



8/16/23

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Job Name: 1315 Broadway
Job Location: Detroit, MI

Historic Window Site Review:

BlackBerry is providing information for the project at 1315 Broadway, Detroit, MI. This four-story brick structure is in the Detroit Historic District and requires review by the HDC prior to construction. This Historic Window Site Review will address the existing steel windows in the structure on the second, third, and fourth floor alley elevations. We are providing this information based on our site visits and inspection of all windows. We provide our review and recommendations based on guidelines from the National Park Service for wood and steel window restoration and replication. Likewise, our over 30 years of experience in window restoration and replication provides the experience needed to comprehensively determine the condition and best solution for a long-lasting, durable approach to maintaining the building and the windows original character.

Existing Condition of Steel Double Hung and Fixed Windows: For (14) windows, approximately 500 Sq. Ft of window area.

The existing steel windows were viewed from the exterior and interior. They are roll formed, hollow metal, double hung and fixed windows. The window sashes are manufactured into the frames and glazed with what appears to be ¼" wired fire rated glazing. Sashes are currently non operable. Windows of this style are manufactured with **non-removable** sashes, they are built directly into the frame. About 75% of the exterior of the windows show rust and/or vandalism in the form of spray paint. Exterior of all units has iron security grates.

The overall condition of the windows is "Poor" condition. The windows have not been maintained for decades in terms of painting/refinishing, re-glazing, and perimeter caulking. The exterior frame of the windows have all been compromised by weather, and as a result are heavily rusting. Vandalism has left a large portion of the windows covered in paint. Although not visible from the exterior or interior, the rust from being exposed to the elements and not maintained has likely spread to the interior areas of the tubular style frames.

The following are the dimensions of the components for the double hung windows. Exterior Brickmould - 2 1/8", Exposed Sash Stile 2 3/4", Exposed Top Rail - 2 3/4", Meeting Rail - 1 7/8", Bottom Rail - 4", Sill Edge 2 1/2" Muntins - 2".

Recommendation.

Based on the above stated existing conditions we do not believe these windows are restorable to an acceptable degree. Due to the non-removable nature of the sashes proper access to the window components for restoration is hindered. Rust will remain behind inaccessible areas of the frame and sashes and continue to return. BlackBerry would also like to note that these are alley facing windows second floor and up, in a tight alley that doesn't allow for easy viewing from the ground.

We recommend that the windows be replaced with a aluminum thermally broken single hung and fixed window system using an exterior custom panning/sill assembly and interior snap trim. This should include 3 - part simulated divided lite muntin. All windows should include low-e/argon insulated glass, standard hardware, and an AAMA 2604 or 2605 painted finish. See the attached drawings showing existing and proposed details. These proposed details are based on the Quaker H650 Historic Single Hung Series window.

As well as the replacement windows, a single pane interior storm window with no horizontal obstruction to meet fire rating requirements for these openings. BlackBerry recommends Allied's Historic one lite storms that meet site requirements set forth by NPS, SHPO, and HDC's. These storms would be installed with security screws to not allow for removal as required by fire codes.

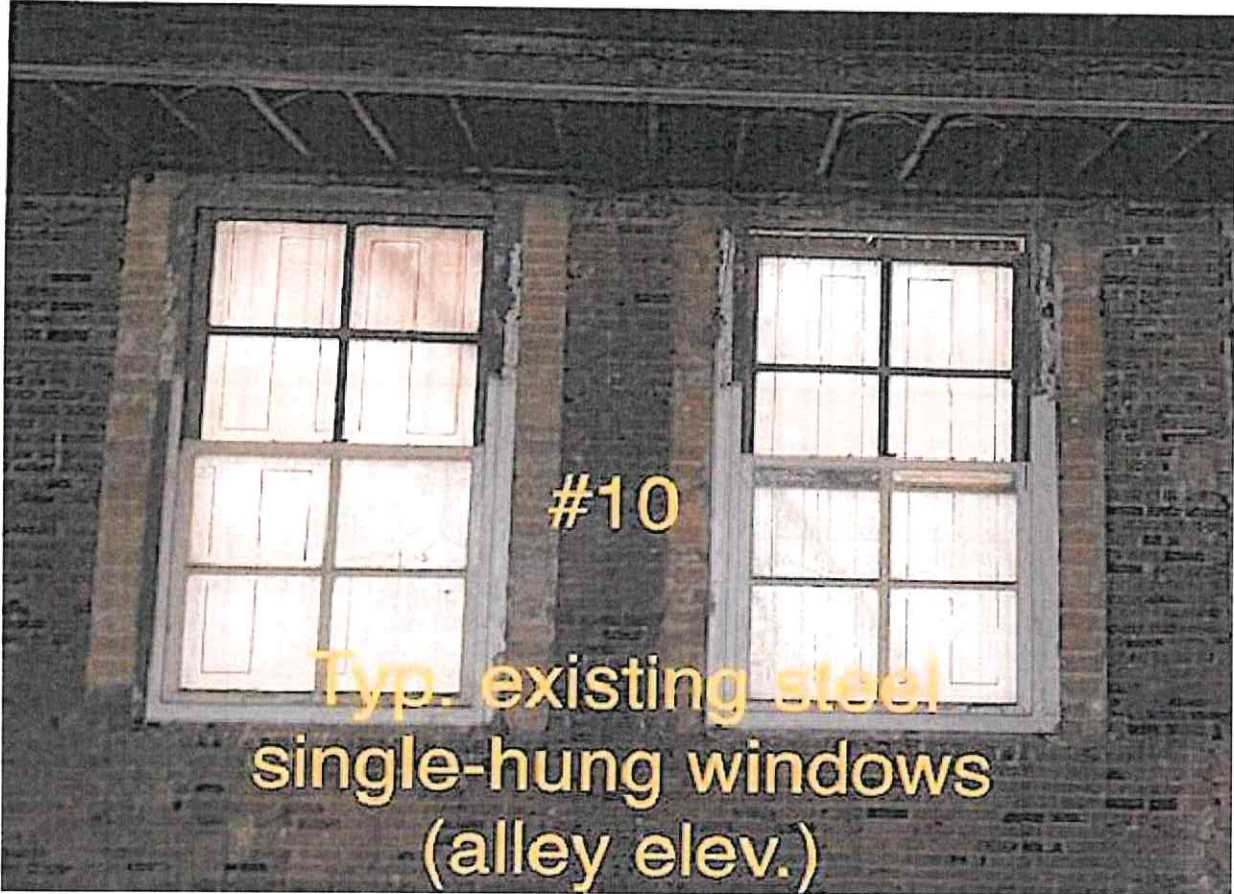
Sincerely,

Peter Arena
Commercial Project Estimator
BlackBerry Systems, Inc.

Supporting Photos



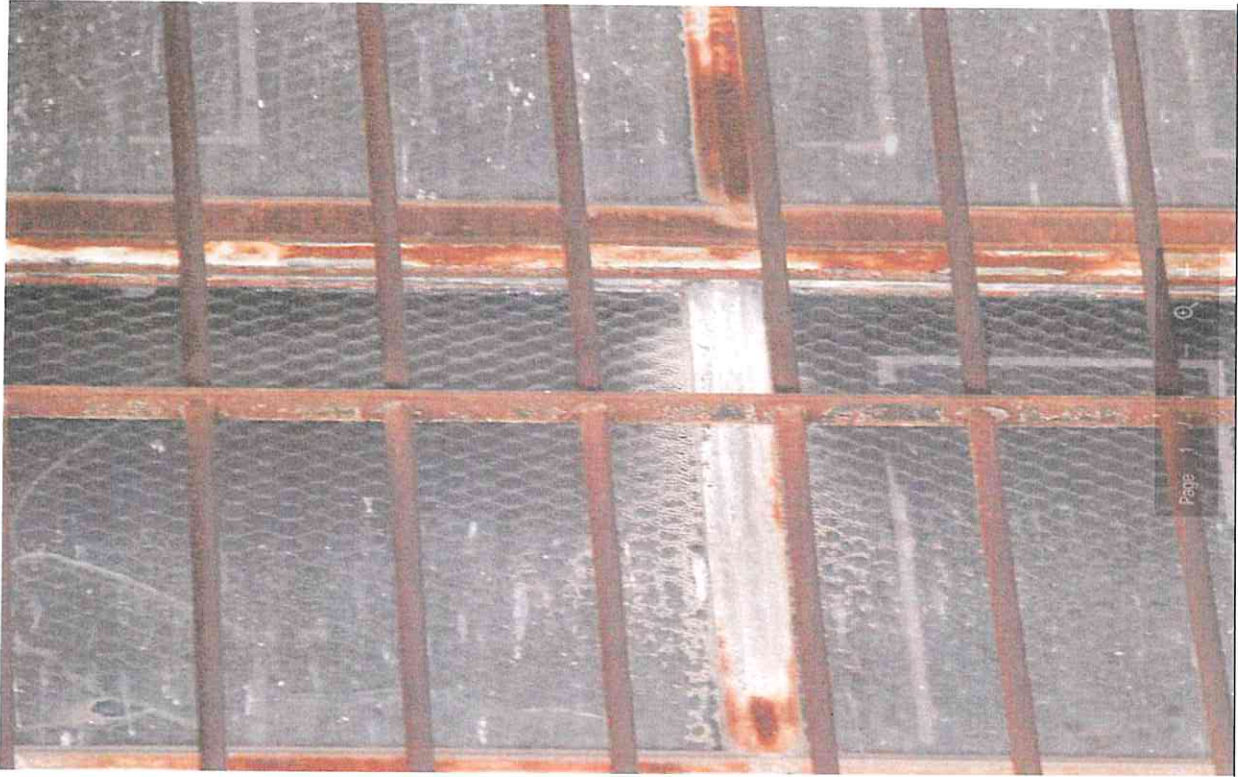
Exterior View of typical steel window



Interior elevations of existing steel windows



Exterior of typical steel windows exposed to elements and vandalism



Exterior view of typical rust and corrosion on meeting rails and muntins