

372 W. Grand Blvd.

Detroit, MI 48216

Today's date: September 5, 2024

To whom it may concern:

This document has photos of many of the windows that are proposed to be replaced in our 1895 house in the Hubbard Farms historic district. We replaced the first "batch" of windows several years ago and would desperately love to replace the others before the weather gets cold, having begun this process in June. As they say in a popular HBO show, winter is coming.

The following photos are in existing conditions and evidence severe deterioration from weather, condensation (interior), and fire damage (historic and poorly restored many moons ago). We have not obtained quotes, and we *will not* obtain quotes, to restore these to historic standards, owing to the astronomical price points and timelines we received in requesting previous quotes (2.5x the price of replacement, months-out timelines, extremely poor customer service, and an emphasis from multiple parties on there being zero guarantees on operational performance plus the guarantee of inferior energy performance and air leakage, plus the fact that we'd now like the windows to all match).

I trust that the attached photos are sufficient and I look forward to receiving approval as soon as you are able to issue it.

Sincerely,

Nat Zorach, AICP, & Adrienne Kolano Zorach

Window detail. First floor living room south (left); dining room left (center), dining room center (right); substantially damaged and inoperable



Exterior detail: Stairs (appearing substantially intact from the outside, but not operable)



Interior detail: The same windows from the interior: Note how all of these windows are painted shut, and note how the top sashes are sagging below the top of the bottom sash. The stops range from intact to damaged to missing on all of these, and a lot of the glass has been replaced (indicated by some of sloppier edges and in one case where the original window was replaced with plastic).



Window detail: Dining Room right (left); kitchen left (center); living room south (right); all inoperable and damaged ranging from minor dry rot to substantial fire and damage on the living room window).¹



¹ Also note the very much not historic vinyl windows on the neighbor's house that no one seems to care about—also not pictured are the entire sea of abandoned cars in his backyard that no one seems to care about even though they want to make it hard for me to replace windows with aesthetic replicas of the originals

More window detail: 2F windows (Omar North). Note the serious water damage to the bottom of the bottom sashes, largely from condensation on the interior of the glass that has, very much unlike the Most Honorable Lord Mayor Mike Duggan's lavish subsidies for white suburban billionaires, « *trickled down* » to the bottom of the frame, irreparably damaging the wood.



Right: Another view of three completely inoperable windows, each evidencing various levels of sagging in the top sash, dry rot in the bottom sash wood, sloppy paint job from reglazing after the fire, and more. Also note the top left window that has two Plexiglas parts instead of real glass. Plastics! What a time to be alive.

Below: Living room (north). On this window, we see separation on the stops on the top of the frame, and serious damage to the rail-and-stile joints on the bottom from decades of unmanaged moisture from the non-insulated glass (condensation on the interior from dewpoint). Various other deterioration is evident.

