

6/11/2021

Hannah-Neumann/Smith  
Attn: J. Michael Kirk AIA  
1457 Griswold St.  
Detroit, MI 48226

Name: Isaac Agree Downtown Synagogue  
Job Location: Detroit, MI

## **HISTORIC WINDOW SITE REVIEW:**

**The following is the Historic Window Site Review as requested for the property at 1457 Griswold St. in downtown Detroit MI. This includes a review of all window openings on the 3<sup>rd</sup> and 4<sup>th</sup> floors, on all elevations for this 4-story building. This review is based on a site visit by Mike Shields of BlackBerry, and discussions with Michael Kirk the architect. It is our understanding this property is in the historic district and must have HDC approval. Our review considers the National Park Service guidelines for restoration and replication as provided in the Wood Window Preservation NPS Brief #9. Likewise, in providing our recommendation for the restoration or replacement we are adhering to the guidelines that meet NPS and SHPO standards. Please note this review is our opinion based on over 30 years of historic window restoration and replication experience; however, you must have written approval from the local HDC prior to proceeding with construction.**

**Our site review included viewing all elevations from the street view, as well as a sample survey of approximately (29) window openings, and (59) windows from the interior. Each window was inspected for operation, condition of the exterior sill, brick mould, sashes, hardware, master frame, and interior casework. It should be noted that a partial restoration of the 3<sup>rd</sup> floor windows was done approximately 2 years ago. This work was not fully completed and was inconsistent in its execution. The work included exterior sill repair, exterior prep and painting, reglazing, replacing window cord, and interior prep and painting. The interior work was not completed including window refinishing, sash stop, parting bead, and weather-stripping. The exterior sills are already peeling, and the perimeter exterior caulking was not completed. All this work need to be re-done and completed.**

**The 4<sup>th</sup> floor windows were not included. These windows require full restoration, removal of exterior perimeter caulking, stripping of all interior and exterior paint, epoxy repair, abatement of ACM in perimeter caulking and glazing compound, prime and two coat finishes. All sashes would be removed and restored in our shop, including reglazing all sashes and putty glazing. The master frames and brick mould**

would be site restored. Upon completion of the shop restoration, all sashes would be installed including rebalancing all window weights, new chain, and restore or replace, pulleys and hardware.

The following are the dimensions for the key window components. Sash thickness is 1 3/4", Side stiles 2 1/2", Top rail 2 1/2", Meeting rail 2", Bottom rail 4", Parting Bead 1/2" x 1/2", Blind stop 7/8" x 1/2", Mullion cover 6" x 7/8", Brick mould 1 3/4" x 1 1/2", Sill face 1 3/4". The budget allowance does not include the refinishing of the interior case work which includes the interior stool, apron and casing.

We would suggest a storm window to improve the energy efficiency and comfort level of the interior space. If windows are fixed and non-operating, I would suggest an exterior or interior storm that is removable for cleaning and maintenance. If operable I would suggest an interior storm with a screen and movable two track sash combination. We do not recommend the use of insulated glass units since this would require routing the glass pocket and weakening the joinery and stability of the existing sashes. There is one other option that has been approved on some historic projects that can provide excellent energy performance equal to insulated glass. This is a vacuum formed glazing from Pilkington. It 1/4" thickness and the sashes don't need to be altered and can glazed like monolithic glazing. Please note: (3) of the (59) windows are Fixed hot rolled steel windows. These would follow a similar process and have been included in the total budget pricing.

So, in summary, the existing windows are restorable and can function well whether fixed in place or operable. We would strongly suggest a storm window. Restoration will require the use of a lift on the exterior of the building.

Budget pricing includes material, tax on material, labor, employment cost, insurance, staging, abatement, disposal, board up, and supervision. This pricing is based on a square foot estimate. For a firmer budget BlackBerry can provide and actual estimate upon your request.

**Window Budget Price \$175,000.00**

**Fixed Storm Window Budget Price \$55,000.00**

Budget Pricing does not include street to sidewalk permits, lintel or masonry repair, bonding, prevailing or union wages.

Please note this type of work is dependent on having temperatures above 45 degrees for daytime and nighttime lows. Typically work can be performed between April 1<sup>st</sup> thru October 31<sup>st</sup>.

Sincerely,

Michael K Shields  
President

**See Photos Below**

**Supporting Photos**



**FRONT ELEVATION**



**REAR ELEVATION**



**TYPICAL EXTERIOR VIEW**



**TYPICAL INTERIOR VIEW**



**TYPICAL EXTERIOR SILL AND JAMB**



**EXTERIOR MULLION**



**INTERIOR JAMB**



**INTERIOR MULLION**



**INTERIOR CORNER AND STOOL**



**INTERIOR JAMB WITH DAYLIGHT SHOWING**