

1901 Chicago Proposed Window Project

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Issues with Current Windows - Mechanical

- Cranks are missing from majority of windows
- Splines are damaged or missing from several windows
- Entire mechanism missing in some cases
- Teeth inside of cranks and/or teeth on splines are worn beyond repair

Issues with Current Windows – Bay Window



- One of the casements in the bay window has been presumably broken and replaced
- It is comprised of plexiglass in place of standard window glass and the “muntins” appear to be made of a strip of vinyl siding
- This casement is part of the 6-segment connected bay window
- *See pictures: left is the Plexiglas replacement; right is standard window w/ proper muntins*

Issues with Current Windows – Breakfast Nook

- The breakfast nook window is built to accommodate an A/C unit
 - It does not cover the full window opening – only the portion not consumed by the A/C unit
 - We would like to remove the antiquated A/C unit and would be left without a full covering in that case
- We are 100% certain that this replacement window is not original given that is white vinyl and has a blown seal



Issues with Current Windows – Upstairs Window



- The rear-facing upstairs window was added to this project for two reasons:
 - The window lacks a bottom stop and track/rail that should sit inside the sill, as well as all mechanical components necessary to operate the window
 - During rainstorms, we have water penetrating the main floor's ceiling due to improper sealing and missing window components, causing significant damage to the plaster and excess moisture throughout the house

Why Not Restoration?

The Historic Boston Edison webpage outlines several methods of window restoration for the following issues:

- Unsticking Windows
- Replacing Sash Ropes
- Glazing
- Replacing Glass
- Sills and Casings
- Window Sash
- Epoxy
- Stripping paint and repainting

Each of these restoration methods and suggestions revolve around quality of wood, finish, and weather conditioning, all of which could be done with common household tools and construction mediums.

Replacement and machining of custom mechanical components was not included or discussed as an issue for which restoration was recommended.

Why Not Restoration?

We had a representative from Pella to quote window replacement and he mentioned during his visit that the cranks and crank shafts were not able to be replaced by Pella and would need new custom 3rd party components to restore. Find his information below:

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Addition of External Muntins

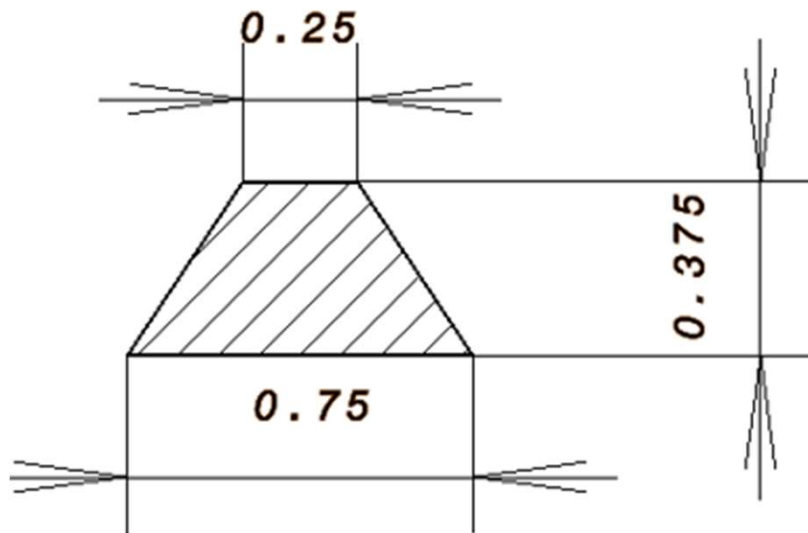
The HDC staff has informed us that, while several houses in the district do have grids between the glass, these are deemed unacceptable as replacements for our current window's external muntins.

Comfort Guard has an option to add external muntins to the Fiber Frame windows and we would gladly add these components to our proposal to give the divided light look required by the HDC.

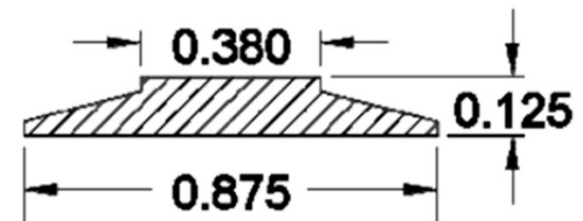
Comfort
Guard/Fiberframe
Dimensionals Compared
to Current Windows

- The proposed muntin profile differs from the current profile by 1/8" resulting in a nearly identical profile from all street views

3/4" profile (current)



7/8" profile (proposed)



Comfort Guard/Fiberframe in Michigan Historical Districts

Comfort Guard has installed Fiber Frame windows into several Historic districts in Michigan, including:

- Holly
- Linden
- Flushing
- Owosso
- Clarkston
- New Baltimore
- Utica
- Mt. Clemens
- Birmingham
- Franklin
- Farmington Hills
- Northville
- Grosse Pointe

Previous Application for Windows at 1901 Chicago Blvd

An application for new vinyl windows at 1901 Chicago Blvd was submitted in February 2000.

This application was denied as vinyl was not seen as a suitable replacement for wood.

The denial did state that the windows could be replaced with wood windows, meaning replacement of the windows was OK with the board, provided they were more historically accurate than the profile of a white vinyl window.

Given the profile of the fiberglass windows, we do not believe our project can be denied based on the 2000 decision against white vinyl alone.

The denial also stated the proposed external muntins were not a viable replacement for true divided light, but our current windows have external muntins, so this point is moot.



Financial Implications

- We made the decision to move forward with purchasing a house with non-functional windows based on the resources available on the Historic Boston Edison website, the Detroit Historic Commission website, and the other houses in the district. After countless hours of research, we had no reason to believe proposing windows with a comparable profile and look to our current windows would be denied.
- Due to the supply chain issues and the desire to have these windows installed prior to the winter, we placed a deposit of \$17,000 with Comfort Guard in mid-May, within days of when our application was submitted. If our request is denied in full, we will have a further outstanding balance with Comfort Guard for remaining production costs, ranging \$5,000-\$10,000