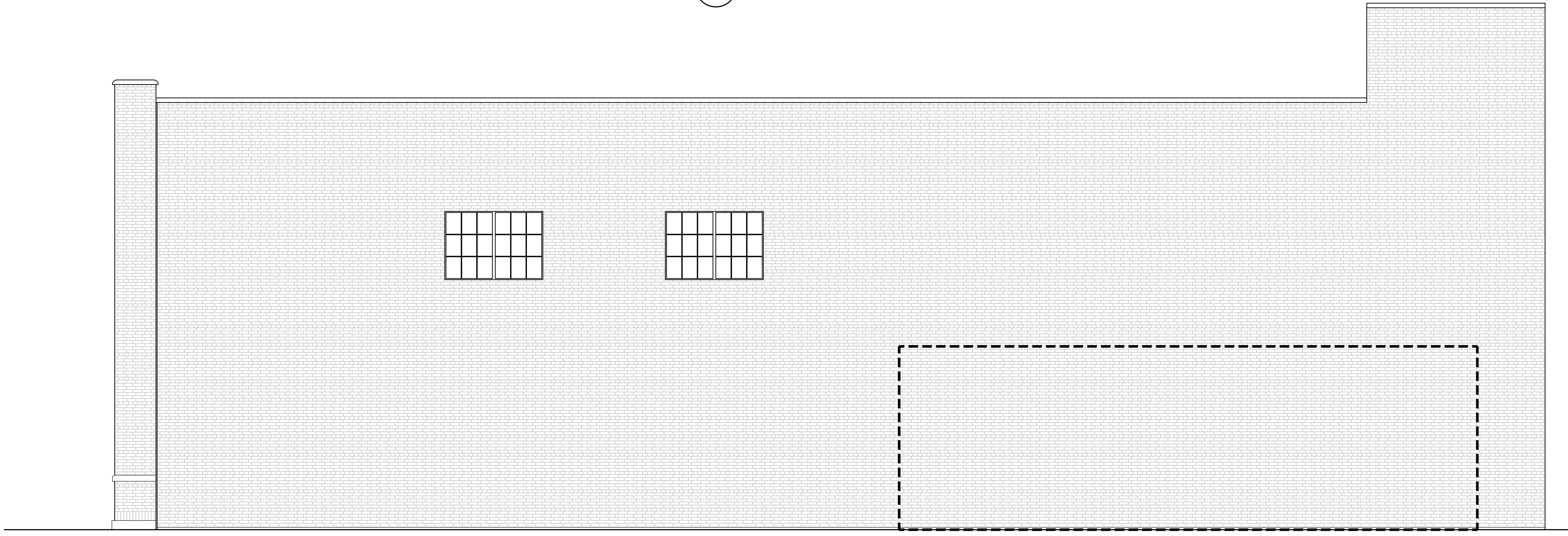
Sheet Number
E-1
of
2



7300 DIXIE HWY. #600
 CLARKSTON, MI 48346
 PHONE 248.605.2030
 FAX 248.605.2030
 WEB DSARCHITECTS.COM



2 EXISTING WEST ELEVATION
1/03/04 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
1/03/04 1/4" = 1'-0"

Seal

PROJECT PEERLESS

Project: 603 E. MILWAUKEE ST. DETROIT, MI 48202

Drawing Title: **EXTERIOR ELEVATIONS**

Project Number: **20-40-159**

Drawn: ALM

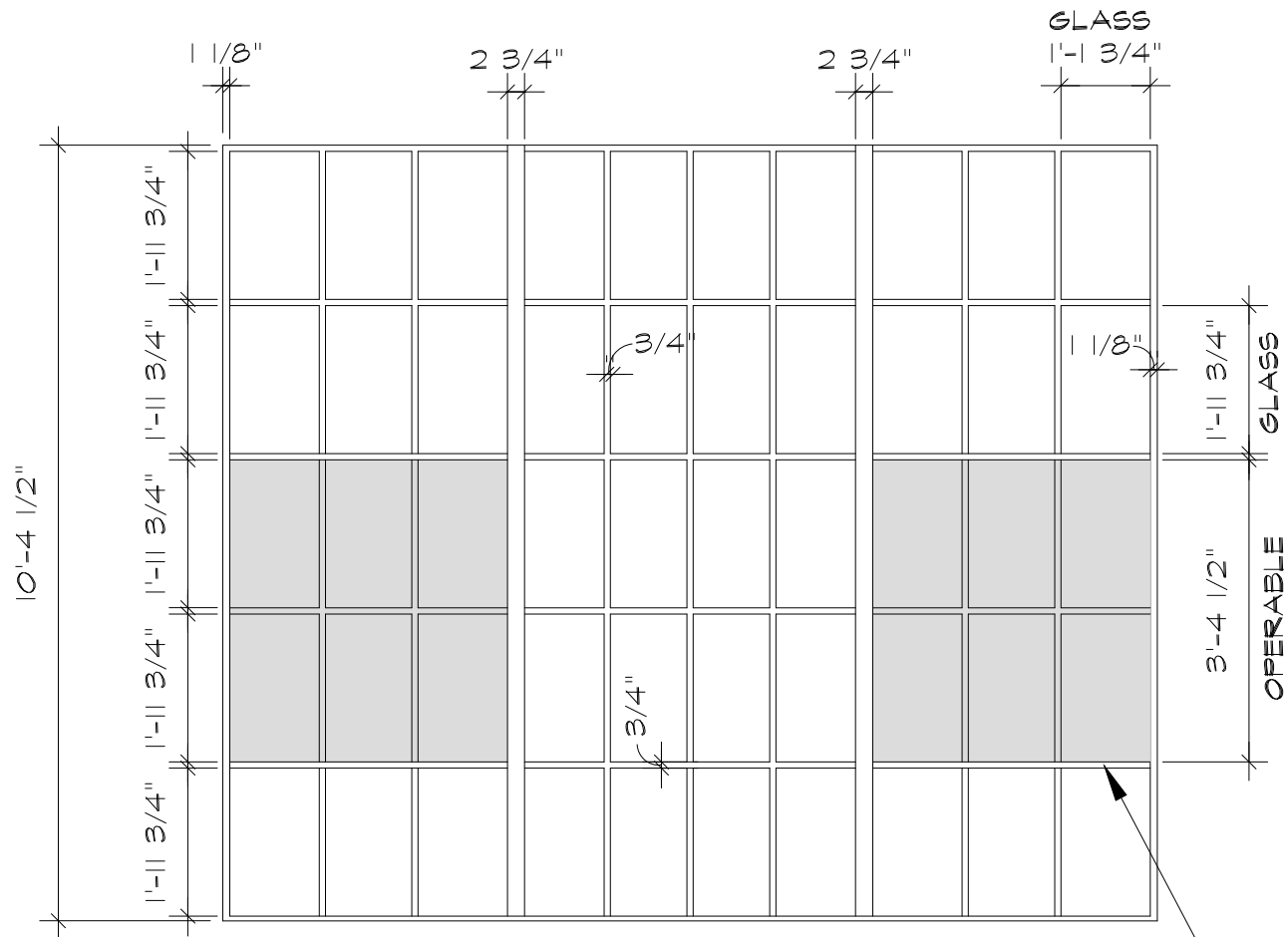
Checked: DJS

Scale: 1/4" = 1'-0"

Dwg: PEERLESS - CDS

Issued for	Date	By
DESIGN DEVELOPMT.	5-28-21	DJS
OWNER REVIEW	8-20-21	DJS
PERMIT	10-13-21	DJS
HDC	3-16-22	DJS

Sheet Number: **E-2**
 of
 2



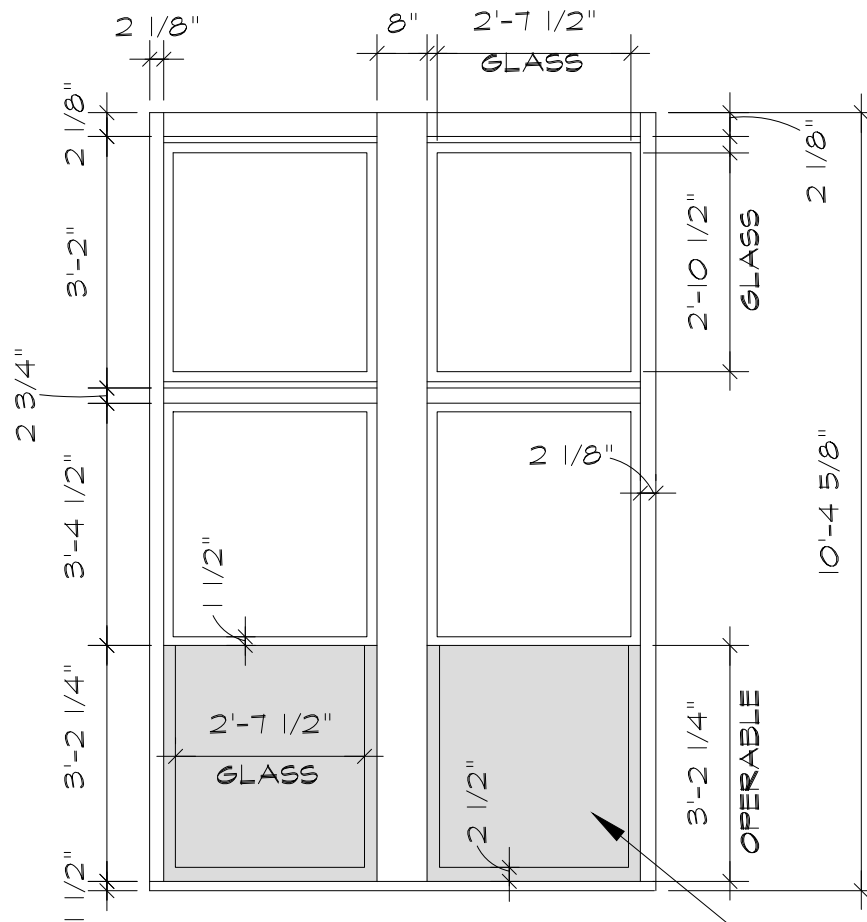
EXISTING METAL FRAMED WINDOWS

SHADED AREA INDICATES OLD OPERABLE PART OF WINDOW

360 E. MILWAUKEE AVE.

PEERLESS BUILDING
 DETROIT, MI 48202
 3/8" = 1'-0"
 3-16-22





EXISTING WOOD FRAMED WINDOWS

SHADED AREA INDICATES
OLD OPERABLE PART
OF WINDOW

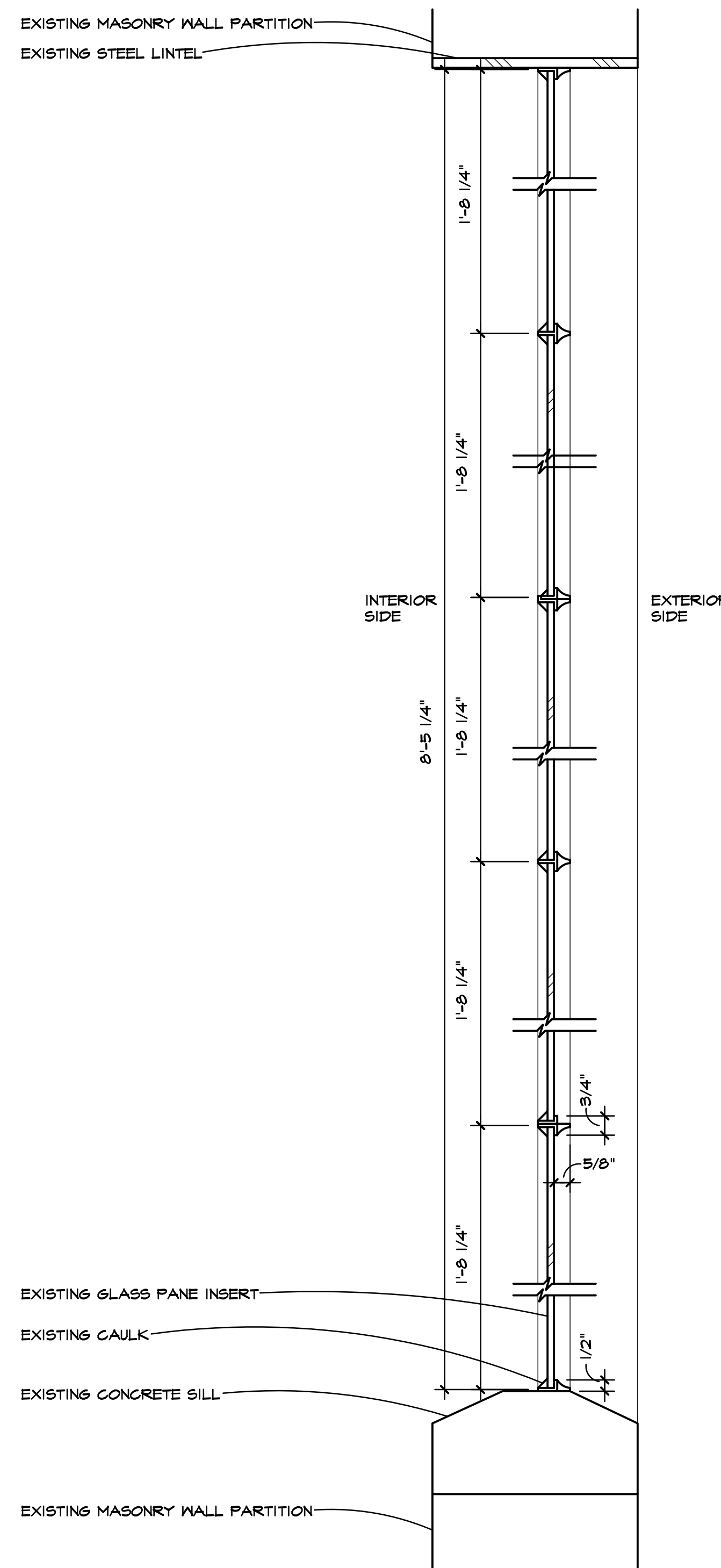
360 E. MILWAUKEE AVE.

PEERLESS BUILDING
DETROIT, MI 48202

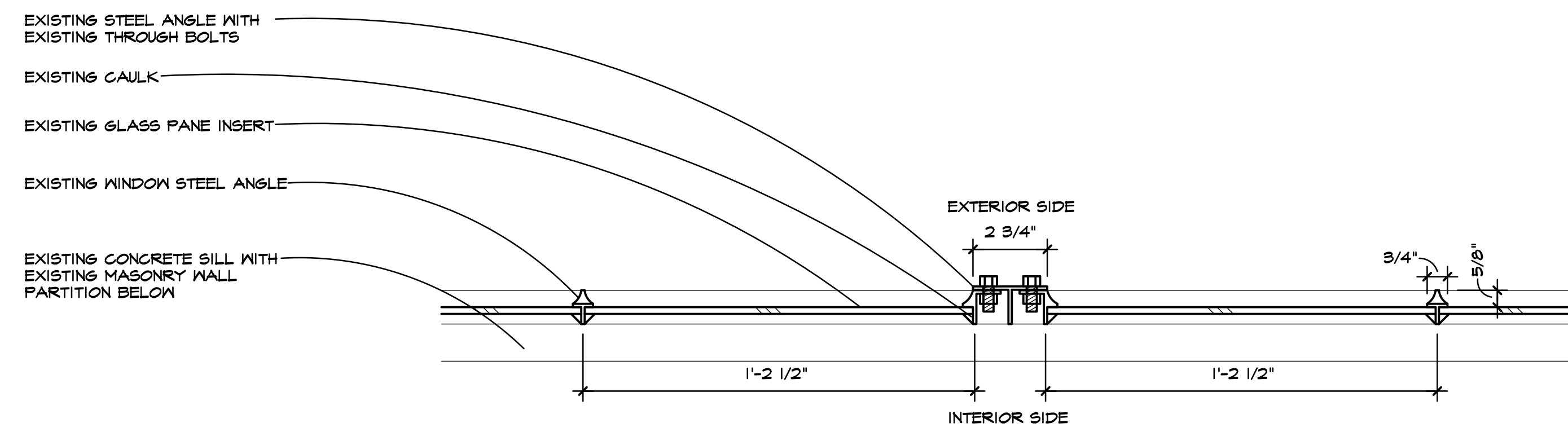
3/8" = 1'-0"

3-16-22

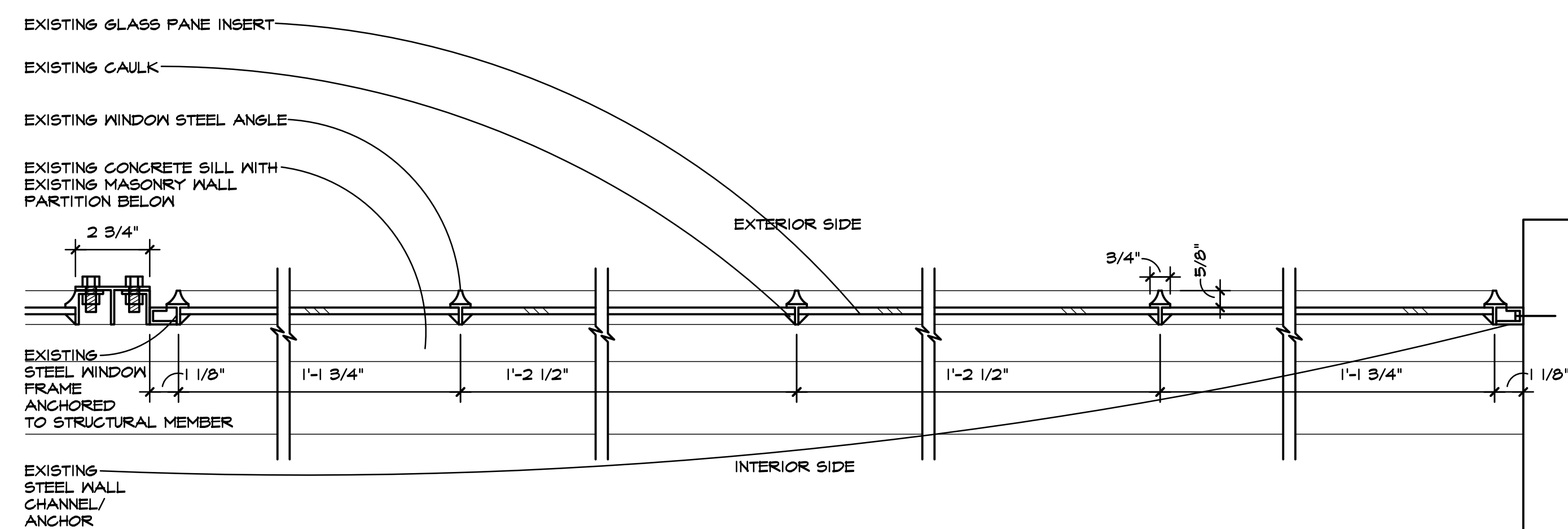




3 OPERABLE METAL WINDOW SECTION
A-0 3" = 1'-0"



2 METAL WINDOW CONNECTION SECTION
A-0 3" = 1'-0"



1 OPERABLE METAL WINDOW SECTION
A-0 3" = 1'-0"

Seal

PROJECT PEERLESS

Project: 603 E. MILWAUKEE ST. DETROIT, MI 48202

Drawing Title: **EXISTING WINDOW SECTIONS**

Project Number: **20-40-159**

Drawn: BKO

Checked: DJS

Scale: AS SHOWN

Dwg: PEERLESS - CDS

Issued for: HDC REVIEW Date: 3-16-22 By: DJS

Sheet Number: **1** of 3

Seal

Project
PROJECT PEERLESS

603 E. MILWAUKEE ST.
DETROIT, MI 48202

Drawing Title

EXISTING WINDOW SECTIONS

Project Number

20-40-159

Drawn

BKO

Checked

DJS

Scale

AS SHOWN

Dwg.

PEERLESS - CDS

Issued for

Date

By

HDC REVIEW

3-16-22

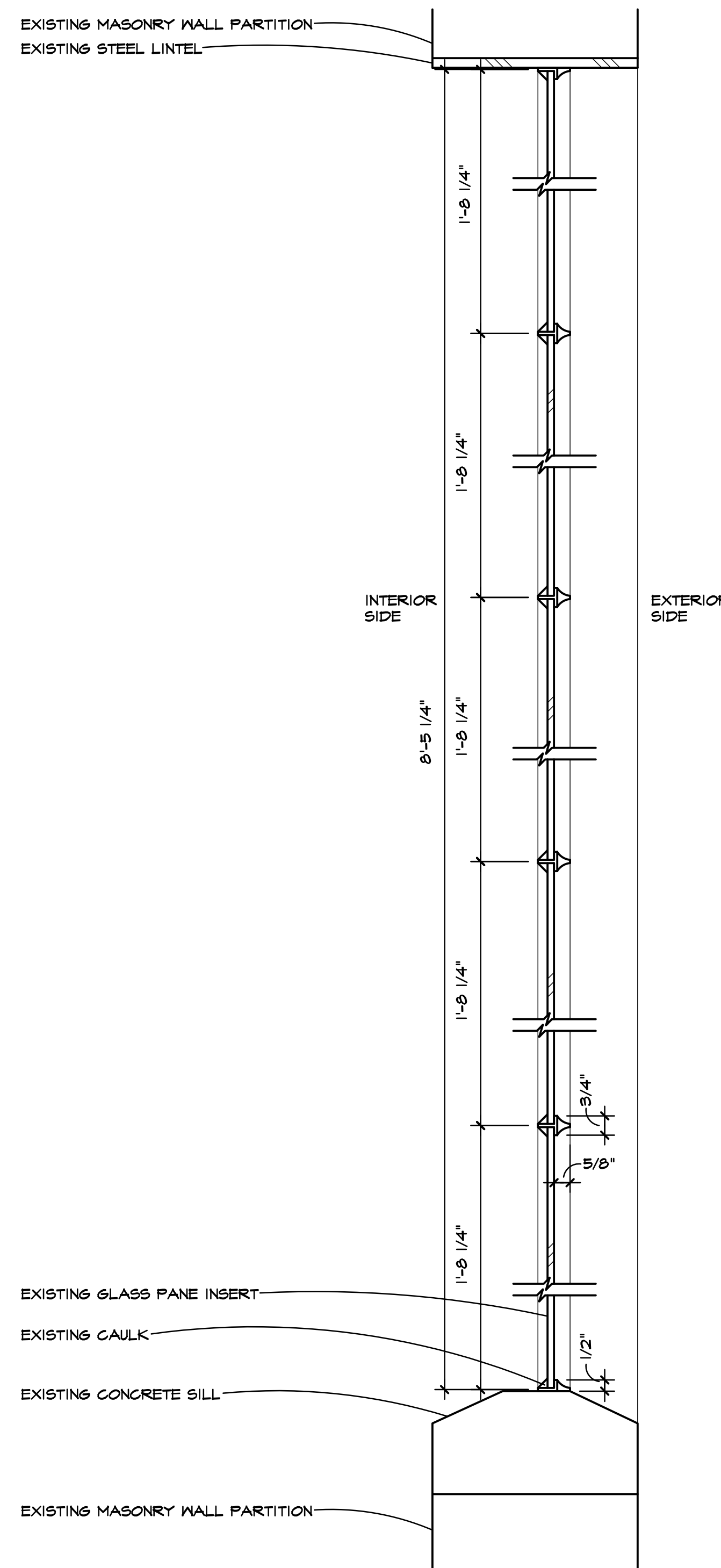
DJS

Sheet Number

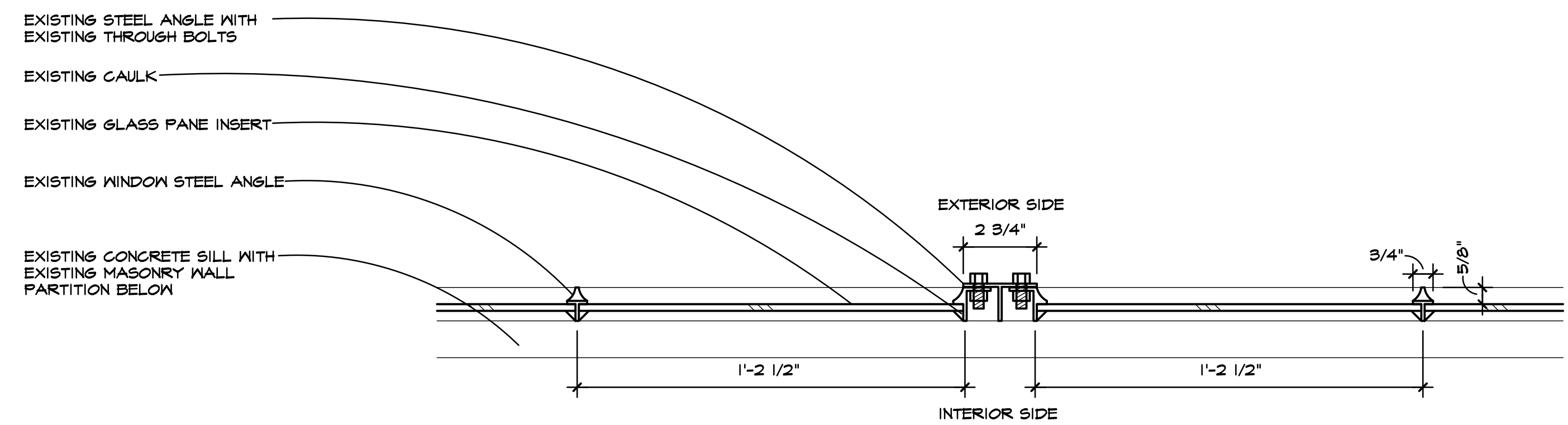
2

of

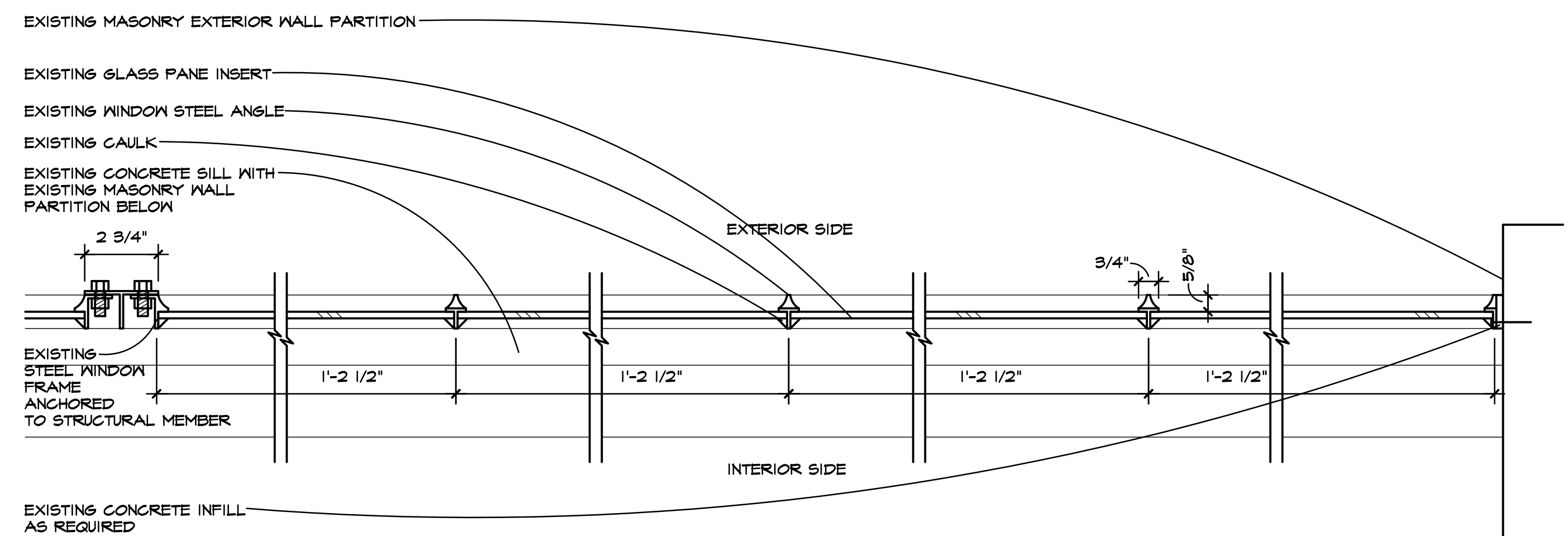
3



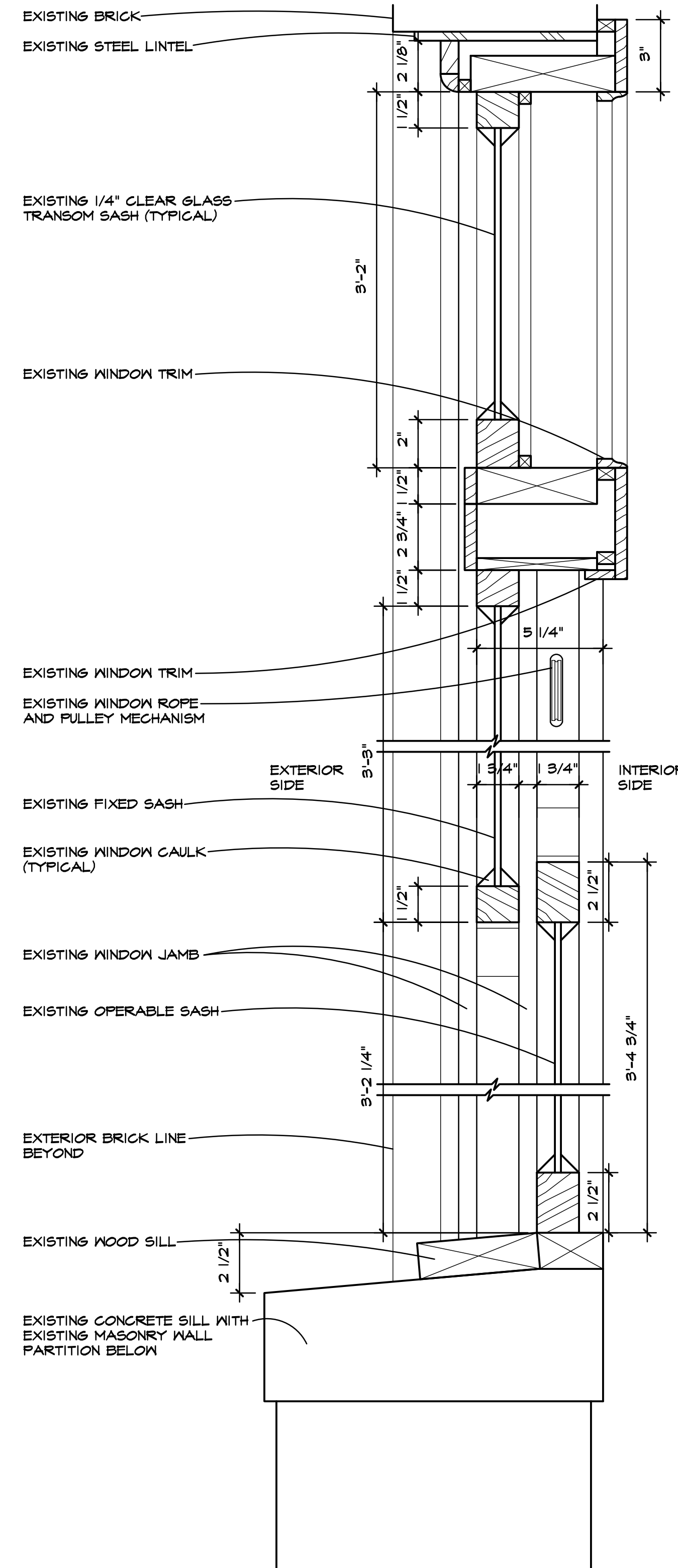
3 FIXED METAL WINDOW SECTION
A-0 3" = 1'-0"



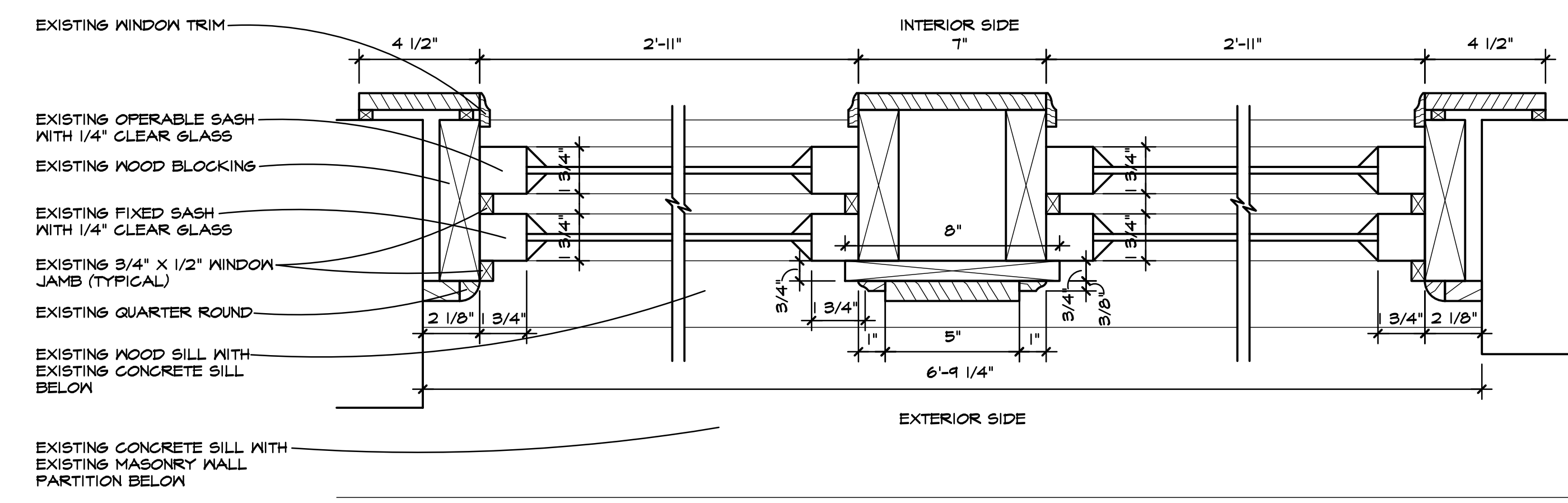
2 METAL WINDOW CONNECTION SECTION
A-0 3" = 1'-0"



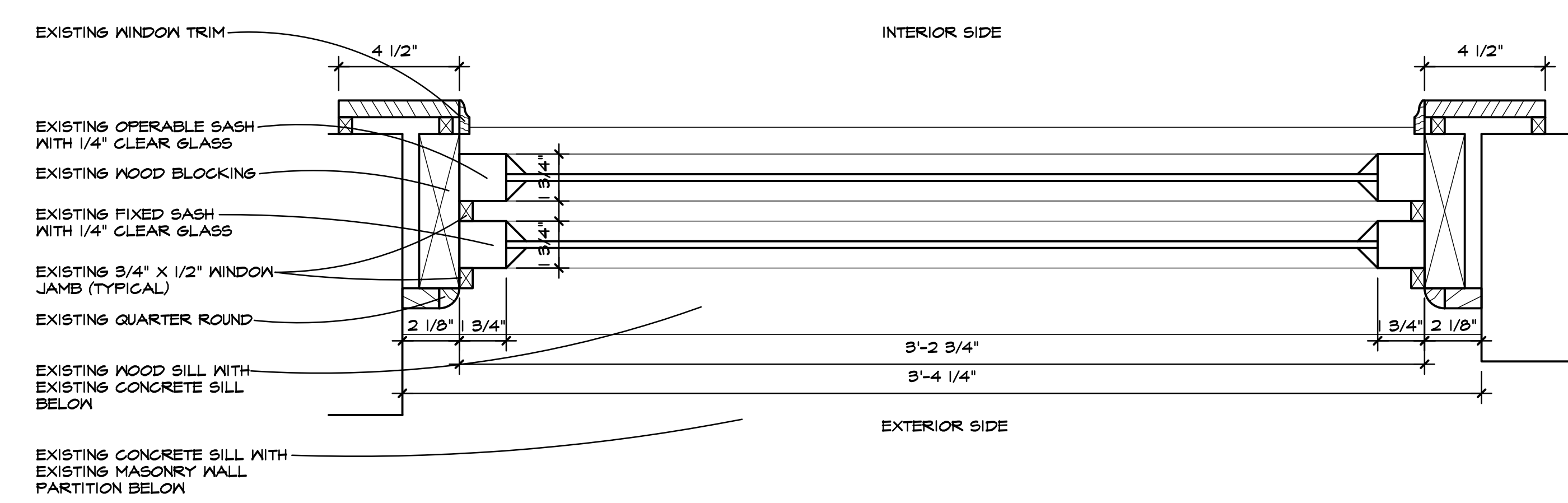
1 FIXED METAL WINDOW SECTION
A-0 3" = 1'-0"



3 WOOD WINDOW SECTION
A-0 3" = 1'-0"



2 WOOD DOUBLE WINDOW SECTION
A-0 3" = 1'-0"



1 WOOD WINDOW SECTION
A-0 3" = 1'-0"

Seal

PROJECT PEERLESS

Project Number **20-40-159**

Drawn BKO

Checked DJS

Scale AS SHOWN

Dwg. PEERLESS - CDS

Issued for HDC REVIEW Date 3-16-22 By DJS

Sheet Number **3** of 3

603 E. MILWAUKEE ST.
DETROIT, MI 48202



PROJECT PEERLESS

WINDOW REPORT

1/4/2022

K Custom LLC
Attn: Kermit Ball
30751 Georgetown Dr.
Beverly Hills, MI 48025
PH: Number

Job Name: Peerless Project
Job Location: Detroit, MI

Historic Window Site Review:

BlackBerry is providing information for the Peerless Project at 603 E. Milwaukee St. Detroit, MI 48202. This two-story brick structure is in the Detroit Historic District and requires review by the HDC prior to construction. This HWSR will address the existing steel and wood windows in the structure on the first and second floor exterior openings. We are providing this information based on our site visits and inspection of all windows as well a site visit and walk thru with Garrick Landsberg from the HDC. We provide our review and recommendations based on guidelines from the National Park Service for steel and wood window restoration and replication. Likewise, our over 30 years of experience in window restoration and replication provides the experience needed to comprehensively determine the condition and best solution for a long-lasting, durable approach to maintaining the building and windows original character.

Hot Rolled Industrial Steel Windows: For (34) openings approximately 2,500 Sq. Ft.

The existing industrial steel windows are only original on the North and a portion of the West Elevations; for a total of (16) openings. The windows on the East and the 2nd Floor South are new steel windows that were replaced by the previous owner; for a total of (13) openings. The renovation plans include an additional (5) new proposed openings on the East Elevation.

The original (16) openings are in poor condition. The common issues seen throughout these openings are as follows:

- **Structurally failed vertical “T” mullions. Over 80% of these mullions which support adjacent window sections have corroded to the point that at the intersection with the masonry sill the material is no longer continuous the full length, from the steel lintel header and the masonry brick and concrete poured sill. Steel is gone and daylight is open from the exterior to the interior. Foam has been sprayed to fill the voids; but all structural support is gone. To**

repair this, , all window sections would be removed as well as the entire concrete sill would be removed and replaced. New mullions would have to be set in place prior to the new sill being poured.

- Structurally failed bottom horizontal sill members. Over 70% of these bottom rails are fully or partially corroded with the original hot rolled steel material missing, these are best viewed from the exterior since a masonry cap was laid on the brick and poured flush with the bottom rails on the interior side. This material buried the sill and has allowed water to collect and corrode the metal. To replace the bottom rail sections the interior masonry cap must be fully removed and all windows sections must be removed. New matching material would have to be welded on all the window sections, first, all the vertical muntins would have to be cut at the top of the bottom rail to remove all the corroded material.
- Bent and warped steel frames at the hopper window locations. Approximately 50% of the hopper sashes and frames have heavy corrosion, corner joinery is weakened and, in some locations, failed, as well as bent frame components because of freeze and thaw action.
- General structural issues has occurred with the window sections having been buried in the masonry at the perimeters. Over the years water has penetrated the masonry at the intersection with the steel rail components. Freezing and thaw slowly moves the material, bending and warping window components, and individual window sections. These sections can be heat bent to square and plumb, but the heavy corrosion make is difficult and any loss of material weakens the metal to perform structurally in the future. Any repair requires full remove of window sections.
- Glazing is all in need of replacement since there is no consistency, the current glazing includes clear annealed, acrylic sheet, polycarbonate sheet, and fiberglass reinforced sheet. All glazing compound is failed and is likely containing ACM that would require abatement, as well as the exterior perimeter caulking. These compounds need to be tested prior to any work.

These original windows are all interior putty glazed with exterior beveled muntins and perimeter rails. The windows are a common dimension 1 3/4" frame depth and a rail site line dimension of 1 3/4" from the frame edge to the glass; this is the case at the head, jambs, and sill. The muntins area 3/4" wide, both vertical and horizontal. The frame and sash dimension of the hopper units are 2" all four sides. The vertical mullions from glass edge to glass edge measure approximately 4".

The newer, previously replaced (13) openings are in good condition, they have moderate rust and corrosion. But the replication product and installation is poorly done in regard to incorrect configuration, not matching profiles and dimensions, as well a poorly done installation. The common issues seen throughout these openings are as follows:

- These steel windows have a different exterior profile and dimension. The rails and muntins are flat or flush to the glass. The existing are beveled. The overall frame dimension is 2" versus 1 ¾", the vertical mullion is approximately 5" from glass to glass versus 4".
- The more serious issue is the muntins patterns to do not match the same configuration as the original windows. See the attached photo as a reference.
- The actual window masonry opening was reduced on the interior of the building, some of the windows are offset behind the masonry and some are noticeable smaller than the original windows. I have no explanation as to why this was done other than the windows were mis-measured.
- The workmanship was poor at best in terms of the installation, the glazing is set with a thin bed of clear silicone and allows water to penetrate the envelope at many locations.

Recommendation:

The key factors we have observed in making a recommendation for handling the steel windows are as follows:

- The original existing steel windows are in very poor condition including structural failure of the mullions, perimeter rail components, and heavy corrosion and material breakdown of the components in general.
- The recently replaced steel windows are incorrect in matching profile, dimension, and configuration of the original steel windows.

BlackBerry recommends a full replacement of all steel windows with an approved replica thermally broken aluminum window. Our specific suggestion is the Quaker H 450 Series window which has been approved by NPS and SHPO on many previous projects. This product will provide a replica window that will maintain the architectural character and design, and likewise will provide excellent durability and energy efficiency. The estimated cost includes all removal, disposal, and abatement of the existing windows, installation of new windows, and all material cost. Masonry and steel lintel repair is not included.

Estimated Cost \$287,500.00

The option of restoration is not feasible in our judgement and opinion. However, to allow a comparison in cost for the HDC review we are offering the following information. Full restoration would require the following:

- Full removal of all window sections and mullions
- Full replacement of 45% of all windows sections and 100% of full replacement of structural mullions, with new replica material similar in profile and dimension of the original hot rolled steel components.
- Masonry repair and replacement by other contractors is not included in this pricing.

- Shop restoration of remaining existing components, with approximately 75% requiring material replacement of bottom rails and a variety of muntin locations.
- All restored material abated of ACM and Lead paint, stripped, de-rusted, epoxy repair, prime and two coat painted finished. New 1/8" clear annealed glass, fixing in place all hopper sashes. New interior silicone glazing bead and perimeter caulking.

Estimated Cost \$380,750.00

In the case of restoration of the steel windows and the need for adequate thermal performance considering the use will be for residential living space and studio space; an interior storm window is necessary. The use of a product such as the MOL Series window from Allied Window is suggested. The pricing includes all material, and labor to install.

Estimated Cost \$120,000.00

Wood Double Hung windows with Transom: For (8) openings approximately 510 Sq. Ft.

The existing wood double hung windows are all located on the first-floor street level on the South and Southwest corner of the building. These windows are original to the building and have been poorly maintained over the years except for some exterior painting on occasion. The windows have rope and pulley balance systems with cast iron weights in the master frame weight boxes located at the jambs and mullion. The windows are single glazed with 1/4" annealed glass and exterior putty glazing compound. The windows have a stacking fixed transom on top of the lower double hung units. The windows are in poor to fair condition. The windows appear to be a second growth white pine. The component dimensions include a 2" sash pocket, 1 3/4" sash rail (exposed), 3" bottom rail, 3" top rail, 1 3/4" meeting rail, 3" x 1" x 1/2" brick mould, 1/2" x 1/2" parting bead, 3/4" x 1/2" blind stop, 7" mullion cover, 4" horizontal stacking mullion, and 1 3/4" sill face. The top transom sash has a 2 1/4" bottom rail, top rail, and stiles. The common issues seen throughout these openings are as follows.

- All exterior sills are split through, running the full width of the opening. In the past, work was done to repair by cutting back the sills and face screwing a 2 x 2 wood piece to replace the rot and decayed face edge. Water is penetrating the attachment and allowing the damage to continue. Many of the existing sills have continued to decay and dry rot is present.
- The intersection of the exterior sill and weight boxes joinery is failed because of water penetration. Once this takes place a window unit is usually
- considered needing full replacement.
- Bottom rails on 30 % of the windows exterior side have failed corner joinery.
- 70% of the brickmould has been removed and no longer on site.
- Some of the mullion covers are split and missing allowing water penetration.

- All interior sash stops are missing.
- All glazing compound is failed and requires full replacement. This material most likely contains ACM. All painted surfaces mostly likely contain lead. Environmental testing should be completed prior to any work taking place.

Recommendation:

The overall condition of the wood double hung windows and transoms is poor to fair. There are a few options in addressing these openings. The overall key concerns as listed above is the poor condition of the exterior sills which are split running the full width of the opening and incorrectly repaired. The breakdown of the material extends into the weight boxes in the master frame. Because the sill extends under the weight box and mullions, replacement is not typically done since to do the work correctly and mortice new joinery requires full removal. Often this work is done by trying to use epoxy consolidation, but the joinery is not adequate and fails. There would be all new brick mould, mullion covers, and interior sash stop required, as well since these components have been removed or damaged.

Our recommendation in order of most recommended to least recommended is as follows:

Option I. Full removal and replacement with an historical replication using a thermally broken aluminum window assembly. This would include replication of the profile and dimension to NPS standards. Suggested products are available and can be detailed to show a comparison of existing and proposed drawings. The budget pricing includes removal, abatement, and disposal of existing material, new window product and installation.

Estimated Cost \$78,000.00

Option II. Full removal and replacement with an historical replication using a wood sash assembly. This would be a matching replication of all millwork. Budget pricing includes removal, abatement, and disposal of existing material, new window product and installation.

Estimated Cost \$96,000.00

Option III. Full removal of all damaged components, and sashes. Shop restoration of all sashes, new glazing, stops. Field restoration of all main frame components. New components include brickmould, exterior sills, parting bead, mullion covers. Approximately 30% of the sashes will need to be replaced with new millwork. Pricing includes all material and labor.

Estimated Cost \$91,000.00

In inspecting and considering the options for restoration or replication the above-mentioned issues must be considered. Our approach is to always first to consider restoration of the existing window components and assemblies. However, I would

say we see greater failure with restoration work than replication. In the review and practice of restoring windows, we often see the concern for long-term stable solutions is underestimated when considering corrosion and decay. Restored components utilizing epoxy consolidation and fillers, joinery repair and stabilization, coatings and finishes may look excellent at the time of completion but in the field often show break down and failure in narrow time spans such as 5 to 10 years. This is not caused necessarily by poor execution but existing materials being in such poor condition that restoration is not stable and durable. Having the benefit of doing this work since 1971 observation and experience has provided us this insight. Likewise, the primary goal of this work is to save and maintain our structures architectural heritage and design, sustaining it for years to come, not save original materials. One of the country's experts in this field is John Sandor AIA with the National Park Service; in many of his presentations he speaks to this issue. That maintaining profiles, design, and dimension is the focus. Likewise, the expense of this work is costly, so durability is a primary issue. In the commercial sector maintenance is not easily funded. So, when choosing solutions, we need to address this reality as well as the historic elements.

Please contact me with any questions or concerns.

Sincerely,

MKS

**Michael K Shields
President
BlackBerry Systems.**

Date 1/4/2022

Photos for Peerless Project “Steel Windows”



West Elevation



North Elevation Alley



South Elevation



East Elevation



Interior View 2nd Floor West and South Walls



Interior View 2nd Floor East and South Walls



Interior View 2nd Floor South Wall Partial East and West Walls



Interior View 1st Floor West Wall Partial, and North Wall Partial



Interior View 1st Floor West Wall Partial, and South Wall Partial



Interior View 1st Floor South Wall Partial



Interior of Typical Original Steel Windows



Typical Mullion and Bottom Rail Condition of Existing Steel Window, Interior View



Typical Mullion and Bottom Rail Condition of Existing Steel Window, Interior View



Mullion Condition of Existing Steel Window, Interior View



Typical Bottom Rail Condition, Exterior View



Typical Bottom Rail Condition, Exterior View



Typical Bottom Rail Condition, Exterior View



Typical Muntin Original Steel Window and Example of Four Types of Glazing Existing



*Example of Incorrect Replica of Steel Windows. Existing Original Window on 1st Floor.
Incorrect Replication on 2nd Floor.*



Exterior View of Original Steel Windows Next to Incorrect Replication



Exterior of Replica Steel Windows



Interior View of Replica Steel Window



Interior View of Replica Steel Windows, Mullion, and Glazing with Incorrect Glazing Install



Interior View of Replica Steel Window, Shows Altered Masonry Opening Changing Window Size

“Wood Windows”



Exterior View of Typical Wood Double Hung



Exterior View of Failed Mullion Assembly and Bottom Sash



Exterior View of Failed Sill; Completely Rotted Through with Paint Covering. Example of 2x2 Added to All Windows Covering Rotten Sill, As Well As Missing Brick Mould.



Exterior View of Broken Mullion Cover Allowing Water Penetration



Interior View of Wood Double Hungs



Interior View of Wood Double Hung



Exterior View of Split Sill

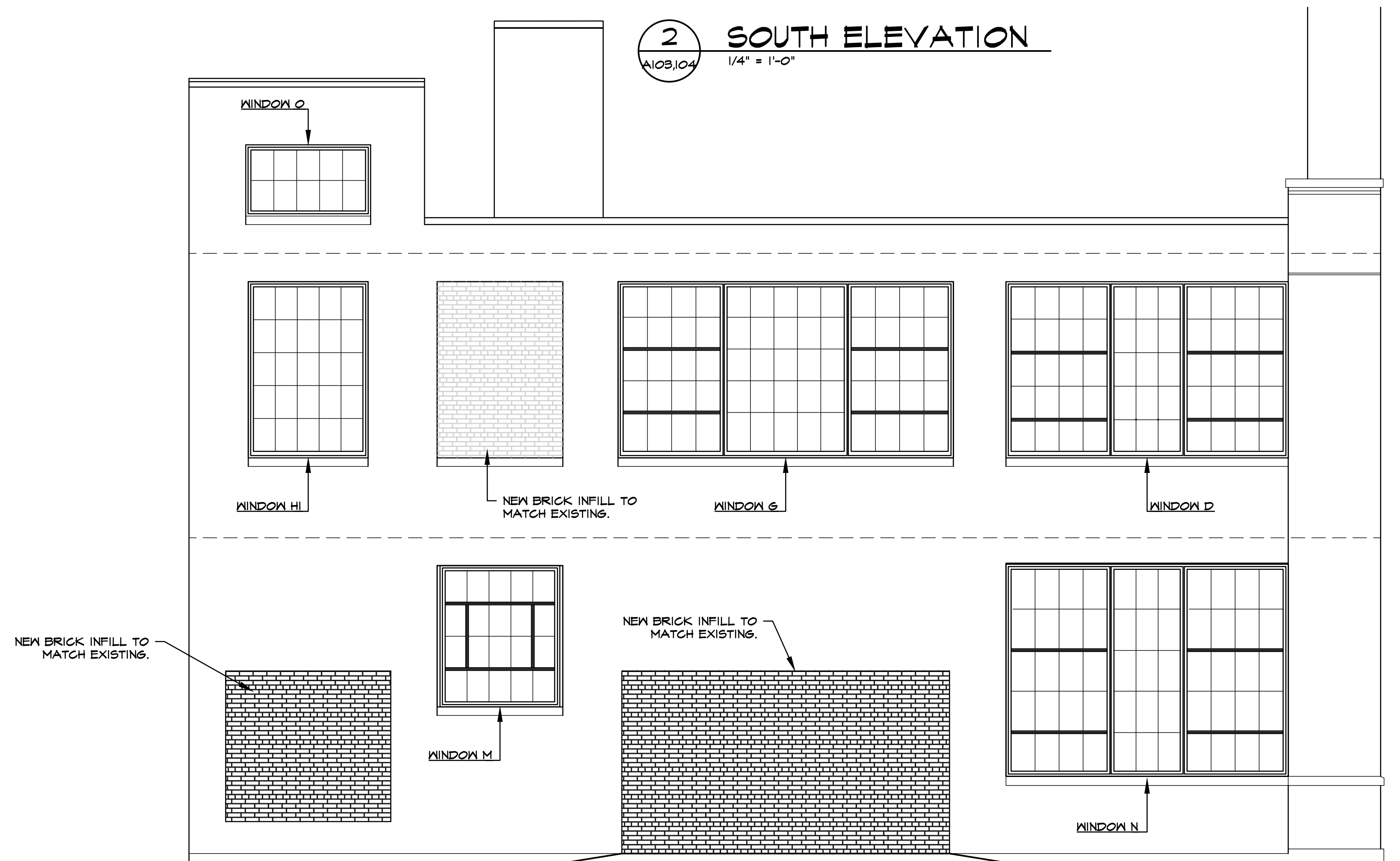


PROJECT PEERLESS

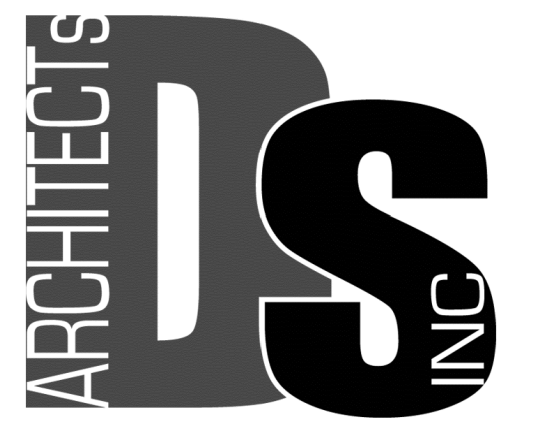
NEW PROPOSED WINDOWS



2 SOUTH ELEVATION
A103,104 1/4" = 1'-0"



1 NORTH ELEVATION
A103,104 1/4" = 1'-0"



7300 DIXIE HWY. #600
CLARKSTON, MI 48346
PHONE 248.605.2030
FAX 248.605.2030
WEB DSARCHITECTS.COM

Seal

Project **PROJECT PEERLESS**

603 E. MILWAUKEE ST.
DETROIT, MI 48202

Drawing Title
EXTERIOR ELEVATIONS

Project Number
20-40-159

Drawn ALM

Checked DJS

Scale 1/4"=1'-0"

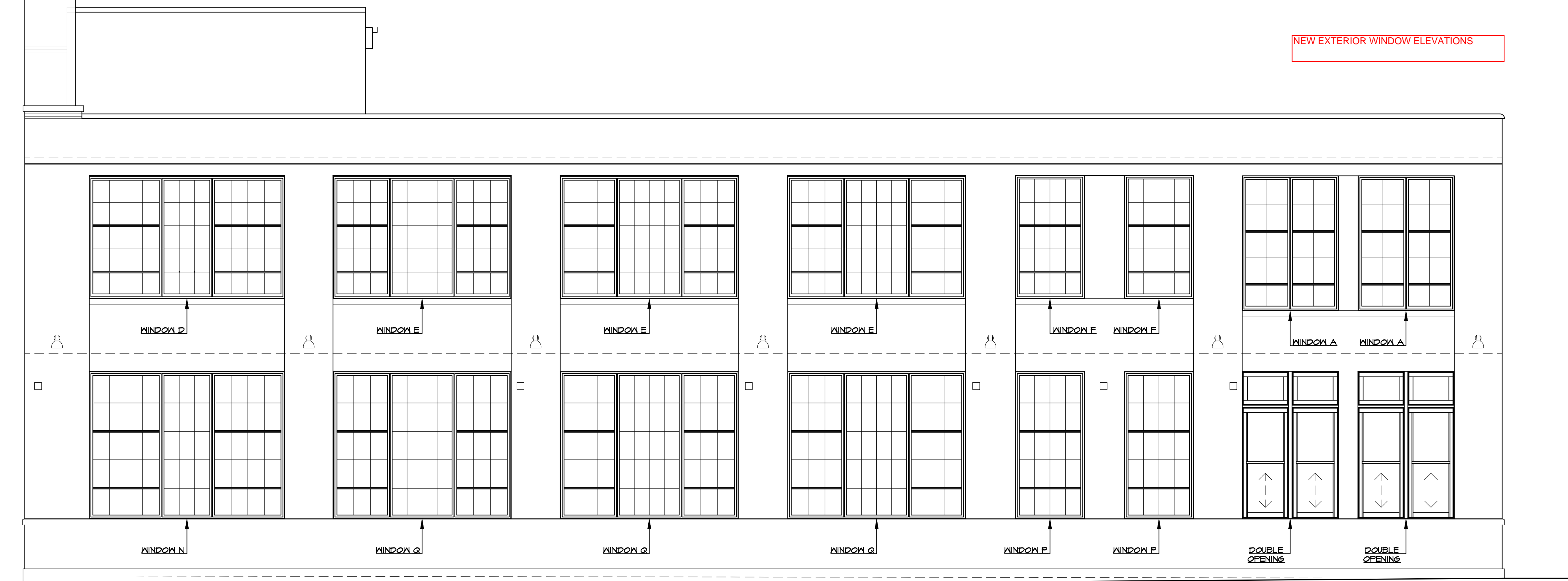
Dwg. PEERLESS - CDS

Issued for	Date	By
DESIGN DEVELOPMT.	5-28-21	DJS
OWNER REVIEW	8-20-21	DJS
PERMIT	10-13-21	DJS
HDC	3-16-22	DJS

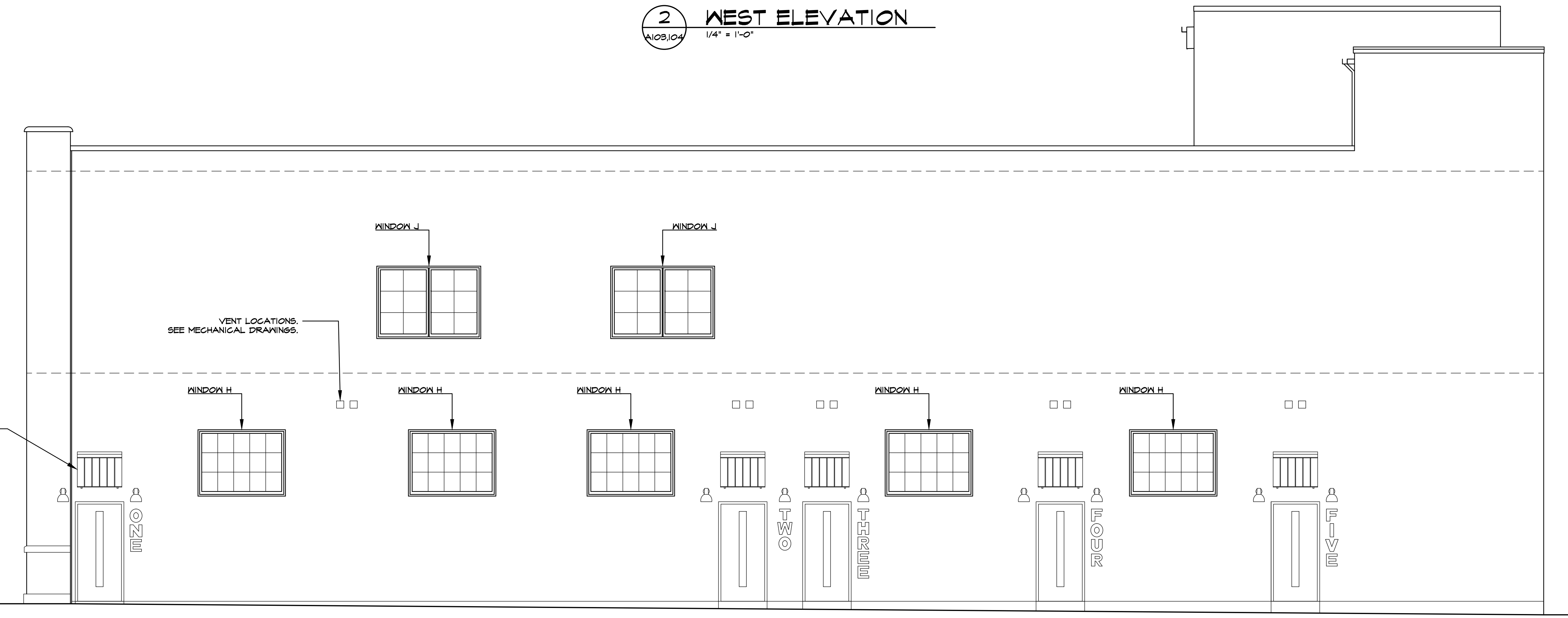
Sheet Number
A201
of
28



7300 DIXIE HWY. #600
 CLARKSTON, MI 48346
 PHONE 248.605.2030
 FAX 248.605.2030
 WEB DSARCHITECTS.COM



2 WEST ELEVATION
 A103,104 1/4" = 1'-0"



1 EAST ELEVATION
 A103,104 1/4" = 1'-0"

Seal

Project **PROJECT PEERLESS**

603 E. MILWAUKEE ST.
 DETROIT, MI 48202

Drawing Title
EXTERIOR ELEVATIONS

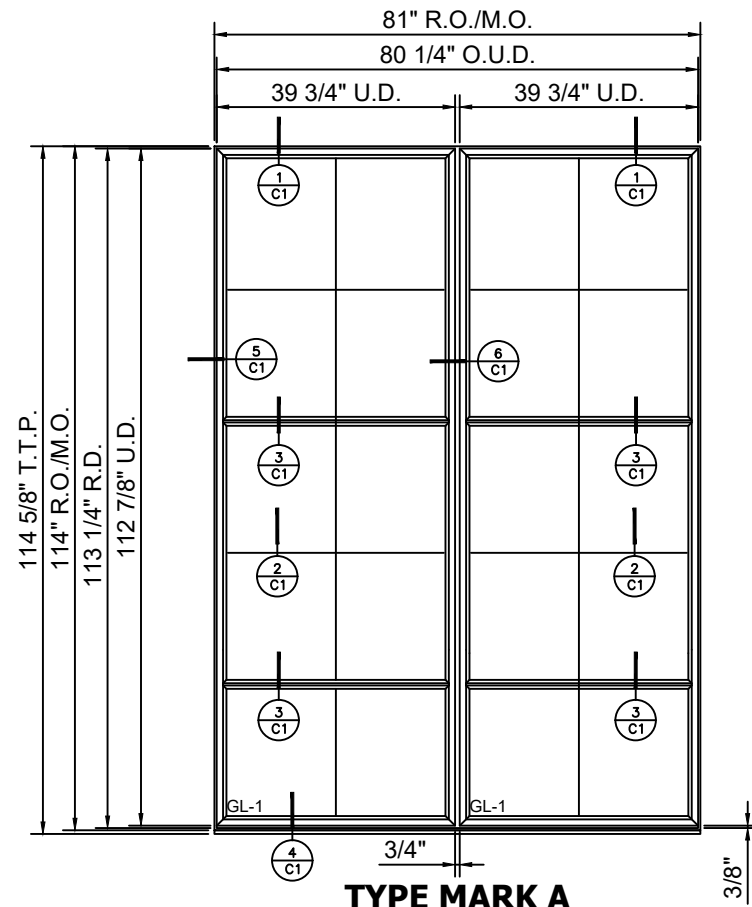
Project Number
20-40-159

Drawn ALM
 Checked DJS
 Scale 1/4"=1'-0"
 Dwg. PEERLESS - CDS

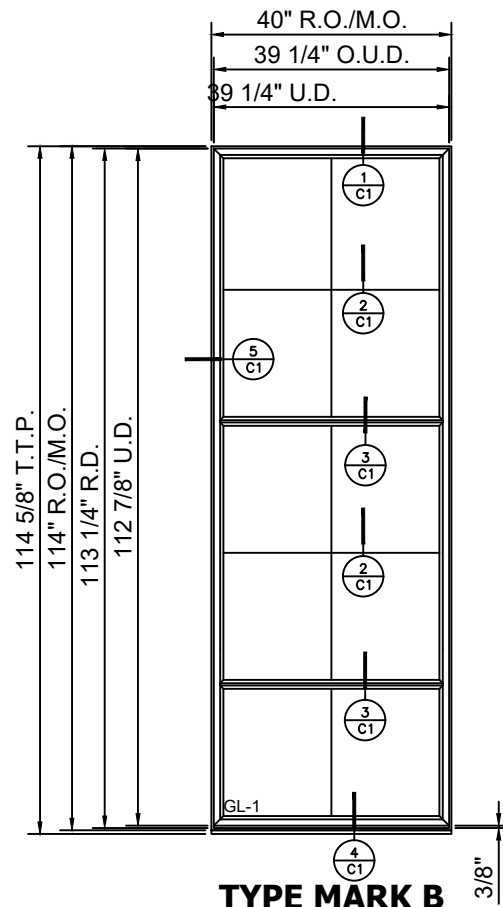
Issued for	Date	By
DESIGN DEVELOPMT.	5-28-21	DJS
OWNER REVIEW	8-20-21	DJS
PERMIT	10-13-21	DJS
HDC	3-16-22	DJS

Sheet Number
A202
 of
 28

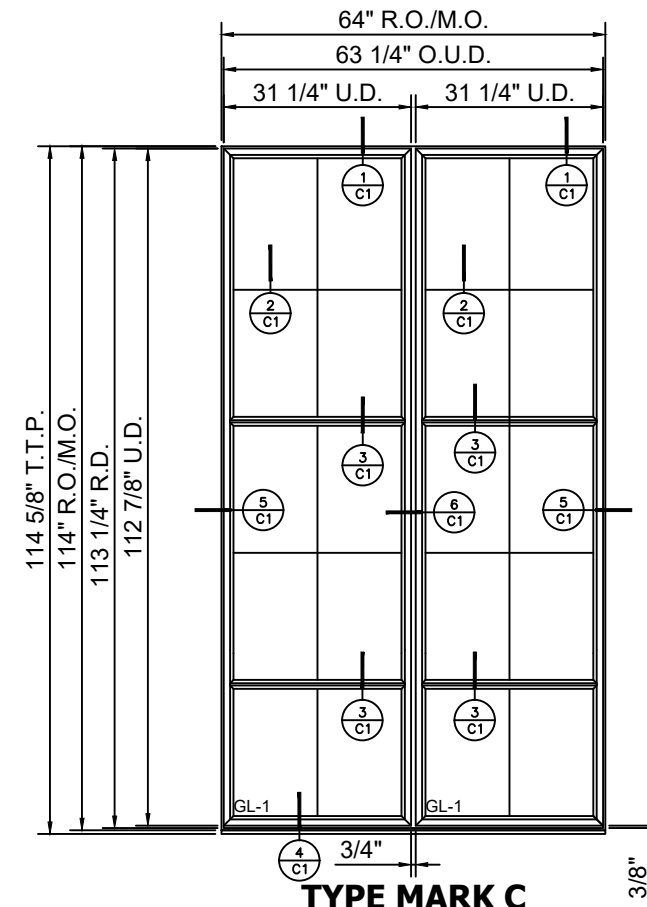
NEW PROPOSED WINDOWS



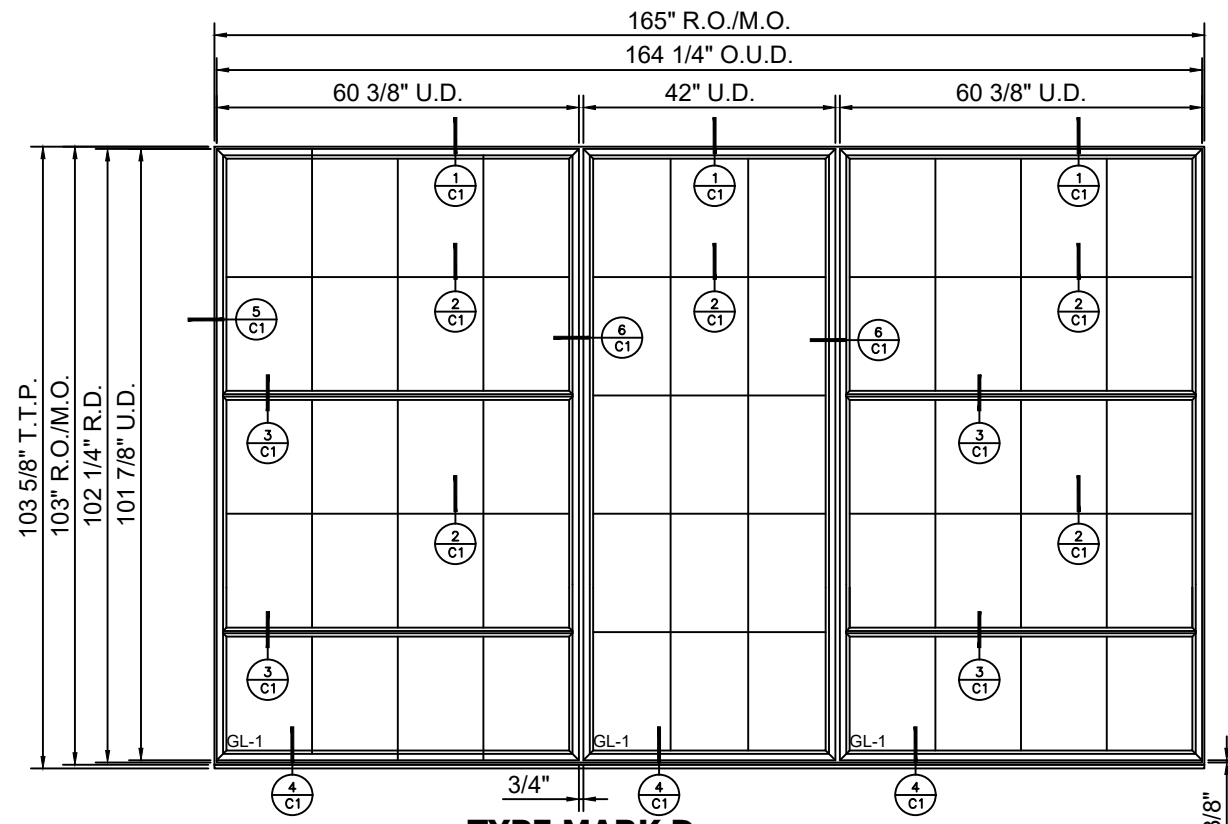
TYPE MARK A
H450 CF DS/DS-CF DS/DS
QTY. 6



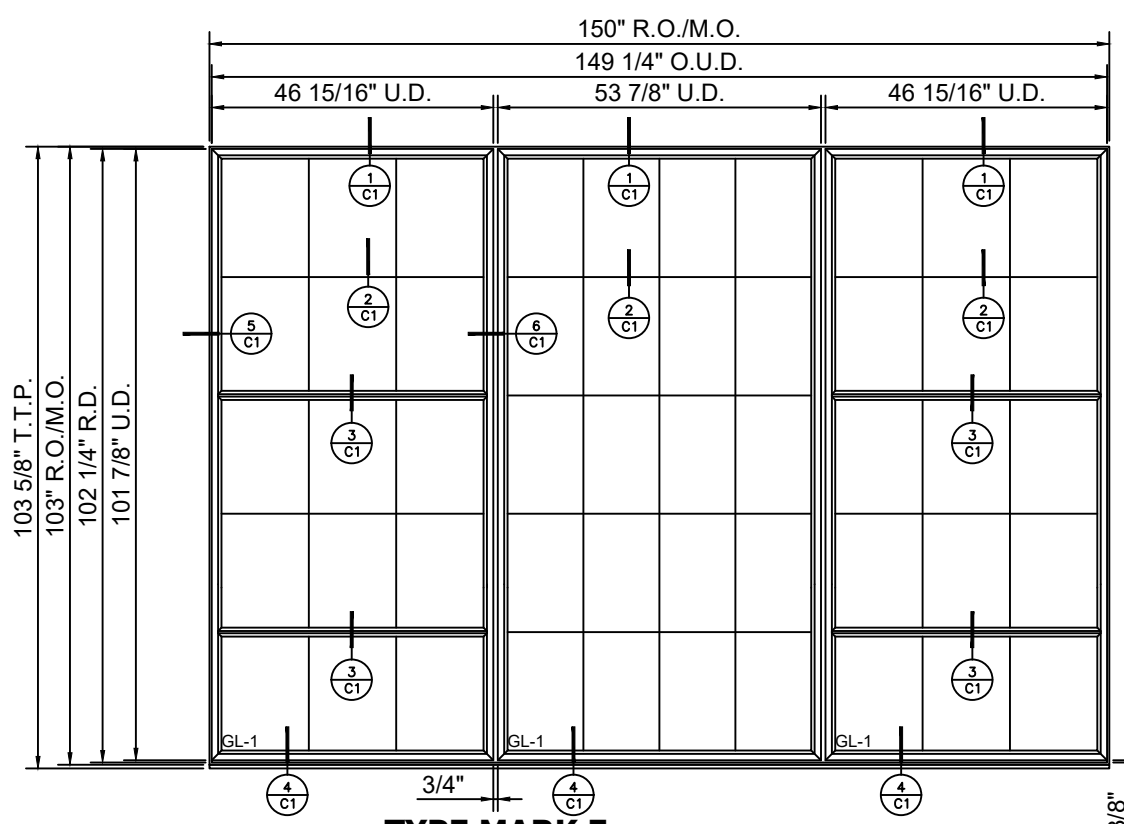
TYPE MARK B
H450 CF DS/DS
QTY. 2



TYPE MARK C
H450 CF DS/DS-CF DS/DS
QTY. 1



TYPE MARK D
H450 CF DS/DS-CF DS/DS-CF DS/DS
QTY. 2



TYPE MARK E
H450 CF DS/DS-CF DS/DS-CF DS/DS
QTY. 3

ELEVATIONS

Description:

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586



anetuser@quakerwindows.com
Scale: 3/8" = 1'
Sheet #: A3

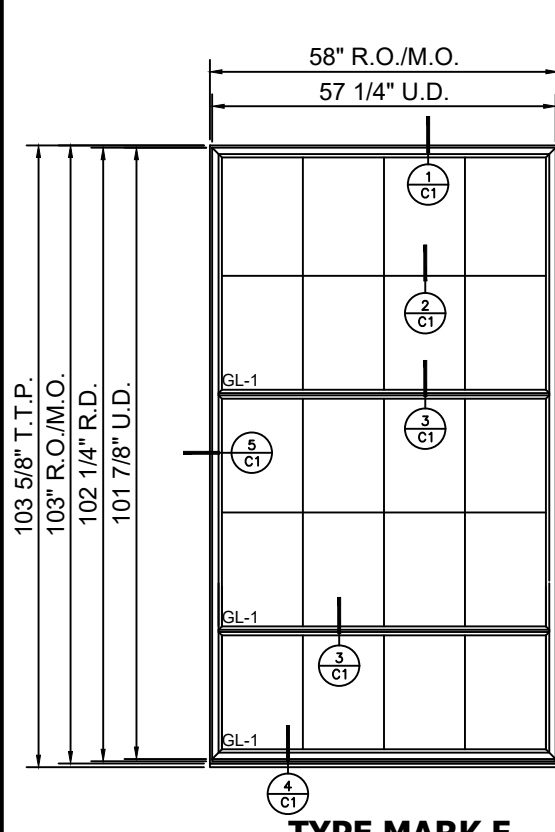
504 Highway 63 South
Freeburg, MO 65035

Drawn By: AMS
Checked By: JS

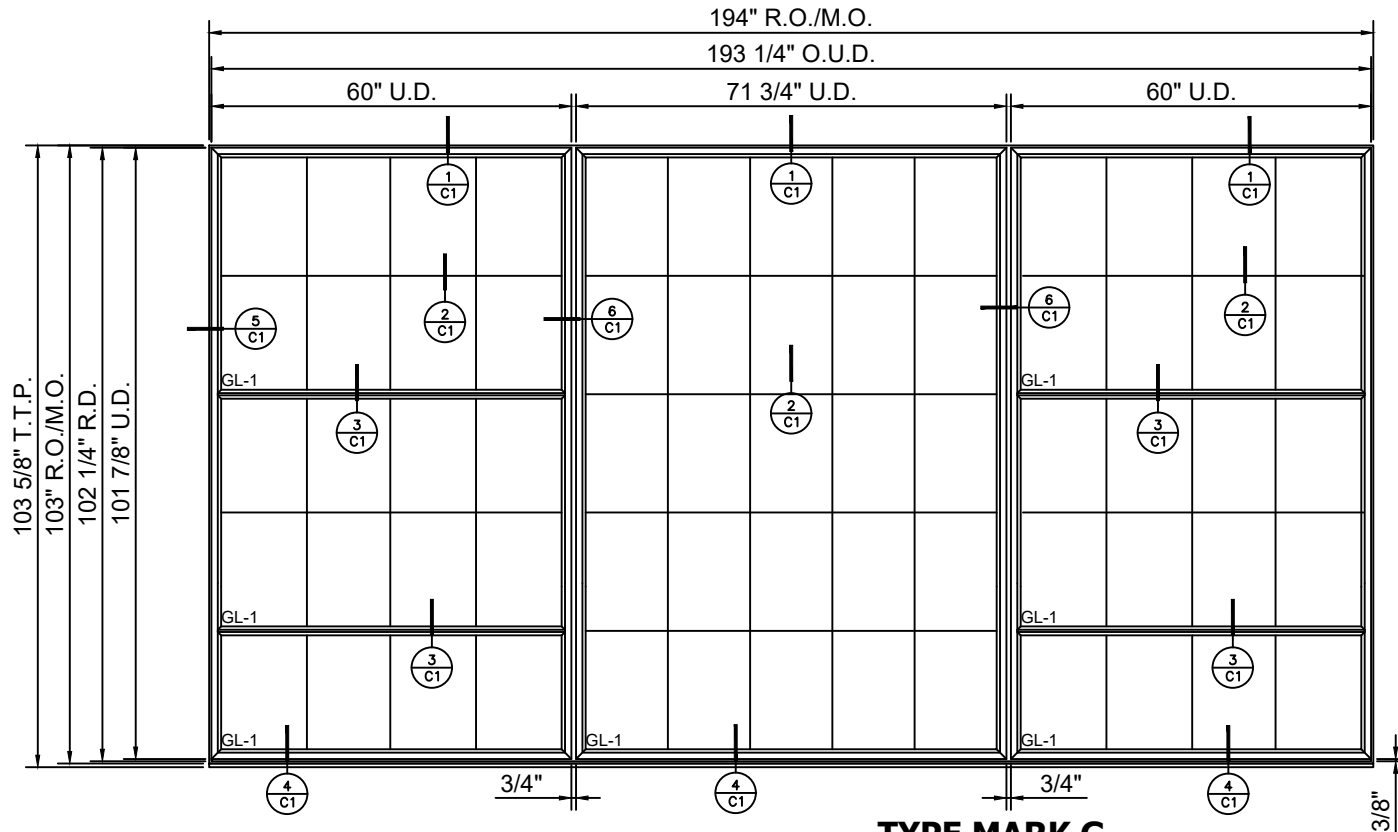
Drawing Created
2/23/22

Project Name:

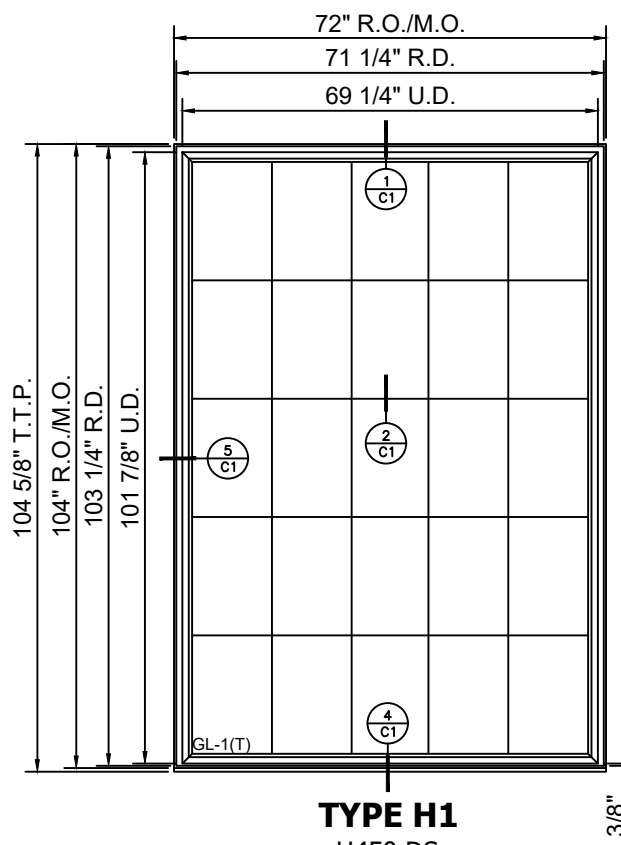
PROJECT PEERLESS
603 E. MILWAUKEE ST
DETROIT, MI 48202



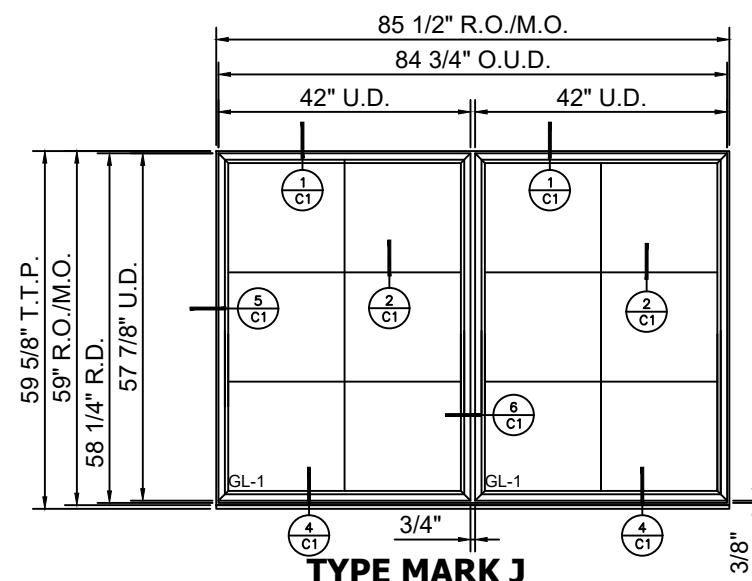
TYPE MARK F
H450 CF DS-DS
QTY. 2



TYPE MARK G
H450 CF DS/DS-CF DS/DS-CF DS/DS
QTY. 1



TYPE H1
H450 DS
QTY. 1



TYPE MARK J
H450 CF DS/DS-DS/DS
QTY. 2

ELEVATIONS

Project Name:

PROJECT PEERLESS
603 E. MILWAUKEE ST
DETROIT, MI 48202

Description:

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586

COMMERCIAL
aneuner@quakerwindows.com

FAX (573)-744-5822

Scale: 3/8" = 1'

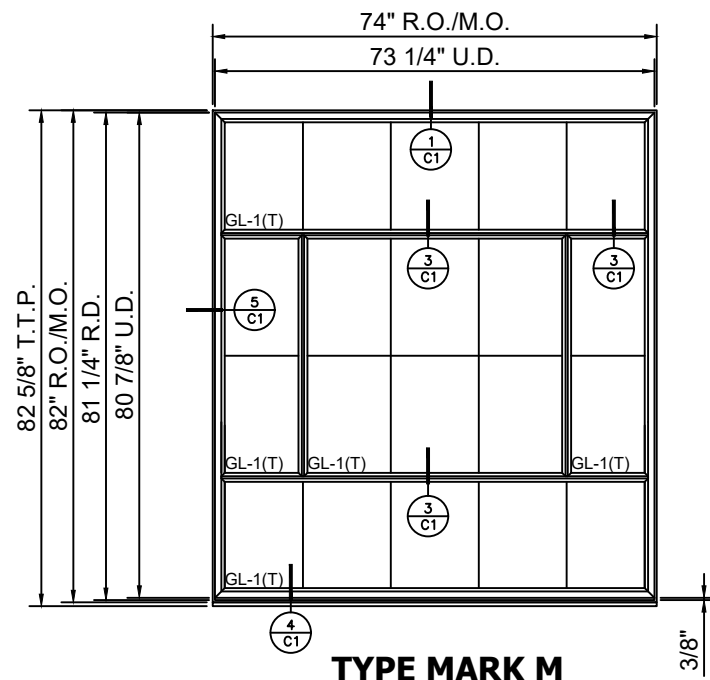
Sheet #: A4



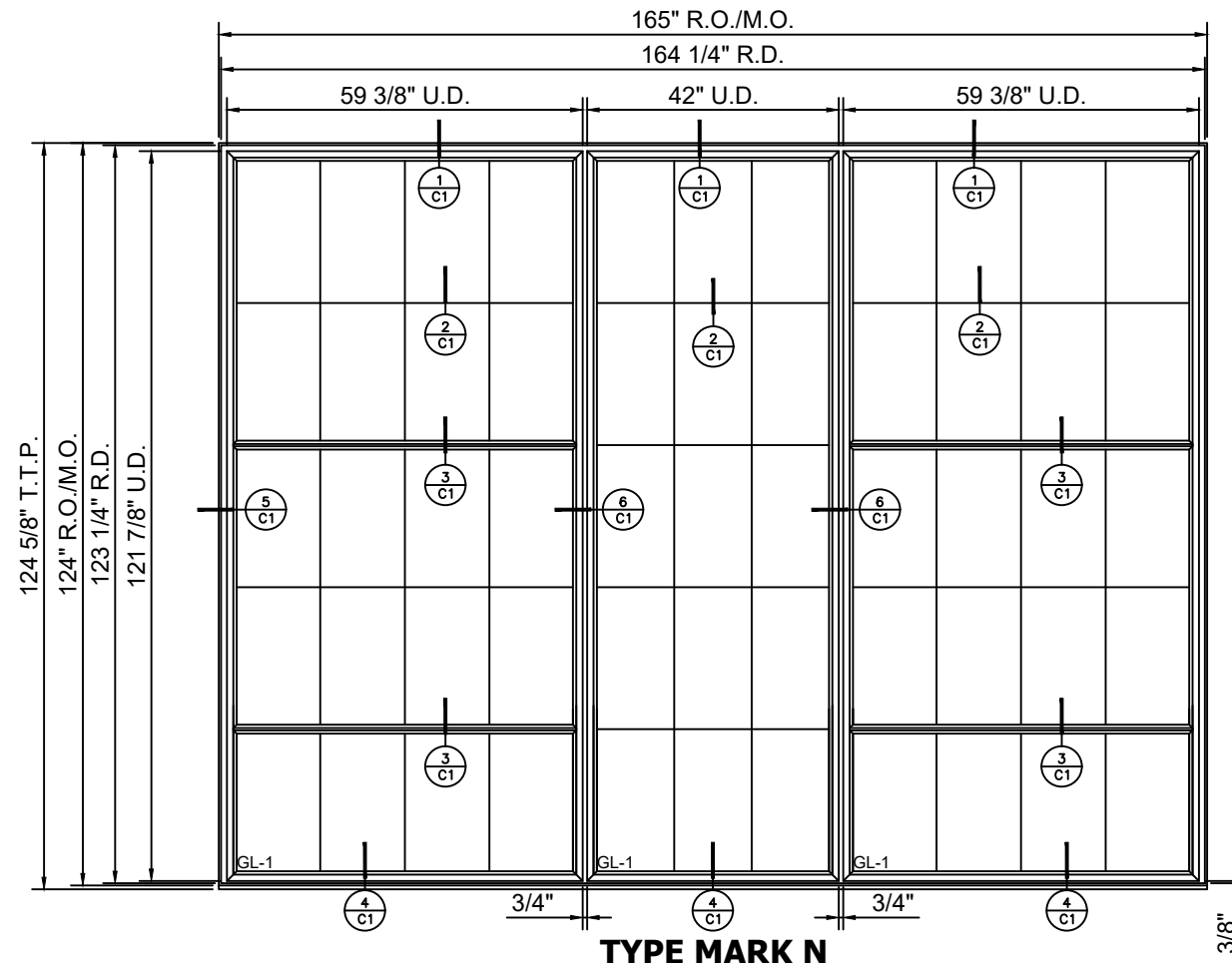
Drawn By: AMS

Checked By: JS

504 Highway 63 South
Freeburg, MO 65035



TYPE MARK M
H450 CF DS/DS-CF DS/DS
QTY. 1



TYPE MARK N
H450 CF DS/DS- CF DS/DS - CF DS/DS
QTY. 2



PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
aneuner@quakerwindows.com

504 Highway 63 South
Freeburg, MO 65035

Drawn By: **AMS**
Checked By: **JS**

Description:

ELEVATIONS

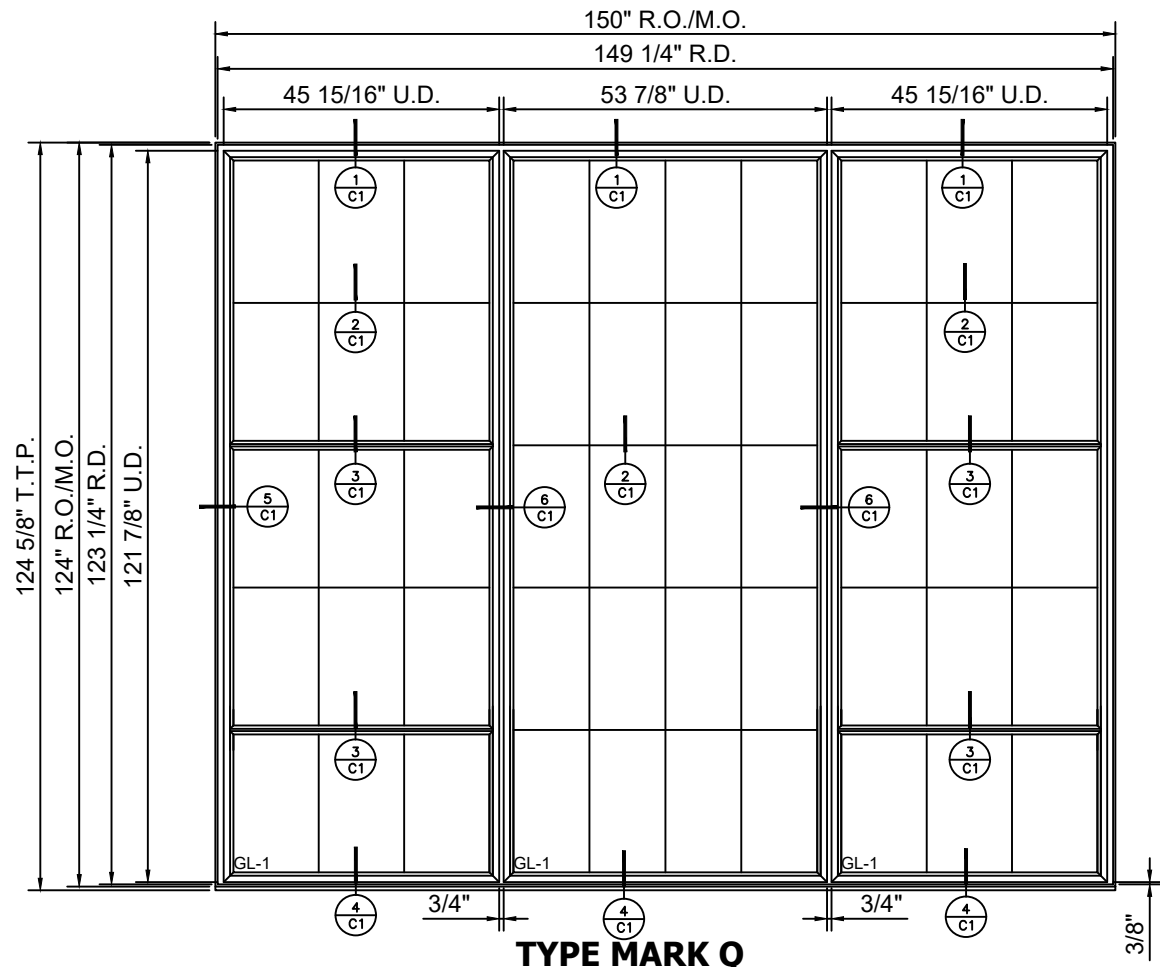
QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

Project Name:

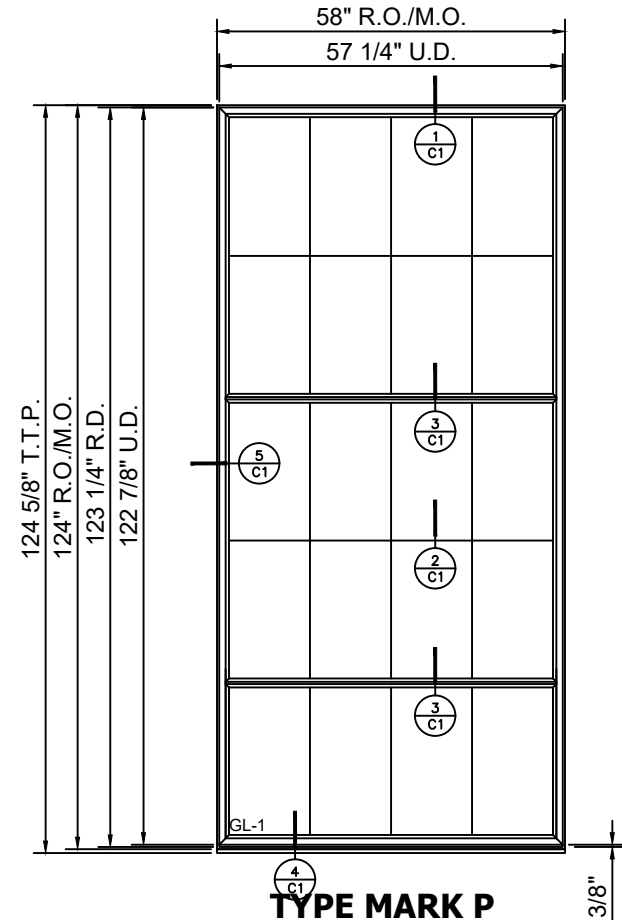
PROJECT PEERLESS
603 E. MILWAUKEE ST
DETROIT, MI 48202

Scale: **3/8" = 1'**
Sheet #: **A5**

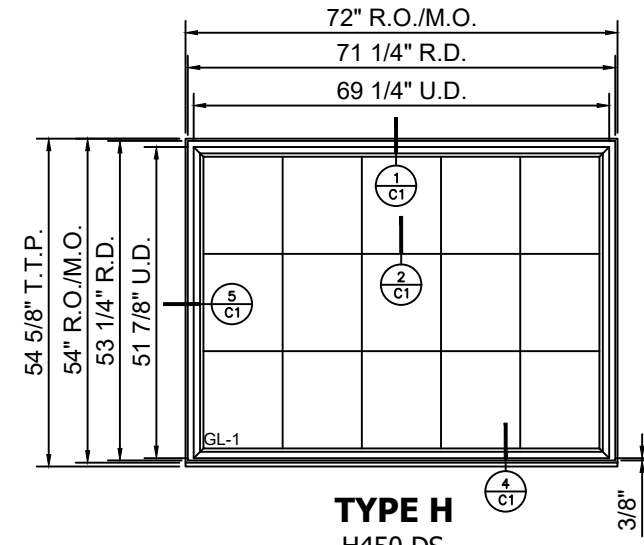
Drawing Created
2/23/22



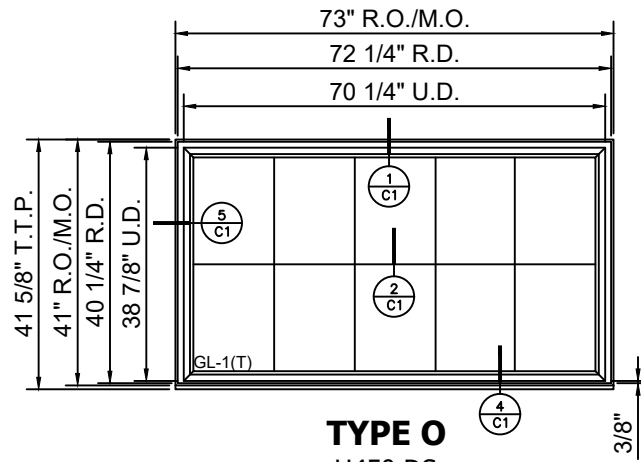
TYPE MARK Q
H450 CF DS/DS- CF DS/DS - CF DS/DS
QTY. 3



TYPE MARK P
H450 CF DS/DS-CF DS/DS
QTY. 2



TYPE H
H450 DS
QTY. 5



TYPE O
H450 DS
QTY. 1

ELEVATIONS

Description:

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

Project Name:

PROJECT PEERLESS
603 E. MILWAUKEE ST
DETROIT, MI 48202

PHONE (573)-744-5211
FAX (573)-744-5586

QUAKER
COMMERCIAL
anuneer@quakerwindows.com
FAX (573)-744-5822

Scale: 3/8" = 1'

Sheet #: **A6**

Drawn By: **AMS**
Checked By: **JS**

504 Highway 63 South
Freeburg, MO 65035

Drawing Created
2/23/22

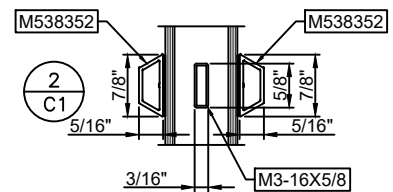
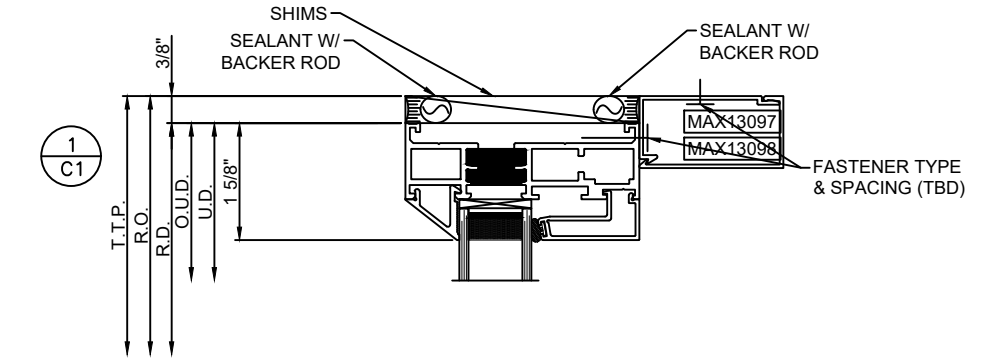
NAILING FLANGES AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL WINDOWS AND DOORS MUST BE PROPERLY FLASHED AND SEALED WITH MATERIAL COMPATIBLE SEALANT FOR PROTECTION AGAINST WATER AND INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.

NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE NOTED.

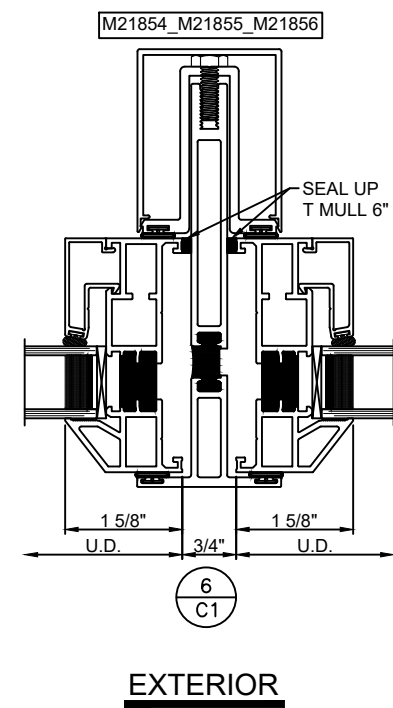
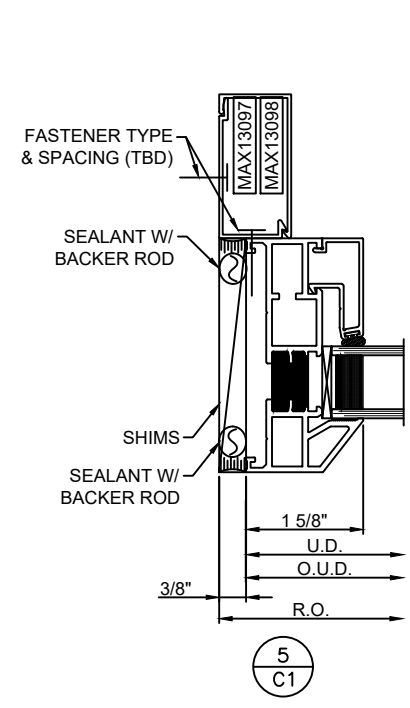
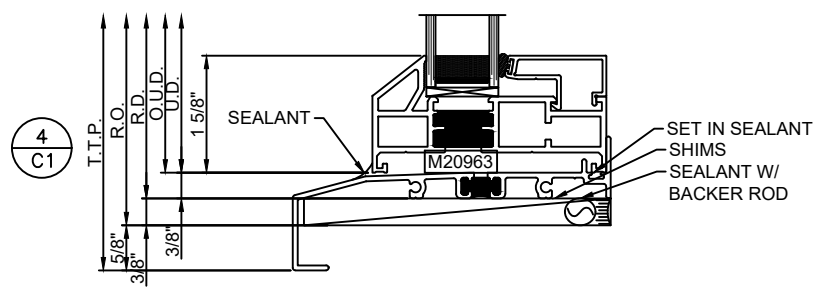
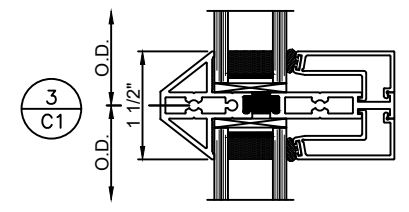
VERIFY INSTALLATION
VERIFY WALL DETAILS

SEALANT MUST MEET OR EXCEED
ASTM C920-11 SPECIFICATION

PROVIDE ADEQUATE BLOCKING TO
SUPPORT THE SILL OF THE WINDOW



EXTERIOR



EXTERIOR

Project Name:

**PROJECT PEERLESS
603 E. MILWAUKEE ST
DETROIT, MI 48202**

CUT DETAILS

Description:

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586

COMMERCIAL
anetumer@quakerwindows.com

FAX (573)-744-5822

Scale: 3/8"=1"

Sheet #: C1



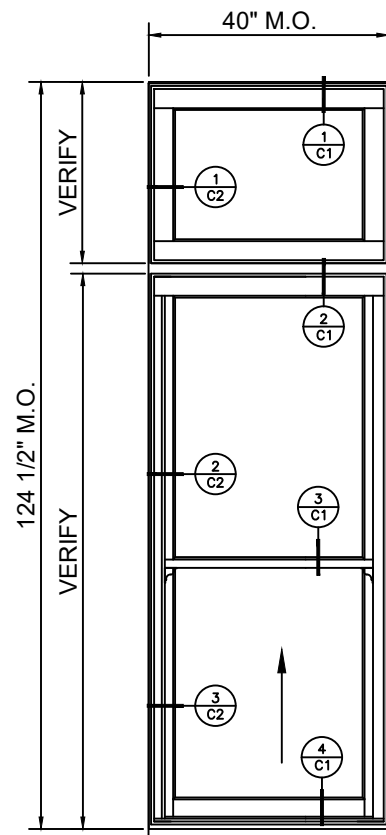
Drawn By: AMS

Checked By: JS

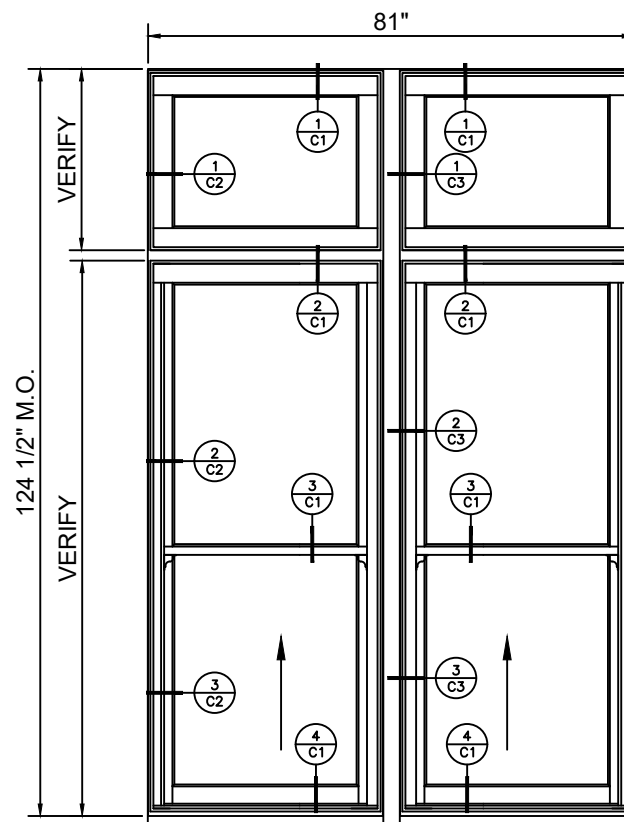
504 Highway 63 South
Freeburg, MO 65035

Drawing Created
2/23/22

NEW PROPOSED WINDOWS



**SINGLE OPENING
QTY. 2**



**DOUBLE OPENING
QTY. 6**



PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
FAX (573)-744-5822
jschwartz@quakerwindows.com

504 Highway 63 South
Freeburg, MO 65035

Scale: 3/8"=1'
Sheet #: A3

Drawn By: J S
Checked By: -----

Drawing Created
3/11/22

ELEVATIONS

Description:
QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

Project Name:

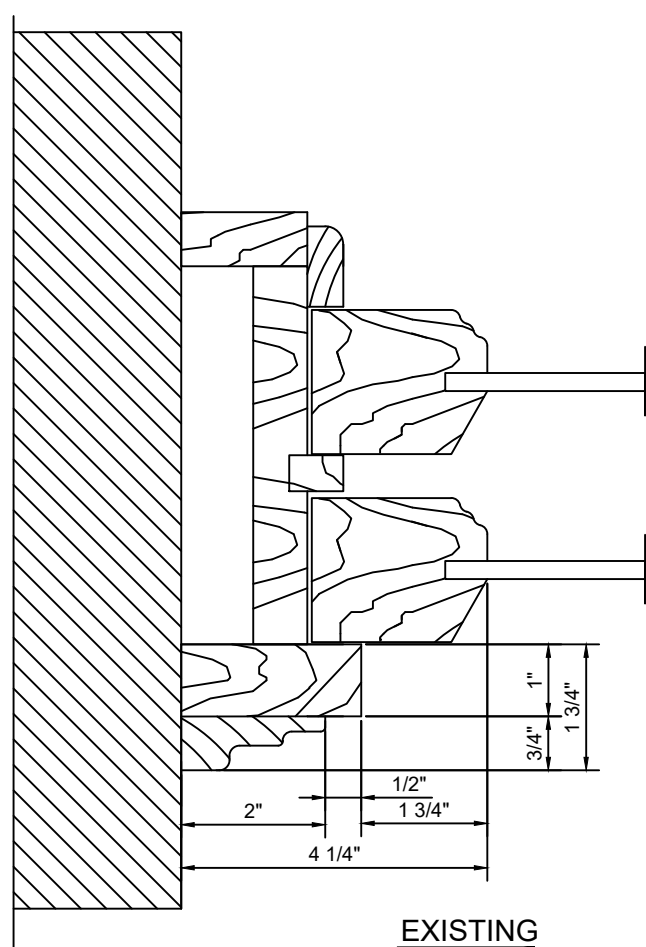
PEERLESS
603 E. MILWAUKEE ST.
DETROIT, MI 48202

VERIFY INSTALLATION
VERIFY WALL DETAILS

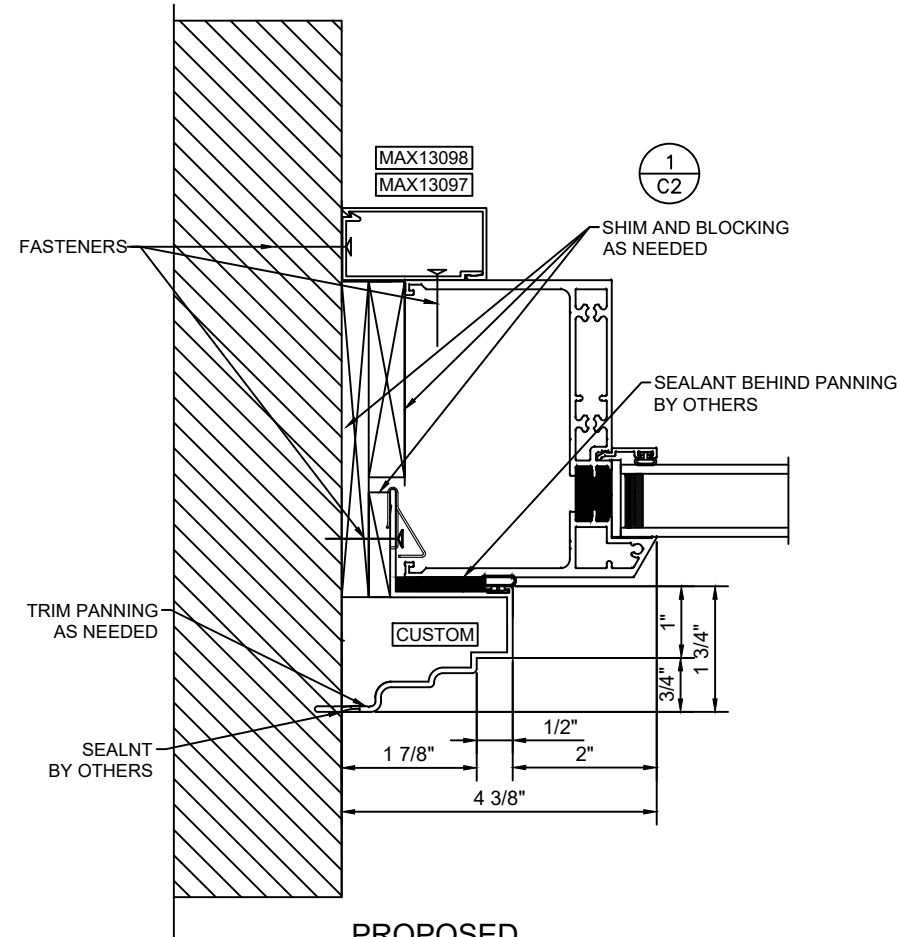
NOTICE:
QUAKER DOES NOT SUPPLY ANY
FASTENERS, SHIMS, BACKER ROD, OR
SEALANTS. UNLESS OTHERWISE NOTED.

SEALANT MUST MEET OR EXCEED
ASTM C920-11 SPECIFICATION
PROVIDE ADEQUATE BLOCKING TO
SUPPORT THE SILL OF THE WINDOW

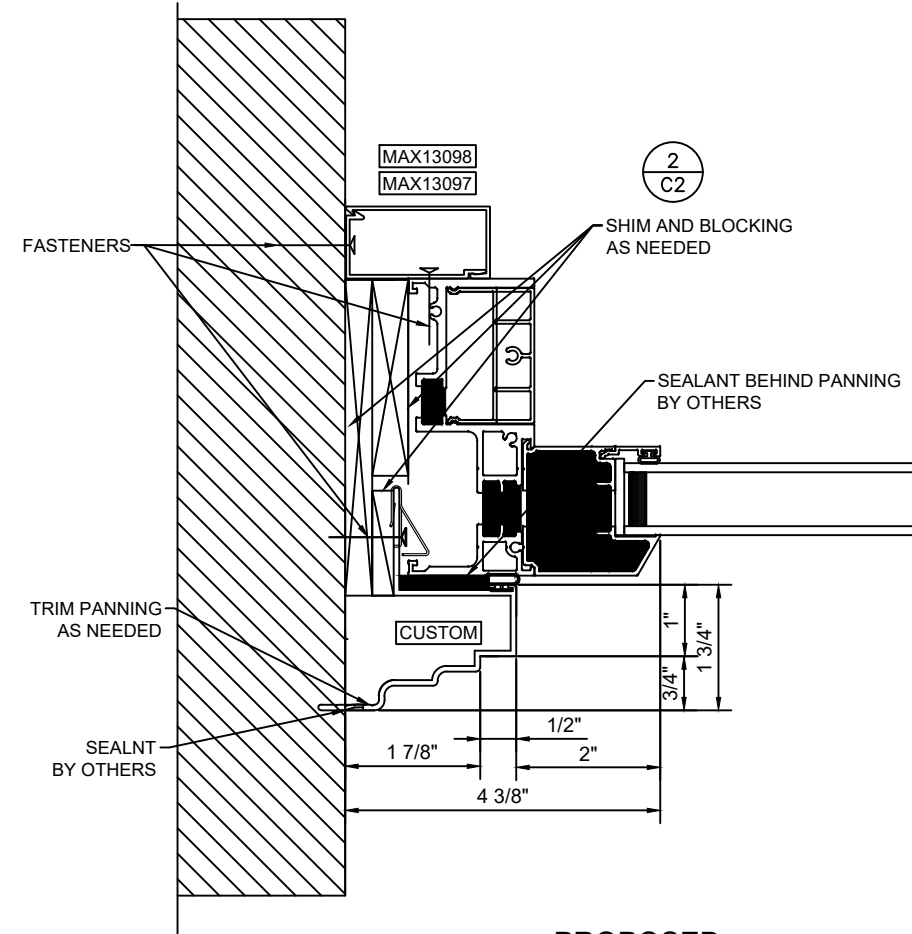
NAILING FLANGES AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL WINDOWS AND DOORS MUST BE PROPERLY FLASHED AND SEALED WITH MATERIAL COMPATIBLE SEALANT FOR PROTECTION AGAINST WATER AND INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.



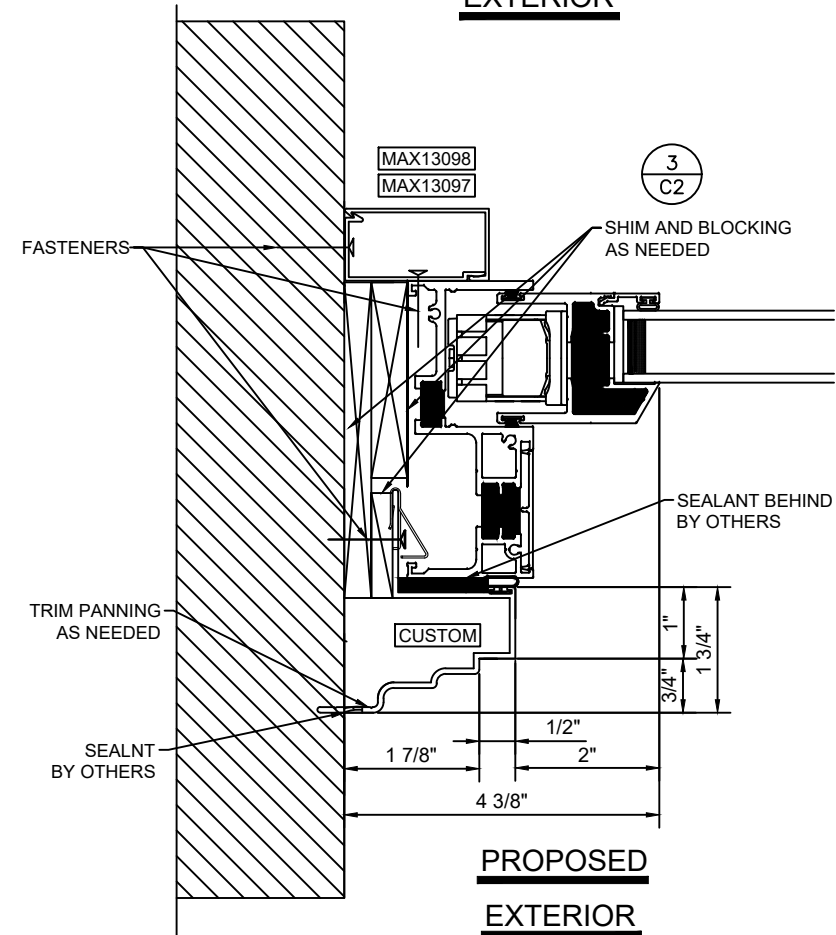
**EXISTING
EXTERIOR**



**PROPOSED
EXTERIOR**



**PROPOSED
EXTERIOR**



**PROPOSED
EXTERIOR**

Project Name:

PEERLESS
603 E. MILWAUKEE ST.
DETROIT, MI 48202

Description:
TYPICAL CUT DETAILS

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586

QUAKER
COMMERCIAL
WINDOW PRODUCTS

Scale: 3/8"=1"
Sheet #: C2

504 Highway 63 South
Freeburg, MO 65035

Drawn By: J S
Checked By: ---

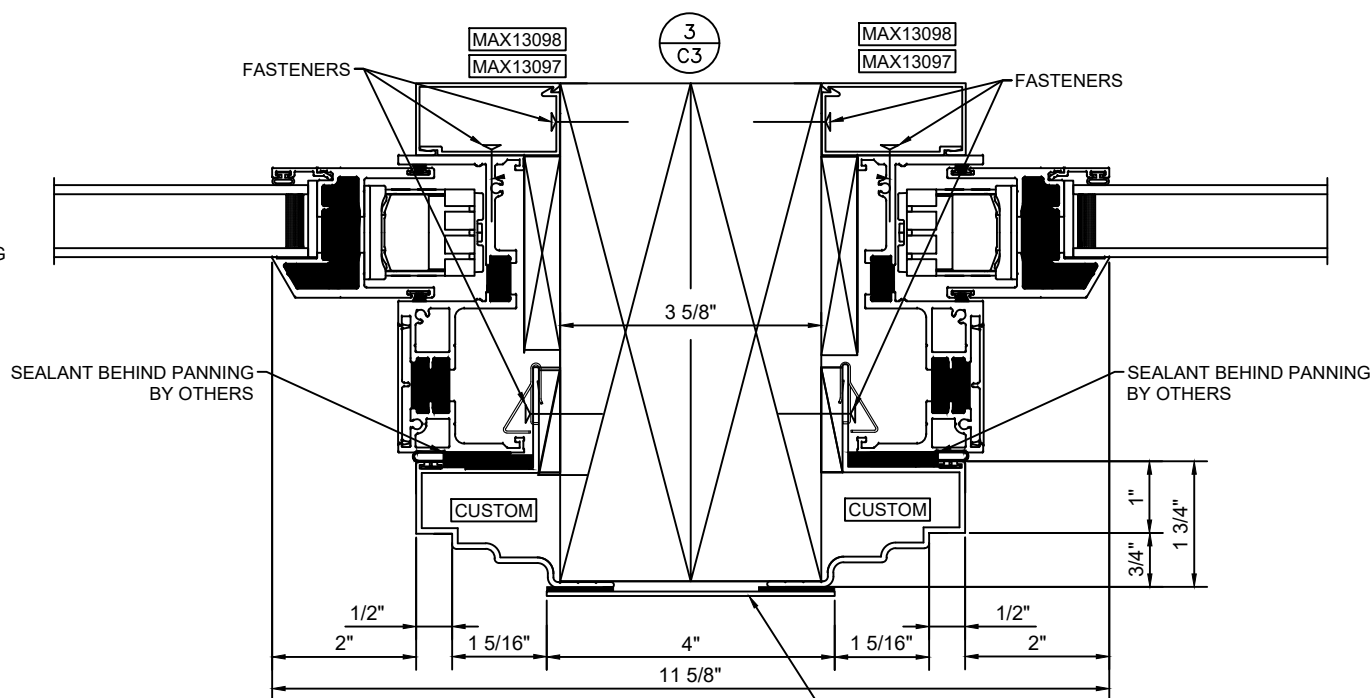
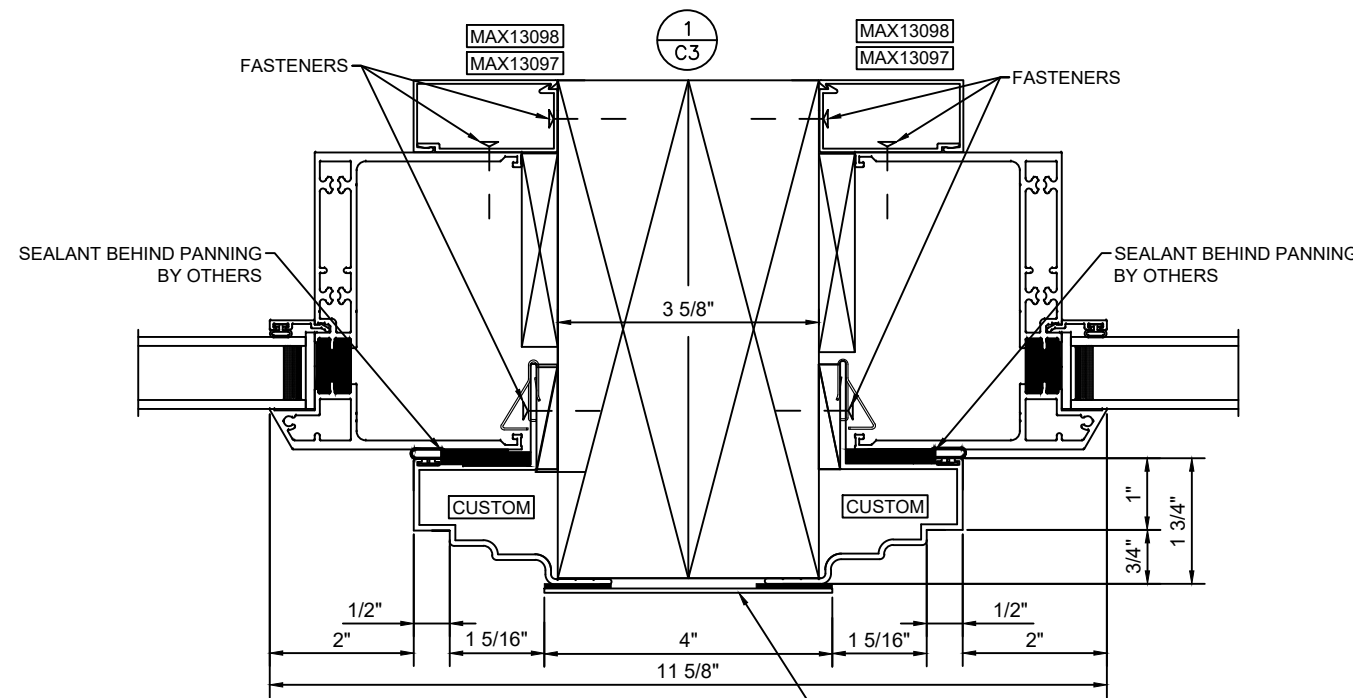
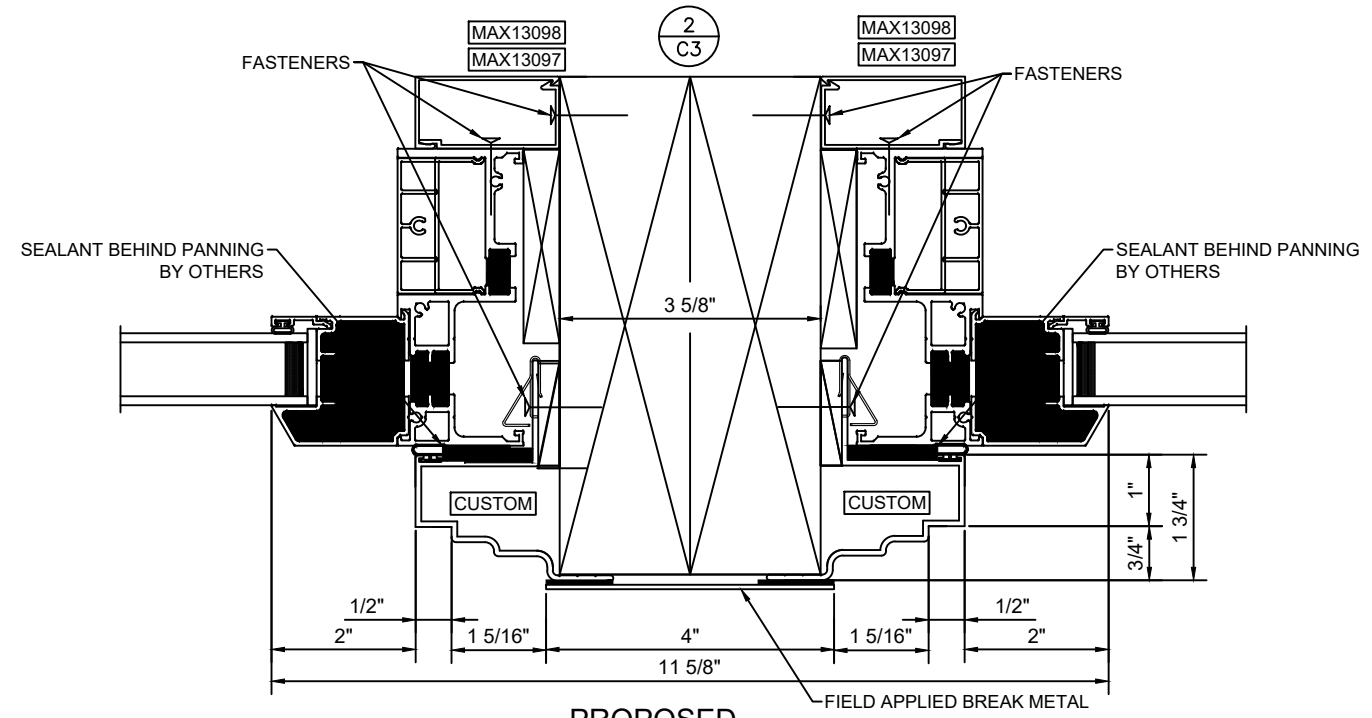
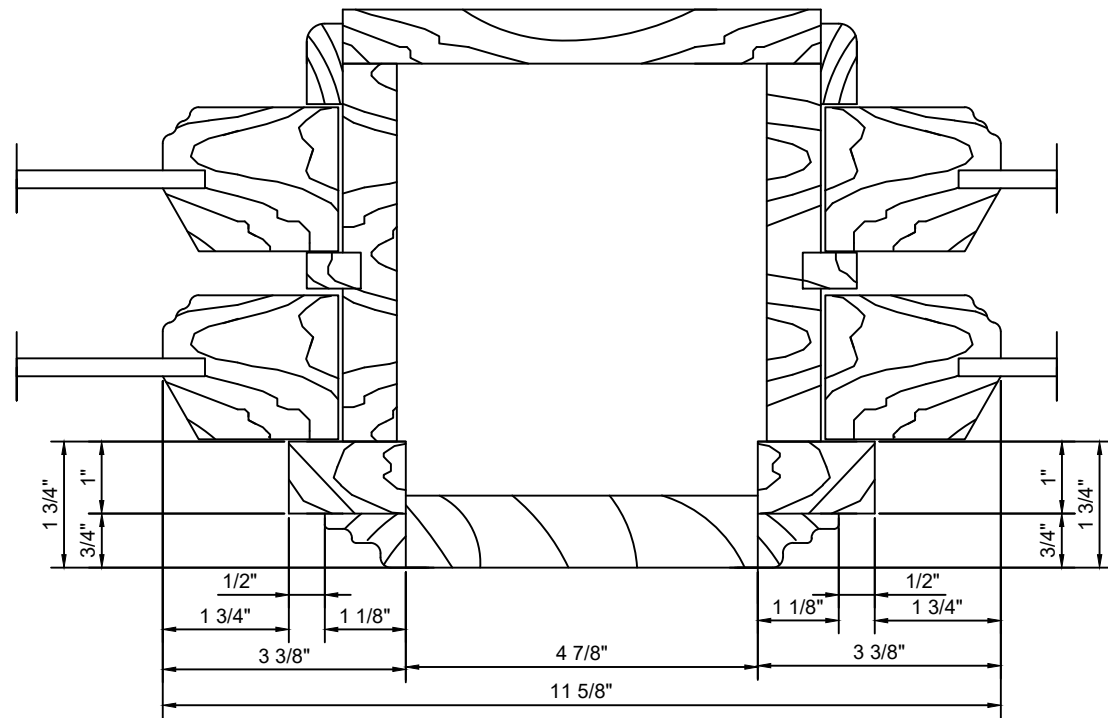
Drawing Created
3/11/22

NAILING FLANGES AND DRIP CAPS (INTEGRAL OR APPLIED) DO NOT TAKE THE PLACE OF WINDOW FLASHING. ALL WINDOWS AND DOORS MUST BE PROPERLY FLASHED AND SEALED WITH MATERIAL COMPATIBLE SEALANT FOR PROTECTION AGAINST WATER AND INFILTRATION AROUND THE ENTIRE PERIMETER. FAILURE TO DO SO COULD RESULT IN PRODUCT OR PROPERTY DAMAGE.

VERIFY INSTALLATION
VERIFY WALL DETAILS

NOTICE:
QUAKER DOES NOT SUPPLY ANY FASTENERS, SHIMS, BACKER ROD, OR SEALANTS, UNLESS OTHERWISE NOTED.

SEALANT MUST MEET OR EXCEED ASTM C920-11 SPECIFICATION
PROVIDE ADEQUATE BLOCKING TO SUPPORT THE SILL OF THE WINDOW



Project Name:
PEERLESS
603 E. MILWAUKEE ST.
DETROIT, MI 48202

TYPICAL CUT DETAILS

Description:
QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586

QUAKER
COMMERCIAL
WINDOW PRODUCTS AND MORE

504 Highway 63 South
Freeburg, MO 65035

Scale: 3/8"=1"
Sheet #: C3

Drawn By: J S
Checked By: ---
Drawing Created 3/11/22