From:	Janna Waltenbaugh
To:	Historic District Commission (Staff)
Cc:	Bradley Nash
Subject:	[EXTERNAL]Re: [EXTERNAL]Re: 1901 Chicago Blvd Window Project
Date:	Wednesday, June 1, 2022 4:47:24 PM
Attachments:	Janna Waltenbaugh Contract 05-16-2022.pdf Janna Waltenbaugh Contract 05-9-2022.pdf windowscrankless.zip

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Hello,

Please see responses in blue below:

1. Do you know if the current windows are original? You mentioned a brand name in the project description, it isn't clear if these are all replacement windows or original. Current windows are all Pella replacement windows save the one vinyl window in the breakfast nook and a plexiglass section of the bay window (these are not Pella and were replaced later). My assumption is that they were replaced in the 70s - 80s when original owners were here (prior to 1993 when the house last took new ownership under the church). Due to the fact that a church owned the property from 1993 until we purchased, there were no seller disclosures containing info about when changes like this were made. We have reached out to the old steward for details, but this was certainly before he took over in the last few years. Despite being (presumably) relatively new, they simply were not maintained for function - cranks/shafts were broken off and disposed of and most moveable components of the casements were continually painted over with thick paint or sealed with other adhesive materials.
2. Additional photos of deterioration for all windows proposed for replacement. Photos do not show that existing wood windows are beyond repair. I do realize that your main contention is with the cranks and operation of the existing windows, please provide more photos, and a number of exactly how many windows are inoperable. We are only doing a section of the house, but a total of 18 downstairs are lacking a crank and are entirely inoperable. See pictures of broken cranks attached. Many of the windows are missing teeth on the crank shaft so a new crank cannot be affixed, and some are missing the crank shaft all together. There are many more upstairs (I believe another 15 are missing cranks/inoperable upstairs), but we are currently getting the floors refinished so I cannot test them right now. I can provide those details as soon as I can walk on the floors.
3. Dimensional comparison between existing and proposed. Examples attached. I have attached a quote with dimensional specs. Note that existing windows are to be cut out entirely (with wood frame) and replaced with identical size windows (frame to fill exactly where the existing is) - there is no difference in size of either frame or windows proposed vs existing.
4. Manufacturer information for proposed windows – **must include cut sections**. Provide specific products that you are installing, not embedded web links (must be saved to your property application file).
   All windows are custom made to the exact size of our existing windows so I cannot send pictures of the exact window until it is manufactured and I pay for it. However, the images I sent originally are representative of the product type we would be getting installed. They are called Comfort Guard FiberFrame, which is the only product the company manufactures, but they customize with grids, color, etc. Please also reference the contracts below that came

direct from the manufacturer and include a cut section/sketch of each window, location, opening type, color, and any additional details.

In the end, my husband and I are very excited to be part of the historic district and want to honor the home we moved into and the neighborhood, but at the same time need to consider both our safety and the immense financial impact of some of these requirements. The fact that the windows are inoperable is problematic as we have no way out in case of an emergency and no way to introduce air flow in case of smoke, etc.

Upon purchase of this home, we were aware that windows (and many other things) needed to be replaced for functional purposes and we were also aware that there were historic guidelines to abide by. From the historic district resources available, we knew we needed to have a historic look and approved materials, but with few more details available prior to move-in, we looked to neighbors for guidance. There are a handful of homes that have white vinyl double hung windows on our block and many that have a subset of fiberglass mixed in with older windows. We wanted to do our best to exceed the standards set by the neighborhood and opt for fiberglass over vinyl, in an approved color palette, with grid patterns that matched the existing windows..

We would like to work with you to understand how we can meet our safety/comfort needs while adhering to acceptable guidelines and staying within a reasonable budget.

Thanks!
Janna

On Wed, Jun 1, 2022 at 2:30 PM Historic District Commission (Staff) <hdc@detroitmi.gov> wrote:

> Good afternoon,
>
> Thanks for reaching out and Thanks for your patience.
>
> We will need additional information to complete your application. Please note that scope will require review and approval for this proposal at a monthly meeting. It is unlikely that HDC staff will recommend approval for this proposal as consistently decided that Vinyl / fiberglass windows are not appropriate in local historic districts. Further, grids between the glass do not provide the same profile that a true divided light windows.
>
> For best chances of approval, staff recommends in-kind replacement with windows that meet the same material, operation, style (Exterior muntins / grids).
>
> To complete your application, please provide the following information.

1. Do you know if the current windows are original? You mentioned a brand name in the project description, it isn't clear if these are all replacement windows or original.
2. Additional photos of deterioration for all windows proposed for replacement. Photos do not show that existing wood windows are beyond repair. I do realize that your main contention is with the cranks and operation of the existing windows, please provide more photos, and a number of exactly how many windows are inoperable.
3. Dimensional comparison between existing and proposed. Examples attached.
4. Manufacture information for proposed windows – **must include cut sections**. Provide specific products that you are installing, not embedded web links (must be saved to your property application file).

Application deadlines can be found here, the deadline for the July meeting is June 20:

https://detroitmi.gov/government/commissions/historic-district-commission

Have a nice day!

Sincerely,

Brendan Cagney

Staff, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

www.detroitmi.gov/pdd

cagneyb@detroitmi.gov

Michael E. Duggan, Mayor

In order to ensure your safety and ours during the COV-ID 19 pandemic, we will be working remotely until further notice.

From: Bradley Nash <bradleydnash@gmail.com>
Sent: Wednesday, June 1, 2022 12:27 PM
To: Janna <janna.waltenbaugh@gmail.com>; Historic District Commission (Staff) <hdc@detroitmi.gov>
Subject: [EXTERNAL]Re: 1901 Chicago Blvd Window Project

Hello,

I wanted to confirm you received this request. We have received acknowledgement of receipt of a later request, so we want to ensure this wasn't overlooked. Thank you for your support.

Best regards,

Brad and Janna

On Mon, May 23, 2022, 8:51 PM Janna <janna.waltenbaugh@gmail.com> wrote:

> Hello,
>
> My husband (Brad Nash on copy) and I recently purchased 1901 Chicago Blvd (Boston Edison district) and are taking on some projects for the house in the coming months. One of those is replacement of some windows on the main and upstairs floors for which I am attaching project request form and supporting resources. List of attachments by name with a brief description below:
>
> - **Project Review Request – Main Windows – 1901 Chicago**: this is the populated project request form
> - **Window Replacement Request – 1901 Chicago Blvd**: this is a document that provides description of existing conditions, plans for updates, and scope of work
> - **Replacement Window Project Review Request**: this includes pictures of all current windows slated to be replaced as well locations of those windows
>
> Please let me know if you have any questions or need any additional info from me and I'd be happy to provide.
>
> Thanks!
>
> Janna Waltenbaugh

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