



9/12/23

Attn: Whom it may concern

Job Name: 1315 Broadway
Job Location: Detroit, MI

1315 Broadway HDC Review

Existing Conditions:

- Cold rolled steel "hollow metal" hung windows
- Rear elevation alley facing 2-4 story windows next to buildings with new aluminum replica windows
 - See photo (6)
- Corrosion and rust is consistent throughout the exterior of all windows
 - See photos (1-2)
- Vandalism in the form of spray paint and corrosion/rust has rendered many of the windows inoperable
 - See photo (3)
- Non-removable Sashes, built into master frame with fin in jamb

Issues:

- Corrosion/rust reaching non accessible interior portion of master frame and window sashes/components
- Non-removable sashes hinder the ability to properly restore the windows. BlackBerry would typically remove the sashes and have them chemically dipped to remove all rust/corrosion. Patched wherever necessary, then primed and painted. Operability restored and reinstalled. Replace any damaged sash components. We would be unable to complete all of these steps due to the non-removable nature.
 - See photo (4 & 5)
- Longevity/durability of restored windows will be 5 years or less before corrosion/rust return
- Inability to provide an adequate restoration of this style of steel window to allow for a durable window

Recommendation:

- Replacing the existing steel windows with a Quaker H650 Aluminum Single Hung window that matches all visible profiles and components of the windows closely.

Thank You,
Peter Arena

Architectural • Historical • Commercial Window and Door Systems

Supporting Photos



Picture 1. Exterior view of typical steel window with rust/corrosion

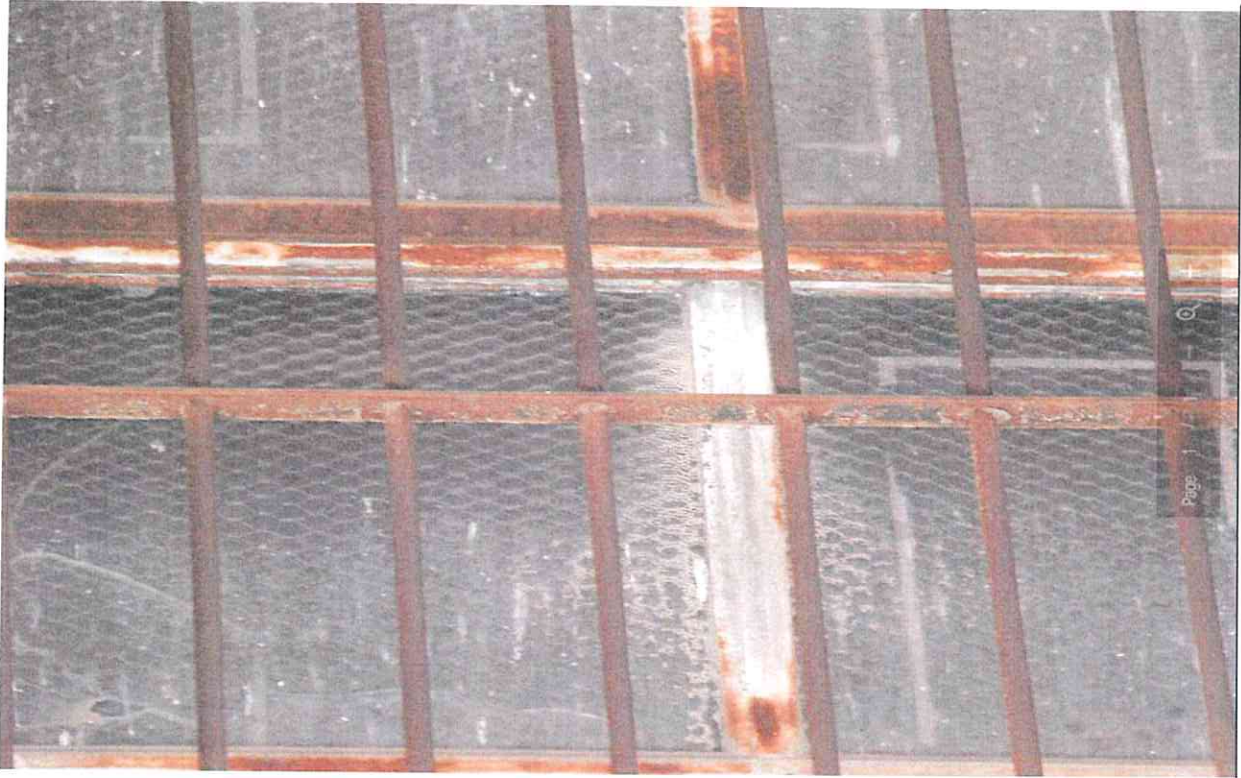


Photo 2. Typical rust/corrosion at exterior window components



Photo 3. Typical vandalism and exterior conditions of windows

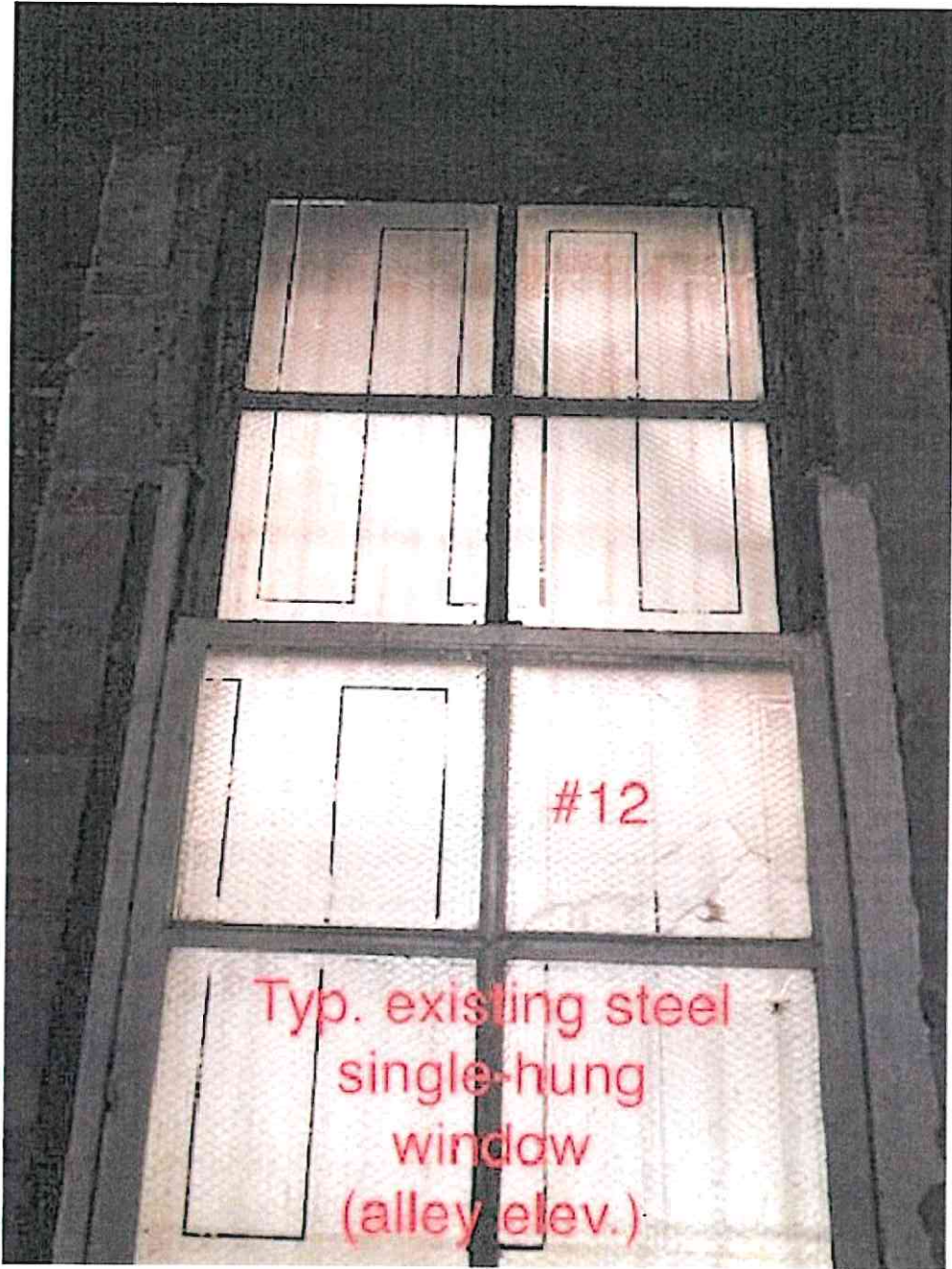


Photo 4. Interior view of steel window without stops. (Sashes built into master frame)

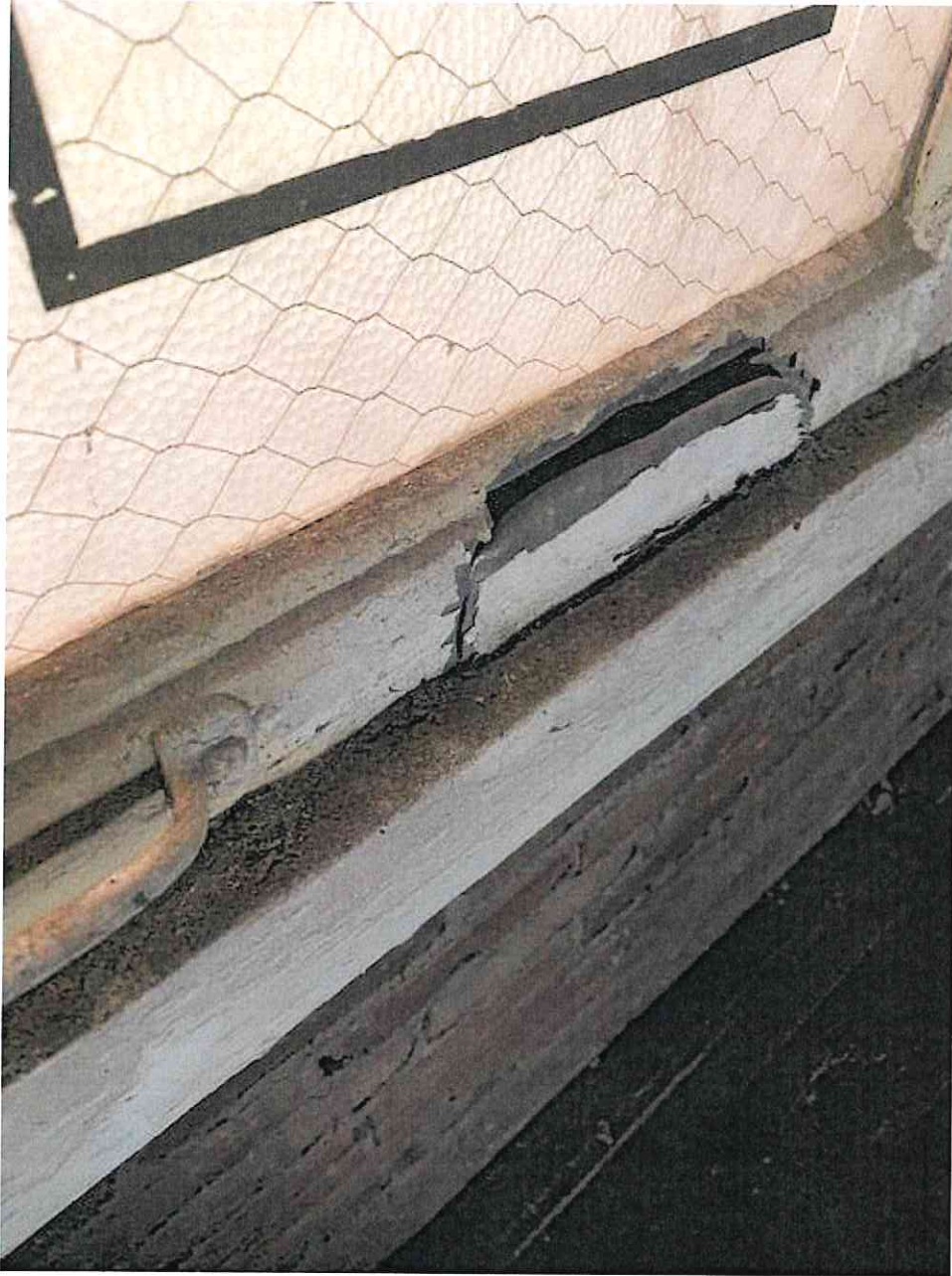


Photo 5. Damaged bottom rail, Also shows “hollow metal” cavity within the steel windows



Photo 6. New aluminum replica windows on same elevation as windows in question for 1315 Broadway