

Audra Dye

From: Héctor Arriaga <arriagamedina@gmail.com>
Sent: Monday, June 5, 2023 6:55 PM
To: Audra Dye; Javier Parrillat
Subject: [EXTERNAL] Re: 14860 Piedmont - request for additional information - HDC application
Attachments: image001.png; PXL_20230605_222301919.jpg; PXL_20230605_222217112.jpg; PXL_20230605_222208883.jpg; PXL_20230605_222213594.jpg; PXL_20230605_222259308.jpg; PXL_20230605_222223406.jpg; PXL_20230605_222305459.jpg; PXL_20230605_222326668.jpg; PXL_20230605_222319610.jpg

Dear Audra,

I hope this email finds you well. I am writing to discuss an urgent matter regarding the windows in our home. We recently discovered that the current windows are in extremely poor condition, and their deteriorating state is causing a range of issues that need immediate attention.

Firstly, it is important to note that we were unaware of these window violations when we purchased the house in March. The photos you may have seen showing new windows were taken at the time of the purchase, and it seems that the true condition of the windows was concealed. We want to rectify this situation promptly and ensure that our home is not only safe but also compliant with all necessary regulations.

In the first place, the wooden casements of the windows are rotting, and several of the glass panes are broken as you can see in the pictures attached. This not only compromises the aesthetics of our home but also poses serious safety concerns. The broken glass creates a potential hazard for my family members. Additionally, the decaying frames and the single-pane window system allow for heat and air drafts, resulting in significant energy inefficiency.

The consequences of these drafts are particularly evident in extreme weather conditions. During summer, the lack of proper insulation causes the interior temperature to skyrocket, making it unbearable and necessitating the excessive use of air conditioning. Consequently, our utility bills will skyrocket due to the constant need for cooling. Similarly, in winter, the cold air seeping through the damaged windows will make it difficult to maintain a comfortable temperature inside the house, leading to higher heating expenses, and impacting negatively in our carbon footprint.

Another critical issue we have discovered is that the glasses in the bathrooms are not tempered, which is a safety violation. As advised by the contractors who are expert in the matter, tempered glass is essential for ensuring the well-being of our family members, as it reduces the risk of accidental breakage and minimizes the severity of injuries in case of any mishaps. We consider this a top priority in order to comply with safety regulations and provide a secure environment for everyone.

Moreover, the dysfunctional windows in the bathrooms have resulted in inadequate, even inexistent, ventilation. As a consequence, excessive humidity from showers and baths is unable to escape effectively, leading to potential moisture buildup. This can have severe repercussions on the structural integrity of our home, including damage to the foundation. By replacing the windows with properly functioning ones, we can address this issue and prevent any further damage.

Furthermore, I want to emphasize that the windows we wish to replace do not face the street but rather overlook either the side of the house or our backyard. While this may seem less important from a street-facing perspective, it is crucial to maintain the overall integrity and safety of our property.

Also it seems relevant to say that we decided that we will no longer work with Hansons as our vendor, therefore a new application will be submitted by the newer vendor we would like to work with: Power Home Remodeling.

Lastly, I apologize for the delayed response, as we were on vacation out of the country. We take great pride in maintaining our home and strive to make responsible and informed decisions.

Considering the safety risks, the impact on energy efficiency, the potential long-term damage to our property, and the overall aesthetics of our home, I kindly request your assistance in arranging the approval of the window replacement as soon as possible, since the repair of the existing ones would not solve the issues addressed.

Thank you for your understanding and support in this matter. We look forward to resolving this issue promptly and working together to ensure the safety, energy efficiency, and overall well-being of our home.

Yours sincerely,
Héctor Arriaga

On Thu, Jun 1, 2023, 12:18 PM Audra Dye <dyea@detroitmi.gov> wrote:

Good afternoon,

As you may recall from Ben Buckley's email from last week, I am the staff person who will write the staff report for your HDC application which is to be reviewed by the Historic District Commission at its June 114th meeting. Information (written and visual/photos) describing why the four windows must be replaced, and not repaired, is needed. The submitted photos show intact window frames and glass, so it is staff's opinion that repair is a viable (and possibly cheaper) option. Close-up photos that show deterioration are needed. Did you contact any repair companies before obtaining the window order from Hansons?

Also, staff noticed that vinyl windows on the front and side elevations were installed between August 2022 and May 2023, several of which on the front elevation had leaded glass in the upper sash. There is no HDC approval (or building permit) on file for the completed work, so this is considered a violation. I recommend you add the non-approved vinyl windows to your application, as well as reasons why the windows were replaced. Any photographs you have of these windows before replacement should be submitted as part of your application.

Please send the additional window photographs, including an exterior photo of each side and rear wall (so all window openings on each side of the house can be viewed within one photo) and existing condition descriptions to me by noon on Monday, June 3. Thank you.

Regards,

Audra Dye

Architectural Historian, Planner | Planning & Development | City of Detroit

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Michael E. Duggan, Mayor

