

STAFF REPORT: OCTOBER 12, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-8082

ADDRESS: 683 EDISON

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: EDWARD WENZ JR, CTI CONTRACTOR SERVICES

PROPERTY OWNER: JOHN AND CHARSHA OLUMBA

DATE OF PROVISIONALLY COMPLETE APPLICATION: SEPTEMBER 19, 2022

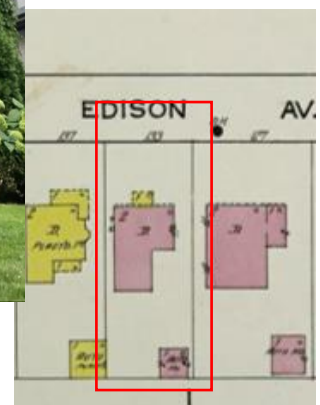
DATE OF STAFF SITE VISIT: SEPTEMBER 27, 2022

SCOPE: REPLACE EXISTING WINDOWS

EXISTING CONDITIONS

The building permit for the erection of the dwelling at 683 Edison was issued on November 26, 1913. The side-gabled roof that covers the main body of the house is disguised by a projecting front wall capped with a fully extended pediment, replete with dentil trim and a centrally placed full circle/bullseye window. The narrow reddish-brown Roman brick with similarly narrow, almost flush, mortar joints gives the elevation walls an almost flat appearance. The windows openings on the front elevation are deeply recessed and the flat mullions further accentuate this placement. The first floor window sash, one-over-one double-hung units, are slightly taller than the second floor sash, six-over-one double-hung units. The height of the first floor window openings is further extended by large stone headers spanning the rough openings.

A stone band extends horizontally in line with the porch floor and circles the exterior walls, accentuating the upper floors from the raised basement. Ribbed copper downspouts extend from copper collector boxes on the front elevation. Ivy has grown over much of the front elevation and the front corners of both side elevations. The original slate tiles remain intact on the house, porch and garage roofs.



Staff photo. At right: 1915 Sanborn map.

The stone entry porch features a hip roof supported by simplified flat, square Tuscan columns. The porch is accessed by two short sets of stone stairs that decrease in width as they rise, and the full round tread profile further emphasizes the raised height of the porch. On the frieze, above the inside edge of the two front columns, is a profile of an upside-down flower. The full-glass front door is framed by wood trim which is set upon and framed by stone, creating another column-like composition. The second floor window opening above the porch roof features centrally placed small, mullioned casement windows flanked by decorative stone panels. A glass and iron pendant light and aged copper house letters offer small yet impactful decorative finishes to this distinctive character-defining front elevation.



Staff photo

PROPOSAL

- Replace all existing windows, with the exception of the leaded glass windows in the dining room. A brochure for Quaker Historic Fit and Classic Fit wood-clad windows was submitted,
- The removed windows will be retained and kept in storage at the house.

STAFF OBSERVATIONS AND RESEARCH

- The Boston-Edison Historic District was established in 1974.
- The designation photo for the property gives a clear view of the front elevation details.



1974 designation photo, HDAB

ISSUES

- The following information necessary to review the application was not submitted. Numerous requests by staff were sent to the applicant.
 - Exterior photos of each side of the house that clearly shows all of the window openings.
 - Dimensions of existing window sash.
 - Confirmation of the selected window product and that the section drawings submitted is for the selected product (Classic Fit and/or Historic Fit Quaker windows).
 - Finish details for the selected product, such as cladding colors, frame and muntin profiles, etc.
- After reviewing the submitted interior photographs, it is staff's opinion that the majority of windows are intact, and with the exception of the painted and stained finishes, don't exhibit excessive operational deterioration.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

As no evidence of deterioration beyond repair was provided, it is staff's recommendation the Commission issue a Denial for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, specifically Standards:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Applicant Statement for in-kind Replacement Windows

Statement

One of the principal reasons for replacement windows is that they have been certified by the State of Michigan as being extremely hazardous because of excessive lead concentration. The window paint is badly chipping which places it beyond the stage for paint coverage, as the house was abandoned for more than a decade before we purchased it. The second, and related point, is that several of the windows have been stolen, and otherwise damaged beyond repair because of theft and attempted theft. We have seven children in the home, each one had test results reflecting very dangerous lead levels. The home was left abandoned for many years, and because of shifts in the foundation and facade due to water damage, many windows cannot open freely or are either stuck closed. These factors lead to an over abundance of lead dust around window frames and surrounding areas near the windows, thus creating a toxic home environment for our 7 children.

Description of Work

Each window that has chipping lead paint, missing/stolen windows, and windows that are partially destroyed will be replaced with historically accurate in-kind windows. The windows will be stained back to the original stain and color matched on the interior. The windows will be painted and color matched to the original paint on the exterior. There will be no changes of color, or materials. The windows will be high quality wood windows, replicas of the originals, stained and painted to match color. The original windows will not be discarded they will be retained and safely kept in storage at the house.

From: Sent: Friday, September 16, 2022 7:33 AM
To: Historic District Commission (Staff) <hdc@detroitmi.gov>
Cc:
Subject: [EXTERNAL] 683 Edison Street Lead Remediation Part 1

Good Morning Ben,

Here is: 1. the additional information 2. a statement from the contractor and increased clarity that you requested - 3. along with images attached. Will we be scheduled for the next meeting?

Additional Information:

- There were photos of doors included in the application. What is the planned scope of work for the doors? If they are to be replaced, please include an example or information on the product proposed for replacement.

The main entrance and exit doors will not be replace. This project is for window replacement.

- More information is needed as to what is being proposed and where. Some windows show paint, some appear to be stained, and it is unclear which windows are to be replaced (if not all),

and where windows are missing. Please provide annotated images indicating the scope of work at each window opening.

The project proposes to replace all windows in the house, with the exception of the leaded glass windows in the dining room. There are no stained glass windows in the house. Attached you will find photos of the damaged windows and the windows that have been stolen and thus replaced with a pane of glass. Two semi circular windows and two 1/4 windows on the third floor are missing due to theft that occurred before we purchased the house. (See attachment) Those have been temporarily replaced with glass panes. Including the 4 completely missing windows, all windows are being replaced because they are all beyond repair due to attempted theft, water damage, wood rot, stolen counter weights, peeling lead paint, and broken lock switches. The scope of work includes every window (again, with the exception of the leaded glass windows in the dining room) are being replaced.

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Recommendations:

- Many of the existing windows depicted in the photographs do not appear beyond repair. When possible, the Commission prefers that projects rehabilitate historic windows (particularly on the façade and public facing walls).

We share in the historic commission's desire to maintain the classical integrity of the windows. The contractor has given us information (see attachment) that ensures that the new windows will meet historical standards and aesthetics. All windows are beyond repair due to dangerous peeling and crumbling lead paint. However, there is further damage due to extensive water damage that occurred before we bought the house, theft, attempted theft, thus stolen hardware and mechanisms. Removing lead paint is the primary purpose of this project; however, the windows have also undergone theft and water damage to the point where they must be replaced with a new safe and non toxic frame and window.

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- I understand that lead paint on the windows is a primary concern for this project. Many contractors are capable of removing lead paint from windows in a safe, contained manner that prevents lead particles from spreading through the house, whether the work is conducted on or off site.
- Related to the first two points, it is likely the commission will want proof that rehabilitating the windows to operable condition and removing the lead paint is not feasible before they will approve replacement windows. This information could be provided by a quote and written statement from a window restoration contractor.

Again, we share in the historic commission's desire to maintain the classical integrity of the windows. The contractor has promised that the new windows will meet historical standards and aesthetics, but the safety of our 7 children (where tests have revealed lead in their systems) is paramount. At this point, the lead is not the only safety hazard, whereas we cannot open many of the windows due to the neglect of the previous owner, which also presents a fire hazard. Unfortunately, solely lead remediation is not possible at this point.

ALSO: STATEMENT FROM THE CONTRACTOR:

The windows on the home are heavy lead containing components. All of the components that make up the window have been tested to find lead at very high levels for the sashes, jamb, jamb stops interior &

exterior, parting bead on windows, window well, exterior trim, etc.... The windows being lead hazards, even if they were repairable and paint stripping all of the paint off the components will not solve the lead poisoning problem of the children at this home. The lead has leached into the wood of the windows and even with stripping of the window components entirely of the existing lead paint, when new paint applied it would become lead containing because the lead will leach out of the wood back into the new paint continuing to create a severe lead hazard and lead poisoning of the child(ren) in the home.

The only solution is to continue and have the complete removal and replacement of all window components so that the lead exposure is eliminated and lead poisoning and contamination is stopped.

It is windows in homes that are the highest contributors to lead poisoning of children and the lead poisoning must stop at this home the only way to handle it is complete replacement of the units. Lead poisoning is a completely preventable disease but there must not be lead in the home. If we allow the windows to stay in place or other components as specified to be addressed the child will continue to be lead poisoned and any child that moves into the home will be lead poisoned and even adults. Yes, even adults are lead poisoned by this being left in the home and lead continuing to a in many ways to damage the lives of people that live there. And contaminate the neighborhood and ground soil. This has contaminated the soil and enters the homes on ether side causing lead poisonings. If the historical department chooses to not allow new windows to be done they will be party to continued lead poisoning of the family and children of this home so long as the home is standing and the neighborhood.

REPLACING YOUR OLD WOOD WINDOWS WITH NEW WOOD WINDOWS IS NO LONGER OUT OF THE QUESTION.

ClassicFit® *HistoricFit*®
SERIES SERIES

Wood Clad Replacements Windows by



QUAKER
RESIDENTIAL WINDOWS & DOORS



06/2019

Quaker's Classic Fit Series & Historic Fit Series, are a triumphant blend of imaginative and diverse designs teamed with an absolute demand for energy-efficiency. Truly these wood clad replacement windows are the perfect fit every time.

FEATURES AND OPTIONS

Aluminum clad exterior is essentially maintenance free and available in 33 "Quick-Pick" colors. Got a special exterior color in mind? Get any color in the spectrum with our custom color capabilities.

Warm, natural interior is courtesy of radiata pine wood. Alder wood is optional. Ask about custom pre-finished painted interiors in any color. Also available: Primed interior ready-to-paint.

Insulated glass sustains a year-round barrier. Add one of our optional energy-efficient glazing packages to increase your window's overall effectiveness. For your home's private areas, ask for obscure glass. Include Tempered Glass where additional safety is required.

Operation is simple and convenient with smooth operating cam locks and one-touch tilt latches.

Tailor your windows with grids. Between-the-Glass, Applied for a Simulated Divided look or Removable Wood grids are all available.

Our Better-View™ fiberglass mesh screen is as good as any on the market. Superior insect protection. Excellent airflow. Great visibility.

Double Hung, Single Hung and Picture Window models. Also ask about Quaker's full line of matching wood clad patio doors.

For 70 years, we've promised to stand behind our products with one of the best warranties in the industry. Consult your dealer for complete warranty details.

<u>Thermal Values</u>	<u>Hung Models</u>	<u>Picture Window Model</u>
U-Value	0.27-0.32*	0.24-0.29*
Solar Heat Gain	0.12-0.43*	0.13-0.48*

*Thermal values given are a range achieved using a variety of Quaker's own energy-efficient Low-E glazing packages. The addition of optional grids may alter results slightly. Ask your dealer for details on which of Quaker's glazing packages best fits your home.

If you require a wood replacement window with more attention to historic details, you'll want to choose our Historic Fit Series. Slimmer sightlines and enlarged viewing areas allow the Historic Fit to give your project, large or small, the timeless look it deserves.

What's The Quaker Difference?



It's an attention to detail and manufacturing excellence that distinguishes Quaker from all other window and door companies in America.

It's found in the build of our windows where you'll find 40% more wood, 33% thicker glass, and aluminum that's 4 to 6 times thicker than some other popular brands.

It's represented by a standard of quality, engineering, craftsmanship and innovation embedded in every product we manufacture.

It's providing you with the **right solution** to your project, not just selling you windows and doors.

That's the Quaker Difference.



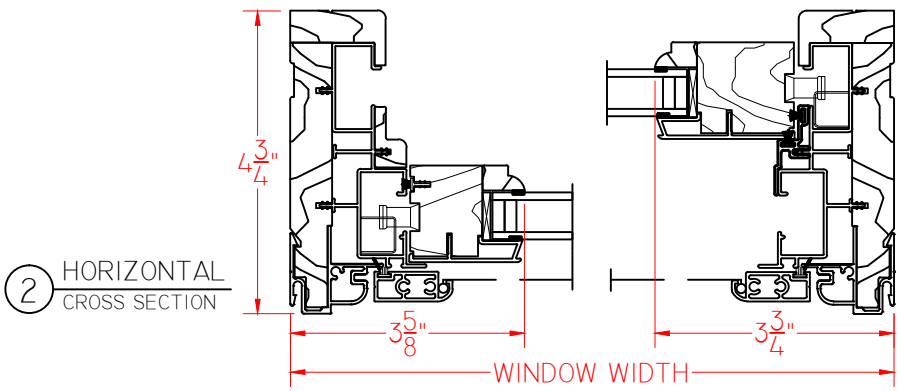
ClassicFit SERIES *HistoricFit* SERIES



www.quakerwindows.com

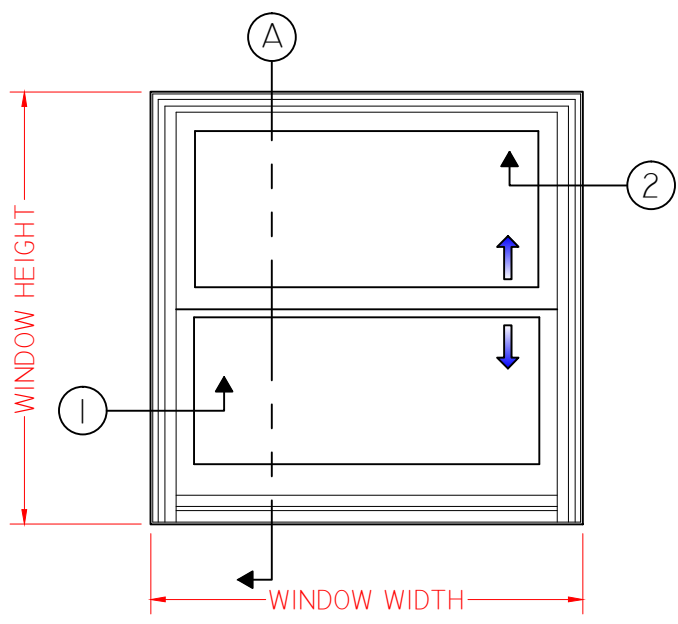
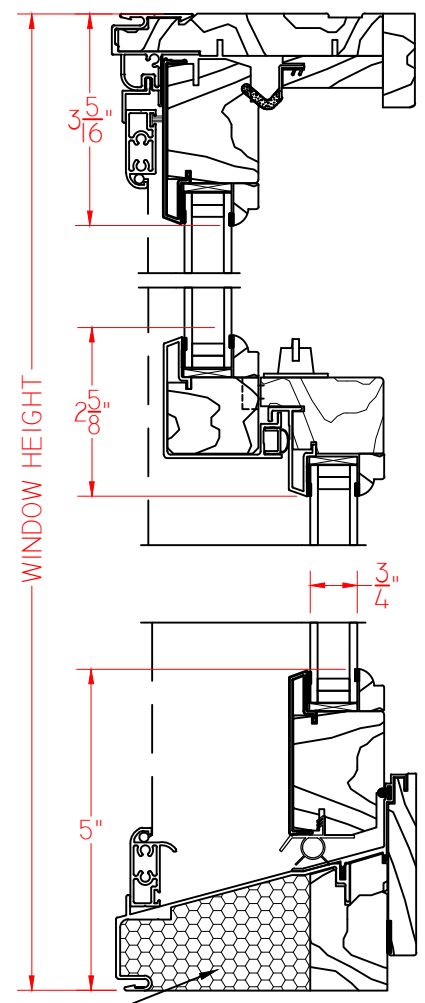


Get more information on Classic Fit and Historic Fit wood clad replacement windows from your authorized Quaker Window dealer:



① HORIZONTAL CROSS SECTION

Ⓐ VERTICAL CROSS SECTION



ELEVATION SCALE 3/4" = 1'-0"

INSTALLER TO FILL CAVITY WITH FIBERGLASS INSULATION BEFORE SETTING WINDOW



Photos on the following pages were submitted by the applicant. Staff compiled them so that they fit within the document size for the HDC website.



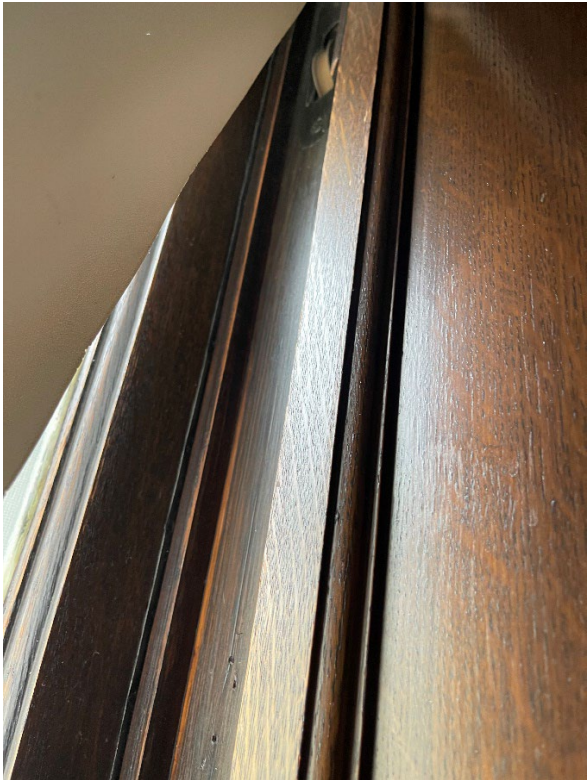
This window cannot be extended outward to open because the wood has rotted at the bottom.









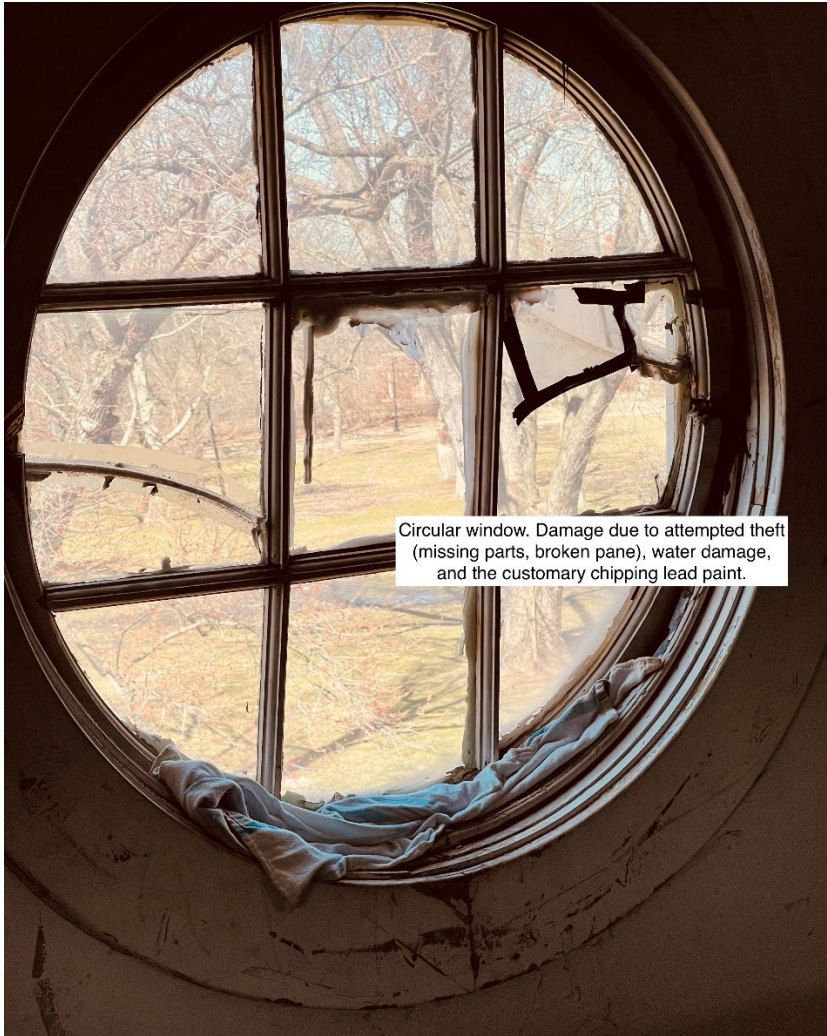




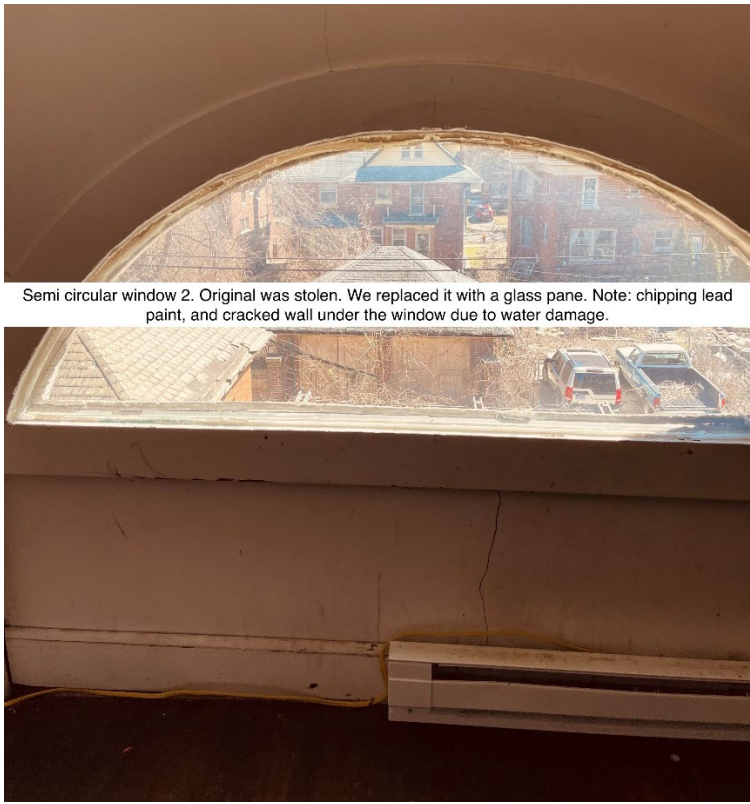
1/4 window stolen, replaced with a pane of glass. Note extensive lead damage







Circular window. Damage due to attempted theft (missing parts, broken pane), water damage, and the customary chipping lead paint.



Semi circular window 2. Original was stolen. We replaced it with a glass pane. Note: chipping lead paint, and cracked wall under the window due to water damage.





Window was stolen. Only screen remains. Extensive and exposed chipping lead paint.



Missing window. Buckled wood from water damage.



































