

6/20/2023 Revised from 5/13/2019

Kraemer Design Group
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Job Name: 1332-1336 Broadway
Job Location: Detroit, MI

Please note this report was originally provided to Hamilton Anderson Architects and has been revised after a site meeting with KDG.

Historic Window Site Review:

The following is the Historic Window Site Review for three buildings adjoining at 1332-1336, 1326 and 1322 Broadway. All buildings appear to have been unoccupied for a long period of time, with the window openings partially boarded up and in “poor” condition. The information provided here is based on a site visit and direct discussion with yourself and the Owner Representative. The guidelines BlackBerry follows in evaluating the windows are those provided by the National Park Service for the rehabilitation of wood and steel windows. If the Owner is pursuing Federal Historic Tax Credits or work is required for a review by the Detroit Historic District Commission, make sure that the required products have been approved prior to proceeding with the proposed work. Please note any budget pricing provided is based on estimated costs, to provide accurate pricing BlackBerry requires detailed plans and specifications.

1332-1336 Broadway: The front façade of this building group (first one on the left) has two different window types. 2nd and 3rd floors, (6) Openings with Hot Rolled Steel Windows; and Wood Transom Windows above the 1st Floor Storefront. Note a fire severely damaged portions of the front façade including the windows on all three floors

Steel Windows: The hot rolled steel windows on the 2nd and 3rd floors are in poor condition. The sash frames are corroded at the bottom rails, and the top rails and jambs are bent, and joinery is failing on about 50% of the openings. 30% of the frames have been removed and not in the building. The glazing method is unique using a lead

wrap around strips that holds the glass in place but is very weak structurally. I would question if this method would be acceptable per building code in regard to safety issues in case of impact from the interior. The exterior cast frame and ornamental posts and trim appear restorable, but they must be inspected from a lift on the exterior in order to determine if removal will be by individual components one by one; or if the whole assemble will be removed fully intact. Abatement of ACM in the perimeter caulking, as well as the lead glazing strips will be required by a certified abatement contractor.

The steel cast iron post components can be fully restored and reinstalled. It is our understanding that the steel windows will be removed, those that remain will not be replicated or restored but disposed of.

Budget Price \$19,000.00

Wood Windows: The wood transoms were heavily damaged by fire and many are missing. The design can be replicated with a thermally broken aluminum system.

Budget Price \$21,000.00

1326 Broadway Middle Building: The front façade of this building has two large openings, one on both the 2nd and 3rd Floors. Both are missing the original lower operating sashes; three fixed upper sashes remain in the 2nd floor openings but all sashes are missing in the 3rd floor openings. All the original frames and sash were wood with typical 1 3/4" thick hung operating sash using , pulley, rope, and weight balance system. The original wood frames are present but only the 2nd floor units are restorable, as well as the existing upper 2nd floor sashes with diamond pattern true divided lites. The 3rd floor frames are too damaged to restore, the sashes were removed with no regard of care for the master frame and mullions. There two potential options; first would be restoration of the 2nd floor master frame and new sashes and new wood replica windows for the 3rd floor. The second option is to replicate both the 2nd and 3rd floor windows with new thermally broken aluminum windows. Abatement of all ACM present in the perimeter caulking as well as glazing compound will be required.

Budget Price: Option 1. Restoration and Full Replication using Mahogany window components. \$35,000.00

Option 2. Full Replication with new historic thermally broken aluminum windows. \$23,000.00

1322 Broadway: First building on the right; has thermally broken aluminum windows that we estimate would have been installed as replacement windows less than 20 years ago. The windows are double hung windows set with an exterior panning and sill assemble. The are in good condition and we would recommend leaving these windows in place.

Let me know if you have additional questions

_____MKS_____

Michael K. Shields
President
BlackBerry Systems, Inc.

_____6/20/2023_____

Date

Supporting Photos



Front Façade 1332-1336 Broadway Left - Center - Right



Windows on Front Façade of 1332 Broadway Left Building



Interior, 1332 Broadway Left Building



132 Broadway Wood Transoms Left Building



1332-1336 Broadway Center Building



Window Front Façade 1332-1336 Broadway Center Building, 2nd Floor



Interior 1332-1336 Broadway Center Building, 2nd Floor



Interior 1336 Broadway, 2nd Floor



Interior 1336 Broadway, 2nd Floor



Window Front Façade 1332-1336 Broadway Center Building, 3rd Floor



Interior 1332-1336 Broadway Center Building, 3rd Floor



1332-1336 Broadway Right Building



1332-1336 Broadway Right Building Windows