



687, 689, 691 W. ALEXANDRINE

WINDOW REPORT

THE CITY OF DETROIT HISTORIC
DISTRICT COMMISSION HEARING

DECEMBER 9, 2020

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MOSAIC
PROPERTIES



Established 1925

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To Whom it may Concern:

We have inspected the windows at the property known as 687 / 689 Alexandrine, in Detroit Michigan. We have determined that the windows are beyond repair and should be replaced. They have several issues including rotten wood, missing wood, windows that have been replaced with noncompliant or nonhistorical windows, missing sashes, cracked and/or missing glass, poor insulating value (single pane) and damaged hardware that cannot be replaced. I have provided a detail report with photos for your review. Please see attached

There are options that will maintain the historical component and look of the original windows that were installed.

Thank you for your time,

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Window F-1



- Window is sealed shut
- Exterior windowsill has some rot
- One of the lead weights is missing
- Window is cocked in opening
- Window will not lock
- Window needs to be re-putted
- Weather stripping missing

Window F-2



- Window opens but the lead counterweights are missing
- Interior sill is rotten
- One stop is missing, and the other stop is missing all but one of the screws
- Window needs to be re-putted
- Weather stripping missing
- Jamb on right side has rot

Window F-3



- Window is sealed shut
- Exterior windowsill and jamb have some rot
- Glass is broken in bottom sash
- Both lead weights are missing
- Bottom sash has rot right side
- Trim at bottom of window has rot
- Weather stripping missing
- Window needs to be re-putted

Window F-4



- Window will not open
- Missing Handles
- Both of the lead weights are missing
- Upper Sash has extensive rot on bottom
- Window interior sill had some replacement
- Exterior brickmold extensive rot on bottom
- Exterior sill has extensive rot
- Weather stripping missing
- Window needs to be re-putted
- Window will not lock

Window F-5



- Upper sash has fallen and will not move. Old newspaper has been stuffed in gap
- Window needs to be re-putted
- Both lead weights are missing
- Interior sill is rotten
- Bottom sash has extensive rot
- Stops have rot
- Exterior left brickmold has extensive rot
- Exterior sill has extensive rot

Window F-6



- Window will not open
- Bottom sash has extensive rot
- Window needs to be re-putted
- Both lead weights are missing
- Interior sill is rotten and broken
- Exterior sill has extensive rot, and the sash is pushed out
- Stops are missing
- Weather stripping missing

Window F-7



- Internal sill is missing
- Window was boarded up on the outside and sealers was use around the sashes
- Stops are broken on both sides
- Sever rot on what is left of the jambs
- Stops are missing
- Upper Sash glass is broken
- Lead weights are missing
- Trim is missing

Window F-8



- Internal sill is missing
- Window was boarded up on the outside
- Bottom sash missing
- Stops are broken on both sides
- Sever rot on jambs

Window F-9



- Both sashes' have severe rot
- Missing both handles
- Window needs to be re-putted
- Both lead weights are missing
- Window will not open
- Weather stripping missing
- Jamb on right side has water damage
- Brick molding on both sides have severe rot
- Exterior sill has extensive rot
- Stops have been replaced and do not match

Window F-10



- Sashes' and stoppe have been removed and the window is boarded up inside and on the outside.

Windows F-11 & 12



- The window is boarded up on the outside.
- Exterior sill has extensive rot
- Both sashes' have severe rot
- Windows need to be re-putted
- Weather stripping missing
- Lead weights are missing in both windows

Window S-1



- Window will open
- Exterior sill has rot
- Sashes will not line up or lock
- Weather stripping missing
- Interior sill is rotten
- Window needs to be re-putted
- Lead weights are in place, but cords need replacing

Window S-2



- Window will open
- Lead weights are in place, but cords need replacing
- Bottom sash has some rot
- Stopes are missing screws
- Sashes will not line up or lock
- Weather stripping missing
- Window needs to be re-putted
- Interior sill is rotten and loose
- Brick molding on right side have some rot

Window S-3



- Right lead weight is missing
- Exterior Sill is broken
- Brick molding on left side has severe rot
- Window will only open halfway
- Missing one handle
- Weather stripping missing
- Bottom sash has rot at bottom

Window S-4



- Window will open
- Lead weights are missing in both sides
- Exterior sill is broken and has rot
- Interior Jamb has water damage
- Window needs to be re-putted
- Weather stripping missing

Window S-5



- Missing both weights
- Exterior sill has extensive rot
- Window will not open
- Weather stripping missing
- Window needs to be re-putted

Window S-6



- Glass is broken in upper sash
- Window will not open
- Missing both weights
- Exterior sill has extensive rot
- Window needs to be re-putted
- Missing screws in stops
- Weather stripping missing
- Top sash has rot on right side
- Vines are growing thru window

Window S-7



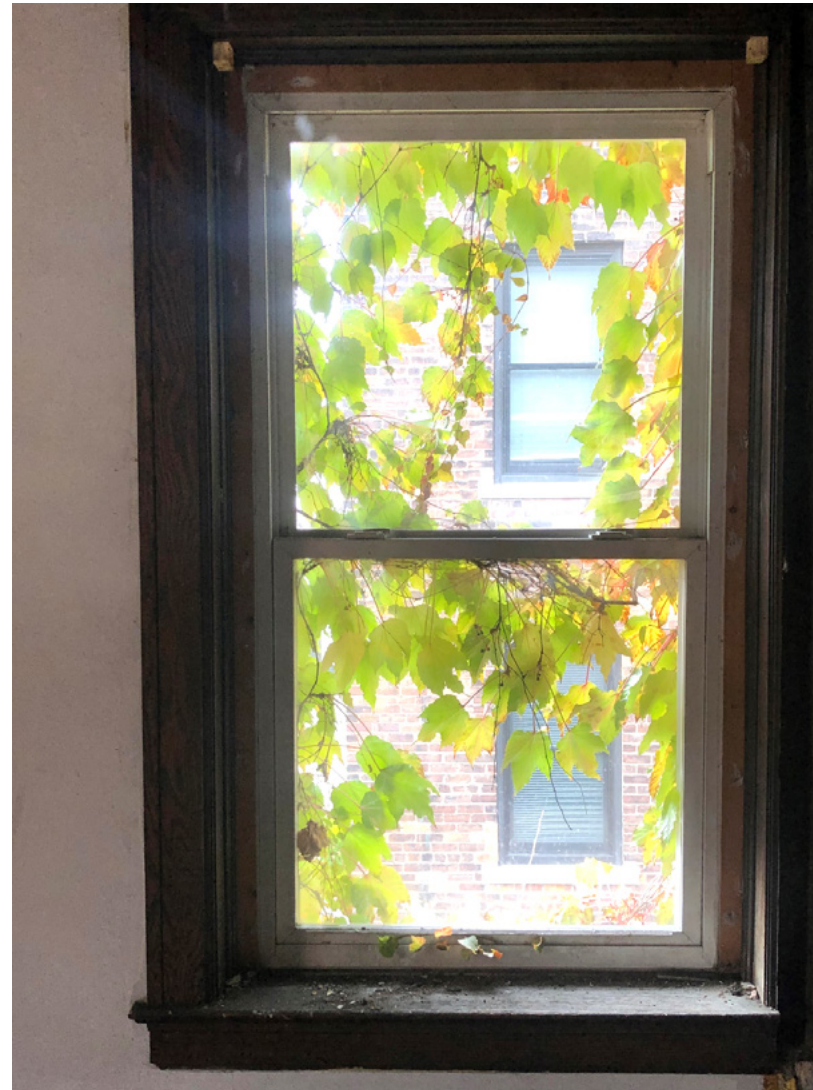
- Window will not open
- Missing one lead weight
- Vines are growing thru window
- Bottom sash is rotten
- Interior sill has damage
- Weather stripping missing
- Window needs to be re-putted

Window S-8



- Window has been replaced with a vinyl replacement that does not fit in opening
- Wood was used to infill the gapes
- Stops are missing
- Sashes are missing
- Lead weights are missing
- Exterior sill is rotten

Window S-9



- Windows has been replaced with a vinyl replacement that does not fit in opening
- Wood was used to infill the gapes
- Stops are missing
- Sashes are missing
- Lead weights are missing
- Exterior sill is rotten
- One window is missing trim on right side

Window S-10



- Upper and lower sashes have massive rot
- Both sashes are falling apart
- Missing glass in upper sash
- Interior sill has massive rot
- Exterior sill has massive rot
- Weather stripping missing
- Stops & Jambs have massive rot and are falling apart
- Trim around window has water damage
- Lead weights are in place, but cords need replacing
- This window is beyond repair and needs to be replaced

Window S-11



- Window will not open
- Lead weights are in place, but cords need replacing
- Exterior sill has massive rot
- Interior sill is rotten and loose
- Weather stripping missing
- Window needs to be re-putted
- Bottom sash has extensive rot

Window S-12



- Window will not open
- Window is three over one
- Bottom sash has extensive rot and is broken
- Glass in upper sash is broken on right side
- Interior sill has massive rot
- Weather stripping missing
- Window needs to be re-putted
- Exterior sill has massive rot
- Lead weights are missing

Window S-13



- Window will not open
- Window is three over one
- Bottom sash has extensive rot
- Glass in upper sash is broken on left side
- Interior sill has massive rot
- Exterior sill has massive rot
- Window needs to be re-putted
- Lead weights are missing
- Weather stripping missing
- Brick molding has extensive rot

Window S-14



- Window will not open
- Both Lead weights are missing
- Bottom sash has extensive rot
- Window needs to be re-putted
- Lower sash glass is falling out
- Weather stripping missing
- Interior sill has massive rot

Window S-15



- Window will not open
- Lead weights are in place, but cords need replacing
- Bottom sash has extensive rot
- Weather stripping missing
- Window is boarded up on the outside
- Window will not lock
- Brick molding has extensive rot
- Glass in upper sash is broken
- Upper sash has extensive rot

Window S-16



- Window will not open
- Lead weights are in place, but cords need replacing
- Bottom sash has extensive rot
- Weather stripping missing
- Window is boarded up on the outside
- Window will not lock
- Brick molding has extensive rot
- Trim below window has water damage
- Window will not lock