

# DHDC 22-8082

## APPROVAL DOCUMENT - POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

October 18, 2022

### NOTICE TO PROCEED

John and Charsha Olumba  
683 Edison  
Detroit MI 48202

**RE: Application Number 22-8082, 683 Edison; Boston-Edison Historic District**  
**Project Scope: Replace existing windows**

Dear Applicant,

At the Regular Meeting held on October 12, 2022, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1)/5(6) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and (6), and Sections 21-2-73, 75 and 78 of the 2019 Detroit City Code; the DHDC hereby issues a Notice to Proceed ("NTP") for the following work, effective on October 18, 2022, as the work does not meet the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design, but is without substantial detriment to the public welfare and without substantial derogation from the intents and purposes of Article II, Chapter 21, and where one or more of the conditions of Section 21-2-75 have been met:

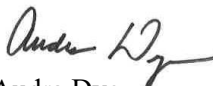
***Replace existing wood sash windows, per the submitted documents and other submitted materials and photographs.***

***With the conditions that:***

- ***HDC staff and a representative from the Commission shall review and approve the replacement windows, confirming that they match the existing windows in operation, dimension, and material.***
- ***Once approved, the applicant can apply for a building permit for the removal of the existing wood windows and installation of the approved replacement windows.***
- ***The leaded glass windows, as outlined by the applicant in the submission, will remain in place.***

Please retain this NTP 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](mailto:hdc@detroitmi.gov).

For the Commission:



Audra Dye  
Detroit Historic District Commission

## Applicant Statement for in-kind Replacement Windows

### Statement

One of the principal reasons for replacement windows is that they have been certified by the State of Michigan as being extremely hazardous because of excessive lead concentration. The window paint is badly chipping which places it beyond the stage for paint coverage, as the house was abandoned for more than a decade before we purchased it. The second, and related point, is that several of the windows have been stolen, and otherwise damaged beyond repair because of theft and attempted theft. We have seven children in the home, each one had test results reflecting very dangerous lead levels. The home was left abandoned for many years, and because of shifts in the foundation and facade due to water damage, many windows cannot open freely or are either stuck closed. These factors lead to an over abundance of lead dust around window frames and surrounding areas near the windows, thus creating a toxic home environment for our 7 children.

### Description of Work

Each window that has chipping lead paint, missing/stolen windows, and windows that are partially destroyed will be replaced with historically accurate in-kind windows. The windows will be stained back to the original stain and color matched on the interior. The windows will be painted and color matched to the original paint on the exterior. There will be no changes of color, or materials. The windows will be high quality wood windows, replicas of the originals, stained and painted to match color. The original windows will not be discarded they will be retained and safely kept in storage at the house.

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**From:** Sent: Friday, September 16, 2022 7:33 AM  
**To:** Historic District Commission (Staff) <hdc@detroitmi.gov>  
**Cc:**  
**Subject:** [EXTERNAL] 683 Edison Street Lead Remediation Part 1

Good Morning Ben,

Here is: 1. the additional information 2. a statement from the contractor and increased clarity that you requested - 3. along with images attached. Will we be scheduled for the next meeting?

Additional Information:

- There were photos of doors included in the application. What is the planned scope of work for the doors? If they are to be replaced, please include an example or information on the product proposed for replacement.

The main entrance and exit doors will not be replace. This project is for window replacement.

- More information is needed as to what is being proposed and where. Some windows show paint, some appear to be stained, and it is unclear which windows are to be replaced (if not all),

and where windows are missing. Please provide annotated images indicating the scope of work at each window opening.

The project proposes to replace all windows in the house, with the exception of the leaded glass windows in the dining room. There are no stained glass windows in the house. Attached you will find photos of the damaged windows and the windows that have been stolen and thus replaced with a pane of glass. Two semi circular windows and two 1/4 windows on the third floor are missing due to theft that occurred before we purchased the house. (See attachment) Those have been temporarily replaced with glass panes. Including the 4 completely missing windows, all windows are being replaced because they are all beyond repair due to attempted theft, water damage, wood rot, stolen counter weights, peeling lead paint, and broken lock switches. The scope of work includes every window (again, with the exception of the leaded glass windows in the dining room) are being replaced.

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#### Recommendations:

- Many of the existing windows depicted in the photographs do not appear beyond repair. When possible, the Commission prefers that projects rehabilitate historic windows (particularly on the façade and public facing walls).

We share in the historic commission's desire to maintain the classical integrity of the windows. The contractor has given us information (see attachment) that ensures that the new windows will meet historical standards and aesthetics. All windows are beyond repair due to dangerous peeling and crumbling lead paint. However, there is further damage due to extensive water damage that occurred before we bought the house, theft, attempted theft, thus stolen hardware and mechanisms. Removing lead paint is the primary purpose of this project; however, the windows have also undergone theft and water damage to the point where they must be replaced with a new safe and non toxic frame and window.

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- I understand that lead paint on the windows is a primary concern for this project. Many contractors are capable of removing lead paint from windows in a safe, contained manner that prevents lead particles from spreading through the house, whether the work is conducted on or off site.
- Related to the first two points, it is likely the commission will want proof that rehabilitating the windows to operable condition and removing the lead paint is not feasible before they will approve replacement windows. This information could be provided by a quote and written statement from a window restoration contractor.

Again, we share in the historic commission's desire to maintain the classical integrity of the windows. The contractor has promised that the new windows will meet historical standards and aesthetics, but the safety of our 7 children (where tests have revealed lead in their systems) is paramount. At this point, the lead is not the only safety hazard, whereas we cannot open many of the windows due to the neglect of the previous owner, which also presents a fire hazard. Unfortunately, solely lead remediation is not possible at this point.

#### **ALSO: STATEMENT FROM THE CONTRACTOR:**

The windows on the home are heavy lead containing components. All of the components that make up the window have been tested to find lead at very high levels for the sashes, jamb, jamb stops interior &

exterior, parting bead on windows, window well, exterior trim, etc.... The windows being lead hazards, even if they were repairable and paint stripping all of the paint off the components will not solve the lead poisoning problem of the children at this home. The lead has leached into the wood of the windows and even with stripping of the window components entirely of the existing lead paint, when new paint applied it would become lead containing because the lead will leach out of the wood back into the new paint continuing to create a severe lead hazard and lead poisoning of the child(ren) in the home.

The only solution is to continue and have the complete removal and replacement of all window components so that the lead exposure is eliminated and lead poisoning and contamination is stopped.

It is windows in homes that are the highest contributors to lead poisoning of children and the lead poisoning must stop at this home the only way to handle it is complete replacement of the units. Lead poisoning is a completely preventable disease but there must not be lead in the home. If we allow the windows to stay in place or other components as specified to be addressed the child will continue to be lead poisoned and any child that moves into the home will be lead poisoned and even adults. Yes, even adults are lead poisoned by this being left in the home and lead continuing to a in many ways to damage the lives of people that live there. And contaminate the neighborhood and ground soil. This has contaminated the soil and enters the homes on ether side causing lead poisonings. If the historical department chooses to not allow new windows to be done they will be party to continued lead poisoning of the family and children of this home so long as the home is standing and the neighborhood.



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Thermal Values	Hung Models	Picture Window Model
U-Value	0.27-0.32*	0.24-0.29*
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That's the Quaker Difference.



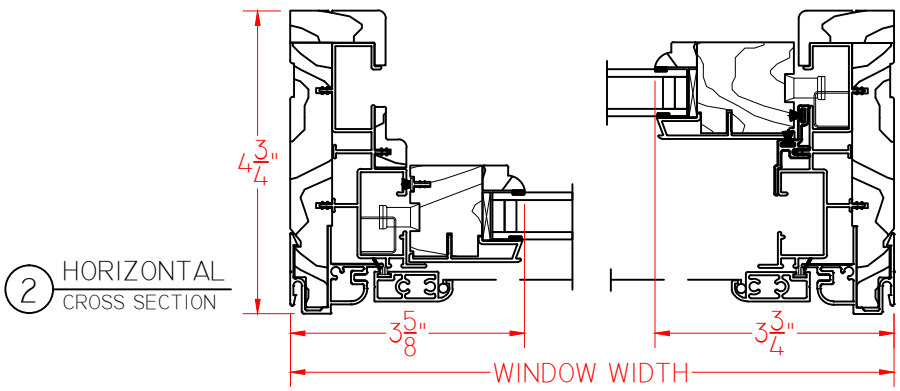
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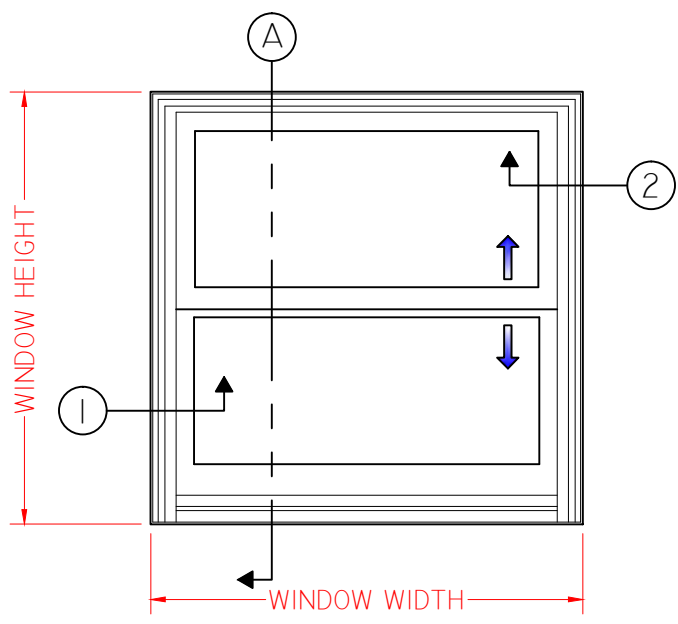
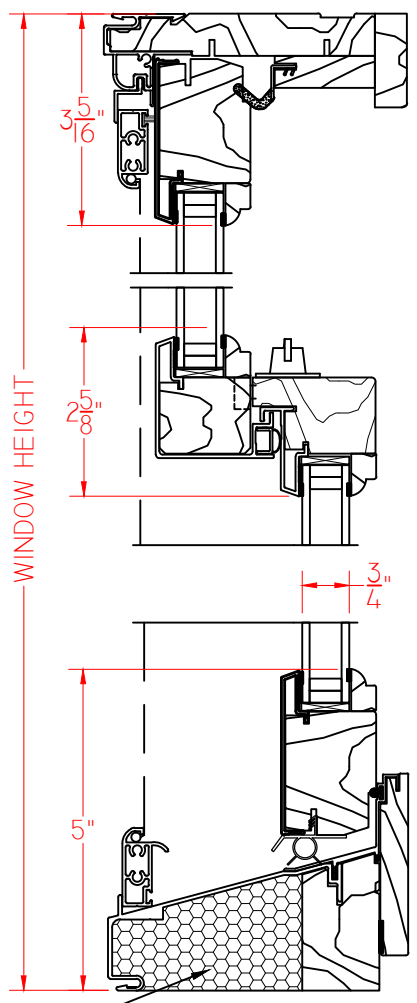


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Ⓐ VERTICAL CROSS SECTION



ELEVATION SCALE 3/4" = 1'-0"

INSTALLER TO FILL CAVITY WITH FIBERGLASS INSULATION BEFORE SETTING WINDOW





Photos on the following pages were submitted by the applicant. Staff compiled them so that they fit within the document size for the HDC website.























1/4 window stolen, replaced with a pane of glass. Note extensive lead damage

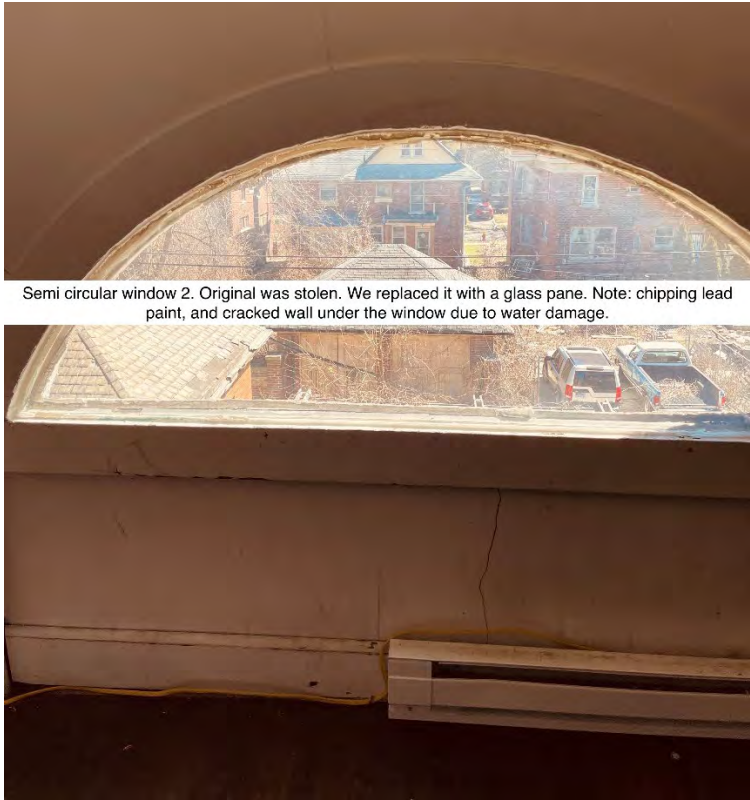








Circular window. Damage due to attempted theft (missing parts, broken pane), water damage, and the customary chipping lead paint.



Semi circular window 2. Original was stolen. We replaced it with a glass pane. Note: chipping lead paint, and cracked wall under the window due to water damage.







Window was stolen. Only screen remains. Extensive and exposed chipping lead paint.



Missing window. Buckled wood from water damage.



























































