



Artisan Renovations LLC

Historic • Restoration • Solutions

www.artisan-renovationsllc.com

ASSESSMENT

Project Address:

7 October 2021

**1315 Broadway
Detroit, MI**

Units Assessed:

East Elevation: (Qty. 18) Full-Lite Pivot windows, (Qty. 18) Full-Lite Hopper Windows

West Elevation: (Qty. 8) Steel SH 4/4 Windows, (Qty. 2) Steel SH 2/2 Windows, (Qty. 3) Steel 4-Lite Fixed Windows, (Qty. 1) Fixed Transom - Glass is missing

EAST ELEVATION DISCOVERY

- (18) Outswing pivot windows and (18) hopper windows to be fully restored (Photo #1)
- Sills and frames are in very good condition. No “wood rot” evident on any unit. Wood sills and entire window frames to be restored and repainted (Photo #2)
- Several units have damaged or missing glazing stop. All damaged glazing trim on sash to be restored and/or replaced with exact replica as needed (Photo #3)
- Some units have damaged or missing inner stop and mullion trim. All existing inner stop to be restored or new will be fabricated where missing or damaged beyond restoration (Photos #4, 5 & 6)

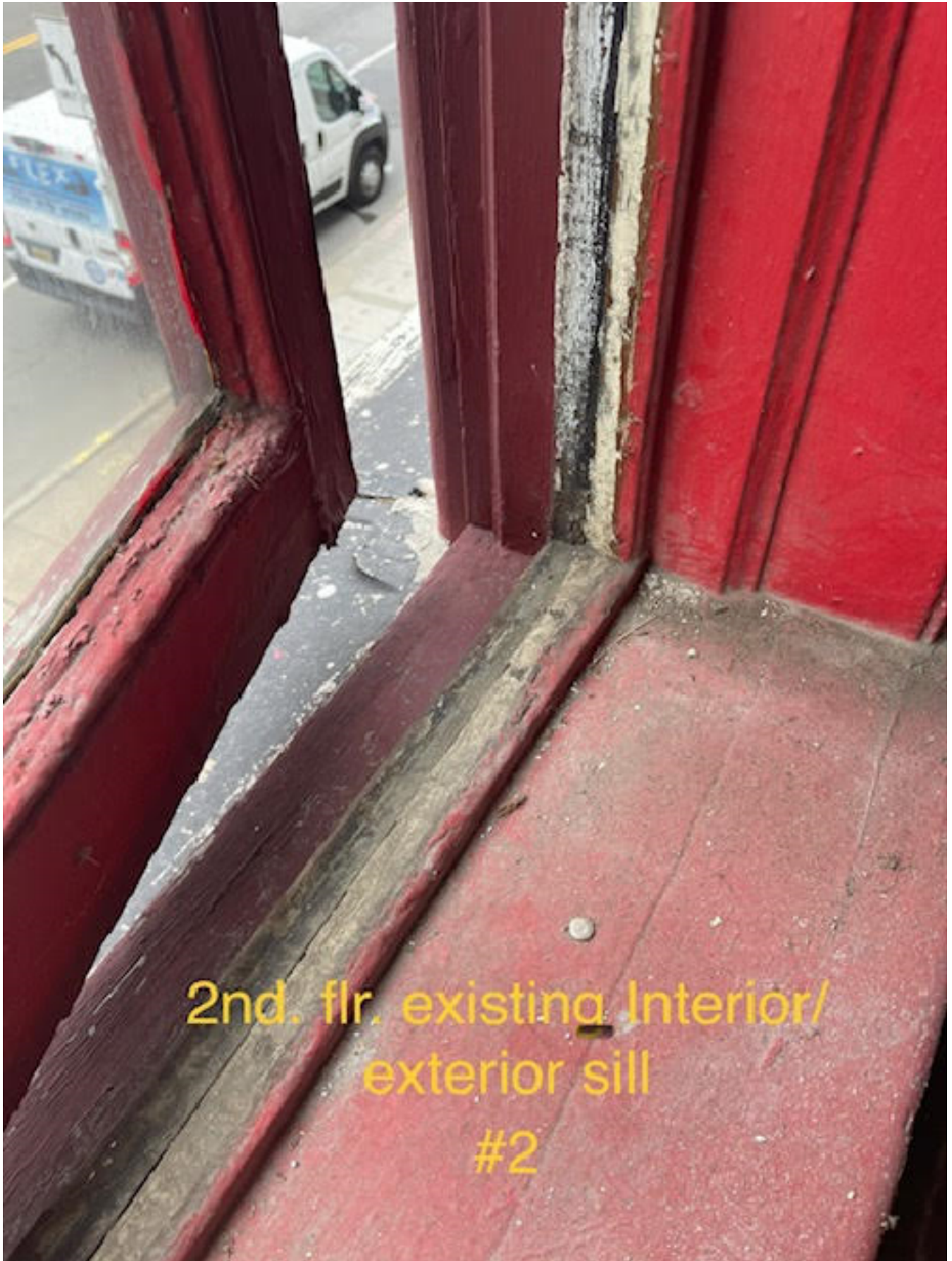
- Several units are missing locking hardware and have damaged pivot hardware, making them unsafe to open in current condition (Photos #7, 7a, 8 & 9)
NOTE: It is suggested that all pivot windows and hopper windows be secured and non-functioning at the end of restoration
- No broken glass discovered on this elevation (1/4" plate). It is suggested existing glass be replaced with tempered or laminated safety glass of the same thickness as per code

WEST ELEVATION DISCOVERY

- All steel units should be restored inside and out (need existing finish removed from steel on interior and exterior surfaces)
NOTE: Frames and sash are in good condition
- Steel SH units are "weight & pulley" units, but currently do not open (Photos #10, 11 & 12)
NOTE: Units should be secure and non-functioning
- All units on this elevation have obscure glass containing chicken wire. (Photo #13)
NOTE: All glass in steel units should be removed and replaced with clear safety/fire safe glass
- Exterior of all units contain iron security grates (Photo #14 & 15)
NOTE: These should be removed and recycled

#1





2nd. flr. existing Interior/
exterior sill

#2

A close-up photograph of a window's interior glazing trim. The trim is painted a vibrant red color, but it is in a state of severe disrepair. Large sections of the paint have chipped away, exposing the underlying grey metal or wood substrate. The damage is most prominent along the vertical edge of the trim, where the paint has flaked off in several places. The window glass is visible on the right side, showing a blurred view of an outdoor parking lot with cars and buildings. The overall appearance is one of significant wear and tear.

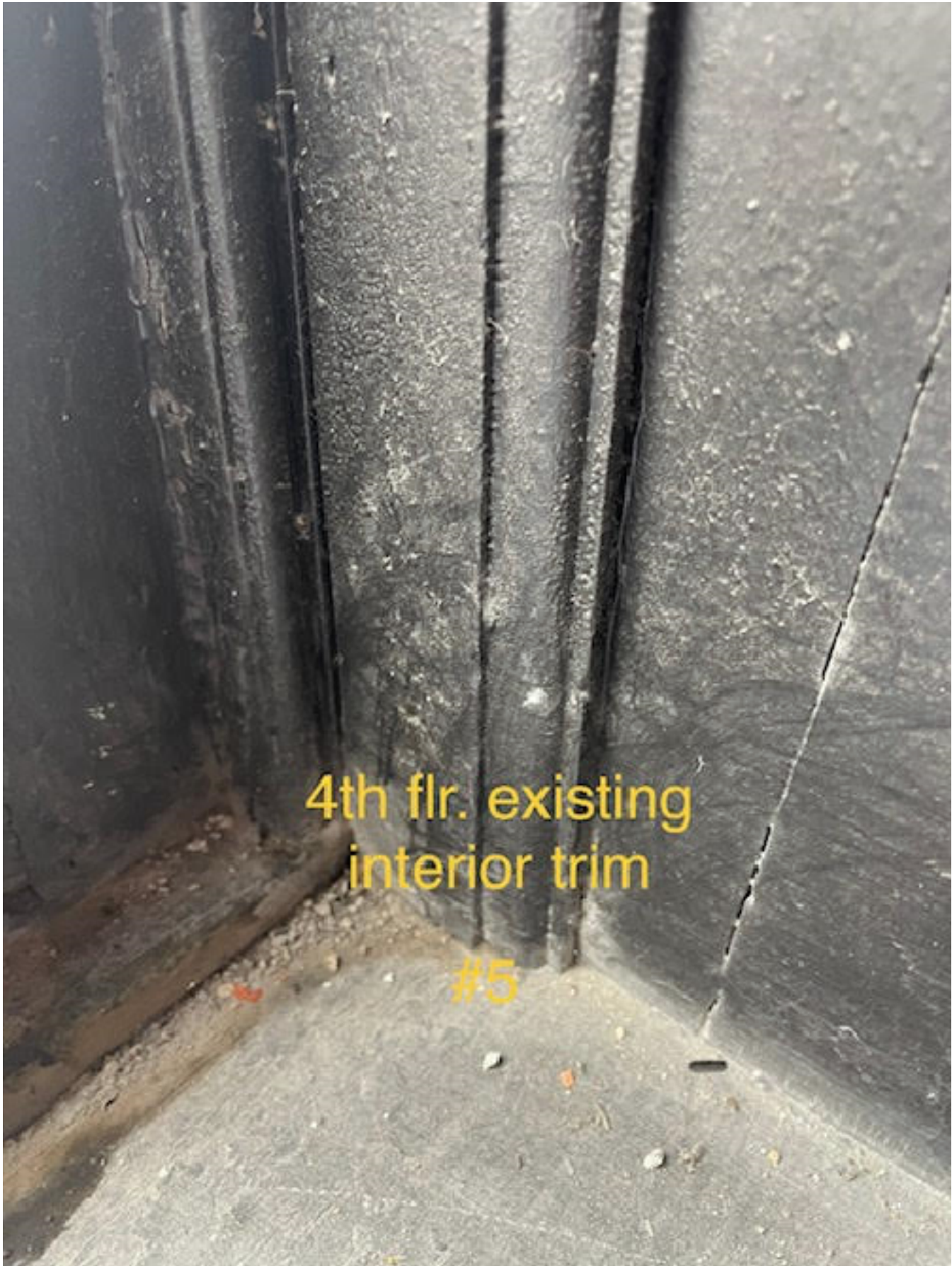
2nd flr. existing interior
glazing trim detail

#3




2nd flr. existing
interior trim

#4

A close-up photograph of a corner where a wall meets a floor. The wall is covered in dark, vertically oriented, textured panels, possibly made of wood or a composite material. The floor is a light-colored, textured surface, likely concrete or stone. The trim is dark and appears to be made of a similar material to the wall panels. The lighting is somewhat dim, highlighting the textures and the corner joint.

4th flr. existing
interior trim

#5

A close-up photograph of a window's interior mullion trim. The trim is dark and appears to be made of wood or a similar material. The image is slightly out of focus, showing the texture of the trim and the window frame. In the background, a blurred view of a building with many windows is visible through the window. The text "Existing interior mullion trim" is overlaid in yellow, and "#6" is also overlaid in yellow below it.

Existing interior
mullion trim

#6



Missing pivot
hardware

#7



damaged hopper
hardware

#7a-



Existing pivot hardware

#8



Damaged pivot hardware

#9

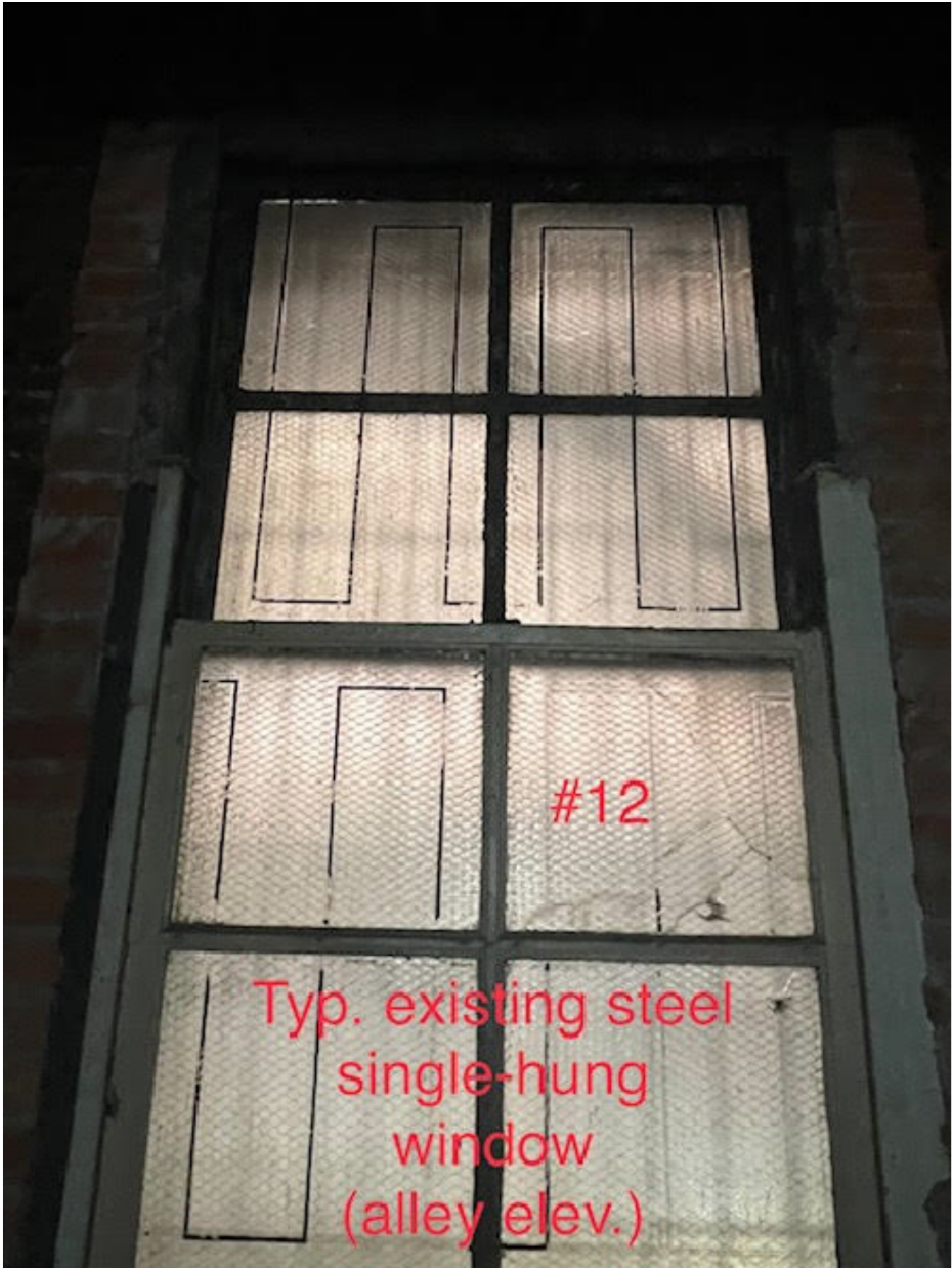


#10

Typ. existing steel
single-hung windows
(alley elev.)

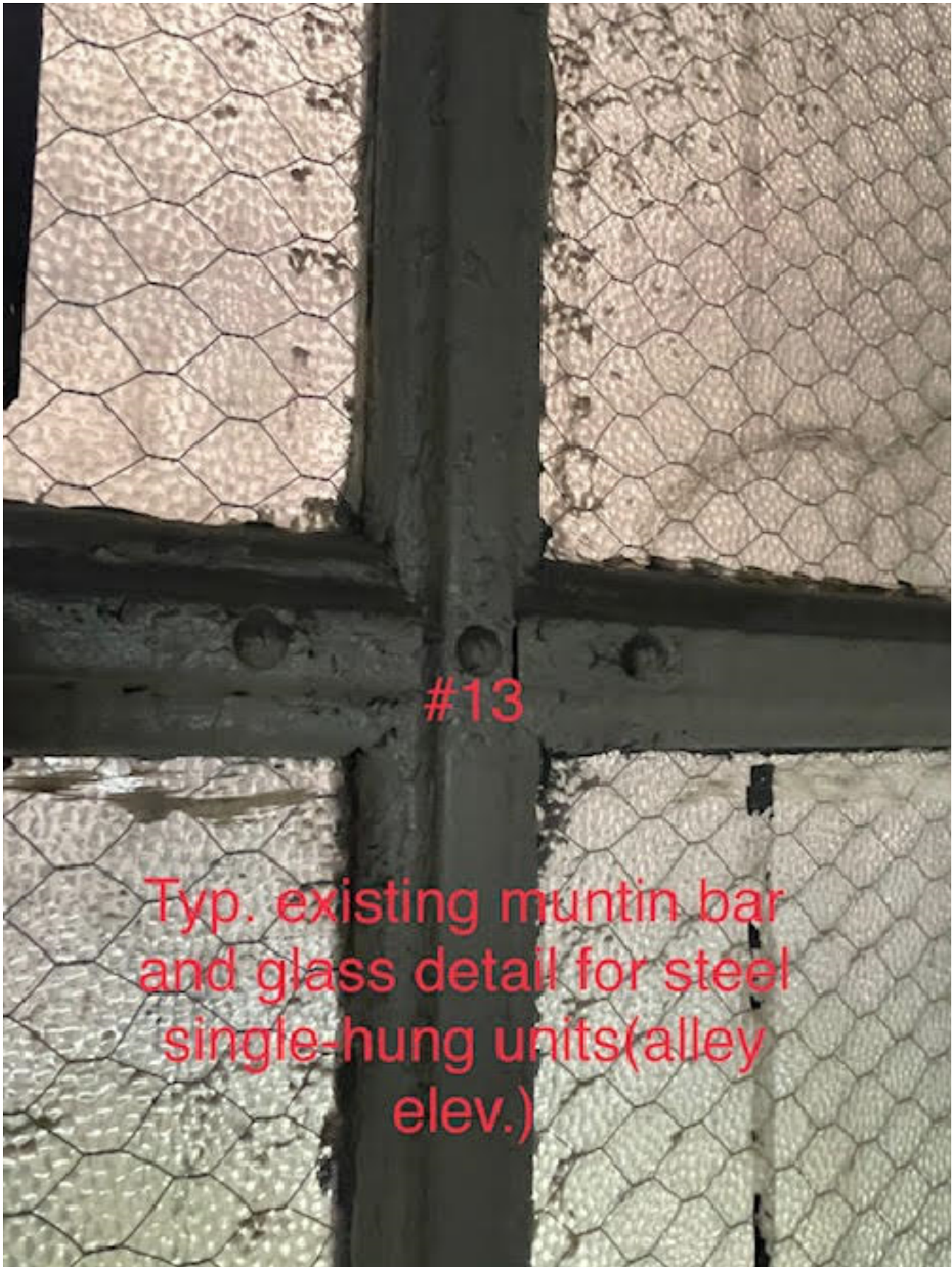


#11 4th flr. steel single-hung windows (interior, alley elev.)



#12

Typ. existing steel
single-hung
window
(alley elev.)

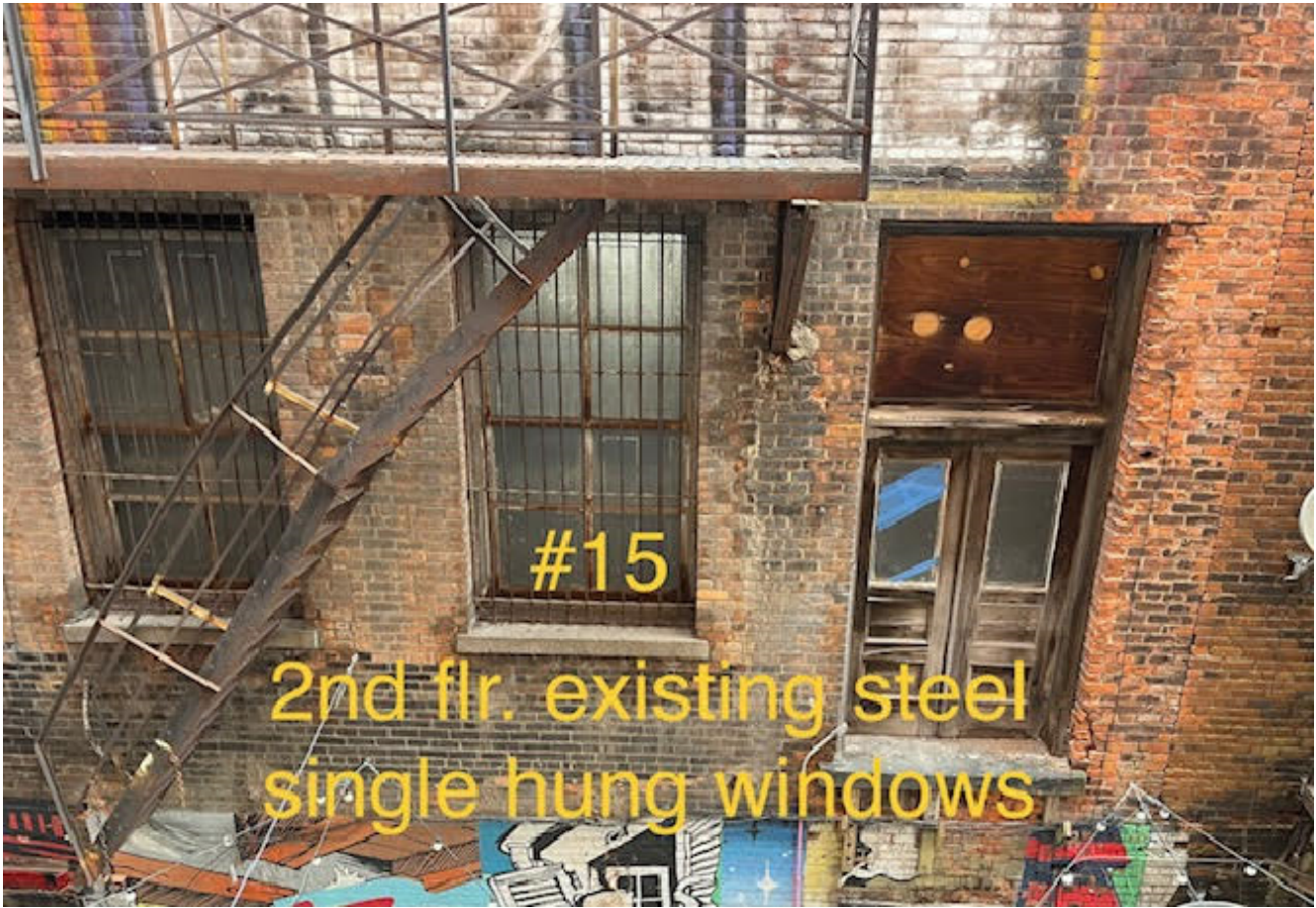


#13

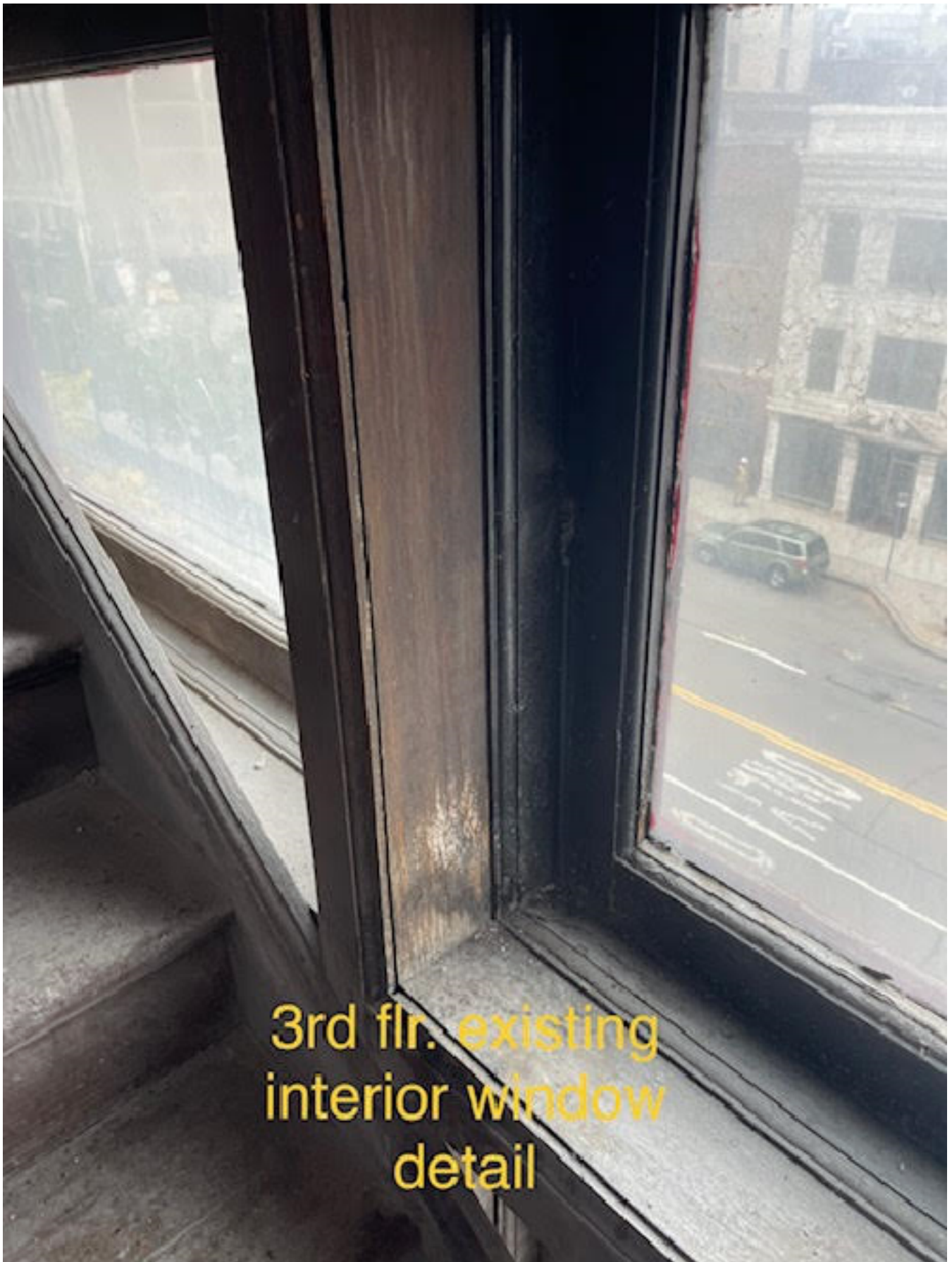
Typ. existing muntin bar
and glass detail for steel
single-hung units (alley
elev.)



Exterior elev. of
steel windows
#14



#15
2nd flr. existing steel
single hung windows



3rd flr. existing interior window detail



4th flr. existing interior
glazing trim detail

