

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 220 South Main Street, Application Number HDC12-043

DISTRICT: Main Street Historic District

REPORT DATE: June 4, 2012

REPORT PREPARED BY: Katie Remensnyder, Interim Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, June 11 for the Thursday, June 14, 2012 HDC meeting

OWNER	APPLICANT
Name: Jim & John Curtis Curtis Commercial LLC	Same
Address: 345 S Main Street, Suite #218 Ann Arbor, MI 48104	
Phone: (734) 761-6170	

BACKGROUND: This three-story brick commercial building was built in 1900. The first occupant was Arnold Jewelers. At one time the three-story Mack and Company flanked it to the south, but that building was reduced to one story in 1939, leaving the south wall of 220 exposed.

The applicant applied to the HDC in May 2012 to replace the windows with single hung units and cap exterior wood components with anodized bronze aluminum. The application was postponed to allow the applicant an opportunity to revise his proposal in response to HDC comments.

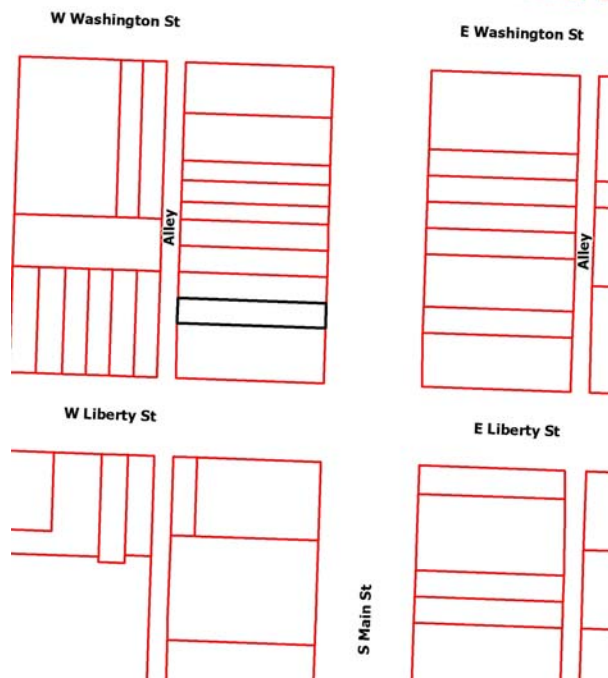
LOCATION: The site is located on the west side of South Main Street, between West Washington Street and West Liberty Street.

APPLICATION: The applicant seeks HDC approval to replace eight large, single-pane windows with new aluminum "tilt turn and hopper windows."

APPLICABLE REGULATIONS

From the Secretary of the Interior's Standards for Rehabilitation:

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or



pictorial evidence.

From the Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Recommended: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended: Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building’s historic appearance or obscure, damage, or destroy character-defining features.

STAFF FINDINGS

1. The windows that are proposed to be replaced are located on the front elevation and are character-defining features of the building. There are four large single pane windows each on the second and third floors. These windows are apparently constructed to open by pivoting on a central pin. The windows that are proposed to replace these large center-pivot windows are custom-made Marvin aluminum “tilt turn and hopper windows.” These windows open towards the inside and can function as both a casement window and a hopper window. The applicant states that because of the large size of the windows, aluminum is necessary to provide the necessary structural support rather than wood. The proposed windows have no railings or muntins and are very similar in appearance to the existing windows.

2. The exterior wood casing and trim will be restored and repainted, rather than capped in anodized bronze aluminum as originally proposed.
3. Refer to the staff report prepared for the May 10, 2012 Historic District Commission meeting for the applicant's statements and staff's finding regarding the condition and concerns of the existing windows.
4. Staff will make a recommendation at the HDC meeting regarding these windows, after a comprehensive review of their condition is completed at the Review Committee visit.

POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 220 S Main Street, a contributing property in the Main Street Historic District, to allow the replacement of eight windows and restoration of exterior woodwork as proposed. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standard 6, and the Guidelines for Windows.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 220 South Main Street in the Main Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawing, photo.

220 South Main Street (2007 photo)



220 S. Main Street, Ann Arbor Michigan
Second and Third Floor Window Replacement
Historical Commission Application:

Application Question:

- 1) We wish to replace the second and third floor large, lower, single pane, fixed, clear, regular glass windows (4 per floor) with custom made Marvin "Tilt turn and hopper windows" on the north and south openings of each floor, while the two central windows per floor would be the same product but fixed, non-operable windows, as shown on attached exhibits. These windows would be low-e thermo clear glass, while the operable windows would open toward the inside, rather than out. These windows would not have any railings or muntins. All of the existing exterior wood casing structure and trim would be restored and repainted with no changes. The four custom made replacement windows, per floor, would be nearly identical to the existing exterior appearance of the current windows' size, width, shape, trim and color. In order to achieve structural integrity for these very large operable windows, it would be necessary to utilize aluminum over wood structural frame given the size and weight of the units. The manufacturer can custom make these lower windows from nineteen color choices, one of which is identical to the color of the exterior wood, though we may wish a more subtle one. Color coordinating the repainting of the wood exterior with the selected color of the new windows would virtually blend the new with the old. With regard to the four upper leaded glass windows per floor, there would be no change, except to properly prep, caulk, and double paint the exterior for a longest term preservation.
- 2) Our reasons for this are: 1) that the existing large windows do not allow direct fresh air and comfort; 2) that tenant energy costs are excessive due to existing inoperable, single pane windows, and; 3) that the inability to safely and reliably jerry-rig the existing large windows with much heavier and operable thermo, tempered, low-e glass. This proposal maintains the exterior appearance by restoring all exterior wood trim and casing detail, while providing a long term and safe window system that allows for energy and comfort benefits to the occupants. Further, the exterior of the leaded glass windows will not be altered in any way. Interiorly, the leaded glass windows will have thermo, low-e removable glass panels, to maximize heat and a/c retention within the tenant spaces. The exterior framing around all of the windows, the main vertical and horizontal beams with pencil detail, and the window stiles will be unchanged, but restored and repainted.
- 3) The existing windows are single pane and do not operate and are very poor insulators, creating major problems with heat loss during the winter and major a/c loss during the summer, causing the tenants to pay excessive utility bills. The

existing large wood window frames are not suitable to be retro fitted for heavier thermo glass windows which would also open.

- 4) Our reasons for the replacement is based upon answers 1) and 2), as well as the need to minimize the constant and lengthy significant disturbance to the first, second, and third floor tenants and the retail stores on the same block. Having to set up scaffolding to scrape, paint, and repair the existing windows creates a major loss of revenue to not only the tenants of this building, but the entire block. It is the wishes of our tenants, our neighboring retail store owners, and our building to minimize the disturbances of constant window repairs. For this reason, we are proposing to extensively restore exterior wood in order to provide the longest period of time until the next restoration is necessary.
- 5) The proposed detail of the four large windows, per floor, reflect the nearly identical measurements that presently exist.

220 S. MAIN



THE PHOENIX CENTER

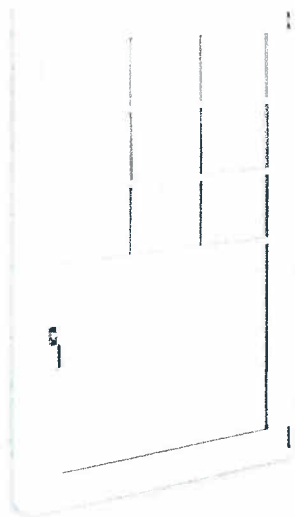


MAIN STREET MARKET

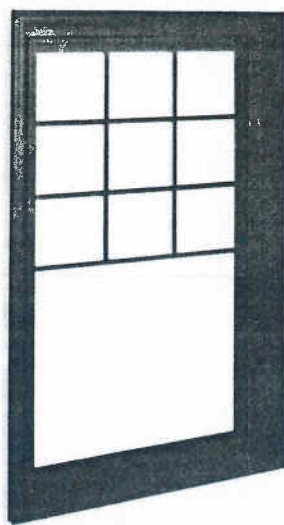
Open

1 - REPTACE

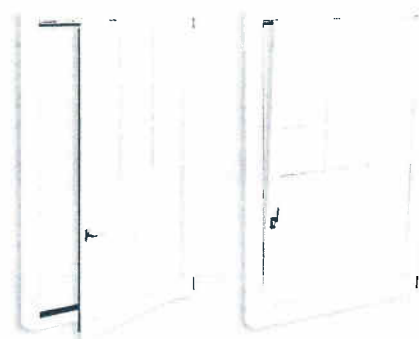
2 - OPERABLE



INTERIOR



EXTERIOR



Turn the handle and the window opens like a door. Turn it some more and it locks the bottom of the sash into the frame, tilting the top in to allow generous air exchange.

TILT TURN OPERATION

THE WINDOW THAT ACTS LIKE A DOOR.

Once you see the versatility and style of our Tilt Turn and Hopper windows, you'll understand why they're so popular in Europe. Tilt Turns swing open like a door or tilt at the top of the sash for overhead ventilation. One simple handle controls all the action. An emergency exit, a window and a door all built into one. The Hopper is situated horizontally, so it virtually "scoops" air into the room. Add your own preferences for finish and hardware options, and these windows are nothing short of amazing.

STANDARD FEATURES

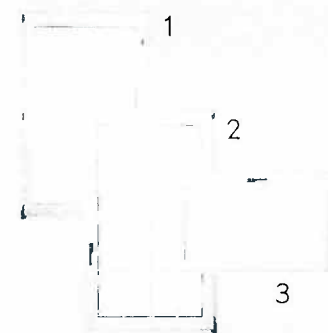
- One-lite LoE²-272[®] with Argon insulating glass
- Bronze handle
- Bare wood interior
- All wood brick mould casing (wood units)
- Extruded aluminum clad exterior (clad units)
- 2 13/32" (61 mm) jambs

HARDWARE

HANDLE



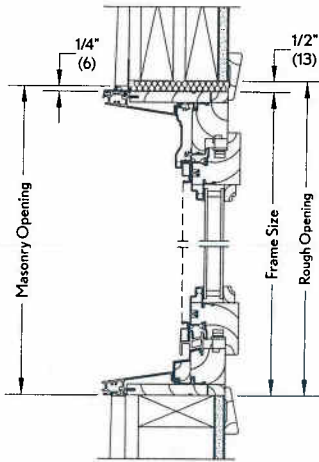
DETAILS



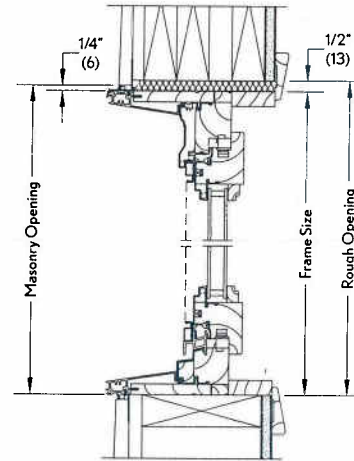
- 1 STANDARD TILT TURN
- 2 SIMULATED DOUBLE HUNG
- 3 HOPPER

CLAD TILT TURN AND HOPPER

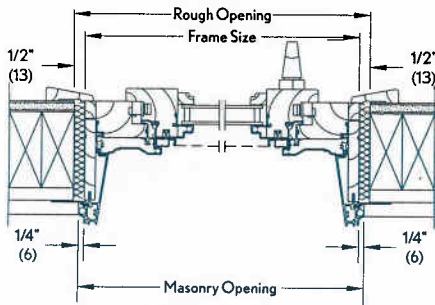
CONSTRUCTION DETAILS



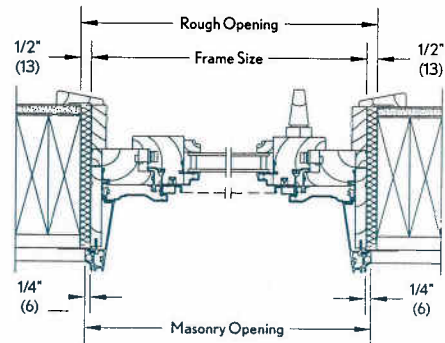
CLAD OPERATOR HEAD JAMB AND SILL
2X4 FRAME CONSTRUCTION



CLAD OPERATOR HEAD JAMB AND SILL
2X6 FRAME CONSTRUCTION



CLAD OPERATOR JAMB
2X4 FRAME CONSTRUCTION



CLAD OPERATOR JAMB
2X6 FRAME CONSTRUCTION

CLAD TILT TURN/HOPPER

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
7/8" Insulating Glass Air	0.46	0.51	0.54	43	
7/8" Insulating Glass Air LoE ² -180™	0.36	0.46	0.51	53	
7/8" Insulating Glass Argon LoE ² -180™	0.33	0.46	0.51	56	
7/8" Insulating Glass LoE ² -272® Air	0.35	0.28	0.47	54	SC
7/8" Insulating Glass LoE ² -272® Argon	0.32	0.27	0.47	58	NC, SC, S
7/8" Insulating Glass LoE ³ 366® Air	0.34	0.18	0.42	55	SC, S
7/8" Insulating Glass LoE ³ 366® Argon	0.31	0.18	0.42	58	NC, SC, S
1" Tri-Pane LoE ² -180™ Argon LoE ² -180™	0.26	0.37	0.45	61	N, NC
1" Tri-Pane LoE ² -180™ Krypton-Argon LoE ² -180™	0.24	0.38	0.45	61	N, NC
1" Tri-Pane LoE ² -272® Argon LoE ² -272®	0.25	0.23	0.37	61	N, NC, SC, S
1" Tri-Pane LoE ² -272® Krypton-Argon LoE ² -272®	0.23	0.23	0.37	61	N, NC, SC, S
1" Tri-Pane LoE ³ 366® Argon LoE ² -180™	0.26	0.17	0.37	61	N, NC, SC, S
1" Tri-Pane LoE ³ 366® Krypton-Argon LoE ² -180™	0.24	0.17	0.37	61	N, NC, SC, S

WOOD AND CLAD MINIMUM AND MAXIMUM MEASUREMENTS

GLASS TYPE	Minimum RO Width	Minimum RO Height	Maximum RO Width	Maximum RO Height	Maximum Glass Size per Sash
Magnum Hopper					
Insulating Glass	24" (610)	20" (508)	72" (1829)	60" (1524)	210 Sq. Feet (195 Sq. Meters)
Tilt Turn Inswing Operator/Stationary					
Insulating Glass	See your Marvin representative for further information				

4 9/16" jamb or Hopper units that exceed frame size 64 x 48 (1626 x 1218) are not certified.

220 S. MAIN
 PROPOSED - AND. PROPOSAL
 X-----X

Window Specifications

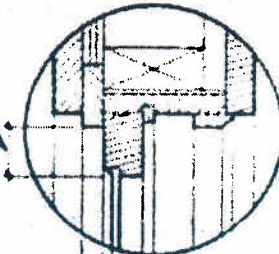
Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet all of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

TOP - 3/4"
 SIDE - 3/4"
 BOTTOM - 5"

Sash Face	Existing	Proposed
Distance	_____	_____

Head Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type
Do the proposed windows' types match the existing types?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

EXCEPT OPW (2 @ FL: 22)

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	3/4"	_____

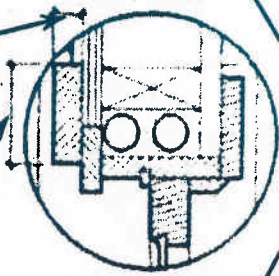
The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes <u>N/A</u> No <u>N/A</u>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	OUTSIDE - 3/4" TOT. 2 1/4"	_____

Jamb Detail



The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset	Existing	Proposed
Distance	N/A	N/A

Casing Width	Existing	Proposed
Distance	S - 3/4" TOP - 3/4" B - 5"	_____

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

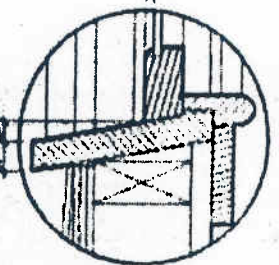
Sill Pitch	Existing	Proposed
Distance	UN CHANGED	_____

The glass size remains within 90% of the original in both directions.

Glass Size	Existing	Proposed
Height	65 1/4	SAME
Width	41 1/2	SAME

Sill Thickness	Existing	Proposed
Distance	UN CHANGED	_____

Sill Detail



Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

INSIDE VIEW
WINDOW CLOSED



220 S. MAIN
INSIDE VERTICAL OPENING



220 S. MAIN
HORIZONTAL OPENINGS
INSIDE VIEW



OUTSIDE VIEW: HORIZONTAL OPENING



MARVIN



INSIDE OF WINDOW

OUTSIDE

0483



MARVIN WINDOWS
TILT TURN
UNIT CODE: C MTT LH
RO: 42-1/4" X 54"
EXTERIOR: SIERRA WHITE ALUMINUM
INTERIOR: CLEAR PINE
GLASS: LOW E II W/ ARGON
BRZE HDWR
SIERRA SCREEN
REF: 4517750 PO: G-19618

MARVIN
Windows and Doors
Built around you.®

SOFTSIDE VIEW - HORIZONTAL OPENING



MARVIN WINDOWS
1111 15th St
LITTLE ROCK, AR 72202
501-781-3333
EXTENDED WARRANTY ALUMINUM
INTERIOR CLEAR FINISH
GLASS LEAD FREE ASBESTOS
FREE ESTIMATE
SERVICES
800-447-7663



OUTSIDE VIEW ← WINDOW CAN BE PURCHASED WITH OR WITHOUT SILL / JAMB



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

Mailing: 301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
Location: Larcom City Hall | First Floor | 301 E. Huron St. | Ann Arbor, MI 48104-6120
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 220 S. MAIN STREET, A², MI.

Historic District: _____

Name of Property Owner (If different than the applicant):
JIM & JOHN CURTIS ; 220 LLC

Address of Property Owner: 343 S. MAIN STREET, SUITE #218

Daytime Phone and E-mail of Property Owner: (734) 761-6170

Signature of Property Owner: [Signature] Date: 3/29/2012

Section 2: Applicant Information

Name of Applicant: SAME

Address of Applicant: SAME

Daytime Phone: (____) SAME Fax: (____) _____

E-mail: Jim@CURTISCOMMERCIALLLC.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: [Signature] Date: 3/29/2012

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: [Signature]

Scanned

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. _____

2. Provide a description of existing conditions. _____

3. What are the reasons for the proposed changes? _____

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 4/9/2012 Application to _____ Staff or X HDC

Project No.: HDC 12-043 Fee Paid: 100.00 -Under HDC 12-042

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/10/12

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

220 S. Main Street, Ann Arbor Michigan

Second and Third Floor Window Replacement

Historic District Commission Application:

Application Question:

1. We wish to replace the Main Street second and third floor single pane, fixed, clear glass windows with single hung, thermo, clear low-e, and tempered windows. For the **four larger windows** on each floor, we wish to cap the existing sills, drip cap, and main horizontal and vertical beam wood structure with anodized bronze aluminum shown as (a) in Exhibits A, B, and C, remove the existing windows and wood sills shown as (b) in Exhibits A, B, and C, and replace with bronze anodized aluminum style framing as shown in exhibit D. Our reasons for this are: 1) that the window sills and stiles have significantly deteriorated; 2) that the existing windows do not allow tenants direct fresh air and comfort; and 3) that tenant energy costs are very excessive due to inoperable, single pane windows. For the **four smaller leaded windows** on each floor, we wish to cover the drip caps, existing casing (since the wood is not deteriorated) and window sills with anodized bronze aluminum. The exterior of the leaded glass windows will not be altered in any way. Interiorly, the leaded glass windows will have thermo, low-e, removable glass panels, in order to maximize heat and a/c retention. The framing around the windows, the main vertical and horizontal beams with pencil detail, and the window sill widths will all be equal or near to the existing dimensions and measurements. Thus, the look of the building, the main window framing and the window openings (except for single hung windows) will appear the same as before.
2. The existing windows are in very poor condition and are also very poor insulators, creating major heat loss and cooling problems, causing the tenants to pay excessive utility bills. The existing window wood framing is rotten, though the main wood framing (both vertically and horizontally) remains intact.
3. Our reasons for the replacement is based on answers 1 and 2, the need to minimize the constant and lengthy significant disturbance to the first, second, and third floor tenants, and the retail stores on the same block from having to repeatedly set up scaffolding to scrape, paint, and repair the existing windows every third year. Erecting scaffolding on the busiest section of Main Street, to repair and paint deteriorated wood would cause major revenue losses of our tenants and to all retail establishments on the same block. It is the wish of our tenants and business neighbors to minimize the disruption caused by constant window repairs.
4. The proposed detail to the horizontal and vertical main beams, as shown in Exhibit C, reflect the near replication of the building's existing wood trim detail. The proposed window detail is shown in Exhibit D. The proposed work would virtually equal the existing look of the building exterior, except the change to the single hung windows. Only the color of the windows, stiles, framing, and trim would changes from cream to bronze.

In closing, we urge the Commission to consider this project in light of the near replication of the existing look, and the needs of our building tenants as well as those of nearby stores and offices.

Sincerely,



Jim and John Curtis

210

THE PHOENIX CENTER



Picture Framing

Discount Framing
5,000 Pictures & Prints

ELMO'S MAIN STREET T-SHIRT

MICHIGAN

Open



SALE 10

SALE 15



— = KEEP
● = REPLACE

EXHIBIT (E)

THE PHOENIX CENTER



ALMOS MAIN STREET RESTAURANT

MICHIGAN LIVE

Open





DIAMOND GLASS & FEINER'S
2350 WEST LIBERTY ANN ARBOR, MICHIGAN 48103 769-2722

April 6, 2012

To: Curtis Commercial

Fr: Diamond Glass & Feiner's

Re: Windows @ 220 S. Main, Ann Arbor

This letter is regarding the condition of the windows at 220 S Main St.

After inspection of the windows. It is the opinion of Diamond Glass & Feiner's that they are not repairable.

Rotted wood as well as the age of the windows and the fact that they are currently single pane annealed glass causes them to be well below current energy efficiency, and safety standards.

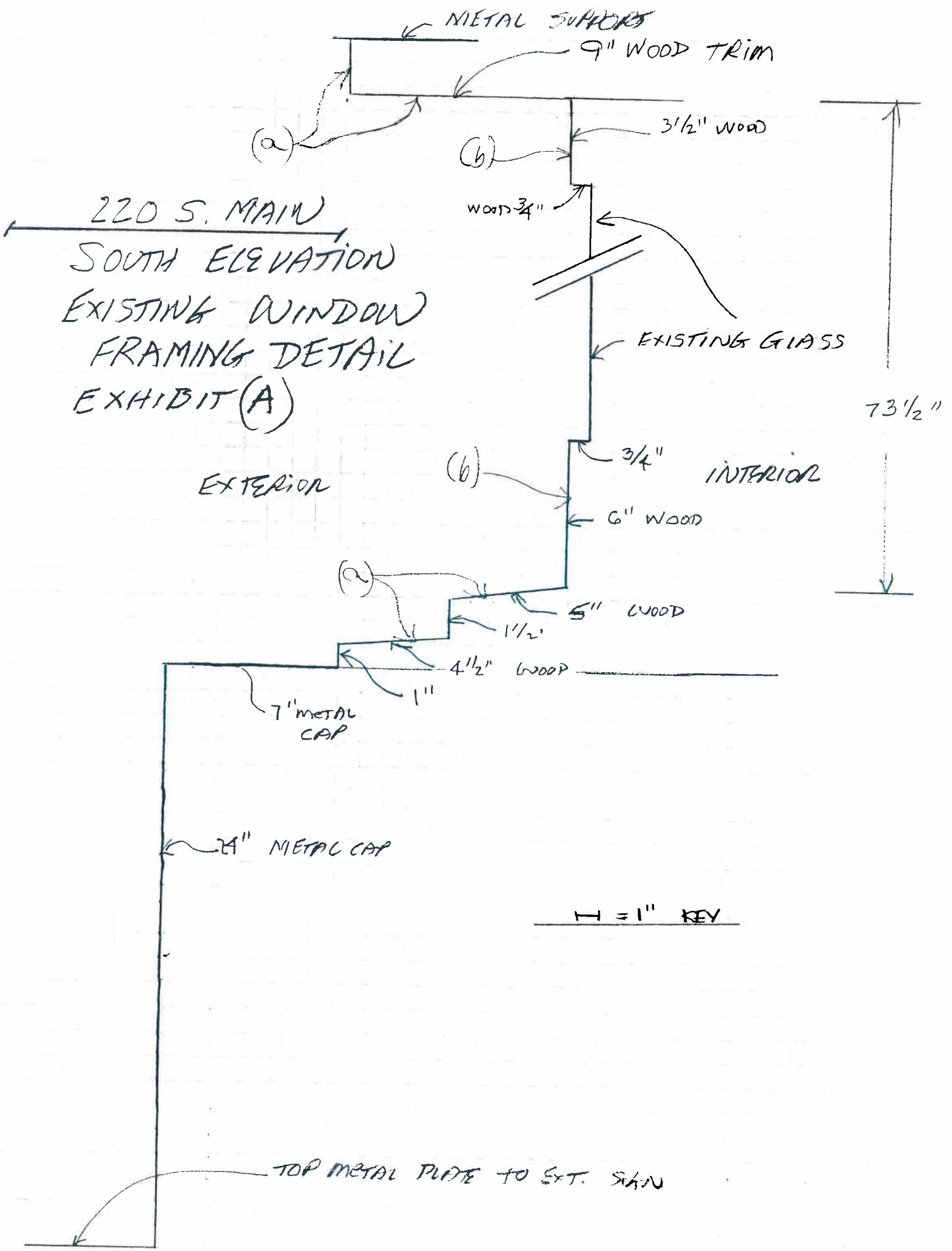
It's recommended that the windows be replaced in order to provide you with better energy efficiency, safety and functionality in meeting with current standards.

Sincerely,

Steve Payeur

President

Diamond Glass & Feiner's inc.



220 S. MAIN
 SOUTH ELEVATION
 EXISTING WINDOW
 FRAMING DETAIL
 EXHIBIT (A)

EXTERIOR

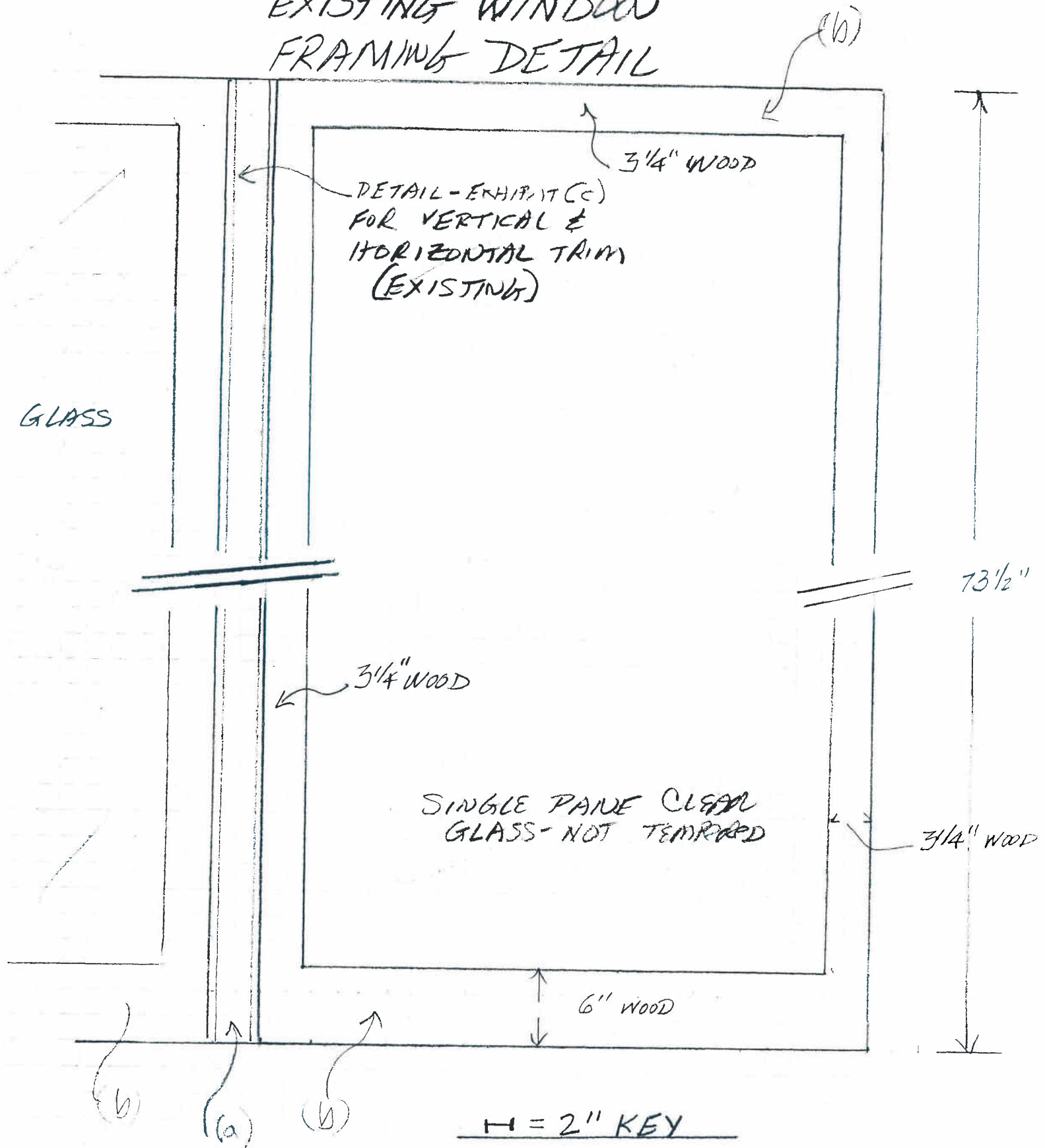
INTERIOR

H = 1" KEY

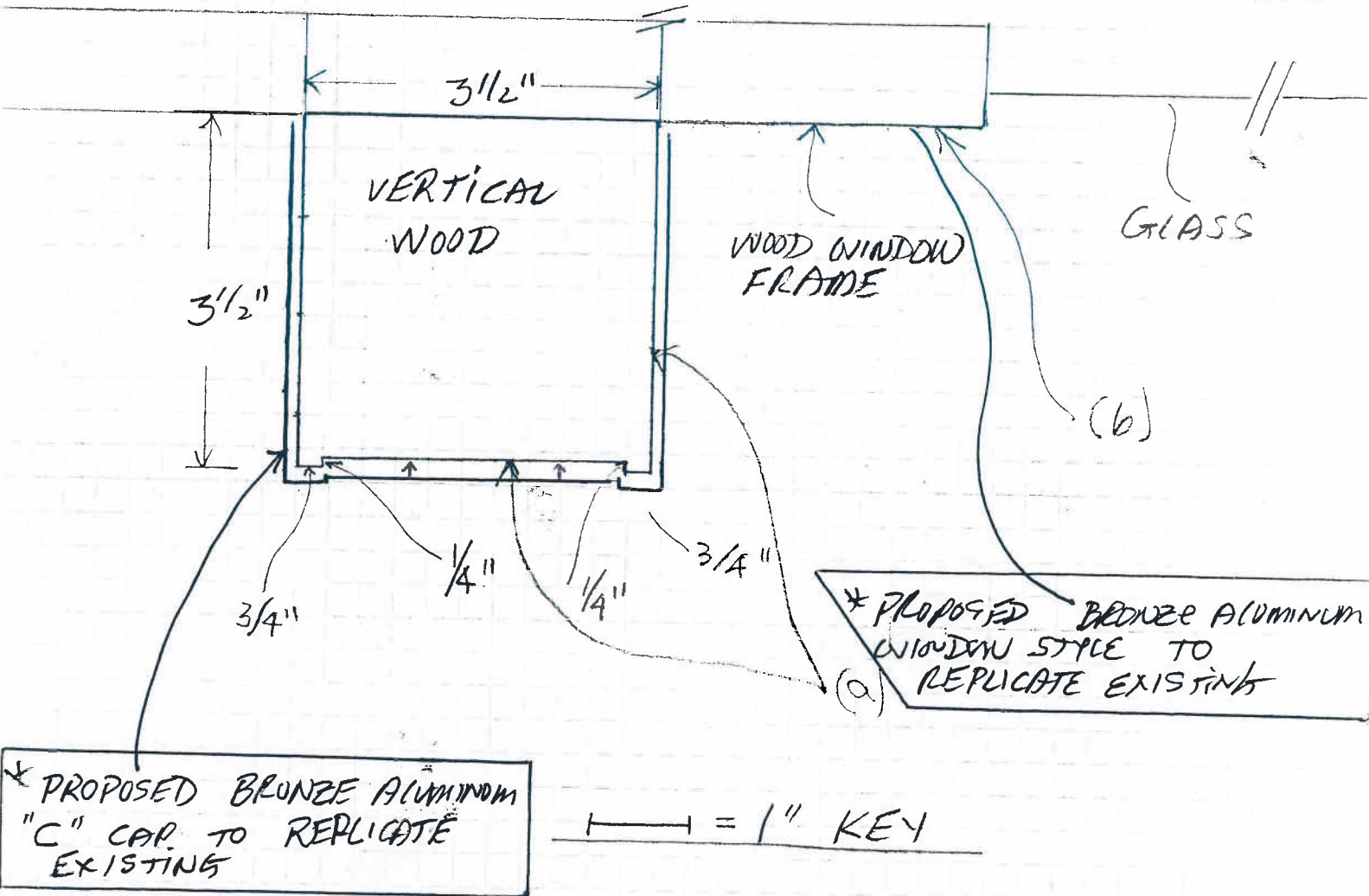
TOP METAL PLATE TO EXT. SKIN

220 S. MAIN
WEST ELEVATION
EXISTING WINDOW
FRAMING DETAIL

EXHIBIT (B)



220 S. MAIN EXHIBIT (C)
 VERTICAL COLUMN
 FRAME DETAIL



NOTE: VERTICLE DETAIL SAME AS HORIZONTAL

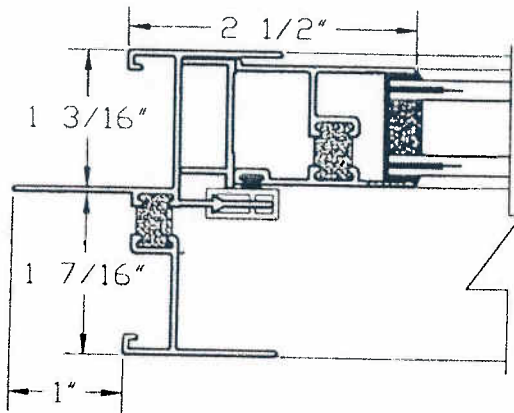
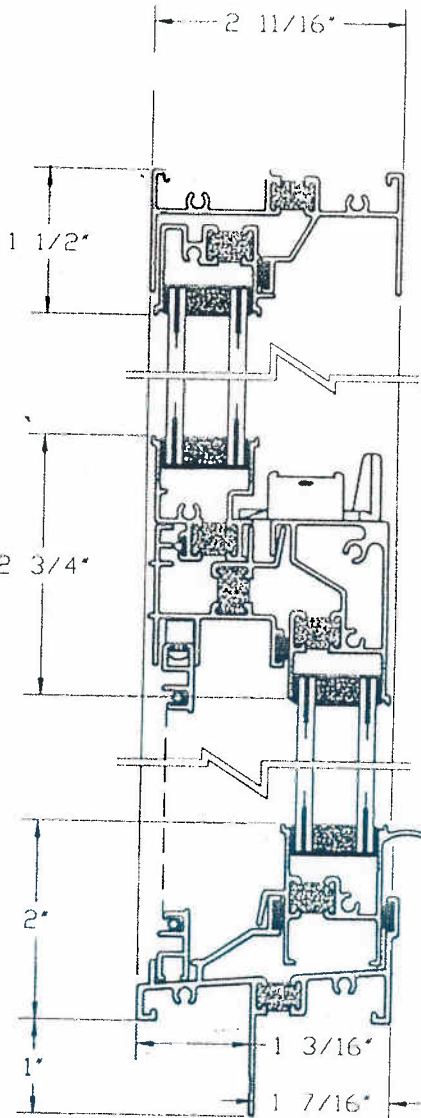
220 S. MAIN
S. ELEVATION
PROPOSED

EXHIBIT (D)

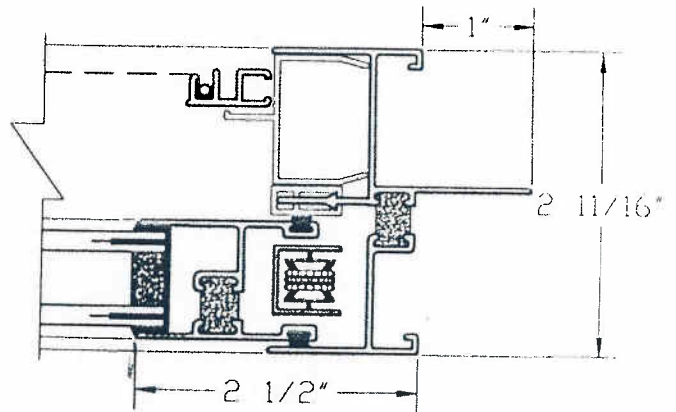
⑨ FIXED HEAD

⑩ MEETING RAIL

⑪ OPERATING SILL



⑫ LEFT JAMB
FIXED SASH



⑬ RIGHT JAMB
OPERATING SASH

Window Specifications

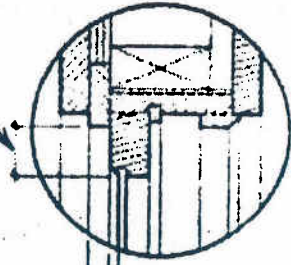
Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet all of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

TOP - 3 1/4"
SIDES - 3 1/4"
BOT - 5"

Sash Face	Existing	Proposed
Distance		T - 1 1/2" M - 2 3/4" B - 3 1/4"

Head Detail



The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	3/4"	3/16"

The window unit type matches the original (double-hung, casement, etc.)

Window Type
Do the proposed windows' types match the existing types?
Yes _____ No

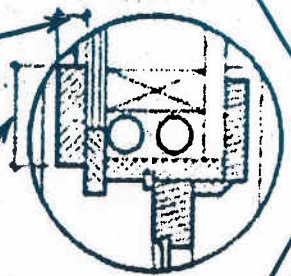
The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes N/A No N/A

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
OUTSIDE	3/4"	
TOTAL Distance	2 1/4"	2 1/16"

Jamb Detail



The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset
Existing Proposed
Distance N/A N/A

Casing Width	Existing	Proposed
S	3 1/4"	2 1/2"
T _B	3 1/4"	1 1/2"
Distance	5"	2"

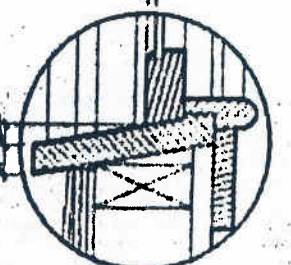
The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	65 1/4"	69"
Width	41 1/2"	45"

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

Sill Pitch	Existing	Proposed
Distance	UNCHANGED EXCEPT METAL CAP	



Sill Detail

Sill Thickness	Existing	Proposed
Distance	UNCHANGED EXCEPT METAL CAP	

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet all of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
	Distance <u>NONE</u>	<u>STANDARD</u>

SEE EXHIBIT (D)

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
	Distance <u>A-C</u>	<u>*</u>

**SEE EXHIBIT (D)*

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
	Distance <u>A-C</u>	<u>*</u>

Casing Width	Existing	Proposed
	Distance <u>A-C</u>	<u>*</u>

** SEE ATTACHMENT (D)*

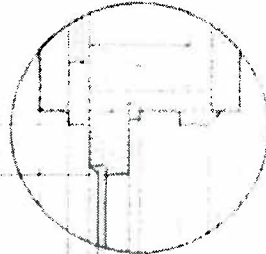
The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

Sill Pitch	Existing	Proposed
	Distance <u>A-C</u>	<u>*</u>

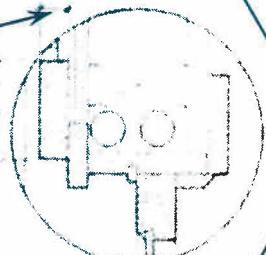
Sill Thickness	Existing	Proposed
	Distance <u>A-C</u>	<u>*</u>

** SEE EXHIBIT (D)*

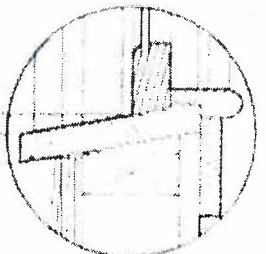
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type	Do the proposed windows' types match the existing types?	
	<input checked="" type="checkbox"/> FRAME	<input checked="" type="checkbox"/> -thermo
	Yes _____	No _____

The number and location of muntins matches the original.

Muntins	Does the count and arrangement of muntins match the original?	
	Yes <u>N/A</u>	No <u>N/A</u>

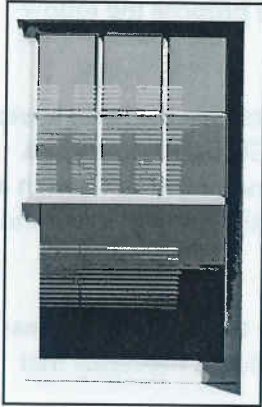
The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset	Existing	Proposed
	Distance <u>N/A</u>	<u>N/A</u>

The glass size remains within 90% of the original in both directions.

Glass Size	Existing	Proposed
	Height <u>SAME</u>	<u>SOME</u>
Width <u>SOME</u>	<u>SAME</u>	

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.



WOOD WINDOW REPAIR

PROPOSAL

October 1, 2011

Jim Curtis
Curtis Commercial LLC
343 S. Main St. Suite 218
Ann Arbor, MI 48104

Dear Mr. Curtis:

Thank you for giving us the opportunity to offer the following proposal to restore the windows on the third and fourth floors above Elmo's Shop on Main Street.

You indicated that there are two objectives: first to improve the energy performance of the facade windows for the comfort of your tenants; and, secondly, to reduce the maintenance required on the exterior of the building. You are unhappy with the previous work that was done as paint has peeled in just a year and damage appears to have been done to the wood trim and frames.

The windows are large "Chicago-style" facade windows. Originally, the lower sashes operated by pivoting around pins at the mid-point of the jambs and tilting out. Although the hardware is there, the sashes have been sealed shut. They are heavy wood frames with plate glass. The transoms above, which have leaded glass panels in wood frames, are hoppers which pivot from hinges at the bottom and tilt into the room. The transoms are 52"x30" tall and the lower fixed sashes are 52"x76" tall. There are three sets on each floor.

I propose to head a team consisting of Adair Restoration, LLC and Ridge Painting to complete a restoration approach. You will contract separately with all three companies, as I can only assume the liability for my company.

are living or visiting, we provide the standard level of protection. We will cover the floor in the area we are working to catch all paint chips. We use heat guns to remove paint on the window sills, jambs and trim, which does not produce dust. We dampen the jamb or sill before we scrape or sand to contain dust resulting from the final preparation. During clean-up we wipe down the window frame and all horizontal surfaces near the window with a damp rag. We then remove the plastic with the chips and debris and vacuum the floor with a HEPA vacuum. We remove all paint from the sashes in our shop, thus minimizing lead in your building.

PRICE PROPOSAL:

1. Energy Improvement:

a. Large fixed glass sashes, Adair Restoration has given you a figure for that work. You will contract directly to him for that work.

b. 6 transoms, \$550.00 each. total for 6 = \$3,300.00

2. Maintenance Reduction

a. Ridge Painting will give you a proposal for the painting, including \$1,000 allowance for truck rental.

SCHEDULE:

We can begin the work spring, 2012 and complete the restoration of the windows in approximately 6 weeks.

References are available upon request.

Sincerely,



Lorri D. Sipes, Owner
Wood Window Repair