

Edward Palmer
15004 Warwick St.
Parcel#27163044
Historic District:
Rosedale Park, Detroit, MI

To the Historic District Commission:

I am the homeowner of the aforementioned property. I have entered a purchase agreement with Wallside Windows for the replacement of 12 windows at my residence. At the time I entered the contract for purchase I was unaware of the process or requirements of the HDC nor detailed explanation needed for the much needed upgrade to my home. It is my will that this humble attempt at explanation is enough to convince the HDC that we may proceed with upgrading my home with energy efficient windows is a worthy cause.

As laid out by a phone conversation as well as email by Brendan Cagney, it comes to my understanding that the Historic District Commission always advocates for repair instead of replacement with regard to historic age windows. It is my intent to show that we have just cause to replace the rest of the existing wood windows with modern, energy efficient Vinyl windows that would match the windows already replaced to the north and south of the dwelling. The replacement of the proposed 12 windows will give the home a more consistent look since the windows to be replace have multiple different type of storms consisting of different material and do a poor job of insulating the home. As you will be able to see from the pictures I have attempted to keep up with maintaining the state of the wood windows with varying levels of success. This winter it has become apparent to us(the homeowners) that the amount of condensation that is trapped between the storms and windows as well as moisture that developes on the panes is the source for mold to accumulate. This is in contrast to the existing double pane with the grills in between the glass vinyl window that displayed no such condensation or mold growth. The proposed windows will have the same dimensions as the existing windows and as such we will be leaving all the original wood moldings on the interior of the home.

Photos - PDF or JPEG:

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Photos

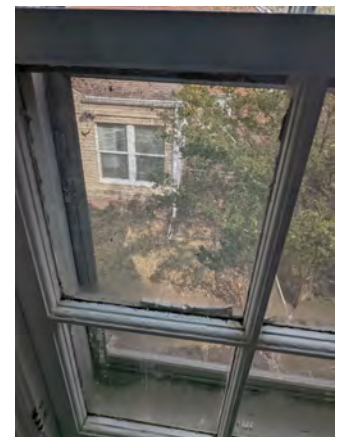


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6. Bathroom Window
Has major chipping of paint. Caulking pulling away from brick exterior. single pane glass with bad glazing. No glass storm for lower 1/2. Condensation that pools on interior as seen in the detail picture to the right.

*Notice on the above elevation pictures the improved appearance of the updated vinyl windows that have the colonial grills.



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Windows 9 and 10 I refinished the exterior During the Covid shutdown period in 2020. The grills glazing is chipping and lifting. The storm is a white aluminum. One of the many styles of storm mix matched across the home.



Interior view of 9 and 10 although may look ok in this photo they also suffer from moisture pooling on sills and has mold growth. Windows 8, 9, and 10 all have a screen insert as well as glass storm system which is the white aluminum and have faired the best in the existing wood windows because of it.



8. exterior view rusting frame and fasteners



8. interior view also pools moisture

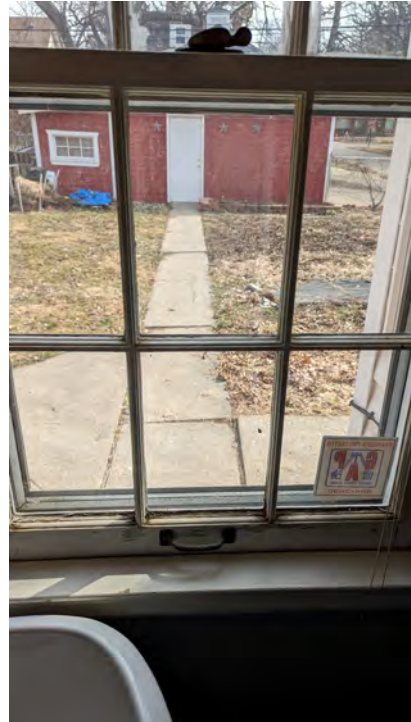


8. interior detail view. notice cracked pane and moisture

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11. Kitchen Sink window
This is another window I have attempted to repair. This lower glass portion of this storm is missing and therefore deals with a lot of moisture pooling. The interior of this window was painted in 2021 with a high quality latex paint and it still has visible mold on the lower sill when you zoom into the photo. The sound of the wind is pronounced at this window and we fear is a major point of escaping heat and energy loss.



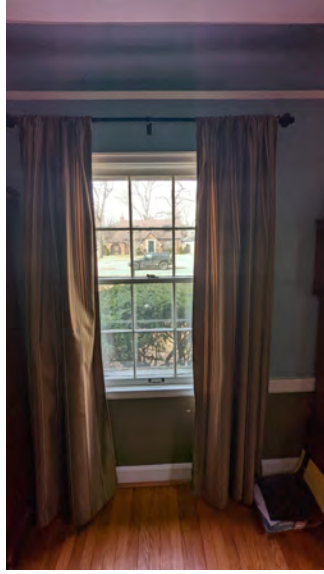
12. Kitchen half bath exterior

12. Kitchen half bath ext. detail

12. Kitchen half bath interior

These photos are a good demonstration of my best attempt at repairing the grills and properly repairing the window glazing. As you can see from the interior photo that the moisture that collects inside still damages and molds when left unchecked even for a short amount of time. Interior and exterior was painted at the same time. We do not lift up the blind on this window and was shocked to see this current state. Notice and make note of the bare aluminum storm window.

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In this set of 2. Dining Area Window photos to the left you will notice the third style of storm window. There is only 2 of this style of storm in the home, here and found in the Living Room. These windows have shown very little moisture on the interior sills. I would attribute this in all most likely hood to have had caulked the storm shut when I repainted the exterior.

2. Dining Area Exterior, Dining Area Interior, and Dining Area Interior Detail (L to R)



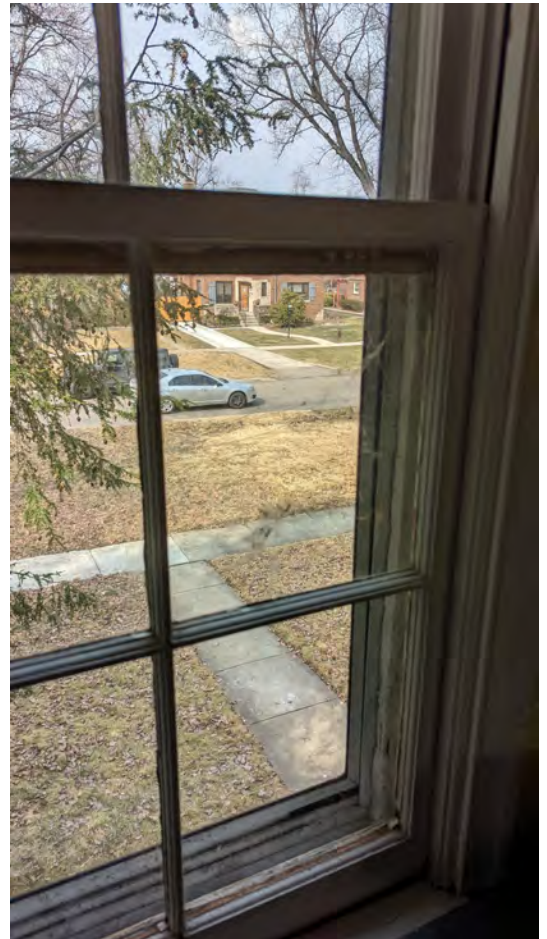
1. Family Room Exterior, Exterior Detail, Interior and Interior Detail

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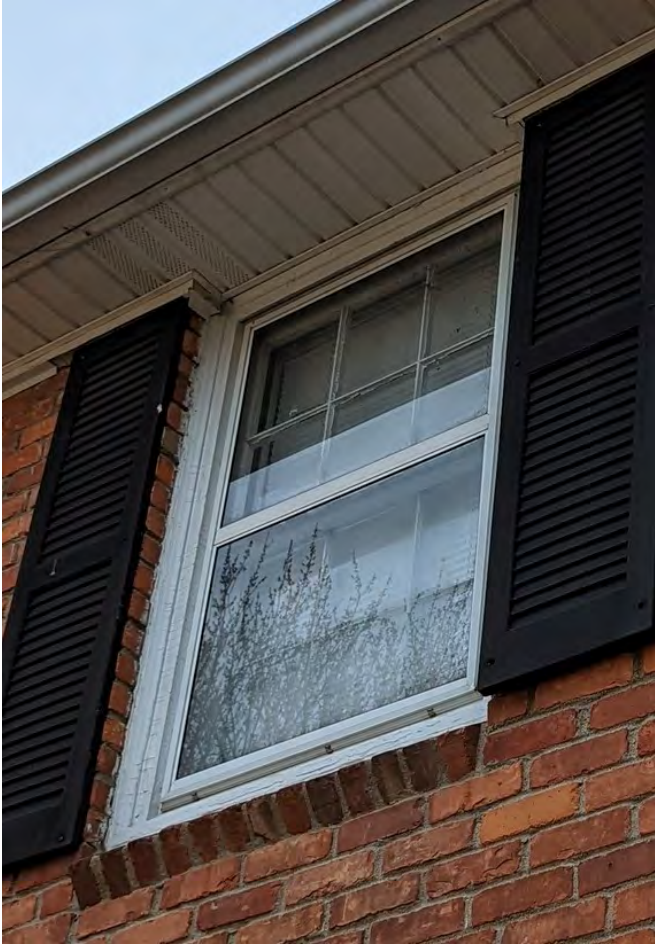
4. Upstairs Bedroom 1 Exterior, Interior, and Interior Detail.

*Note Storm is missing completely from this window and lets in a massive draft. In the exterior photo you can notice fresh window glazing that is unpainted due to weather temp dropping last year before we could complete the restoration of the panes. Major mold growth this year discovered at time of taking these photos.



4. Bedroom 1 Exterior, Interior and Interior Detail

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5. Upstairs
bedroom 2 Exterior
and Interior.



7. Upstairs
bedroom 3 Exterior

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5. Current Vinyl
double pane,
insulated, double
hung with internal
muntins

Scope of proposed work for approval

- *Replace 12 Windows
- *Material Used Vinyl
- *Double Hung
- *Window color and trim white
- *Muntin Count 3/2
- *Full Screen installed
- *Energy efficient Low-E glass
- *Double Pane
- *Colonial Style

DATE 1/13/22

Wallside Windows Since 1944

WE CAN DO THAT. WE ARE THE FACTORY.®

27000 West Trolley Industrial Drive, Taylor, Michigan 48180
Phone: 313-292-4400 Toll Free: 800-521-7800

NAME LUCINDA PALMER | EDWARDS ADDRESS 15004 WARLUICK ST Detroit, MI 48223

TELEPHONE# 313-492-4302 LEAD# 626235

ANY SPECIFIED MUNTIN SIZES MUST BE FILLED IN BELOW

EMAIL LUCINDAPALMER5@gmail.com

TYPE OF REMOVAL

ALUMINUM STEEL STEEL PAN

STEEL IN BLOCK VINYL WOOD

WINDOW COLOR

TRIM COLOR

EXTERIOR: FRAME WOOD
BRICK ALUMINUM
BLOCK STEEL

YEAR BUILT 1935

LOCATION	STYLE	SIZE	SILLS	LOW E REG OR PREM	MUNTINS	BUCKS OR EXT JAMBS	MISC	TOTAL
1 Din R	DN	34x53	3/2-3/2				1669x12	20,028
2 "	"	34x53	"			TEMP	115x2	230
3 BR ①	"	"	"					20,258
4 BR ①	"	"	"					-50%
5 BR ②	"	34x53	"			(F) (0% 72 months \$141 per month)		10,129
6 Lp door	"	28x53	3/2-3/2	TEMP				-18%
7 Kitchen	DN	34x53	3/2-3/2					8305
8 "	"	"	"					
9 "	"	"	"					
10 Kitch	"	28x45	3/2-3/2			(V3 DOWN +2800)		
11 Bath	"	28x45	3/2-3/2			BALANCE ON Completion		
12 P.S.D.R	DN	34x53	3/2-3/2					
13								
14								
15								
16								
17 SW R	SW R	98x63		4775				
18 SW R	PAJB	36x63		2018				
19 "	P.W	55x63		1861				
20 "	CASE	36x63		2018				
21 SW R	P.W	24x63		1361				
22				12,033				
23				-50%				
Sale				6016				
Siding				-18%				
Trim				84933				
Gutters & Downs								

GRAND TOTAL _____

Energy Efficiency for *Your Home.*

Wallside Windows' Low-E Glass helps your home stay warm and cozy during the Midwest winters by blocking heat loss to the cold weather outside and reflecting heat back into your home. In the winter, the warm glass surfaces also means the relative humidity of the indoor air can be controlled and maintained properly, helping you better manage condensation on windows. And, in the summer the low U-Factor blocks heat gain from the hot weather outside and provides superior insulation. In short, our Low-E Glass can save energy year around and protect your home.

Window Energy Performance

Typically, 75% of the exposed surface of a window is glass, which makes the glass such an important part of a window's performance. All Wallside Windows meet the updated EnergyStar® Version 6.0 requirements in the Northern Climate Zone.



Wallside Windows PERFORMANCE RATINGS	Window	Air Fill	U-Factor	Solar Heat Gain
	Casement	Argon	0.27	0.43
	Double Hung	Argon	0.29	0.50
	Double Slider	Argon	0.30	0.50

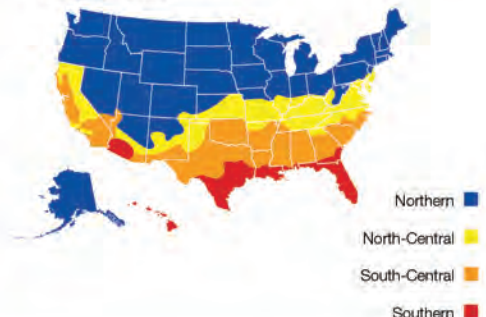
For more information, please visit www.nfrc.org

Energy Star Version 6.0 Requirements for Windows

Climate Zone	U-Factor ¹	SHGC ²	
Northern*	≤ 0.27	Any	Prescriptive
	≤ 0.28	≥ 0.32	Equivalent Energy Performance
	≤ 0.29	≥ 0.37	
	≤ 0.30	≥ 0.42	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

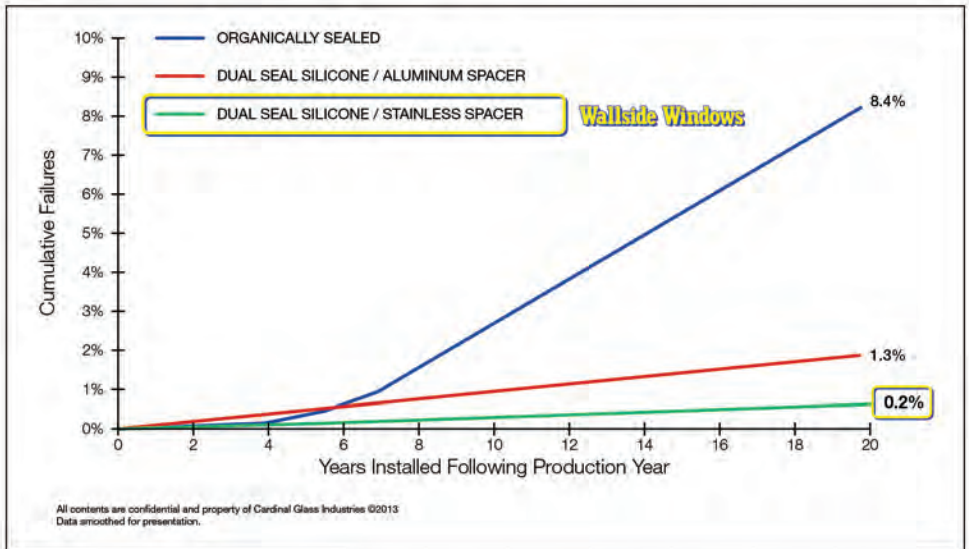
Air Leakage ≤ 0.3 cfm/ft²
¹ Btu/h ft²·F
² Solar Heat Gain Coefficient

Climate Zones



High Performance and Durability

Wallside Windows provides the most durable, longest lasting insulated glass available for your home. The spacer between the panes is designed with a corrugated shape that adds strength and bent corners – not notched or open joints – to create a continuous impermeable metal barrier around the entire perimeter, keeping moisture out and insulating argon gas in. Altogether, our insulated glass units achieve the window industry's lowest failure rate giving you peace of mind knowing your windows will not fail in your home.



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