

CITY OF DETROIT HISTORIC DISTRICT COMMISSION

92 E. Forest. Detroit, MI



KRIEGER KLATT
ARCHITECTS



ESKO
Roofing
& SHEET METAL



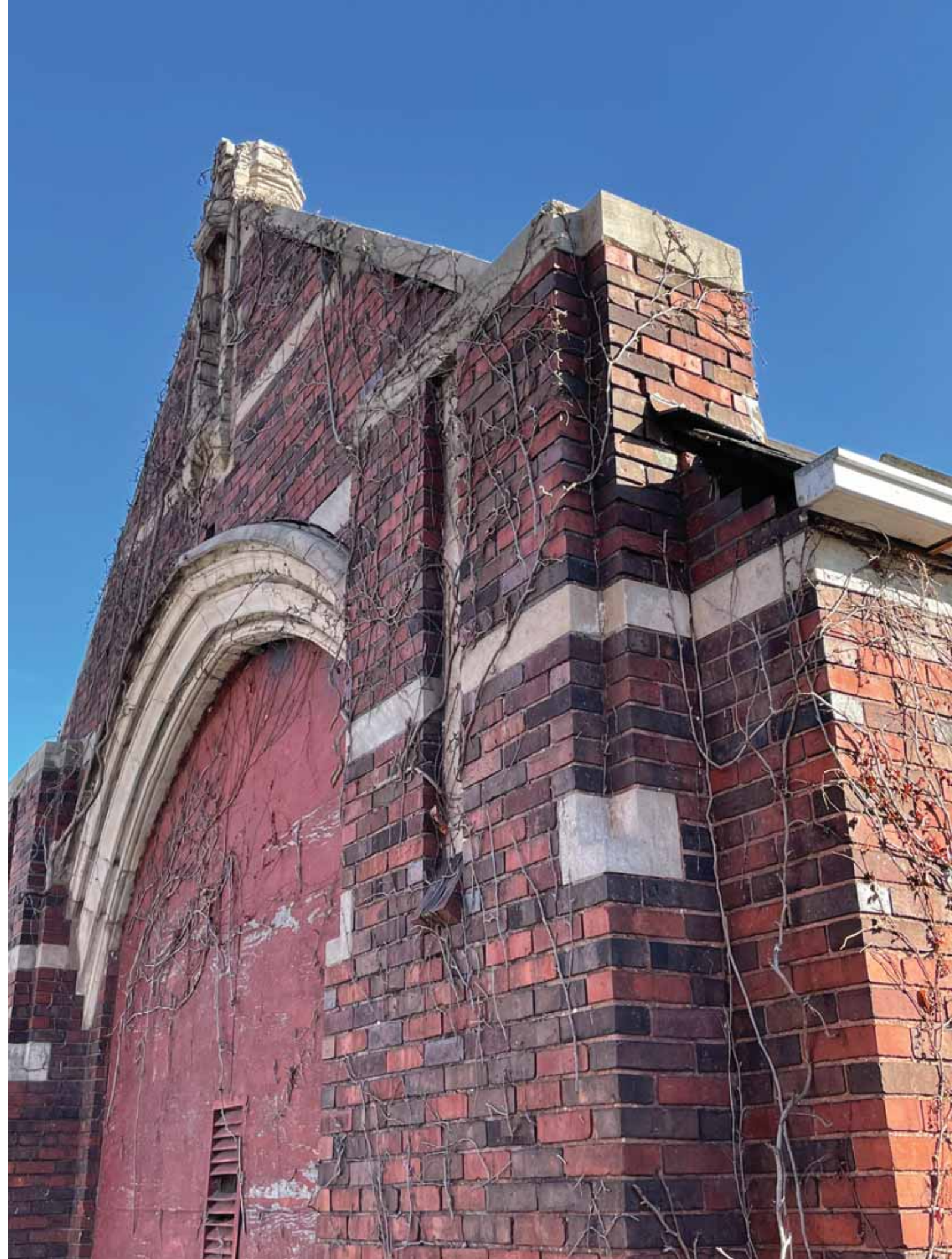
North Coast
Window Works
Rehab. Rebuild. Restore.

raincheck

Project Status:

What we have done since last HDC submittal.....

- An in-depth analysis of existing slate roof.
 - Esko roofing and Monahan Construction thoroughly examined the existing conditions using a lift
- Owner selected a new window restoration expert.
 - Peter Carrol or North Coast Window Works
- Thorough analysis of existing vinyl, wood 1/1 and Nave wood windows.
- Numerous site observations to accurately measure , photograph and assess conditions.
- Thorough analysis and selection of replacement windows.



Presentation Items:

- In this presentation we aim to provide further clarity to support our approval requests for the following items addressed in the staff report:
- **Request 1:** Nave Gabled Roof Replacement
- **Request 2:** New Entry Doors
- **Request 3:** Replacement of existing vinyl windows
- **Request 4:** Replacement of Wood 1/1 Windows
- **Request 5:** Arched Window Restoration and Repairs



Request #1:

Nave Gabled Roof Replacement

Proposal:

Replace Deteriorated Slate Roof with new GAF Slateline Asphalt Shingles

1. Existing slate is 1/6th of the nominal thickness that it should be (compared to new)
2. The tiles are “dead” using the industry standard sound test
3. The tiles have degraded to a brittle, delaminating, and sheering state which creates dangerous conditions
4. The change of use requires a layer of continuous insulation under the roofing and slate systems do not allow for insulation below in a manner that would keep the profile minimal as currently exists
5. Will match the shingles approved in Phase 1



Request # 1:

Slate Roofing Expert –
Esko Roofing

Justin Binzer– Esko Roofing & Sheet Metal

- 20+ Years of Experience in roofing with extensive experience in slate roofs and evaluations
- Justin, Kevin Monahan, and Jeff Klatt went up on a second lift to evaluate the slate roof. The following slides recap the findings





Existing Conditions, Slate is 1/6 of standard slate thickness, with delamination and sheering of tiles.



Existing Conditions : Slate is 1/6 standard thickness with visible delamination and sheering of tiles.

Request # 1:

Slate Roofing Expert – Esko Roofing

1. In this video from Exhibit B, you will be able to hear the difference between what the sample of new slate sounds like and what the existing slate sounds like.
2. This sound test is used in testing the life and condition of slate tiles within the industry.
3. The test results conclude that the current slate is **beyond salvageable life.**



Request # 1:

Proposed replacement shingle



We protect what matters most™



Slateline® Shingles

Bold shadow lines and tapered cut-outs create the look of slate





Example Aerial of New GAF Slateline Shingle in English Grey

Request #2:

New Front Entry Doors

Proposal:

Replace existing, non original, infill door with a new solid core wood door that is historically appropriate

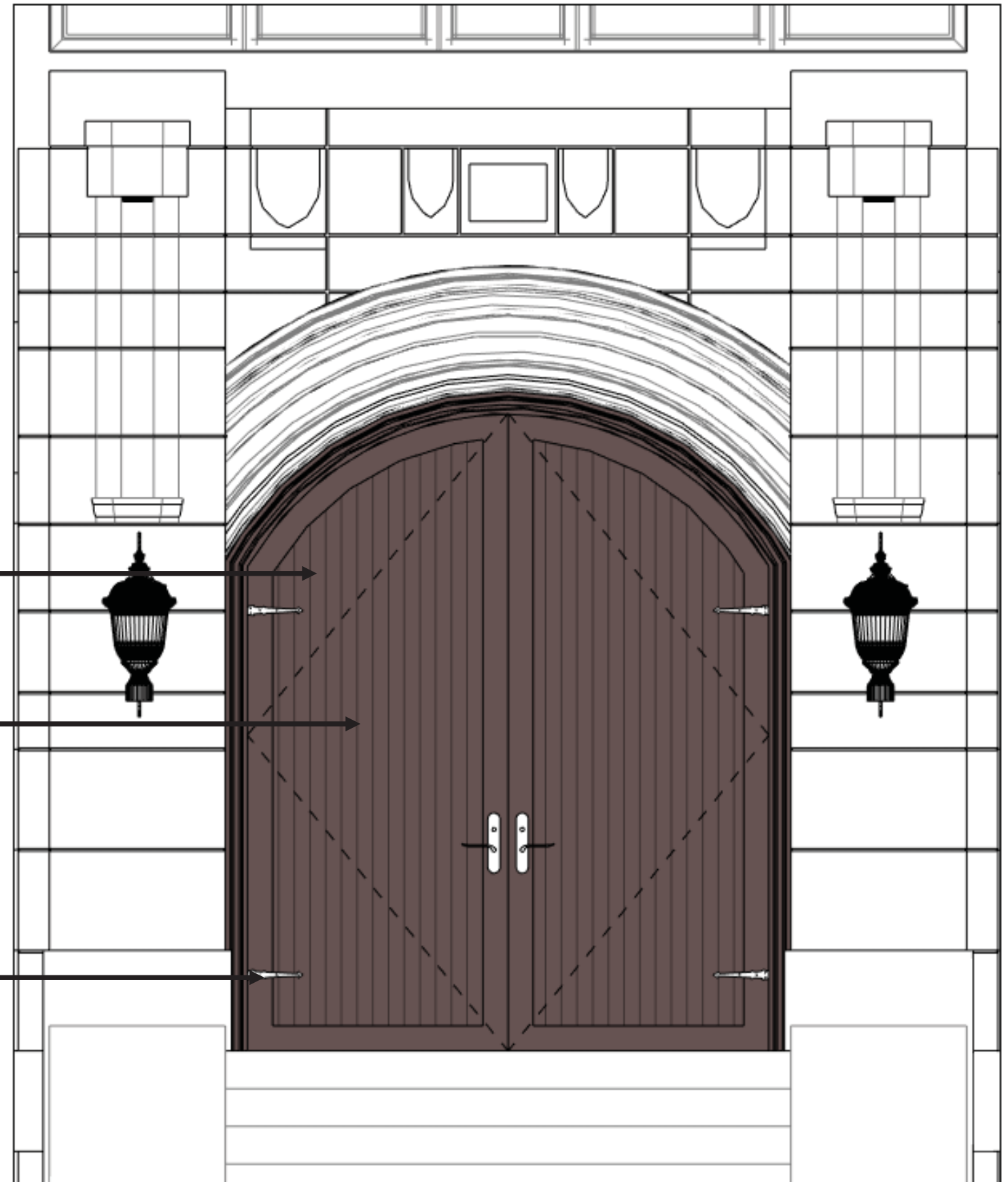
- The Current Entry Door is a plywood infill with a single swing door inset.
- The proposed doors are what would have likely been installed originally due to historical timing and style approximations.



Request #2:

Proposed Door Design

- The proposed doors are what would have likely been installed originally due to historical timing and style approximations.
- 1-3/4" solid wood doors with V-Groove panel finish.
- Stain to coordinate with structure - exact color to be submitted to staff for approval
- Exposed, decorative hinges
- New door hardware to be black in color to match new fixtures



Request #2:

Proposed Door Hardware

- We are working with Hardware Manufacturers to select the most appropriate hardware for use and style for this building.

Acorn Tip Cast-Iron Dummy Strap



BALDWIN : Stanford
Escutcheon Entrance or
equal.



Request #2:

Proposed Door Rendering

- Rendering depicts proposed design



Request #2:

New Side Entry Door

Proposal:

Replace existing, non original, infill door with a new solid core wood door that is historically appropriate

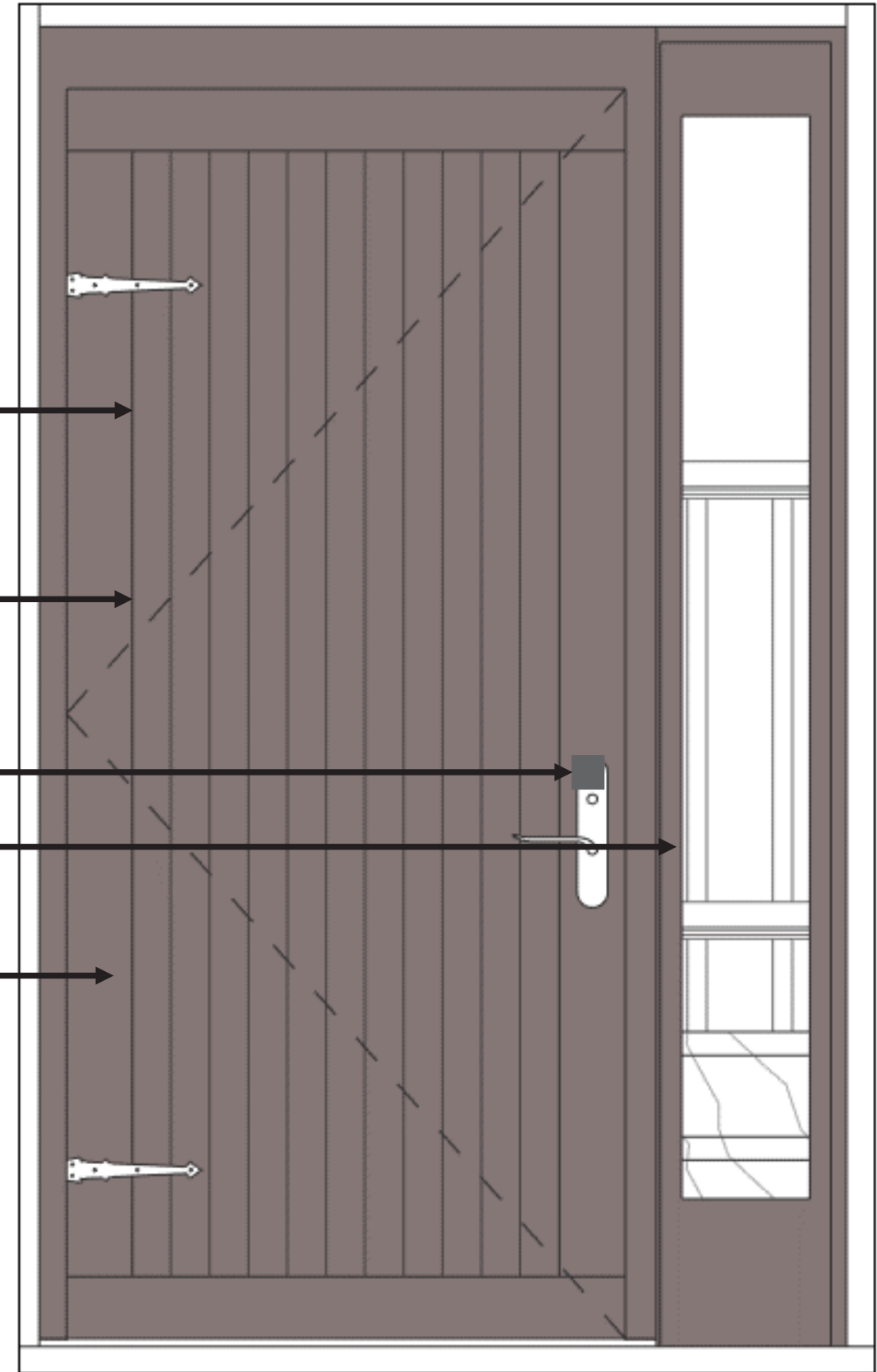
- The Current Entry Door is a wood, double swing door with sever delamination and portions of the finish missing.
- The proposed doors are in keeping with the style of the new front entry door, but with a vision panel at the side for users and security.



Request #2:

New Side Entry Door

- The proposed doors are what would have likely been installed originally due to historical timing and style approximations.
- 1-3/4" solid wood doors with V - Groove panel finish.
- Electronic door hardware
- Side-lite in wood frame to match
- Stain to coordinate with structure-exact color to be submitted to staff for approval



Request #2:

Proposed Door Hardware

- We are working with Hardware Manufacturers to select the most appropriate hardware for use and style for this building.

Acorn Tip Cast-Iron Dummy Strap



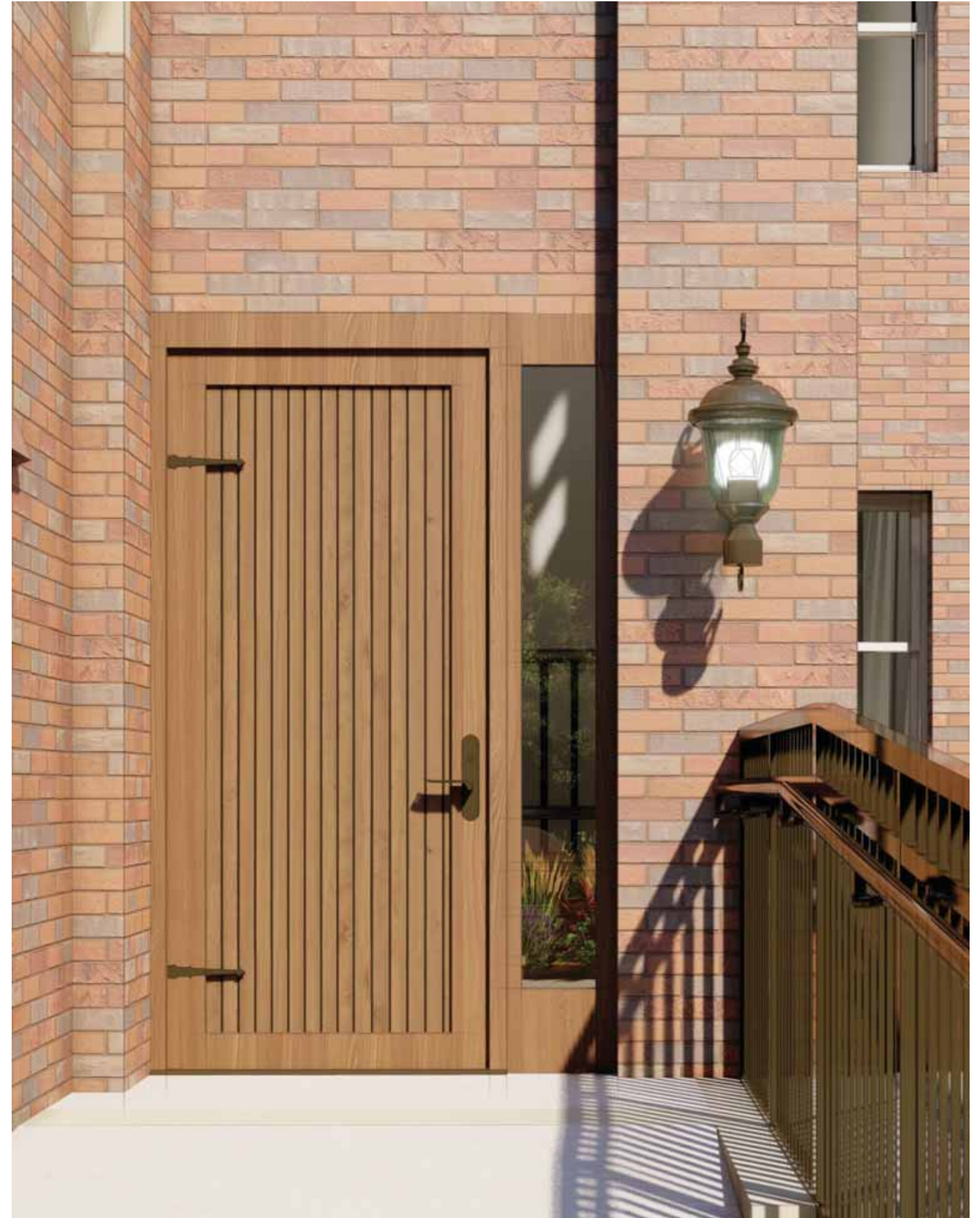
BALDWIN : Stanford
Escutcheon Entrance or
equal.



Request #2:

Proposed Door Rendering

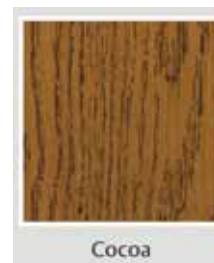
- Rendering depicts proposed design



Request #2:

New Below Grade Meter Room Entry Door

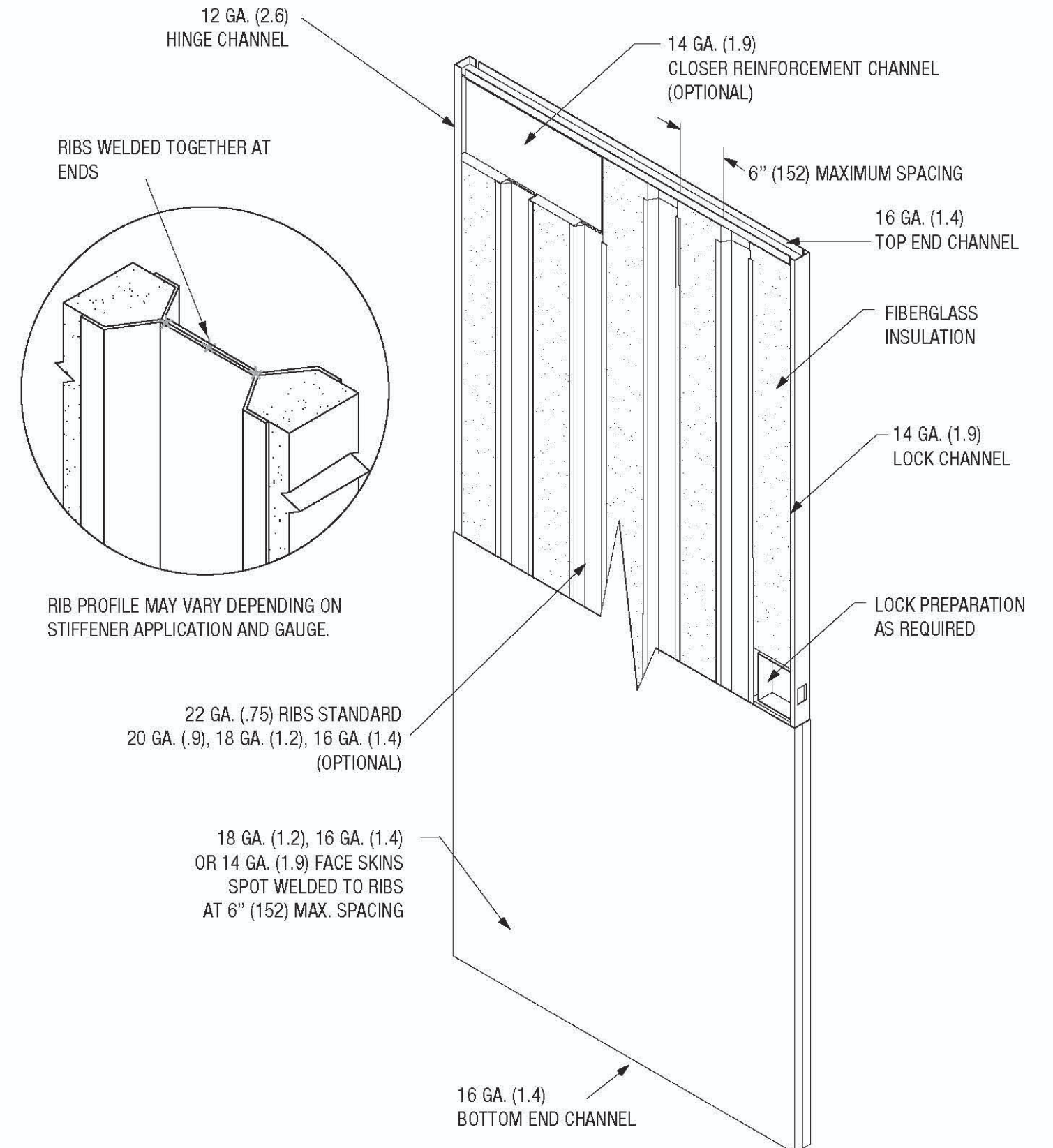
- This door does not currently exist, but the stairwell down to this door, as well as the door in concept, was approved in Phase 1.
- The proposed door will be a wood grain steel finish with vandal resistant, concealed hardware.
- The stain color of the wood grain will be selected in coordination with the stain color of the two entry doors.



6 747 Door Construction

Door Technical Data

September, 2014



Request #2:

Recap of replacement doors

1. Current doors are “non original” / infill doors that do not fit the style of the building or the age
2. Proposed doors are consistent with what was likely initially installed as no photographic evidence of these doors exists in records
3. Entry Doors to be solid wood doors with V-Groove detailing
4. Meter Room Door to be wood-look steel door for durability



Request #3, 4, 5:

Existing Window Overview

Proposal:

- Replace Vinyl Windows (#3) with Windsor Pinnacle Windows with new Replicated Brickmould and Trim
- Replace Wood Windows (#4) with Windsor Pinnacle Windows with New Replicated Trim and Brickmould
- Will Match The New Windows Approved In Phase 1
- Repair, Refinish, And Replicate In-kind Arched Window (#5) Pieces With New Energy Efficient Glazing



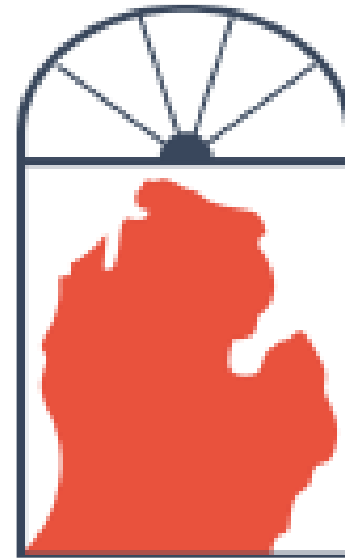
Request # 3, 4, 5:

Historic Window Expert–

North Coast Window Works (Formerly Old Home Rehab)

Peter Carroll – North Coast Window Works

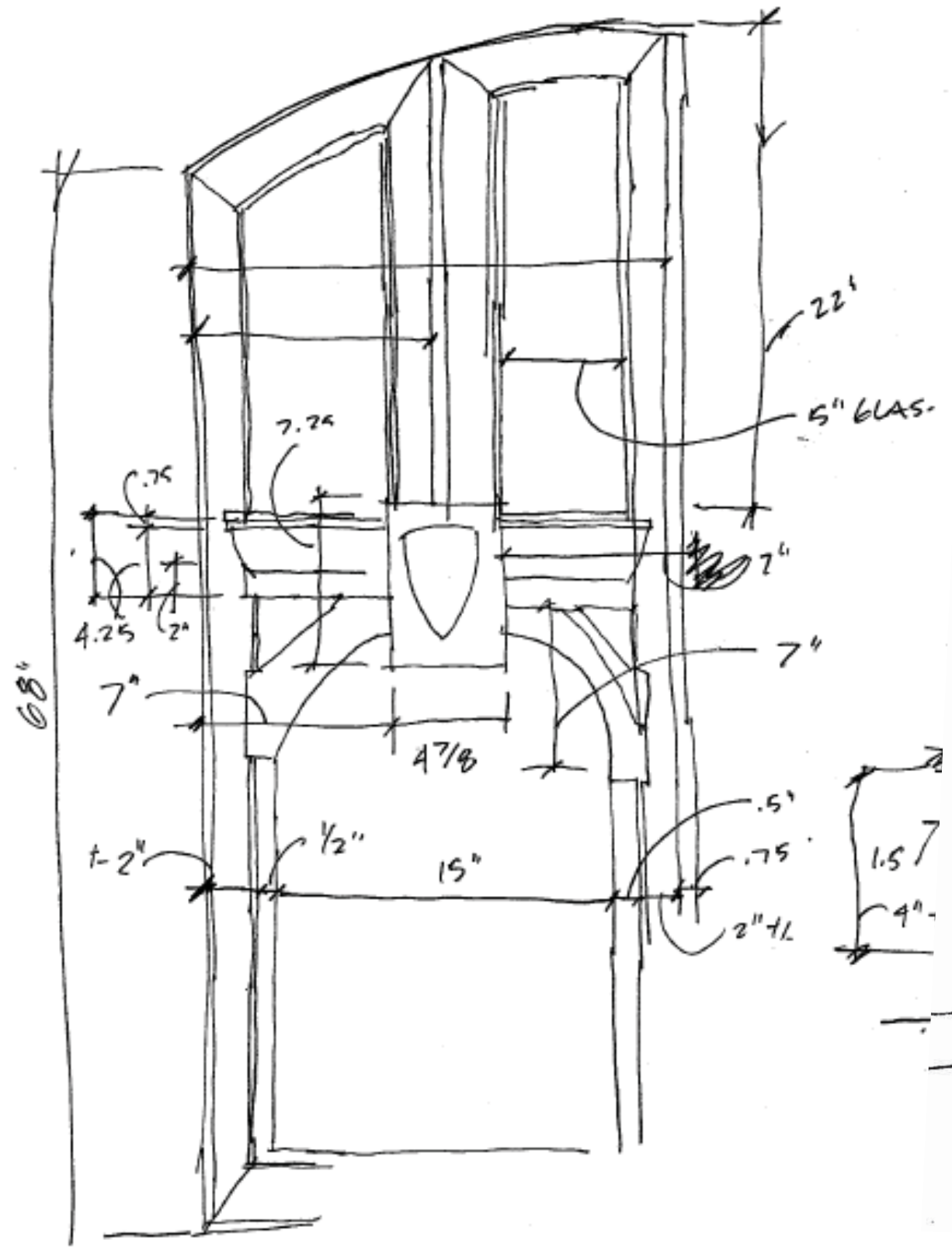
- 30+ Years of Experience in Historic Repairs and Renovations with priority to window repairs and restorations
- Member of the Kalamazoo Historic Commission for over 7 years
- Peter has been operating North Coast Window Works since 2007 with a focus on pre-WWII properties to restore the look and improve energy efficiency.



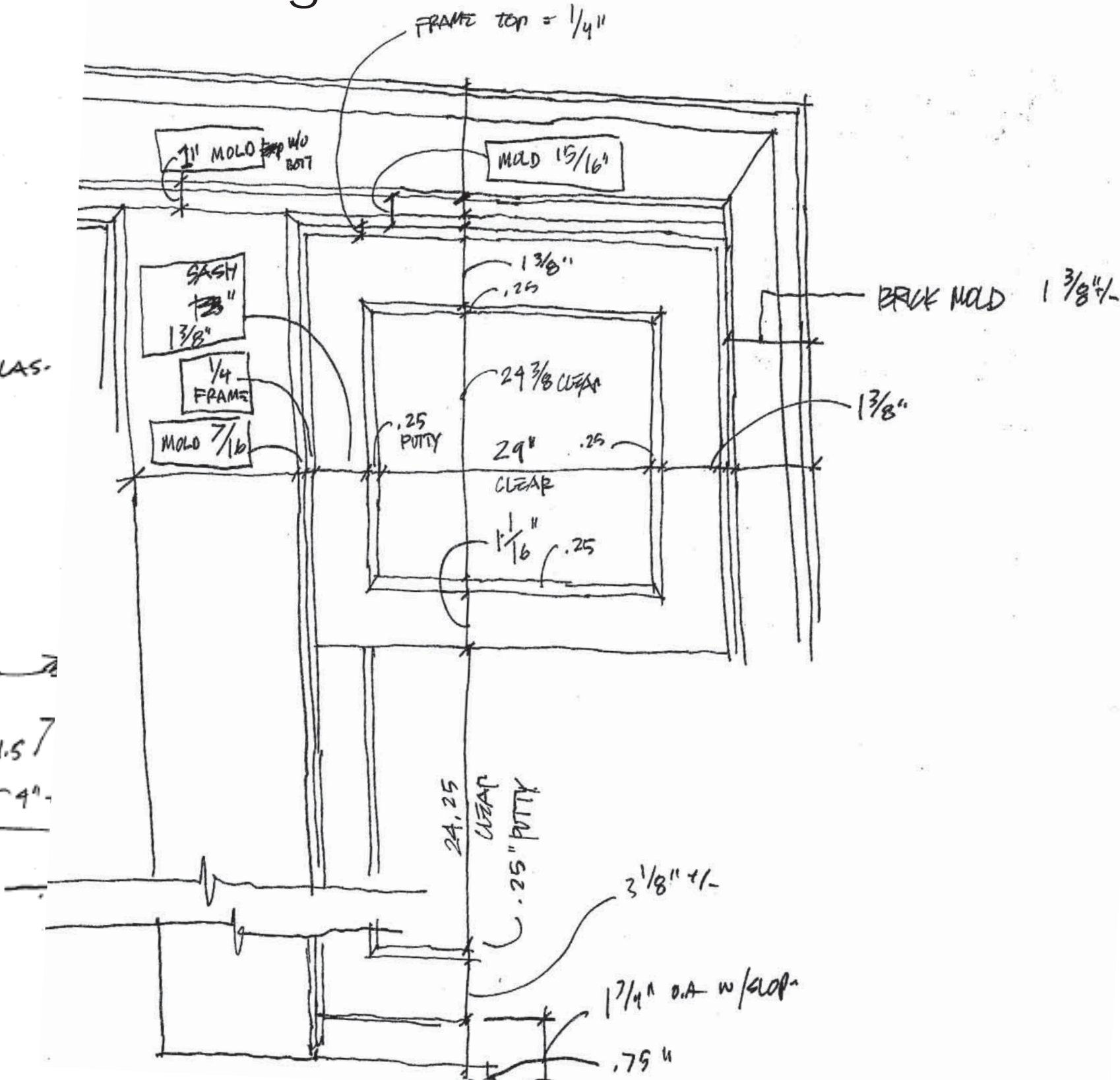
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Request #3, 4, 5:

Field Assessment and Measurement of Existing Conditions



Measurement of nave windows



Measurement of wood 1/1 double hungs

Request #3:

1/1 and Triple Vinyl Replacement Windows

- The Current Vinyl Windows are cheap replacements installed when the prior wood windows failed.
- We propose to replace these with the previously approved **Windsor Pinnacle Windows**
- High quality wood windows with exterior aluminum cladding
- We will replicate the original brickmould and trim as found on the remaining wood windows.



Request #3:

1/1 and Triple Vinyl Replacement Windows



Request #3:

1/1 and Triple Vinyl Replacement Windows



Request #3:

1/1 and Triple Vinyl Replacement Windows



Image of window FW1, vinyl replacement in brick surround and center addition.



Images of vinyl replacement on in brick surround at Nave Sheds



- By replicating the wood trim found on the existing wood windows and installing new, energy efficient windows, these three openings will be restored to their original intent.

Request #3:

1/1 and Triple Vinyl Replacement Windows



Image of window 28, vinyl replacement in wood trim. The trim is deteriorating and beginning to fail.



Image of window 27, vinyl replacement on wood sill. The sill is deteriorating and beginning to fail.

Request #4:

Field Assessment: 1/1 Wood Double Hung Replacement Windows

- The Current Wood 1/1 Windows were of poor quality when originally installed.
- Repair is not recommended or feasible.
- In replacing, these windows will last much longer than a repair of the current, poor-quality windows as well as meet new energy requirements.
- Will provide a consistent appearance with the replaced vinyl windows
- Windows exist in the non original, non historic portion of the building



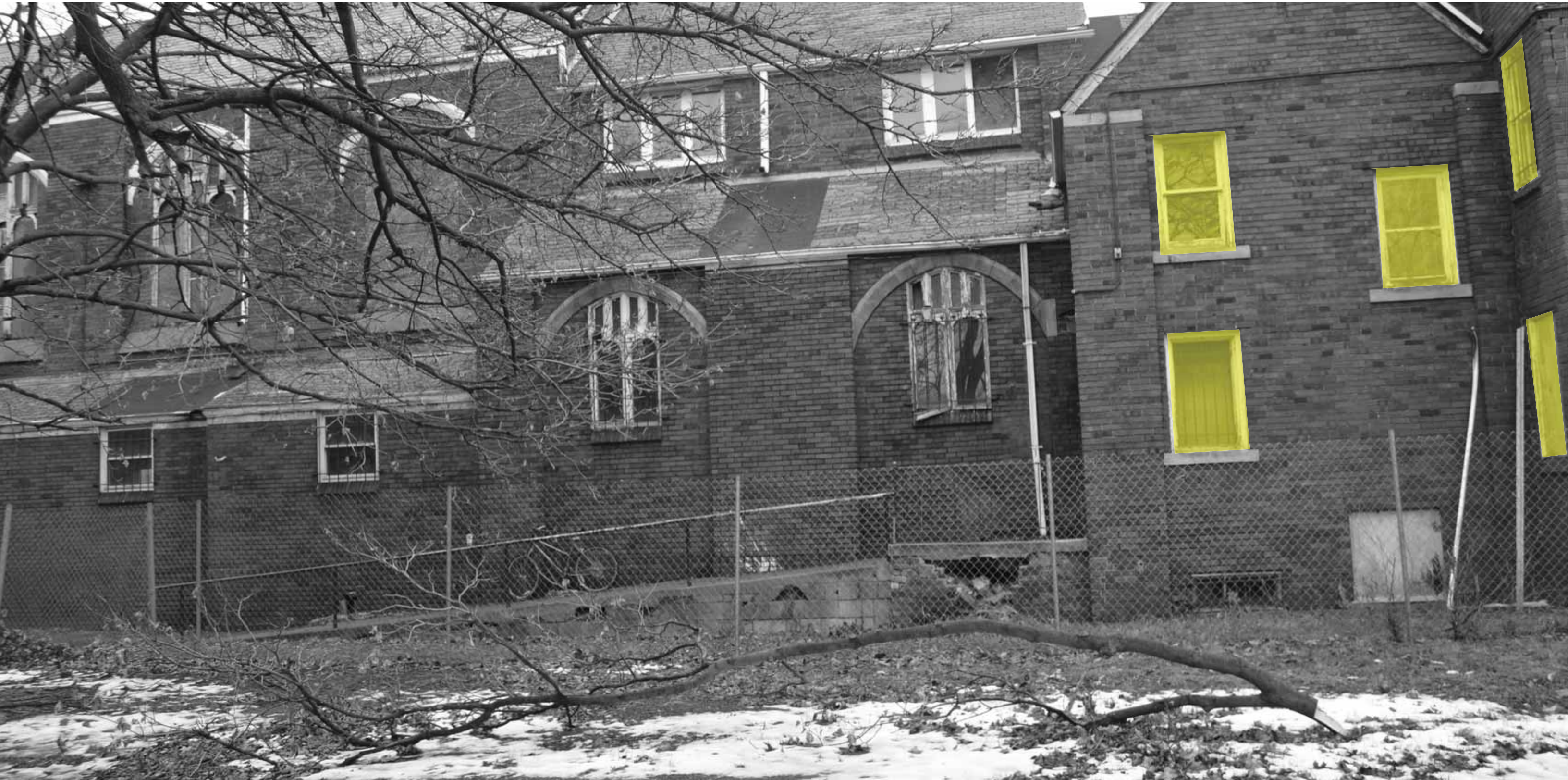
Request #4:

1/1 Wood Replacement Windows



Request #4:

1/1 Wood Replacement Windows



Request #4:

1/1 Wood Replacement Windows



Request #4:

1/1 Wood Replacement Windows



Request #4:

Field Assessment: 1/1 Wood Double Hung Replacement Windows

Images showing typical levels of damage to the wood windows at sill, side rail, and center rail conditions.



Request #4:

Field Assessment: 1/1 Wood Double Hung Replacement Windows

Images showing typical levels of damage to the wood windows at side rail, header, and brickmould connections.



Request #4:

Field Assessment: 1/1 Wood Double Hung Replacement Windows

Images showing typical levels of damage to the wood windows at side rail, header, and center stile.



Request #4:

Field Assessment: 1/1 Wood Double Hung Replacement Windows

Images showing typical levels of damage to the wood windows at side rails



Request #4:

Assessment and Request

1. Original Wood Windows were constructed of poor-quality lumber and parts. "Builder grade".
2. Multiple portions of existing trim and brickmould are deteriorated
3. Restoration of current windows will only extend life for approximately 5 years
4. New Windsor Pinnacle Windows are the ideal historic replacement – high quality and thermally efficient
5. We are proposing replicating all new trim & brickmold for all 1/1 windows to match around entire building
6. Window will match existing jamb depth placement
7. New, already approved, windows are to be Windsor Pinnacle Windows – Consistent appearance
8. Reside in the Non historic, non original portion of building



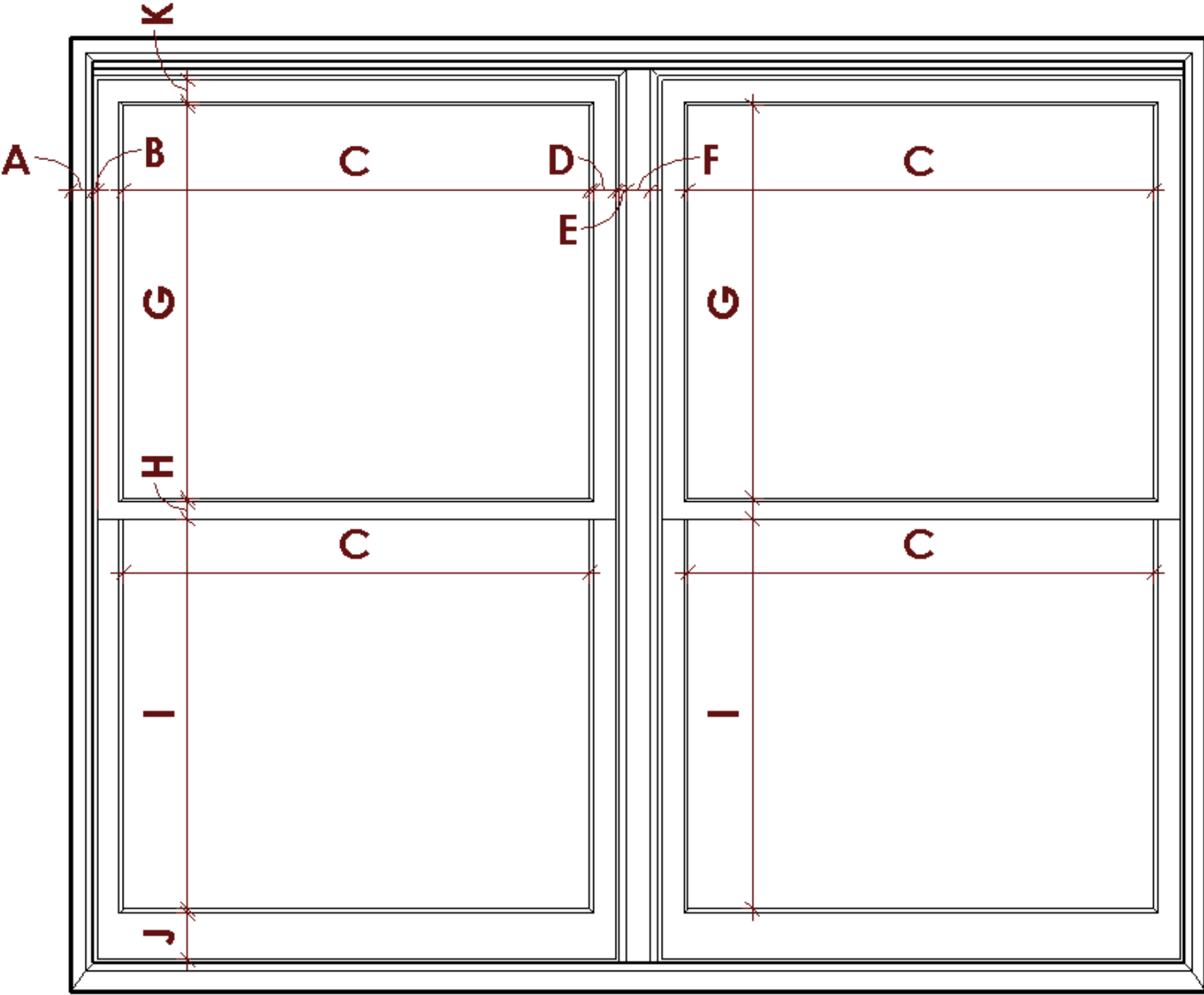
Request #3 & #4:

Detail: 1/1 Wood Double Hung Replacement Windows

The Proposed Window System will appear as shown here.

Legend:

- A: Brickmould
- B: Frame
- C: Glazing Length
- D: Side Sash Rail
- E: Trim
- F: Middle Sash Rail
- G: Upper Glazing Height
- H: Upper Bottom Sash Rail
- I: Lower Glazing Height
- J: Lower Bottom Sash Rail
- K: Top Sash Rail

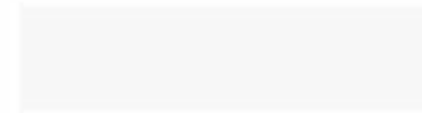


Request #3 & #4:

Detail: 1/1 Wood Double Hung Replacement Windows

- After a comparison of multiple window brands and styles, the Windsor Pinnacle Line was determined to be the best match.
- Potential glazing reduction of 1 10/16" in the vertical direction with a reduction of 1/8" in the horizontal.
- These windows will sit in the same location within the jamb as the existing windows.
- Windsor Windows with Replication Trim in all double hung locations will ensure a style match amongst all non-arched windows.

Standard Clad Colors



White

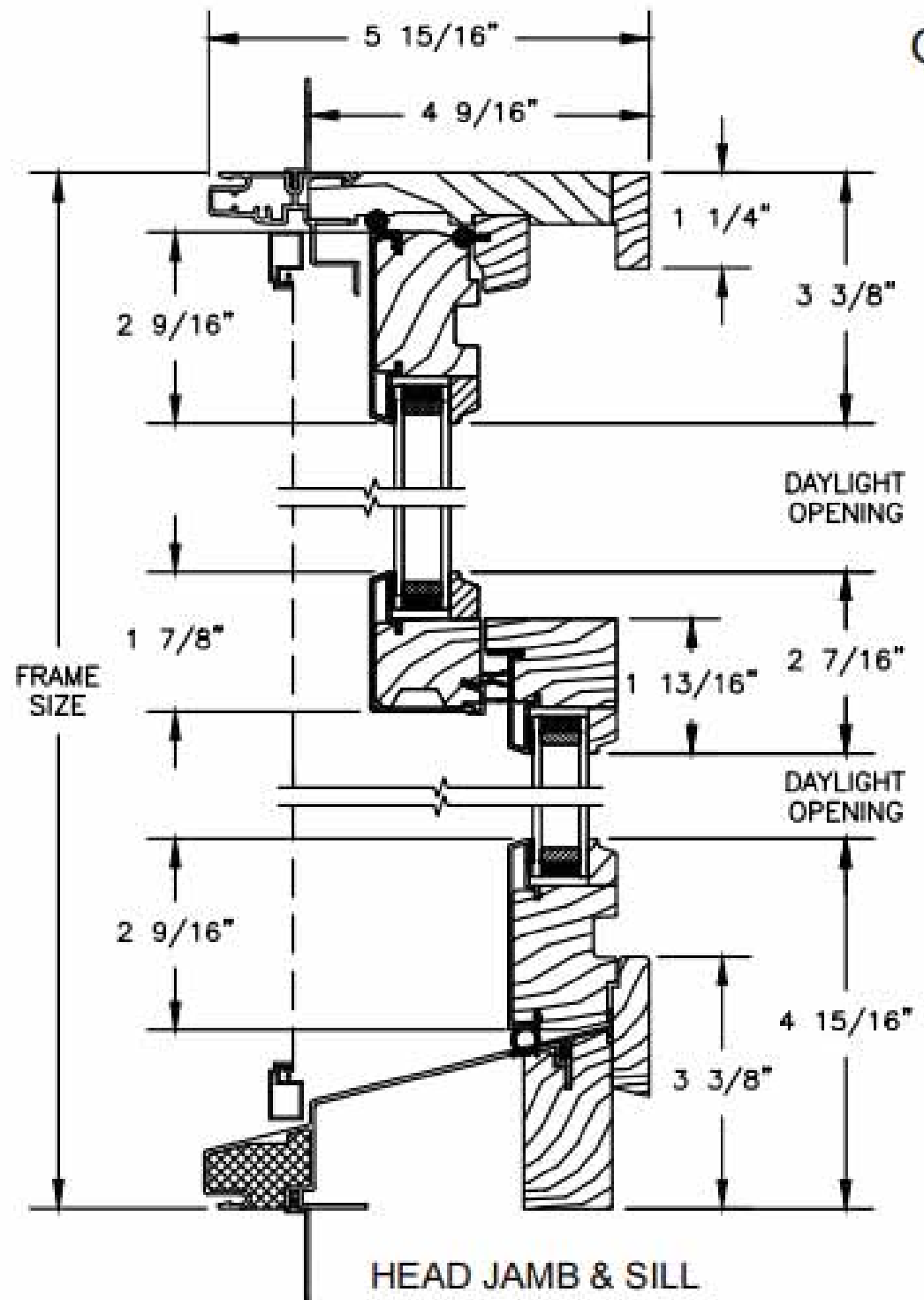


Pinnacle Series

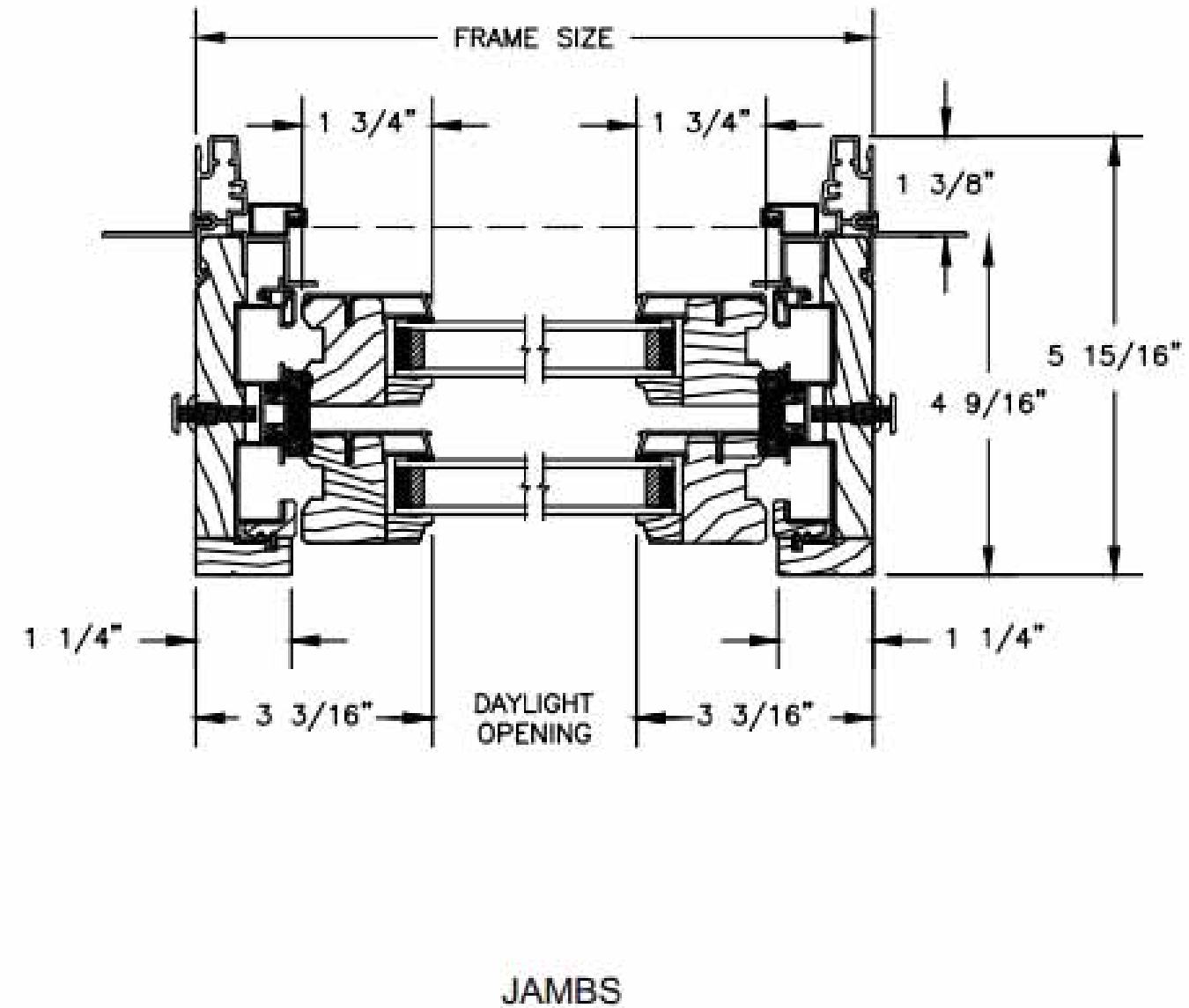
CLAD DOUBLE HUNG - Concealed Jambliner Option

SECTION DETAILS : OPERATING / PICTURE

SCALE: 3" = 1'-0"



OPERATING

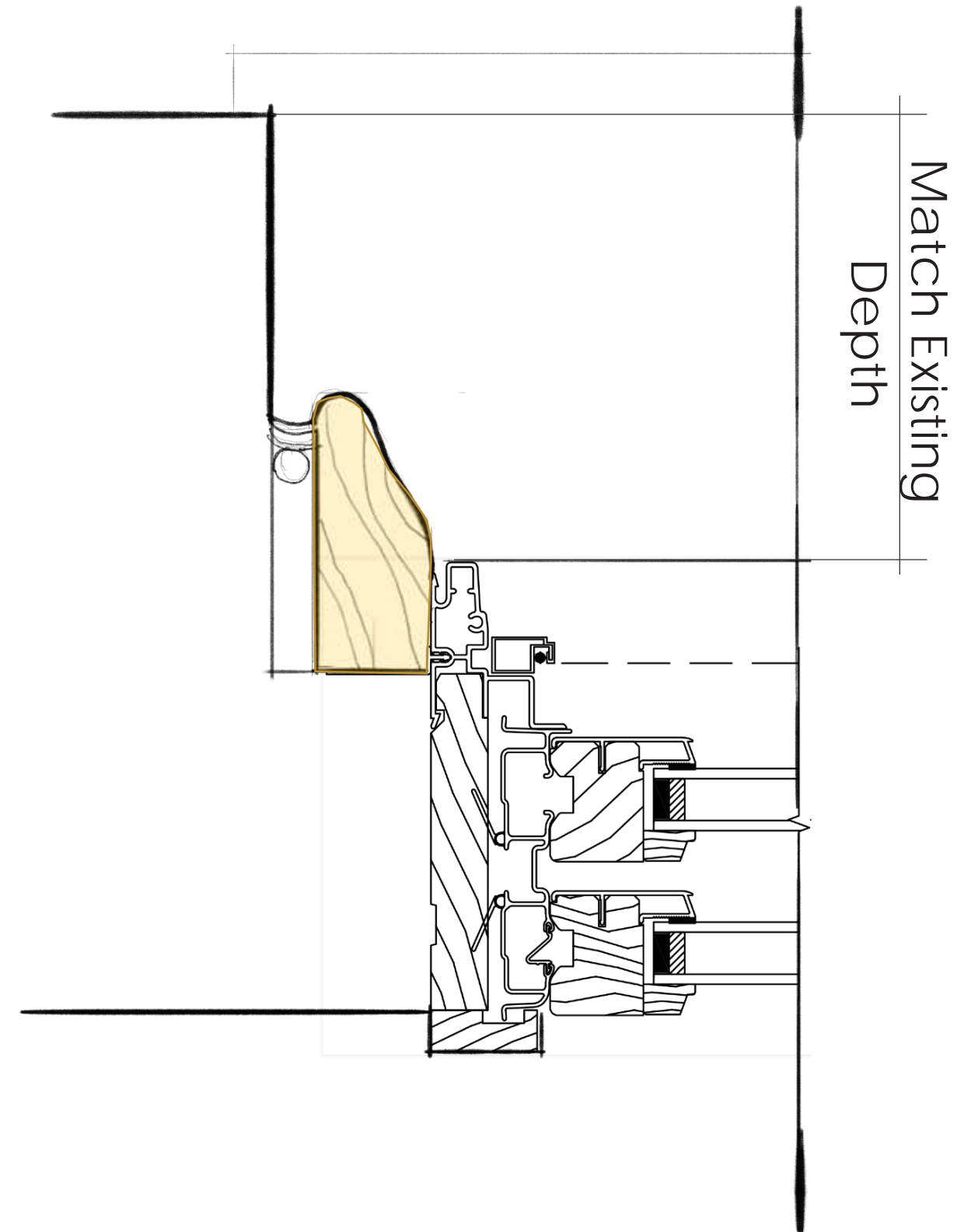


Request #3 & #4:

Detail: 1/1 Wood Double Hung Replacement Windows

Jamb Section

- Match jamb depth of existing
- New brickmould to match existing



Request #5:

Arched Window Restoration and Repairs

- The Arched Windows are in varied conditions throughout each window.
- **Our request is to repair and refinish as allowable by current conditions, but to fully replicate missing pieces or pieces that we find to not be salvageable during the refinishing process.**
- We will walk you through the assembly process in the following slides.



Request #5:

Arched Window Restoration and Repairs



Request #5:

Arched Window Restoration and Repairs



Request #5:

Arched Window Restoration and Repairs



Request #5:

Arched Window Restoration and Repairs

Images showing typical levels of damage to the smaller arched windows



Request #5:

Arched Window Restoration and Repairs

Images showing typical levels of damage to the smaller arched windows



Request #5:

Arched Window Restoration and Repairs

Images showing typical levels of damage to the larger arched windows



Request #5:

Arched Window Restoration and Repairs

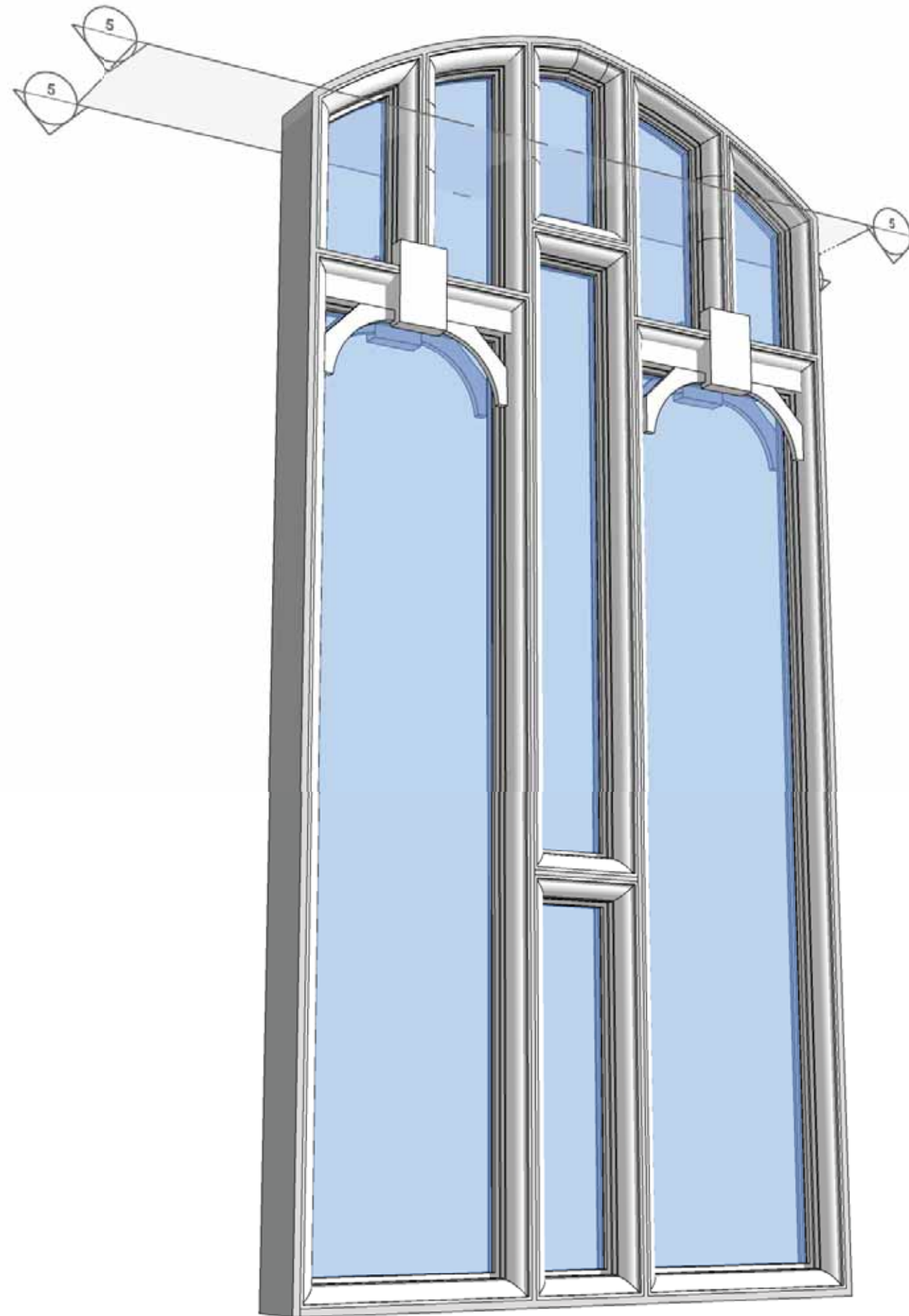
Images showing typical levels of damage to the larger arched windows



Request #5:

Arched Window Restoration and Repairs

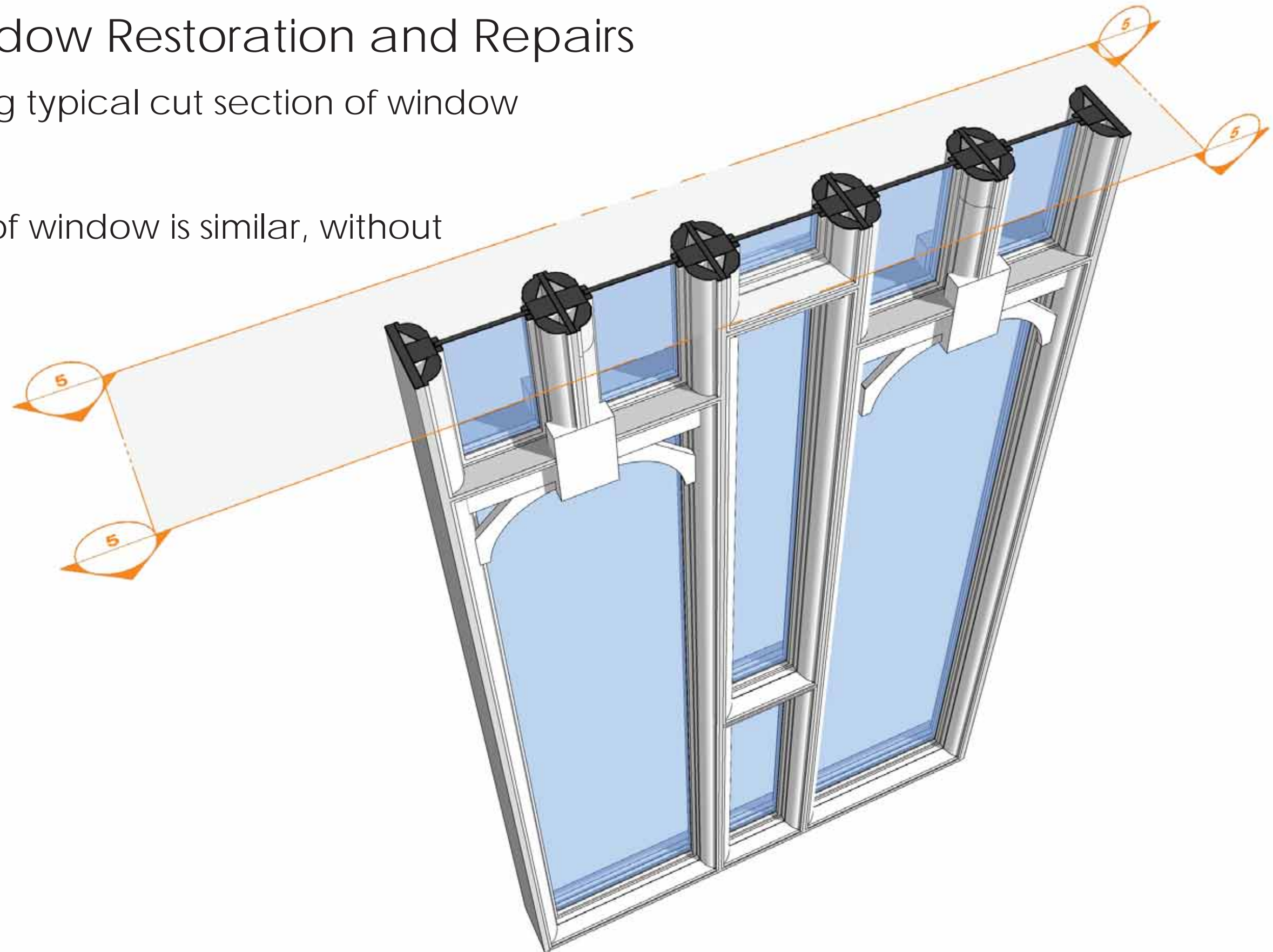
- Images showing typical construction of window system



Request #5:

Arched Window Restoration and Repairs

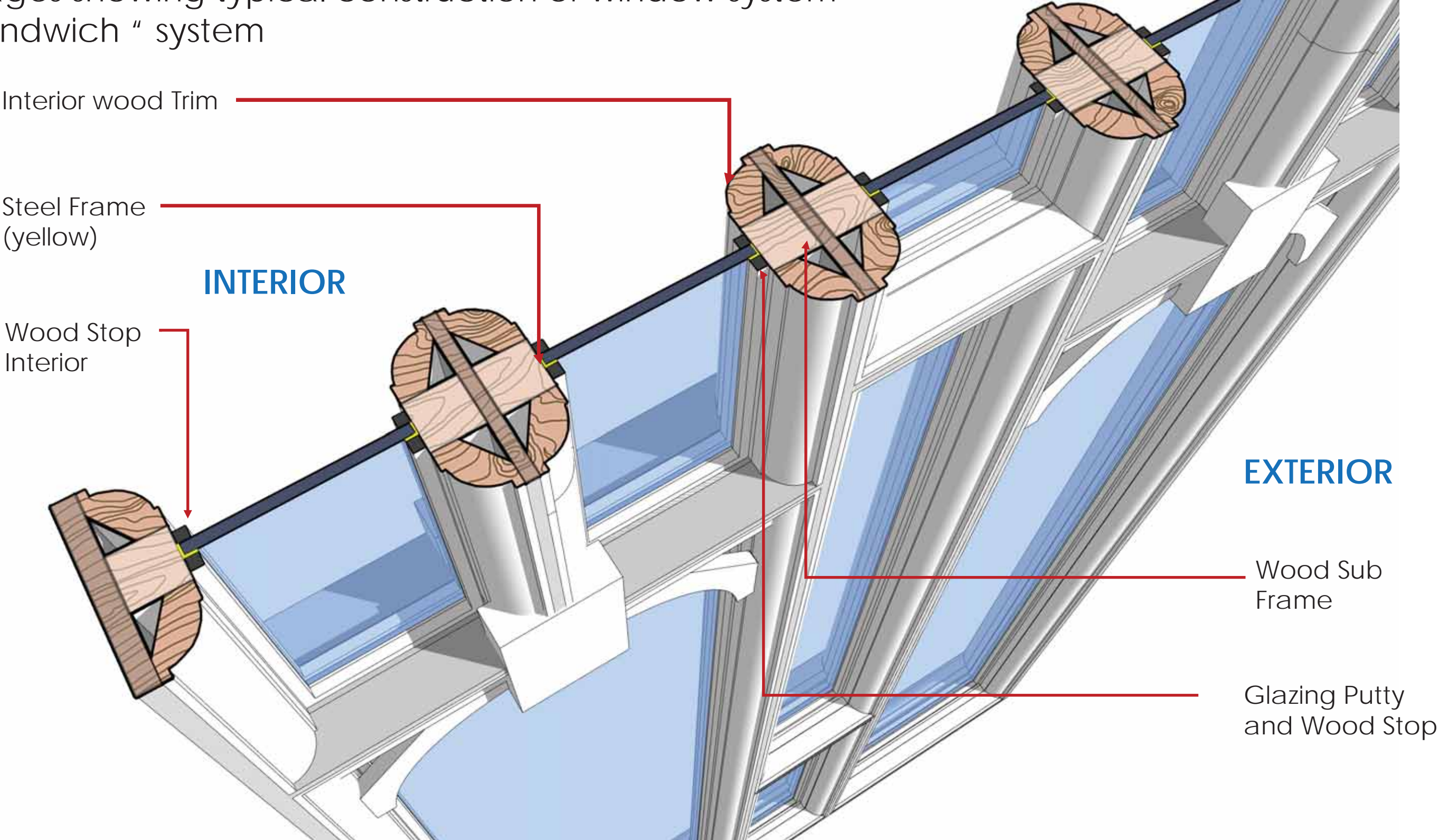
- Images showing typical cut section of window system
- Lower portion of window is similar, without center rails



Request #5:

Arched Window Restoration and Repairs

- Images showing typical construction of window system
- "Sandwich" system



Request #5:

Assessment

1. Where possible, **repairs and refinishing** of existing will be done
2. Where pieces are missing, replication pieces will be milled/fabricated and installed to match finishes
3. Where pieces are degraded beyond repair, replication pieces will be milled/fabricated and installed to match finishes
4. All glazing to be replaced with new, a more energy efficient low-e clear glazing is proposed, we will work with HDC Staff to get final selection approved.





KRIEGER KLATT
ARCHITECTS



92 E. Forest Conceptual Rendering

raincheck