

Detroit Historic Commission
2 Woodward Ave. Suite 808
Detroit, MI. 48226

Project Review Request
RE: 14500 Rosemont

To whom it may concern,

After thoroughly investigating the state of the windows at 14500 Rosemont, we have concluded that there is no way these windows can be repaired. The project itself is not just about replacing the windows. The wood structure of the interior of the wall is rotting and needs to be repaired. There is also a significant amount of rot in the wood windows and ants have started living in them. I've labeled the pictures to perhaps make it easier to follow the descriptions.

In the picture of Window 1, you can actually see into the interior of the house, because there is a corner of the sash that has rotted away. A pane of glass has also broken out and is now boarded up. The windowsill is virtually gone which is allowing more water to get into the wall. The muntin are even showing signs of rot. On the lower right pane, you can see that the muntin is gone.



In Window 2, we can already see signs of the sill rotting away in the bottom left. The rot damage has already been so deeply integrated in to this wood that repairing this piece isn't an option.



Window 3 is also suffering from the same things as the previous two windows. The sill is discolored from rot and there are cracks starting to form in it. A small section of the sash has broken off, which as we've seen in Window 1, can become a huge problem

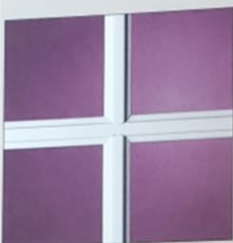


From our experience, we can tell it's only a matter of time before each window ends up in the state of the first window. At this point, in our professional opinion, we cannot see a way to repair these windows. The damage to them is so deeply ingrained that any repairs made to them would not be dealing with the core issue, preventing further damage to the home. We are looking for a permanent fix which is why we are proposing to use vinyl windows. These vinyl windows will have the same look as the old wood windows. We are proposing to use simulated divided lite windows which have the muntin on the outside of the windows. I've previously sent a brochure of the windows, but I'll also include pictures of the style of window we propose to use.

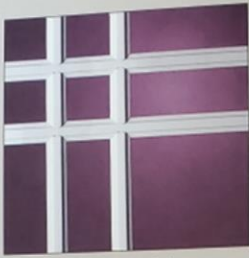
design styles

Designer Grid Options


You're the designer, with grid options that enhance your window's beauty and style. Paradigm offers you a variety of the distinct grid styles shown below.




Contour Colonial




Double Prairie




Standard Colonial



Single Prairie





Standard Diamond



Single Prairie SDL

Simulated Divided Lites

Instead of grids between the glass, choose Simulated Divided Lites to maintain your home's classic character. Have all the advantages of premium-performing windows with thermally-efficient insulating glass, plus the timeless beauty of grids on both the interior and exterior panes of glass. Simulated Divided Lites are available in all of Paradigm's color combinations.



The spacer bar between the glass shadows the pattern of the Simulated Divided Lite grid to add to the architectural authenticity.

