

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 212-214 S State Street, Application Number HDC11-090

DISTRICT: State Street Historic District

REPORT DATE: July 8, for the July 14, 2011 HDC Meeting

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 11, 2011

	OWNER	APPLICANT
Name:	Howard Frehsee	Scott Bowers/Bowers & Associates
Address:	3910 Telegraph Rd Suite 201 Bloomfield Hills, MI 48302	
Phone:	(248) 203-6293	(734) 945-2400

BACKGROUND: The Goldman Brothers Building is a story stone and brick commercial vernacular building featuring one over one doublehung windows with decorative turned wood columns, a cornice with dentils, and a “GBB” medallion on the front. It was first occupied in 1928.

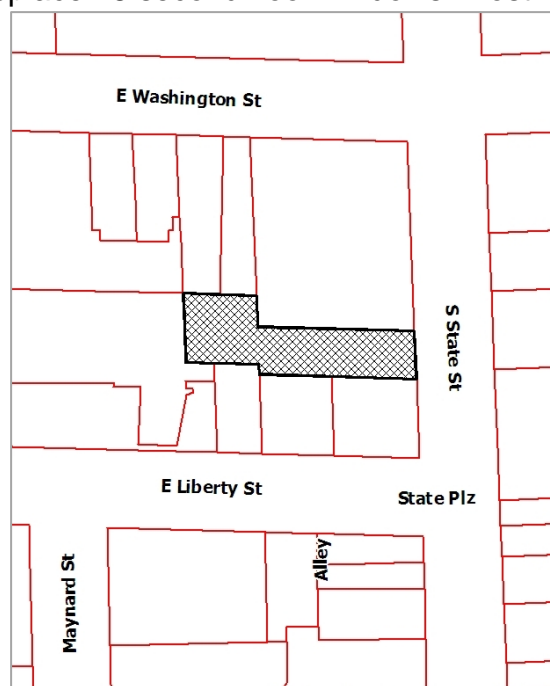
LOCATION: The site is located on the west side of South State Street, south of East Washington and north of East Liberty.

APPLICATION: The applicant seeks HDC approval to replace 28 second floor windows. Most of the windows appeared to staff to be original or from the period of significance for the district, though a few appeared to be more modern.

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:

Windows

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.

Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

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.

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. Staff visited the site and noted varying stages of window decay, ranging from intact to beyond repair. Staff is of the opinion that at least some of the windows merit replacement, but the site visit and documentation of each window's condition will determine staff's final recommendations at the meeting.
2. The applicant has provided a thorough inventory of the location and condition of each window, which staff will compare to the inventory taken by the Review Committee.
3. Emails to staff clarified that the application is to replace the existing windows with custom built matching wood windows. The decorative wood turned posts would also be replaced with matching where deteriorated beyond repair.

MOTION

I move that the Commission issue a certificate of appropriateness for 212-214 South State, a contributing building in the State Street Historic District, to replace 28 second floor windows on the east, north, and west elevations of the building with identical custom built wood windows, per the submitted application and subsequent emails to staff. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area 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

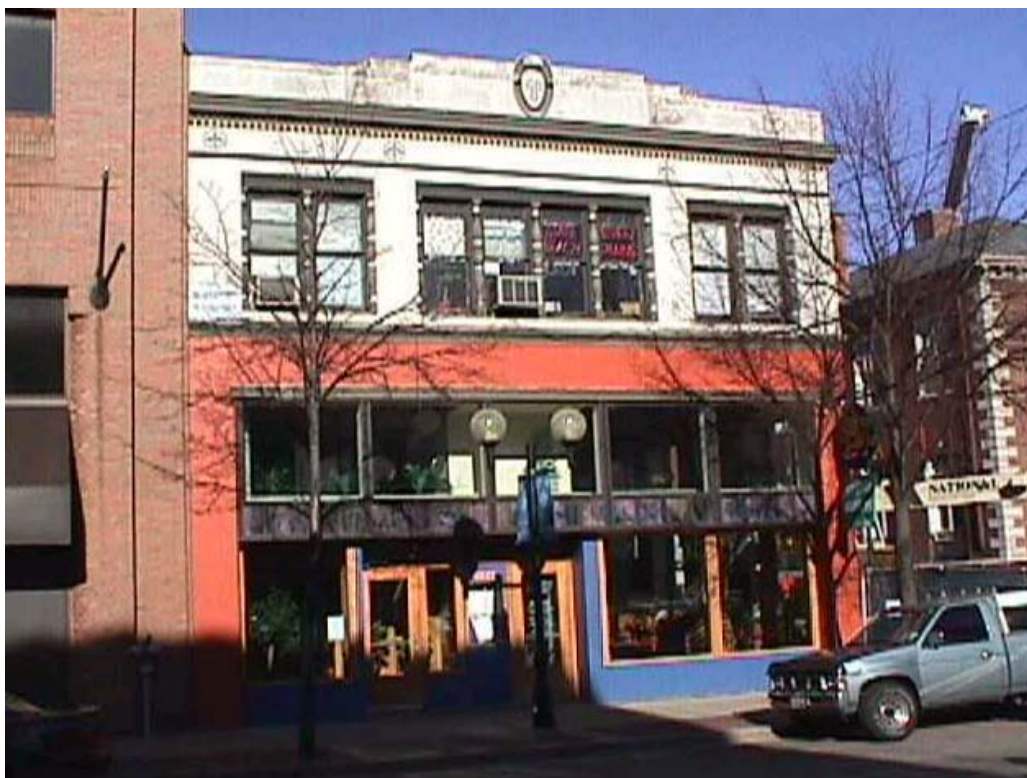
I move that the Commission issue a Certificate of Appropriateness for the work at 212-214 South State Street in the State Street Historic District

_____ 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, window worksheets, photographs.

212-214 S State Street (1999)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 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

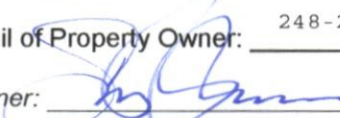
Address of Property: 214 S. STATE STREET

Historic District: STATE STREET

Name of Property Owner (If different than the applicant):
HOWARD FREHSEE

Address of Property Owner: 3910 TELEGRAPH ROAD SUITE 201, BLOOMFIELD HILLS, MI 48302

Daytime Phone and E-mail of Property Owner: 248-203-6923

Signature of Property Owner:  AGENT Date: 6/24/11

Section 2: Applicant Information

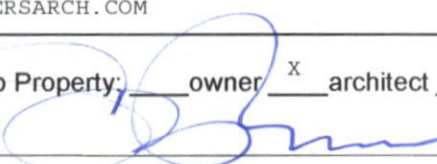
Name of Applicant: BOWERS + ASSOCIATES

Address of Applicant: SCOTT BOWERS

Daytime Phone: (734) 945-2400 Fax: (734) 975-2410

E-mail: SCOTTB@BOWERSARCH.COM

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant:  Date: 6/24/11

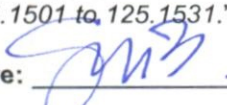
Section 3: Building Use (check all that apply)

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: 

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

1. Provide a brief summary of proposed changes. _____

___ Landlord would like to replace windows as part of the 2nd floor renovation.

2. Provide a description of existing conditions. _____

Existing windows are deteriorated. _____

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

_ Property owner is attempting to make the space leasable. _____

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

_ A window package is included as well as the drawings submitted for building permit.

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: _____ Application to _____ Staff or _____ HDC

Project No.: ___ **HDC** _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

'A'

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>1 3/4"</u>	_____

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"/>

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>3"</u>	_____

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 _____

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

Casing Thickness	Existing	Proposed
Distance	<u>3 3/4"</u>	_____

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	<u>1/4"</u>	_____

Casing Width	Existing	Proposed
Distance	<u>4 1/2"</u>	_____

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>3/4"</u>	_____

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

Glass Size	Existing	Proposed
Height	<u>2'-7 5/8"</u>	_____
Width	<u>2'-1 5/8"</u>	_____

Sill Thickness	Existing	Proposed
Distance	<u>1 1/4"</u>	_____

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

Sill Detail

'B'

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>1 1/2"</u>	_____

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 _____

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>3"</u>	_____

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 _____

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

Casing Thickness	Existing	Proposed
Distance	<u>1 1/8"</u>	_____

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	<u>3/4"</u>	_____

Casing Width	Existing	Proposed
Distance	<u>2"</u>	_____

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>1"</u>	_____

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

Glass Size	Existing	Proposed
Height	<u>2'-7 3/4"</u>	_____
Width	<u>3'-5 3/4"</u>	_____

Sill Thickness	Existing	Proposed
Distance	<u>1 1/2"</u>	_____

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

Sill Detail

'C'

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>1 1/2"</u>	_____

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 _____

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>3'</u>	_____

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 _____

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

Casing Thickness	Existing	Proposed
Distance	<u>1 1/8"</u>	_____

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	<u>3/4"</u>	_____

Casing Width	Existing	Proposed
Distance	<u>2"</u>	_____

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>1'</u>	_____

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

Glass Size	Existing	Proposed
Height	<u>2'-3 3/4"</u>	_____
Width	<u>3'-5 3/4"</u>	_____

Sill Thickness	Existing	Proposed
Distance	<u>1 1/2"</u>	_____

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

Sill Detail

'D'

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>1 1/2"</u>	_____

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 _____ No _____

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>3"</u>	_____

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 _____

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

Casing Thickness	Existing	Proposed
Distance	<u>1 1/8"</u>	_____

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	<u>3/4"</u>	_____

Casing Width	Existing	Proposed
Distance	<u>2"</u>	_____

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>1"</u>	_____

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

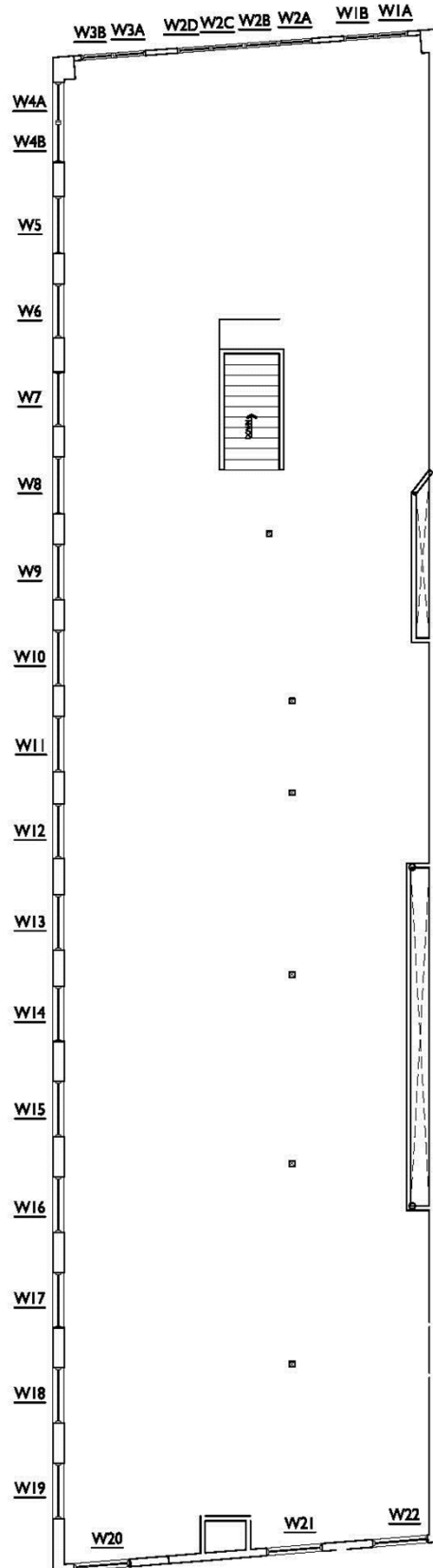
Glass Size	Existing	Proposed
Height	<u>2'-9 3/4"</u>	_____
Width	<u>11 3/4"</u>	_____

Sill Thickness	Existing	Proposed
Distance	<u>1 1/2"</u>	_____

Sill Detail

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

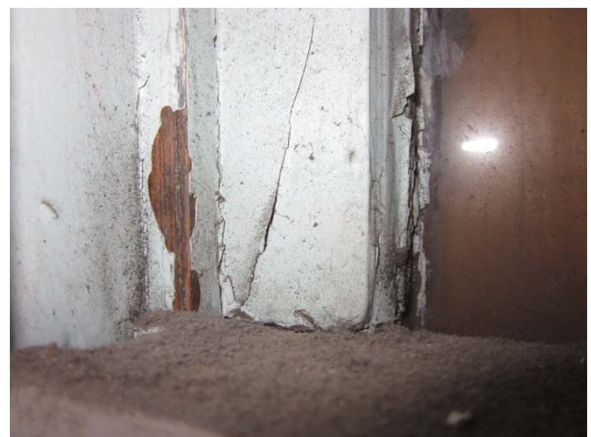
TAG	TYPE	WINDOW COMPONENTS									REMARKS	PLAN OF ACTION
		CASING		SASH		SILL		PANE	SASH LOCK	SASH CORD		
		INTERIOR	EXTERIOR	BOTTOM	TOP	INTERIOR	EXTERIOR					
W1A	A	deteriorated	deteriorated	bad shape	pulled away	soft			there	missing	boarded from exterior, exterior spindles rotten	Remove + replace
W1B	A	missing	deteriorated	bad shape		soft		broken	there	missing		
W2A	A	ok	deteriorated	deteriorated	pulled away	soft	rotten	falling out	there	missing	exterior spindles rotten	Remove + replace
W2B	A	ok	deteriorated	deteriorated		soft	rotten	falling out	there	missing		
W2C	A	ok	deteriorated	deteriorated/ broken		soft	rotten	falling out	there	missing		
W2D	A	ok	deteriorated	deteriorated	pulled away	soft	rotten		there	broken		
W3A	A	pulling away	deteriorated	deteriorated	pulled away	soft	rotten	falling out	there	broken	exterior spindles rotten, screw holding sash in place	Remove + replace
W3B	A	pulling away	deteriorated	deteriorated/ broken	pulled away	soft/ taped	rotten	falling out	there	missing		
W4A	A	deteriorated	deteriorated	deteriorated	soft	rotten	rotten	falling out	there	missing	exterior spindles rotten	Remove + replace
W4B	A	pulling away	deteriorated	deteriorated	soft	rotten	rotten	falling out	there	broken		
W5	B	cracked	deteriorated	soft	soft	rotten	rotten	falling out/ broken	there	missing	screw at exterior sill	Remove + replace
W6	B	cracked	deteriorated	soft	soft	rotten	rotten	falling out	broken	missing		Remove + replace
W7	B	ok	deteriorated	none	ok	ok	soft	bottom pane missing	missing	broken	was location of HVAC venting	Remove + replace
W8	C	cracked	deteriorated	deteriorated	soft	soft	rotten	loose	there	missing		Remove + replace
W9	B	none	soft	none	ok	ok	soft	bottom pane missing	missing	broken	was location of HVAC venting	Remove + replace
W10	B	ok	soft	soft	soft	ok	soft		there	there		Remove + replace
W11	B	deteriorated	deteriorated	soft	soft	deteriorated	deteriorated		missing	there		Remove + replace
W12	C	cracked	deteriorated	deteriorated	soft	cracked	deteriorated		there	there		Remove + replace
W13	B?	ok	soft	ok	ok	ok	soft		missing	in tact	not original?	Remove + replace
W14	B?	ok	soft	ok	pulled away	ok	soft		missing	in tact	not original?	Remove + replace
W15	C	ok	soft	deteriorated	soft	soft	deteriorated		there	in tact		Remove + replace
W16	B?	ok	soft	cracked	ok	plam	deteriorated		there	in tact	not original?	Remove + replace
W17	B	ok	soft	ok	ok	plam	??		there	none	was location of HVAC venting, storm window, not original	Remove + replace
W18	B	ok	deteriorated	soft	ok	soft	deteriorated	broken	there	broken		Remove + replace
W19	B	ok	soft	ok	ok	plam	??		there	none	was location of HVAC venting, storm window, not original	Remove + replace
W20	B	ok	??	soft	ok	ok	??	wire glass	missing	broken		propose removal for new layout
W21	B	none	??	soft	soft	soft	??	wire glass	there	missing	sash held in place with screw	
W22	D	ok	deteriorated	soft	soft	minimal	??	wire glass	there/ useless	broken	window header lowered from original opening	



WINDOW KEY



EXTERIOR



W1



W2





W3



W4



W5



W6



W7



W8



W9



W10



W11



W12



W13



W14



W15



W16



W17



W18



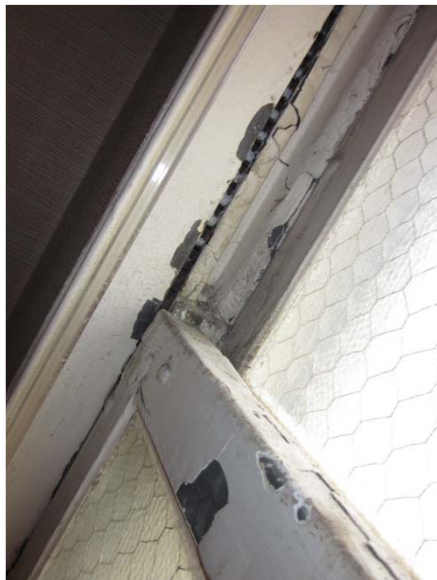
W19



W20



W21



W22