

Mr. Pierre Batton & Mrs. Brianna Batton  
2215 Chicago Blvd.  
Detroit, MI 48206

Hi Ms. Dye,

Per your request I've included the background narrative below for the Historic District Commission's review.

### **Background**

As mentioned during our original voicemail we purchased our home in the Boston Edison neighborhood in October 2017 from a Detroit based nonprofit and housing provider. The contractor the previous owner (and seller) hired to rehab the property removed all the wood windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the property. The contractor failed to obtain a permit and/or HDC approval prior to removing the wood windows. The contractor then proceeded to replace the windows with Vinyl windows.

After much back and forth the previous owner ultimately decided to sell the property as opposed to fixing the violation. At the time of purchase this issue was disclosed and at the HDC meeting on 09/13/2017 we went to the HDC prior to closing on the property to request a variance for the vinyl windows. The HDC denied the request for a variance and instead offered the following:

- Within 5 years of the meeting date, we were expected to replace all windows on the front and sides of the 2<sup>nd</sup> and 3<sup>rd</sup> floors in the home. The back windows were given variance by the HDC at this time.

This immediately placed an immense cost burden on us as new young black homeowners in the city of Detroit. In 2017 we completed the replacement of windows on the 3rd floor (see attached approval and invoice). However, again due to the financial burden of being a first-time home buyer in a historic neighborhood in Detroit and other major home repair needs (We had to replace the roof in December 2017 to the cost of \$14,000- see attached HDC approval & permit) we were not in a financial position to complete the 2nd floor window correction.

In 2019 we reached out to Kelly Windows again to receive an updated estimate for replacing the windows on the 2nd floor. After a couple months and several calls (Kelly windows had failed to return any of our calls), we received the news that the business owner Sean Kelly had passed away. Shortly after receiving this news the 2020 Covid Shutdown happened and we were unable to receive new estimates until late 2021.

We've included the newest estimates in this email. They range from \$34,000- \$45,000. This is a little over double the price we were quoted by Kelly Windows in 2017. As you can see these quotes are from late 2021, as it has been a struggle to updated/ additional quotes in 2022 (We have not even been able to get Pella to share a fully detailed estimated in addition to the summary estimate they provided). Given the rapid rise of inflation this year it's most likely the costs have gone up and not subsided since our previous estimates.

This October marks the 5 years from our initial HDC meeting where we were given the 5-year replacement timeline. We are proud Detroiters and tax paying citizens that are serious about doing what we can to keep our property compliant, and correcting any outstanding infractions that were inherited with the property, but the current cost burden makes that extremely difficult.

Additionally, we have been good actors throughout this entire process. We have brought this matter back to the HDC on our own. When we originally reached out to Mr. Cagney in early 2022, he stated staff was unaware of this matter and asked us to submit background info on it. I share this not as a ding on HDC staff, but to show that we are doing our part as residents and good actors to resolve this matter in a fair and just manner.

**It is our request that due to the insane increase in costs the HDC approve one or more of the following:**

- A. HDC Approval to keep the vinyl windows on the sides of the home and replace only the front of property windows with HDC approved wood windows**
  - a. Note: The side windows on the 2<sup>nd</sup> floor elevation are not clearly visible from the sidewalk.**
- B. A further time extension of 10 additional years to replace the windows**
- C. HDC approval to allow all the currently installed vinyl windows on the second floor to remain with no need to replace.**
- D. HDC Staff to provide a list of known and HDC recommended or approved companies that are able to replace the windows in an approved manner at lower rates.**

Finally, we have included I've included the application and agenda from the 09/13/2017 HDC meeting detailing the original complications with the windows we inherited upon purchase of our home in Detroit.

We have also included:

- My approved application and invoice for replacing the 3rd floor windows in 2017.
- 2 recent estimates I have received to replace the remaining vinyl windows on the second floor of my home.

Thank you, Ms. Dye.

Best Regards,

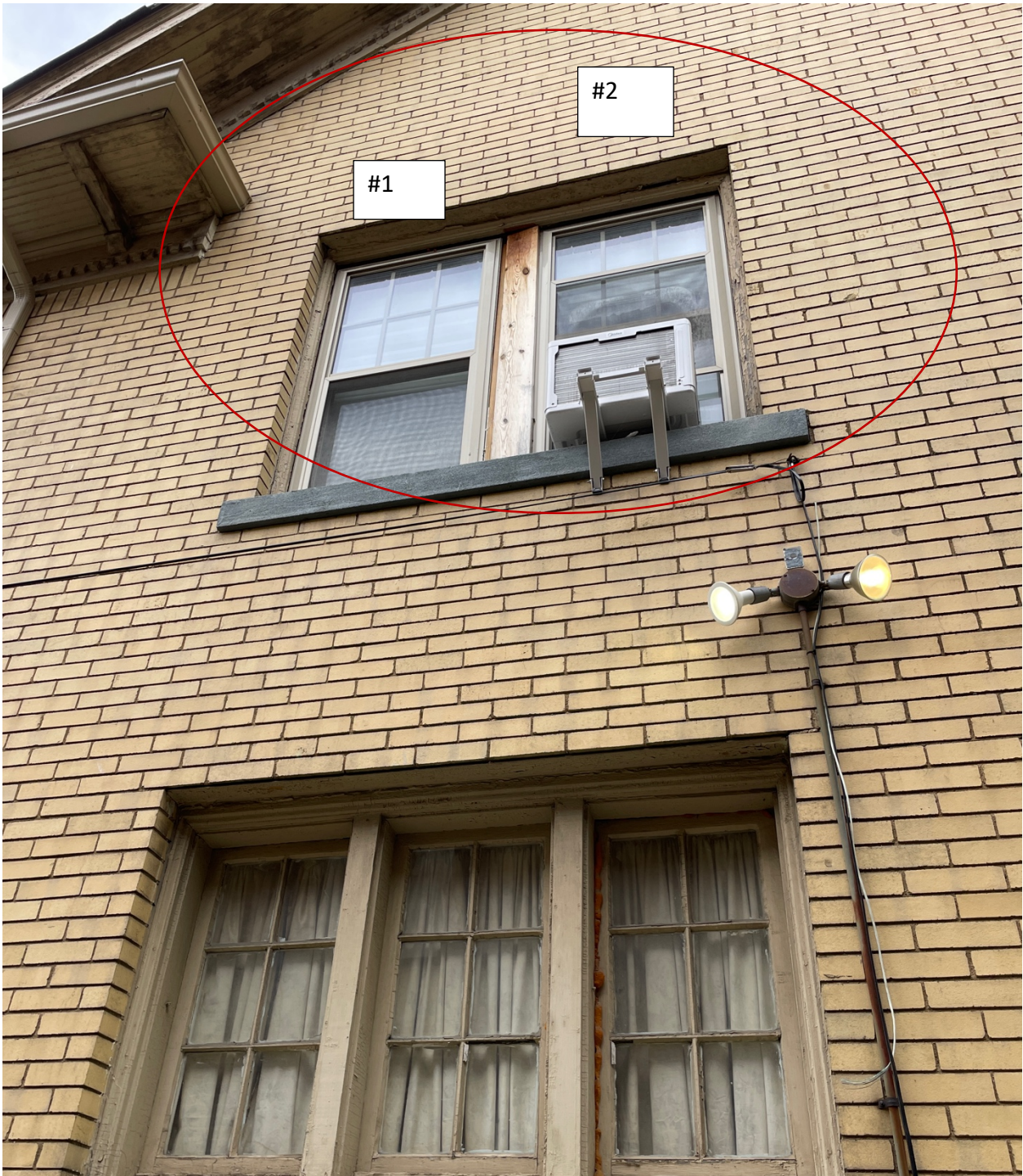
Pierre & Brianna Batton



Red circled area is windows #'s 1- 4 From left to right on the second floor

Purple circled area are windows #'s 5 & 6 on the second floor

Yellow circled area is windows #'s 7,8, & 9 on the second floor



#2

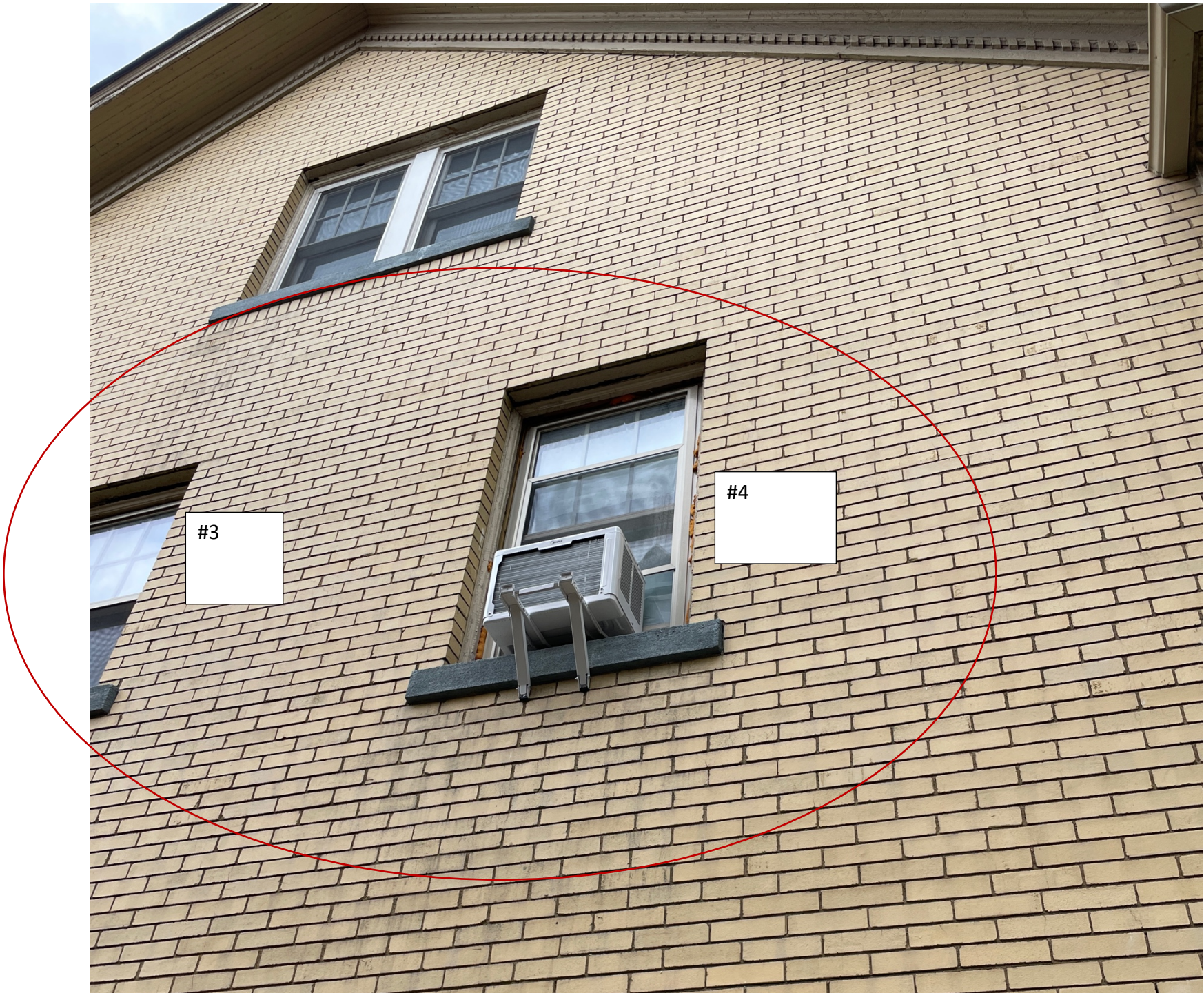
#1



#2

#3

#4



#3

#4



Purple circled area are windows #'s 5 & 6 on the second floor

Yellow circled area is windows #'s 7,8, & 9 on the second floor



Windows # 7

Windows #'s 5 & 6





Windows # 7

Window #6

Windows #'s 8 & 9



Windows #'s 8 & 9



Windows #'s  
5 & 6

Windows 7, 8 & 9



Window #10



Window #11

Window #12



Windows #'s 12, 13, & 14



Windows #'s 12, 13, & 14

Window # 11



Windows #'s 15, 16, 17