

STAFF REPORT: 10/13/2021 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 1427 RANDOLPH

HISTORIC DISTRICT: MADISON-HARMONIE

APPLICATION: #21-7525

APPLICANT: JEROME EAGGER

OWNER: RANDOLPH CAPITAL PARNERS LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/20/2021

DATE OF STAFF SITE VISIT:10/7/2021

SCOPE: REPLACE STOREFRONT AND WINDOWS AT FRONT ELEVATION

EXISTING CONDITIONS

Erected in 1914, the building located at 1427 Randolph is a three-story, commercial building that is located within the Madison-Harmonie historic district. The building features a flat roof and buff brick exterior walls. The building's first story displays a non-historic wood storefront with a stone tile base. The building's 16 original, primary elevation windows remain at the second and third stories. Specifically, these windows are 1/1, double-hung, wood units with wood transoms, mullions and brick mould/trim.



PROPOSAL

Per the submitted documentation, the application seeks this body's approval of the following work items:

- At the front elevation, second and third stories, remove the existing window assemblies including brick moldings and structural mullions. and install new aluminum windows to replicate size, configuration, and function of existing wood windows (See included Quaker Window Shop drawings and details). The aluminum cladding will be black.
- At the front elevation, remove the five southernmost existing non-historic wood storefront panels at first story and replace with a new CR Laurence Palisades Series S90 aluminum bottom rolling sliding folding door system which measures 20'-10" x 8'-4". Framing and doors will be black powder coated aluminum, all glass will be clear tempered insulated with dual silver low-e coating. System will consist of 6 panels that slide and fold to the Right and inside stack with 2 point locks (no exterior access).
- At the front elevation reclad remaining non-historic wood storefront with aluminum, color black per the submitted project narrative, so that its appearance matches the new bifold doors.

STAFF OBSERVATIONS AND RESEARCH

- A field assessment of the first-story storefront revealed that it is not of historic age while the second- and third-story, wood windows are of historic age and are likely original to the building's 1914 construction. As the 16 windows at the second and third stories occupy the majority of the wall surface at the primary elevation, they are one of the building's most significant character-defining features in staff's opinion.
- The applicant has provided a condition assessment of the 16 original second and third story, original windows from Designers Mirror and Glass Inc. [Front Page - Designers Mirror & Glass](#), which recommends the replacement of the units for the following reasons:
 - Windows all have deteriorated paint finish that likely contains lead based paint that would need to be abated prior to being re-finished.
 - All windows are either painted shut or are otherwise inoperable, all sash balance cords are missing or broken.
 - Nearly all vertical window mullions are structurally deficient and have steel straps that were bolted to the interior side of the framing to prevent them from blowing out of the openings (See photos that illustrate this).
 - Exterior wood brick molding, mullions, and sash components show obvious signs of decay that is directly related to the main frame and vertical mullion failure.
 - One opening is missing the operable sash and is boarded up.
 - Several windows have broken panes of glass and are missing glass stops.
 - Sash locks are broken or missing on most of the windows, and no limit stops are present

The applicant has provided photos to support the above points. After a review of the submitted photos, a visit the site to view the second- and third-story windows from the public right-of-way, and consideration of the above points, staff does not find that the windows are deteriorated to an extent that merits their complete/wholesale replacement. Issues around lead paint, windows painted shut, missing sash cords, areas of wood decay,

missing/broken glass, and broken/missing locks can be addressed with a repair. Also, it appears that the above-referenced, reinforcing steel straps only appear at the third story windows. Finally, the specific cause of the structural failure at the third story is not fully clear (is it the header, etc.) and staff questions if the wholesale replacement of the windows (to include the sash, mullions, transoms, and trim) at the third story would be required in order to address the failure.

- Finally, if the Commission does determine that the current second- and third-story historic wood windows merit removal, it is unclear to staff if the proposed new windows are an exact replication of the existing historic wood windows (to include the 1/1 double-hung sash, transom, and trim/brickmould). While the application includes details/dimensions for the proposed new Quaker windows, it does not include comparable information for the existing historic fenestration. Staff did request that the applicant provide the dimensional details for the existing historic windows. However, staff has yet to receive this information as of the date of this report's completion.

ISSUES

- It is staff's opinion that the existing historic wood windows at the second and third story are significant character-defining elements at the building and it is unclear to staff that the windows are deteriorated to an extent that merits their wholesale removal. Therefore, their replacement would not meet the Standards.
- If the Commission does determine that the current second- and third-story historic wood windows merit removal, it is unclear to staff if the proposed new windows are an exact replication of the existing historic wood windows (to include the 1/1 double-hung sash, transom, and trim/brickmould) as the current application does not provide documentation of this fact

RECOMMENDATION

Section 21-2-78. Determinations of the Historic District Commission

Staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the following work item because it conforms to the district's Elements of Design and meets the Secretary of the Interior (SOI) Standards for Rehabilitation:

- At the front elevation, remove the five southernmost existing non-historic wood storefront panels at first story and replace with a new CR Laurence Palisades Series S90 aluminum bottom rolling sliding folding door system which measures 20'-10" x 8'-4". Framing and doors will be black powder coated aluminum, all glass will be clear tempered insulated with dual silver low-e coating. System will consist of 6 panels that slide and fold to the Right and inside stack with 2 point locks (no exterior access).
- At the front elevation reclad remaining non-historic wood storefront with aluminum, color black per the submitted project narrative, so that its appearance matches the new bifold doors.

However, staff recommends that the Commission *deny* the issuance of a COA for the replacement of the existing historic wood windows as proposed at the second and third story, primary elevation

because it does not conform to the district's Elements of Design nor does it meet the Secretary of the Interior (SOI) Standards for Rehabilitation, in particular 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 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.









Palisades™ S90

Bi-Folding Door



Exquisite design. Exceptional performance.

The Palisades S90 Bi-Folding Door represents the next generation of movable wall systems, offering the most desirable features in aesthetics and performance. A distinctly slim 4-3/4" sightline and 1-7/16" rails reduce visible hardware and produce clean sightlines that maximize views. Door hinges are completely concealed to deliver a high-end and streamlined look.

Compared to similar bi-folding doors in the market, the Palisades S90 provides superior thermal and structural performance using a 3-1/2" system depth. Its distinguishing CW40 Performance Grade rating makes the system ideal for exterior applications where larger sizes, higher loading requirements, limits on deflection, and heavy use are expected.



Palisades S90 Features & Benefits

The Palisades S90 Bi-Folding Door offers exceptional performance without compromising aesthetics and function. As a bottom rolling system, it eliminates strain on the overhead beam.

- Bottom rolling system
- CW40 Performance Grade rating
- 4-3/4" sightline & 1-7/16" rails
- Completely concealed hinges
- Compensating channels & adjustable spacers
- Stainless steel hardware
- (+/-) 1/16" adjustable roller height
- Thermally broken with 1" insulating glass
- 3-1/2" system depth enhances performance
- 5 standard configurations
- Maximum frame height: 12 feet
- Maximum panel width: Up to 48 inches
- Maximum panel weight: 200 lb
- Maximum connected panels: 9 per jamb
- Panels can fold inward or outward
- Flush or raised sill options
- Standard finishes: black bronze anodized, satin anodized, black or white powder coat with 90% gloss. Custom RAL colors available.

Test Results

Refer to Test Report for tested unit size and results.



Air Infiltration

ASTM E-283 and NFRC 400, cfm/ft2
Outward Opening

@ **6.24** psf
(300 Pa): **0.05**



Structural Load Deflection

ASTM E-330: pass, L/175 Pass
Outward Opening

Design Pressure

Positive

Negative

@ **50** psf
(3350 Pa)

3'x8'

@ **40** psf
(2160 Pa)

3'x10' testing in progress

Refer to windload diagram and structural report



Water Penetration

ASTM E-547 and E-331

No uncontrolled water
entry @ **10** psf
(440 Pa)



Forced Entry Resistance

In accordance with
AAMA-1304



Life Cycle Performance

(testing in progress)

Tested to
250,000 cycles

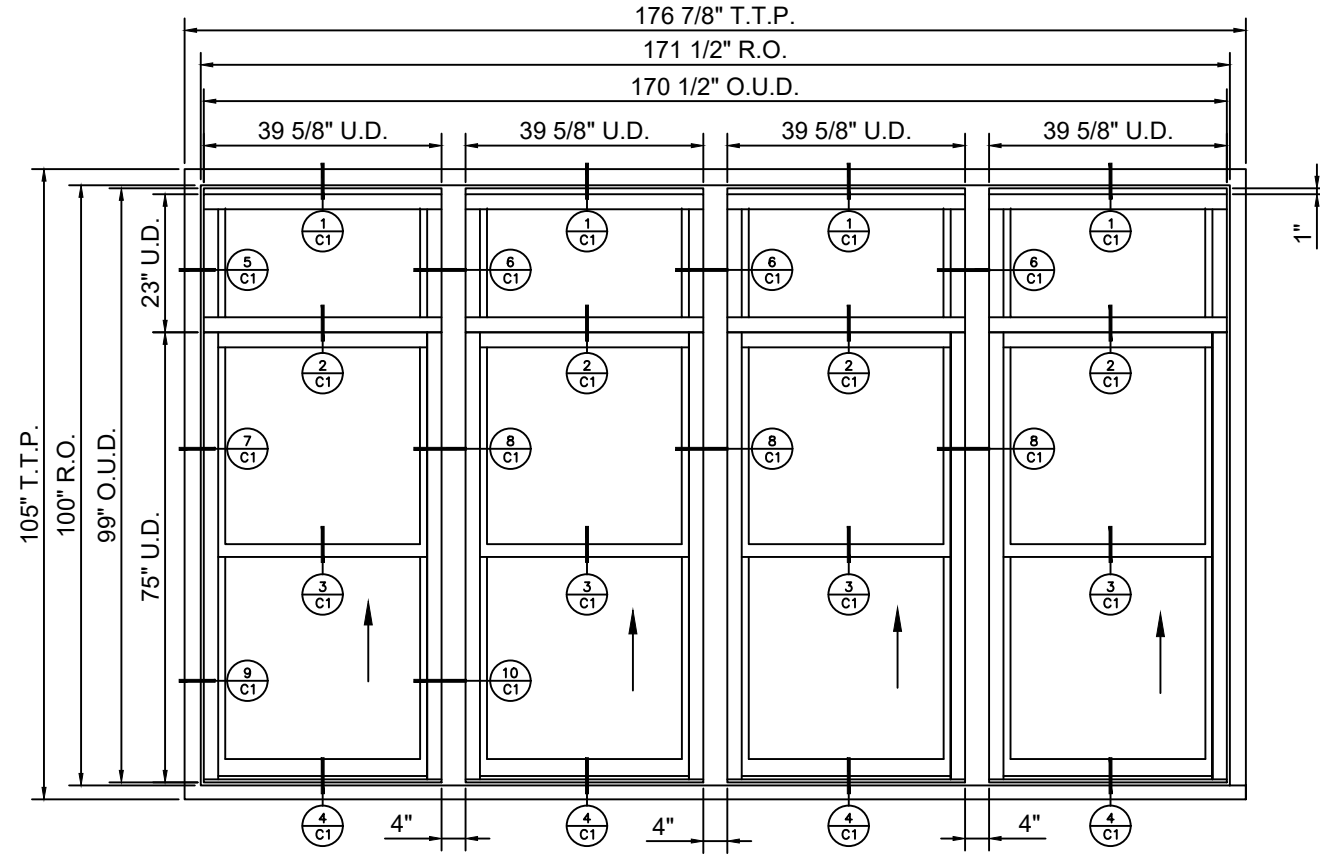


Thermal Performance

(testing in progress)

U-factor with 1" IG,
Low-E, Air Filled: **0.36**

Rated, certified and labeled in accordance with NFRC 100 + 200



Project Name: **1427 RANDOLPH STREET**

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



anentner@quakerwindows.com

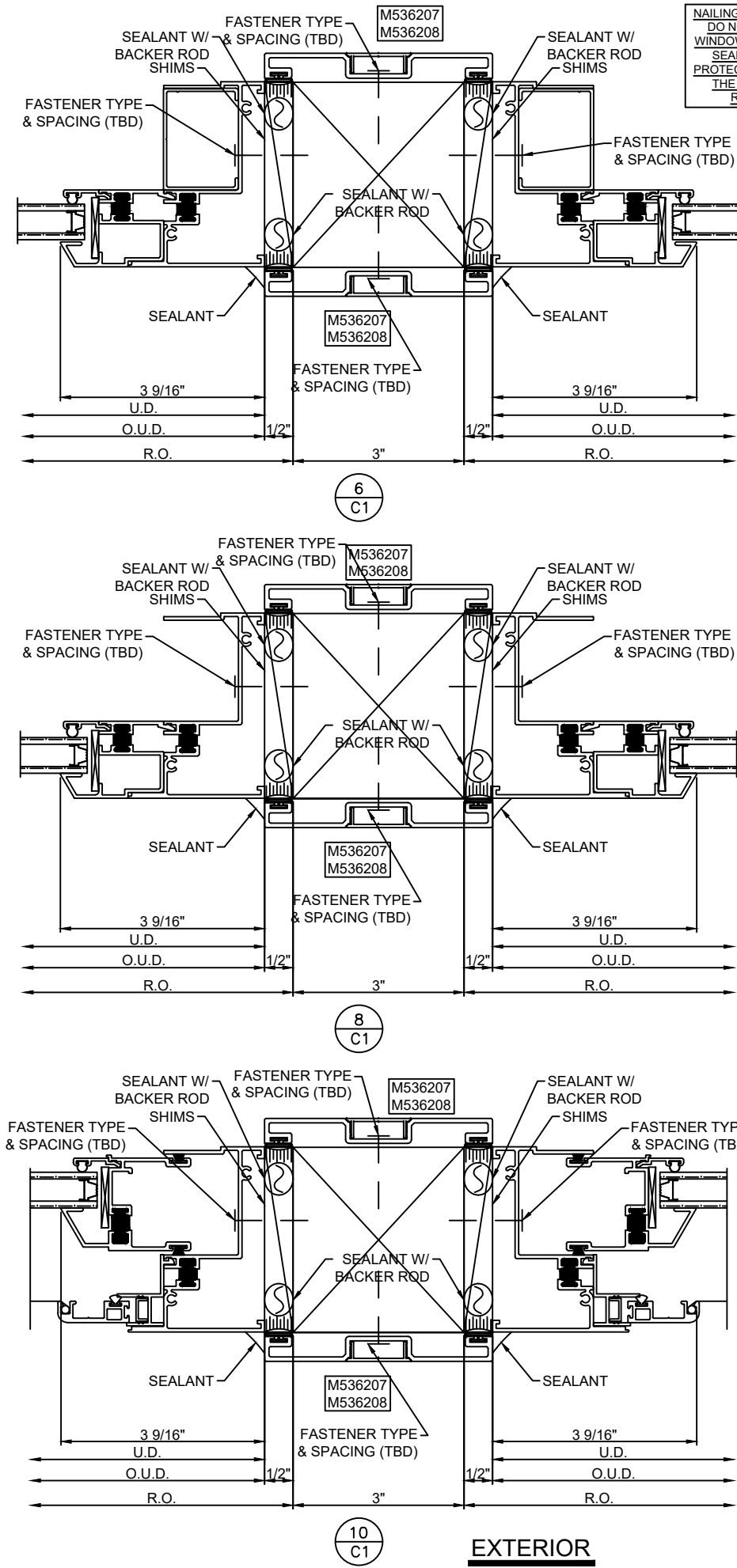
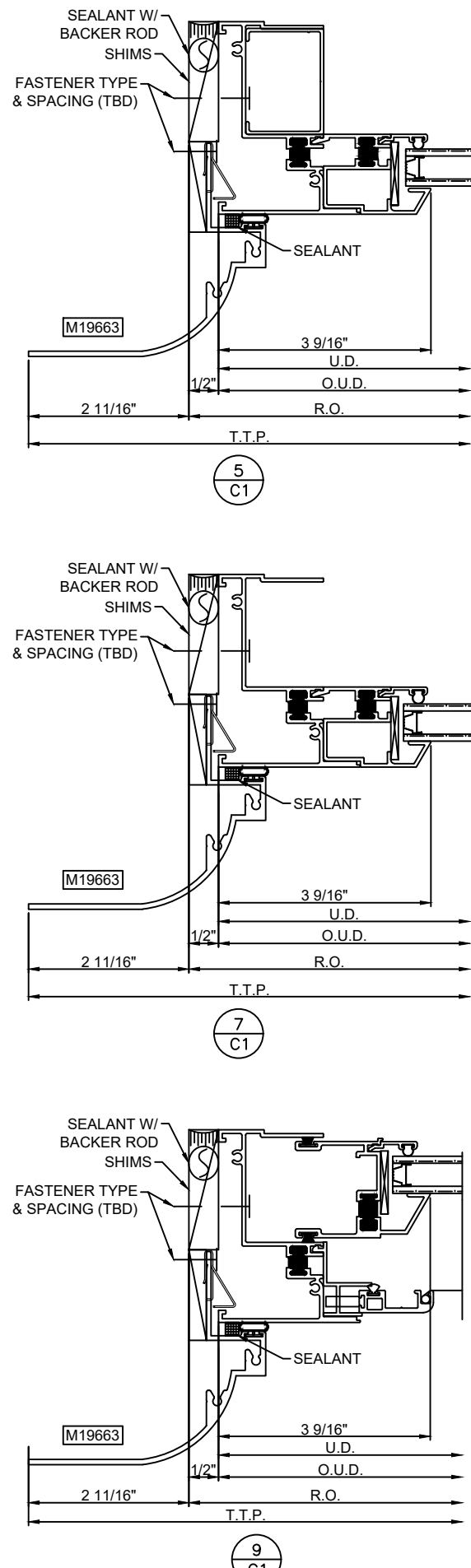
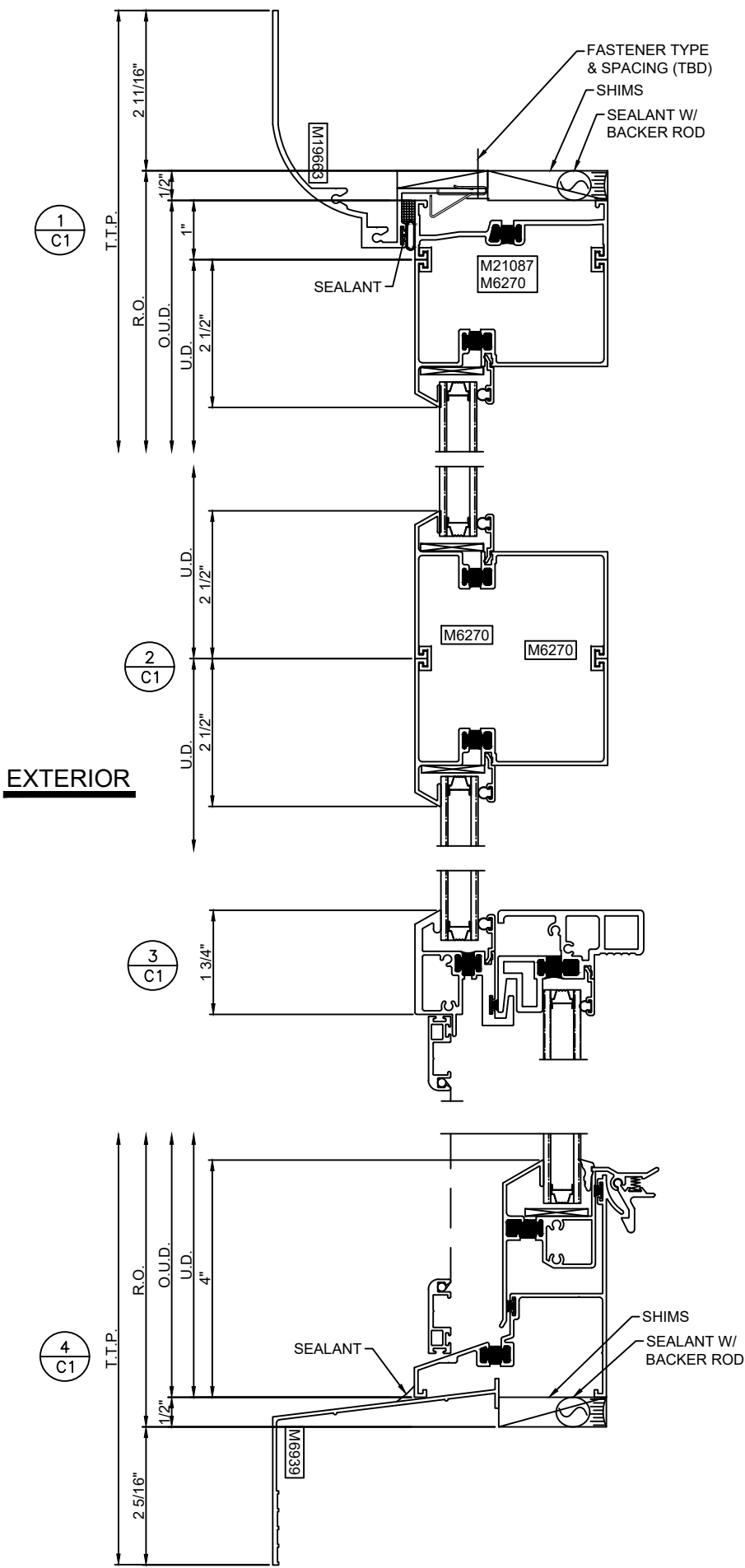
Drawn By: **AMS**

Checked By: **AGN**

504 Highway 63 South
Freeburg, MO 65035

Scale: **3/8" = 1'**

Sheet #: **A3**



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

Project Name: **1427 RANDOLPH STREET**

CUT DETAILS

Description:

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

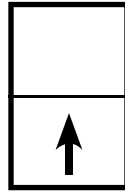
PHONE (573)-744-5211
 FAX (573)-744-5586
 COMMERCIAL
 aneuter@quakerwindows.com

QUAKER
 WINDOW PRODUCTS

Scale: 3/8"=1"
 Sheet #: C1
 Drawn By: AMS
 Checked By: AGN
 504 Highway 63 South
 Freeburg, MO 65035



QUAKER
COMMERCIAL WINDOWS AND DOORS



H503 Series
AW-PG50
3 1/4" Frame Depth
Single Hung

H503 SERIES SINGLE HUNG

The Quaker Historical H503 Series Single Hung window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

FEATURES

- ◇ Commercial Framing System
 - 3 1/4" main frame
 - 0.062" wall thickness of interior and exterior walls
- ◇ Thermally Enhanced Design
 - Azon pour and debridge thermal break is 1/2" wide in all main frame and vent rail extrusions
- ◇ Glazing
 - 5/8" insulated glass
- ◇ Hardware
 - Gravity latch
- ◇ Screen
 - Extruded aluminum screen frame with BetterVue™ mesh

BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings
- ◇ Historically accurate panning and trim styles to help your project meet Historic Preservation codes

PERFORMANCE

- ◇ Structural & Thermal (test reports and thermal simulations available upon request)

Model	Single Hung
AAMA/WDMA/CSA 101/IS.2/A440-08 Rating	AW-PG50
Structural Load P.S.F.	75.19
Air at 50 MPH (cfm/ft ²)	0.17
Water (No Penetration) P.S.F.	10.03
U-Value (with Low-E and Argon)	0.40 - 0.49
SHGC (with Low-E and Argon)	0.14 - 0.31

Window test size: 60" x 99"

Operating Force: 25.3 lbf (maintain motion), 14 lbf (latches)

OPTIONS

- ◇ Available Configurations
 - Single Hung
 - ~~Oriel single hung~~
- ◇ ~~Muntin Choices~~
 - ~~Internal or simulated divided lites available~~
- ◇ Limited travel hardware
- ◇ Screen
 - Extruded aluminum screen frame with aluminum wire mesh
 - Extruded aluminum screen frame with sunscreen mesh
 - Extruded aluminum screen frame with stainless steel 0.009" thickness mesh
 - Security screen
- ◇ Glazing
 - ~~Capillary tubes~~
 - ~~Argon gas~~
 - Wide variety of glazing, tinting and thickness options
- ◇ Panning & Trim Choices
 - Wide variety of panning, receptor and trim available
- ◇ Mulling
 - Wide variety of structural mulls
- ◇ ~~Specialty~~
 - ~~Attached exterior or interior storm window~~
 - Extension jambs
 - Screen track cut-out
 - Ogee lugs



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



QUAKER
COMMERCIAL WINDOWS AND DOORS

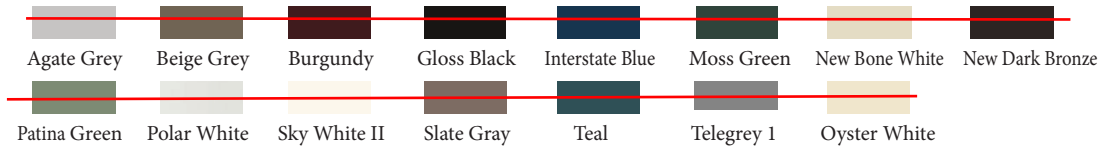
ARCHITECTURAL PAINT COATINGS AND FINISHES

◇ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

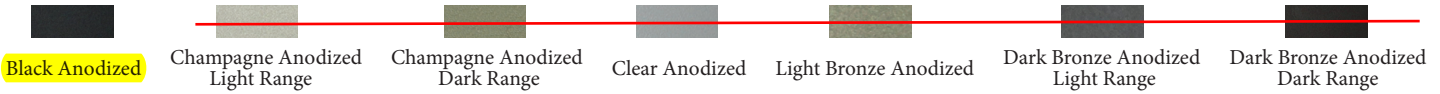
- 11 Popular Colors



- 15 Impressive Colors



- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

~~◇ ANSA/AAMA 2605 powder coat finishes~~

~~◇ AAMA 611-98 Class I clear and tinted anodized finishes~~

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

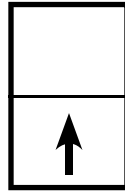
Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



QUAKER
COMMERCIAL WINDOWS AND DOORS



QUAKER
COMMERCIAL WINDOWS AND DOORS

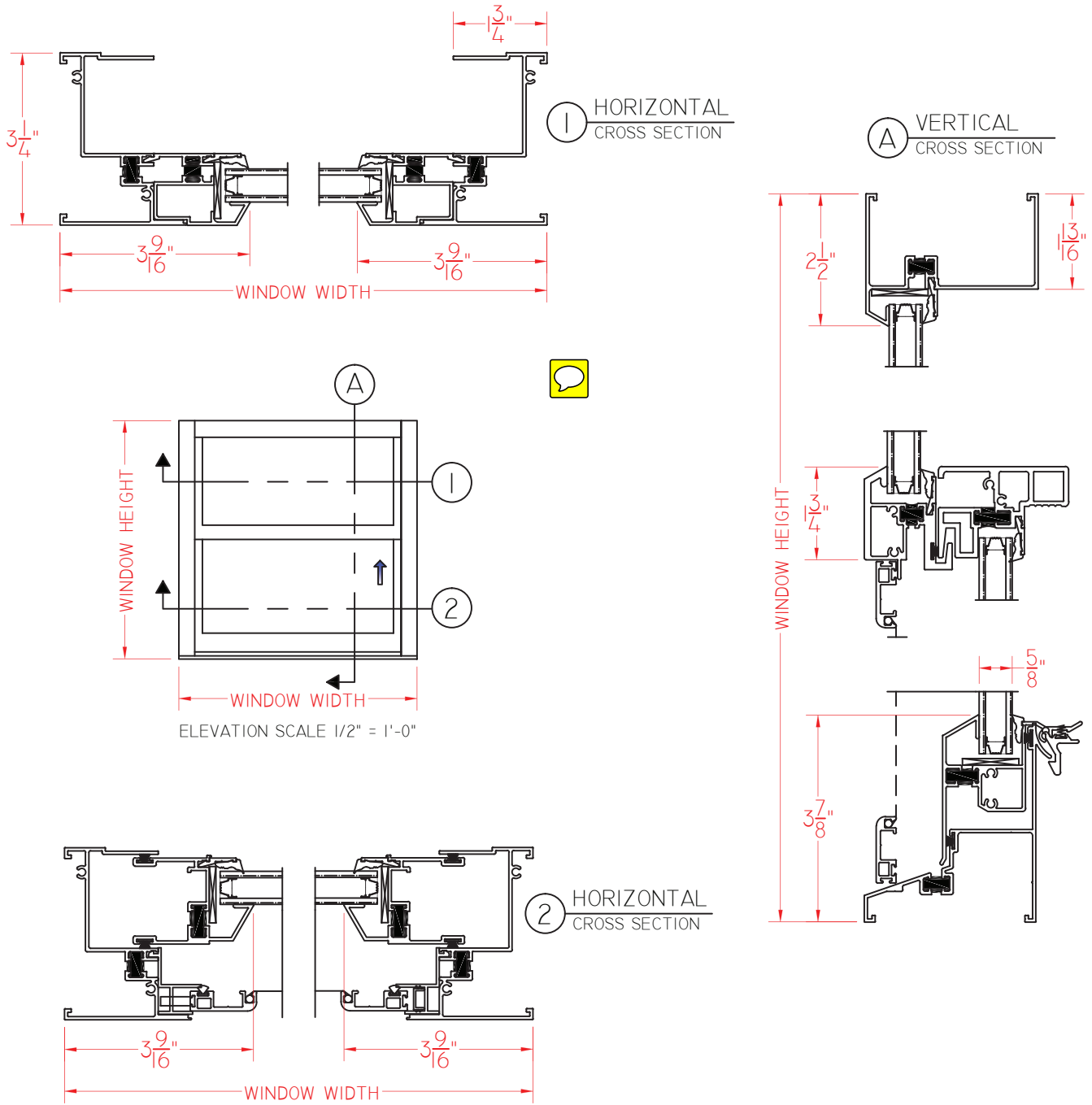


Historical
SERIES

**H503 Series
AW-PG50
3 1/4" Frame Depth
Single Hung**

H503 SERIES SINGLE HUNG

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Quaker reserves the right to change any/all designs without notice. Due to periodic re-certification requirements, result shown may vary.



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



QUAKER
COMMERCIAL WINDOWS AND DOORS

1427 Randolph Street

40 openings 144" X 82" F

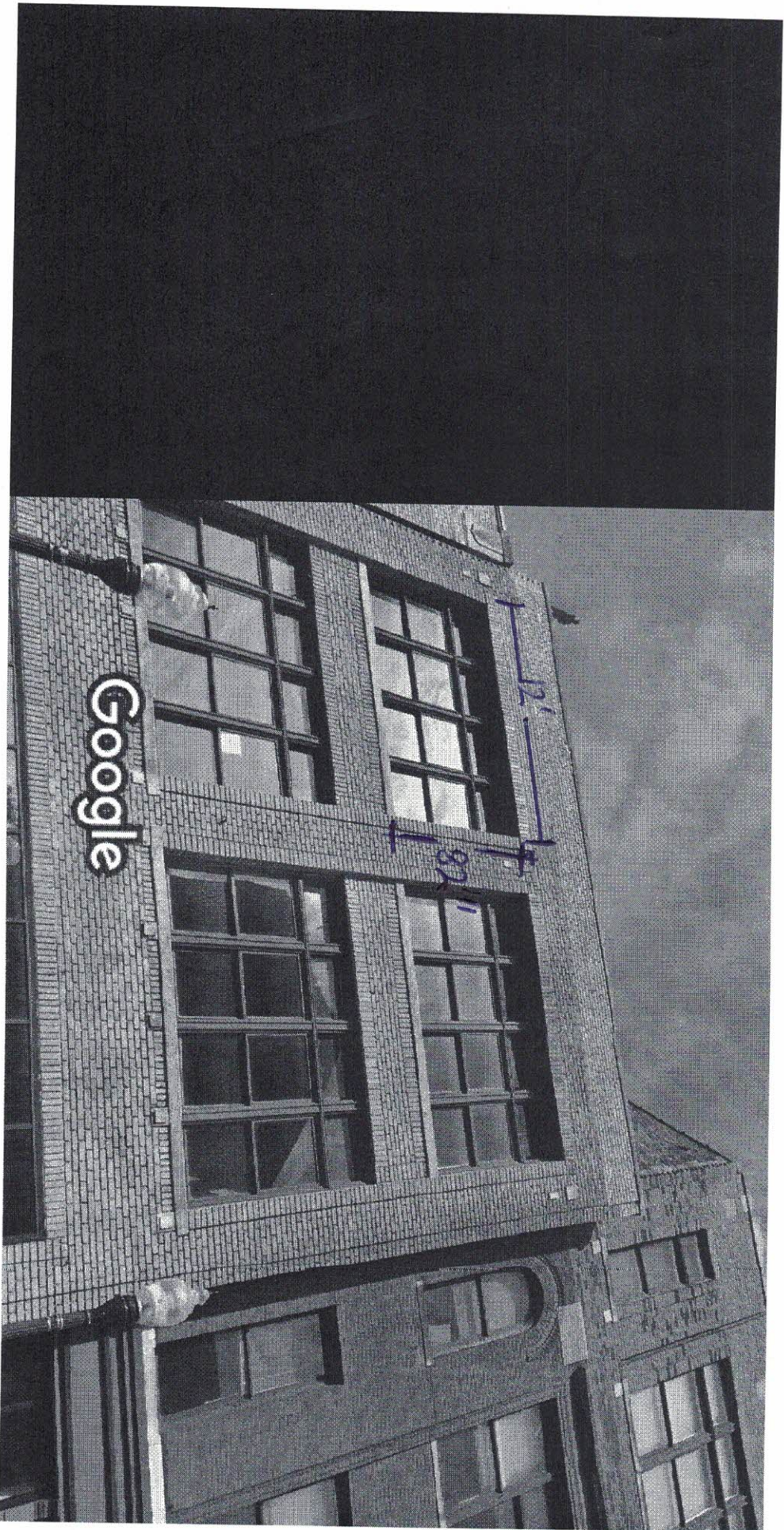


Image capture: Jun 2019 © 2020 Google

Google Maps

1419 Randolph Street

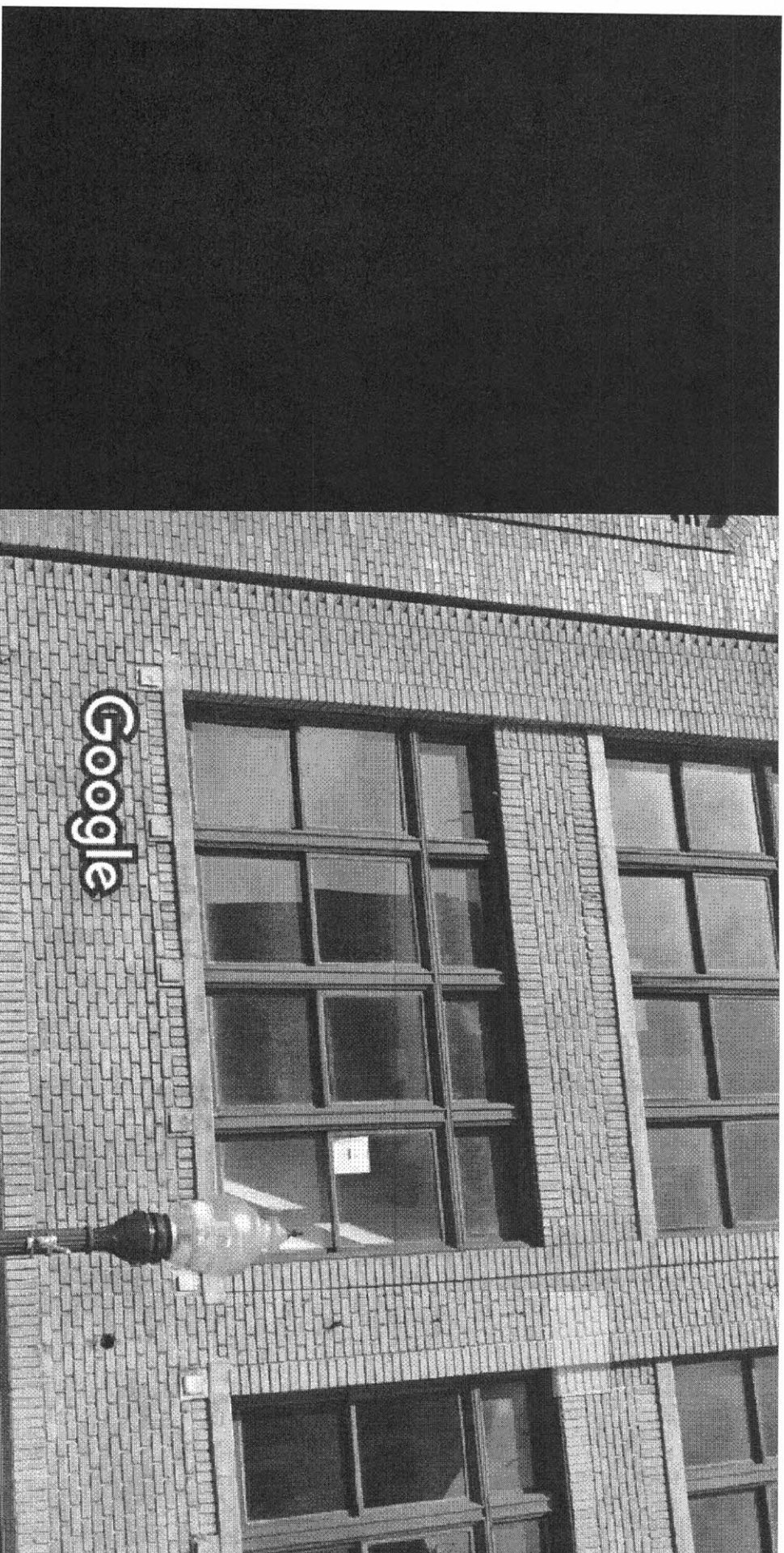


Image capture: Jun 2019 © 2020 Google

Google Maps

1419 Randolph Street

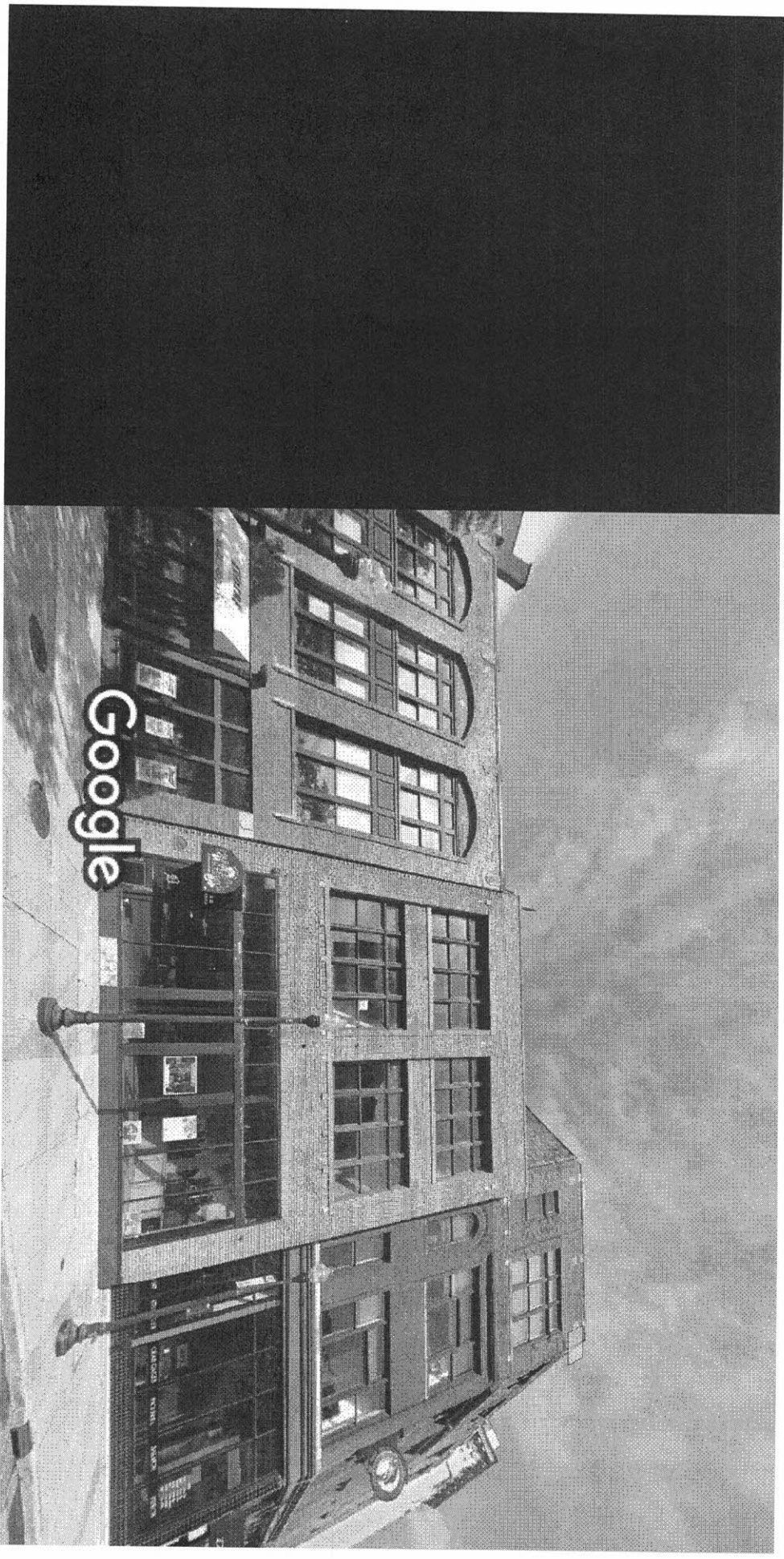


Image capture: Jun 2019 © 2020 Google



**DESIGNERS
MIRROR**
& Glass, Inc.

24391 Gibson | Warren, Michigan 48089 | Ph (586) 754-6400 | Fax (586) 754-6460
September 17, 2021

To: Summit Commercial
7700 Second Ave.
Detroit, Mi. 48202
Attn: Bunia Parker
Re: 1427 Randolph Window Assessment

Bunia,

Please see attached color photos of both exterior and interior views of windows proposed to be replaced, as well as photos obtained from Google.

We have examined all four existing window openings scheduled for replacement and have observed the following conditions that preclude the renovation of them.

- Windows all have deteriorated paint finish that likely contains lead based paint that would need to be abated prior to being re-finished.
- All windows are either painted shut or are otherwise inoperable, all sash balance cords are missing or broken.
- Nearly all vertical window mullions are structurally deficient and have steel straps that were bolted to the interior side of the framing to prevent them from blowing out of the openings (See photos that illustrate this).
- Exterior wood brick molding, mullions, and sash components show obvious signs of decay that is directly related to the main frame and vertical mullion failure.
- One opening is missing the operable sash and is boarded up.
- Several windows have broken panes of glass and are missing glass stops.
- Sash locks are broken or missing on most of the windows, and no limit stops are present.

Our overall assessment is that all windows scheduled for replacement pose a health safety hazard due to the deterioration of the structural components of them. The repairs required to restore all of the widows to a safe and working condition would involve complete removal and replacement of all structural components. We recommend replacement of the existing windows with Historically accurate aluminum equivalents. Please see the included shop drawings and details for the Quaker Window Historic H300 window.

- We propose complete removal of existing window assemblies including brick moldings and structural mullions.
- Provide and install new aluminum panning that closely replicates existing.
- Provide and install new hung aluminum Historic windows to replicate size, configuration, and function of existing wood windows (See included Quaker Window Shop drawings and details).

Respectfully Submitted

David Martin
Vice President
Designers Mirror & Glass



**DESIGNERS
MIRROR**
& Glass, Inc.

24391 Gibson | Warren, Michigan 48089 | Ph (586) 754-6400 | Fax (586) 754-6460
September 28, 2021

To: Summit Commercial
7700 Second Ave.
Detroit, Mi. 48202
Attn: Bunia Parker
Re: 1427 Randolph Window Assessment

Bunia,

Please see attached elevation drawing of the 1st floor front of the building. We have noted areas of existing materials that will remain, and the areas that will be removed. The areas in pink will receive the new sliding folding doors per previously submitted product information, shop drawings, and details.

We have examined all existing window openings on the first floor and have made the following observations.

- Windows all have been replaced with modern storefront framing and insulated glass.
- Areas surrounding the storefront are either painted wood or stone. The wood areas appear to have been replaced with modern dimensional lumber at some time in the past (does not appear to be original to the building).
- The existing paint is in need of preparation and re-paint, or cladding to conceal.

- We propose complete removal of Select modern storefront assemblies.
- Provide and install new aluminum and glass sliding /folding doors at select location.
- Provide and install new dark bronze anodized aluminum break shapes to clad all existing storefront mullions and wood areas.
- All perimeters will be sealed using polyurethane caulk.

Respectfully Submitted

David Martin
Vice President
Designers Mirror & Glass



DESIGNERS
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& Glass, Inc.

24391 Gibson Street
Warren, Michigan 48089

Ph (586) 754-6400 Fx (586) 754-6460

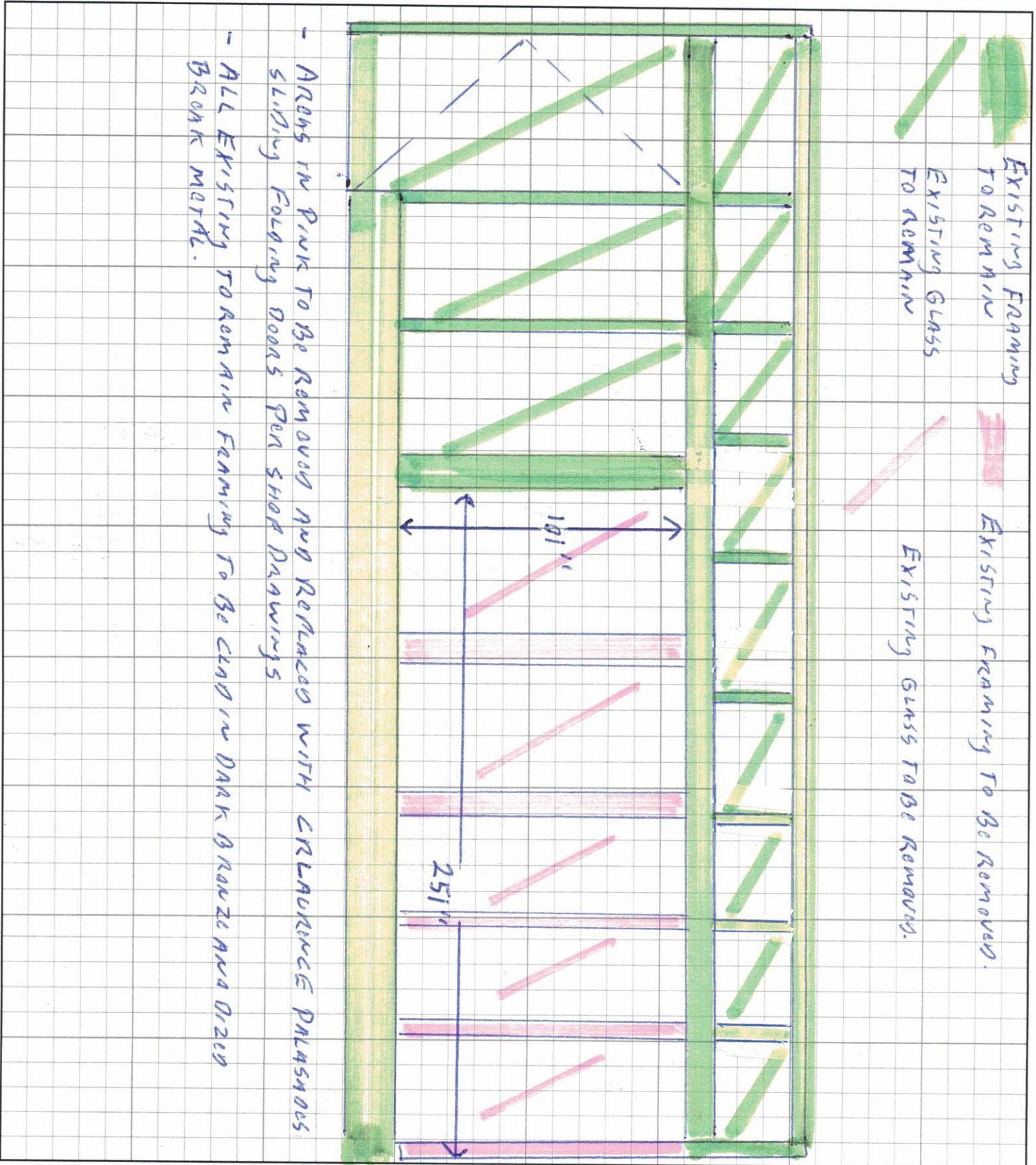
DATE: 9-28-2021

PROJECT: 1427 RANDOLPH

CUSTOMER: RANDOLPH CAPITAL PARTNERS

PHONE:

FAX:



SECOND FLOOR



THIRD FLOOR











