

Distinguished Commissioners,

19566 Canterbury is undoubtedly a symbol of Detroit Architecture. Sadly, this home has been abandoned for almost a decade and for at least the last 4 years, has been exposed to the harsh Michigan elements from a gaping hole in the roof. This neglect has clearly hastened the deterioration and deformation of the property as a whole; this includes the steel casement windows.

Our application includes a multitude of documents which we will be referring to throughout this application. We have two reports from window experts, Tri-County Home Restoration and Quality Installation Construction, Inc a Quaker Window Contractor, who have provided statements indicating that the current windows are not restorable. We have also received a written estimate of restoration from Jay with Metro Detroit Window which states that every single window, regardless of its ability to operate, must be completely removed from the property and taken off-site to be worked on. Tony Reedy, who is the Quaker Window Representative, has provided us with a detailed quote to replace the windows with Historic Quaker (H450) series windows which will match the original windows in materials, sheen, texture, and full divided light grid patterns. Staff from the HDC have been onsite and provided direct evidence which corroborates the opinions of the above-mentioned experts. It is our hope that the combination of expert opinions, detailed photos and descriptions provided in our application, along with, on the recommendation of the commission, our proposal to replace the windows with the Historic Quaker (H450) series will be enough to grant us an Approval of Appropriateness.

Prior to coming onsite to tour and see the windows in person, Metro Detroit Windows provided a verbal estimate using photos. This estimate was based on the reasonable assumption that the windows could be restored in place. After our previous meeting with the Commission, we invited Metro Detroit Windows to come back due to the concern for the extent of bent steel frames of the windows which prevent the windows from closing, and for the owner, Jay, to inspect the windows in person and to provide a written estimate for restoration and provide us with a detailed and thorough walk through of how the windows would and could be restored. Upon visiting the property, the estimate for restoring the windows changed dramatically. You will see in his estimate that the amount of paint, debris, and corrosion on the windows is so heavy that the windows cannot be restored onsite and due to the extent of deformation and corrosion, must be taken off site. According to the U.S. Department of the Interior's Standards for Rehabilitation publication "*13 Preservation Briefs*," which has been provided to the Commission, page 6 reads:

"Damage to windows may be so severe that the window sash and sometimes the frame must be removed for cleaning and extensive rust removal, straightening of bent sections, welding or splicing in of new sections, and reglazing. These major and expensive repairs are reserved for highly significant windows that cannot be replaced..."

The Secretary of the Interior's directive demonstrates that windows that have the level of deformation and corrosion found on the windows in this home should be replaced. The "*13 Preservation Briefs*," in that same passage used the word "expensive." The new estimate for restoration after Metro Detroit Windows visited the property and determined the extent of deformation and corrosion was too great to restore on-site shows a cost of **\$87,000**, double that of the original estimate prior to touring the home itself. That cost is double or **204%** of the quote provided to replace the windows with H450 Historic Quaker Series (**\$42,589.05**). The cost of restoration is also just under half the cost of the house itself (**45%**). In a previous decision on application number 21-7744 for 603 E Milwaukee, the commission appears to have approved the window replacement due to the cost difference which amounted to the cost of restoration being one third (**132%**) higher than replacement. A Certificate of Appropriateness was issued based on replacement with Historic Quaker (H450) series windows. These windows have continuously been favored and approved by the Commission. A list of approved Historic Buildings was provided to us by Quaker Windows and submitted with this application.

Digging deeper into the restoration estimate, the Commission will see that on Page 1, when the frames are removed and the Brick Molding exposed, there will undoubtedly be areas severely damaged by prolonged exposure to the elements and the force of removing the frames themselves. These areas will be replaced with new wood in a patchwork-like manner and then painted. Then each pane of glass will need to be removed from the frames. There are currently 592 individual glass panels, 17 of which are currently broken. According to the restoration estimate and the Secretary of the Interior's guidelines, prior to the frames being treated, each pane must be individually removed, labeled and stored before being reinstalled into the exact same position it was removed from. This is the most expensive part of the process, making up half of the total cost. Replacement glass will not match the original texture and sheen of the existing pieces. Page 2 of the estimate states that ONLY operating mechanisms will be restored. Any mechanisms that are not restorable would assumably be replaced with new mechanisms which would be difficult to match to the existing material, texture, and design of the existing mechanisms. This is not listed on the estimate and would be an additional cost. There are 25 individual window sashes that are currently operable; 11 are currently operational. 5 are bent, and 9 are broken or missing pieces. When we spoke further with Metro Detroit Windows about any windows that could not be properly straightened and restored to the standard of operation, the stated remedy was that those individual windows would need to be sealed shut. As it stands, that implies that some rooms will have no operating windows. This would create a direct threat to occupants who do not have egress from the property during an emergency.

Referring to the report provided by Ron Hendricks which provides an assessment of each individual window in the home, of the 21 windows that open, 14 of the windows have a deformation of greater than 1/8 of an inch. That is more than half of the windows which would require the frames to be heated and bent in an attempt to realign them. Ron's expert assessment outlines that the

extent of deformation on so many windows, coupled with the unforgiving nature of steel and the acknowledgement in the expert assessment from Metro Detroit Windows that some of the windows may not ever be fully restored. Attempting to restore windows does not guarantee that windows will operate properly.

We respectfully request that the Commission reflect upon all of the information provided by multiple experts who all recognize the severity of the windows in this home. The combination of all of the expert assessments provides one clear path forward, that which was recommended to us by the Commission itself. Replace the windows with Historic Quaker (H450) series windows in order to preserve the Historic integrity of the home and the entire Sherwood Forest neighborhood. Our efforts of preservation go beyond the windows and extend throughout the entire home. We appreciate the collaboration and efforts of the Historic Preservation Commission in its partnership with us to restore 19566 Canterbury to the landmark it once was.

Domenico Matina
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