

MEMORANDUM

To: Historic District Commission

From: Jill Thacher, Historic Preservation Coordinator

Date: April 10, 2014

Re: Postponed Application for 504 High Street

At the March 13, 2014 meeting, the Historic District Commission requested that a contractor from the Window Resources list assess the windows in this application to see if they are repairable or deteriorated beyond repair. The applicant, Mike Casey, called me on April 2 to let me know this had been done, and that Lorri Sipes had visited the site. A copy of her report (attached) shows that the windows are not deteriorated beyond repair. Mr. Casey indicated that he had talked to the property owner and that while they had not formally accepted Ms. Sipes' proposal yet, but that everyone was in agreement that they would be repairing the windows.

Staff advised Mr. Casey that the Commission was highly likely to deny the application based on this information, and that he did not have to attend the meeting on April 10 since he was no longer pursuing replacement. The conversation was amicable, and Mr. Casey seemed fine with the outcome.

Since the windows are repairable, staff recommends denial of the application since it does not meet the *Secretary of the Interior's Standards and Guidelines* and the *Ann Arbor Historic District Design Guidelines*. A copy of last month's staff report is attached.

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 504 High Street, Application Number HDC 14-020

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: March 13, 2014

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 10, 2014

OWNER	APPLICANT
Name: Louis Johnson	L-Ray Properties
Address: 725 W Ellsworth Rd Ann Arbor, MI 48108	725 W Ellsworth Rd Ann Arbor, MI 48108
Phone: (734) 996-9456	(734) 996-9456

BACKGROUND: This Classic Revival, one story rectangular painted brick residence is the 1854 Colored Baptist Church. It features a front gabled roof with returns, double-hung windows with shallow brick arches and stone sills, and a full front porch added after 1908 with a shingled base and short, square columns. Both the 1868 and 1872 City Directories list the Colored Baptist Church at this locations, and the 1854 and 1870 maps indicate Union Church here. The 1881 County History mentions a “flourishing African Baptist church with a house of worship in the 4th Ward”. By 1888, the first Sanborn map indicates that a new Colored Baptist Chhurch was being built on North Fifth Avenue at Beakes. The Centennial History of the congregation, the Second Baptist Church, says that a Rev. Lewis organized the first congregation in 1865 in a “frame dwelling”. The High Street building, however, is a solid brick structure. A large wing on the Elizabeth Street side was added when the house became a day care center in the 1970s. (From the Old Fourth Ward study committee report)

LOCATION: The site is located on the south side of High Street, at the southwest corner of Elizabeth Street.

APPLICATION: The applicant seeks HDC approval to replace seven wood windows with wood 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):

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.

Recommended: 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.

From the City of Ann Arbor Historic District Design Guidelines:

Windows

Not Appropriate: Failing to maintain and repair existing windows.

Replacing an entire window that is not deteriorated beyond repair.

Removing or radically changing a window that is important in defining the overall historic character of the property.

STAFF FINDINGS:

1. This building has been in violation on its rental housing inspections for over a year, in part because of deteriorated windows. In June of 2013, staff met with the management company on site to inspect the windows, which had obvious deterioration. In December,

2013 the management company applied for and received a staff approval to replace windows in a modern addition to the historic building. In January, 2014 a ticket and court appearance date were issued, in part because no progress had been made on the repair or replacement of wood windows in the historic part of the building.

2. This application is to replace seven windows with wood windows. Two window worksheets were provided – one for the kitchen and one for the remaining six windows that are the same size. No description of the condition of each window was provided.
3. Staff and the review committee will document our findings on Monday, March 10. Staff will provide a recommendation at the March 13 HDC meeting based on those findings.

POSSIBLE MOTION: (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 504 High Street, a contributing property in the Old Fourth Ward Historic District, to replace seven wood windows with wood windows, as proposed. 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 City of Ann Arbor Design Guidelines for Historic Districts*, and *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 504 High Street in the Old Fourth Ward 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

504 High (June 2011 Google maps photo)





7100 + \$ 25/windows
6 windows?

**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING
SERVICES**

301 E. Huron Street | 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: 504 High ST MIKE CASEY
CELL 517-375-7023
Historic District: Old Fourthward
Name of Property Owner (If different than the applicant):
Louis Johnson Johnson Holding Co
Address of Property Owner: 725 W Ellsworth Rd
Daytime Phone and E-mail of Property Owner: 734-996-9456
Signature of Property Owner: [Signature] Date: _____

Section 2: Applicant Information

Name of Applicant: L-Ray Properties
Address of Applicant: 725 W. Ellsworth Rd
Daytime Phone: (734) 996-9456 Fax: (734) 996-5994
E-mail: wgiraud@ikforest.com
Applicant's Relationship to Property: owner architect contractor other managen
Signature of applicant: _____ Date: _____

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 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]

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

1. Provide a brief summary of proposed changes. Replace existing window non repairable. With approved modern replacement.

2. Provide a description of existing conditions. Existing clad windows are deteriorated and none repairable.

3. What are the reasons for the proposed changes? To meet requirement of City of Ann Arbor housing Inspector

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. Will send picture by email to Jill Thacker.

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 14-020 Fee Paid: 250⁰⁰

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 3/13-2014

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

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

CHELSEA LUMBER CO.
 OLD BARN CIRCLE
 CHELSEA, MI 48118
 Phone: (800) 875-9126



QUOTE BY: Kevin Kunzelman
SOLD TO: JOHNSON BUILDING
 one

QUOTE #: JKJK17732
SHIP TO:

PO#:

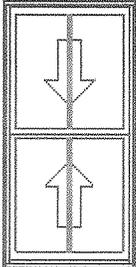
PROJECT NAME:
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
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Line-1

Rough Opening: 35 3/4 X 70 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 35 X 70
 (Outside Casing Size: 37 5/8 X 72 3/16),
 Sitrine EX Wood Double Hung, Auralast Pine,
 Primed Exterior,
 Natural Interior,
 Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap,
 4 9/16 Jamb,
 Standard Double Hung, Tan Jambliner,
 White Hardware,
 BetterVue Mesh Brilliant White Screen,
 US National-WDMA PG 35,
 Insulated Low-E Annealed Glass, Argon Filled,
 1 3/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
 SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top
 1 High Btm,
 Custom-Width, *Custom-Height*, GlassThick=0.7095, Clear
 Opening:31.45w, 31.332h, 6.842 sf
 PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW

\$552.90 1 \$552.90

Total: \$552.90
Michigan Sales(6%) \$33.17
NET TOTAL: \$586.07
Total Units: 1

CHELSEA LUMBER CO.
 OLD BARN CIRCLE
 CHELSEA, MI 48118
 Phone: (800) 875-9126

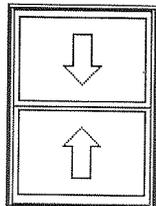


QUOTE BY: Kevin Kunzelman
SOLD TO: JOHNSON
 ONE

QUOTE #: JKJK17780
SHIP TO:

PO#:
PROJECT NAME:
REFERENCE:
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 41 3/4 X 56 3/4	Frame Size : 41 X 56 (Outside Casing Size: 43 5/8 X 58 3/16), Sitrine EX Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brick Mould, Standard Sill Nosing, Brilliant White Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, US National-WDMA PG 35, Insulated Low-E Annealed Glass, Argon Filled, *Custom-Width*, GlassThick=0.7095, Clear Opening:37.45w, 24.332h, 6.328 sf <small>PEV 2014.1.0.879/PDV 5.886 (01/03/14) NW</small>	\$414.59	1	\$414.59



Viewed from Exterior. Scale: 1/4" = 1'

Total: \$414.59
Michigan Sales(6%): \$24.88
NET TOTAL: \$439.47
Total Units: 1

North - West - SE Bedroom - NE Bedroom (2)
 East Center Bedroom

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	2"	2 1/16"

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	1/2"	7/16"

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

Casing Thickness	Existing	Proposed
Distance	3/4"	3/4"

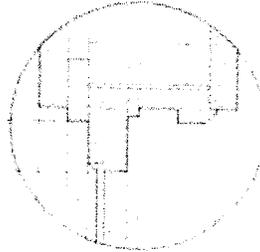
Casing Width	Existing	Proposed
Distance	3 1/2"	3 1/2"

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.

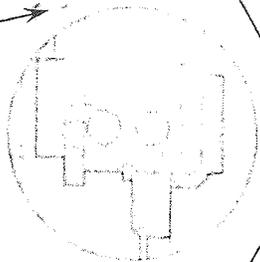
Sill Pitch	Existing	Proposed
Distance	8°	14°

Sill Thickness	Existing	Proposed
Distance	1 1/4"	1 1/4"

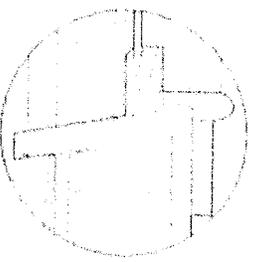
Head Detail



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?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

The number and location of muntins matches the original.

Muntins
Does the count and arrangement of muntins match the original?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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	3/8"	5/16"

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

Glass Size	Existing	Proposed
Height	31 3/4"	31.332"
Width	25"	26.95"

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

Kitchen window

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	2"	2 1/16"

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	1/2"	7/16"

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

Casing Thickness	Existing	Proposed
Distance	3/4"	3/4"

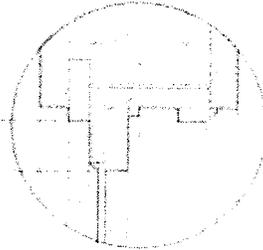
Casing Width	Existing	Proposed
Distance	3 1/2"	3 1/2"

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.

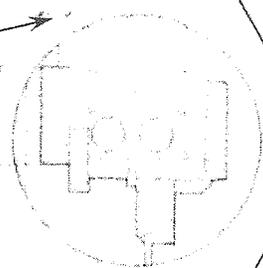
Sill Pitch	Existing	Proposed
Distance	8°	14°

Sill Thickness	Existing	Proposed
Distance	1 1/4"	1 1/4"

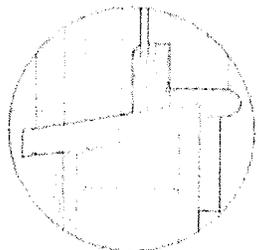
Head Detail



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?

Yes No

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

Yes No

No
Grilles

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	No Grille	

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

Glass Size

	Existing	Proposed
Height	25	24-332
Width	35 1/2	37.45

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