



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: 317 S. STATE STREET
Historic District: _____
Name of Property Owner (If different than the applicant):
HOGARTH MANAGEMENT LLC.
Address of Property Owner: 115 DEPOT ST. ANN ARBOR, MI 48104
Daytime Phone and E-mail of Property Owner: 734-994-5050
Signature of Property Owner: [Signature] Date: 10/20/2012

Section 2: Applicant Information

Name of Applicant: KURT BEBECK
Address of Applicant: 31850 NORTHWESTERN Hwy.
Daytime Phone: (249) 419 6334 Fax: (_____) _____
E-mail: Kurt@AARREALETY.com
Applicant's Relationship to Property: ___ owner ___ architect ___ contractor other
Signature of applicant: [Signature] Date: 11/28/2012

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 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 MENT
OF EXISTING STEEL WINDOWS ON UPPER
STORY OF BUILDING DUE TO
EXTREMELY POOR CONDITION.

2. Provide a description of existing conditions. REPLACE STEEL
AWNING STYLE SINGLE PANE WINDOWS
WITH SIMILAR MULLION PATTERNED
INSULATED WINDOWS.

3. What are the reasons for the proposed changes? WINDOWS
ARE BEYOND REPAIR. SEE ATTACHED
LETTER FROM BLACKBERRY SYSTEMS.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
NONE.

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:

11/7/12

Agree Realty Corporation
Attn: Mr. Laith Hermiz, Exc. V.P.
31850 Northwestern Hwy.
Farmington Hills, MI 48334

Job Name: 317 S. State St.
Job Location: Ann Arbor, MI

Re: Site Review of Historic Steel Windows

The following is the requested information from our site review of the historic steel windows on the second floor of the building at 317 S. State St. The existing windows appear to be original to the structure; hot rolled 1 ¾" steel with an outside putty glazing pocket. The typical horizontal mullion is 3", and the typical vertical mullion is 2 ½", these sitelines apply to both fixed and hopper portions of the typical window assembly. All the glass is ¼" clear annealed with an outside putty glazing. The common exterior cap mullion is 3 ½" with an approximate overall site line of 5-0" to 5 ½". There is a total of (15) Openings and (23) Sections.

Existing Condition: In looking at the potential for restoration we look for rust and material break down of the frame components. Likewise, steel windows have no thermal break systems like current aluminum products, nor the ability to upgrade to an insulated glass unit since putty glazing is required for this product configuration. In close inspection we see evidence of heavy rust and degradation, much of it has been caulked over and painted; this is not considered an acceptable repair method. All the exterior putty glazing is failing and requires replacement. Only two of the operating sashes are usable, the others are bent, have broken or missing operating hardware. To restore the sashes correctly all units must be removed and shop repaired. This is necessary in addressing the rusting of the frames on both exposed and buried surface. One key element that puts restoration in doubt is the sill condition; many of the frames at the horizontal sill are degraded and would require replacement. This is a problem with this particular exterior glazed steel window since sourcing that component ends without a supplier. The more common 1 ¾" interior glazed steel product (such as the project we restored at First and William in downtown Ann Arbor) is still being manufactured and we can obtain components. I would say the overall condition is "poor" at best; the only exception to this would be the corner window that has no operating sections.

Recommendation: In our full review of this project I would recommend the replacement of the original steel windows with an aluminum thermally broken historic replica product. We have done many projects that have received both SHPO and NPS approval for this replacement. The existing steel window style and

configuration is not available in a hot rolled product from any of the sources we have investigated or done business with over the past 30 years. Trying to restore the windows and provide a product that will have durability and longevity would not be foreseeable in our estimation. Suggested products can be researched and details and pricing can be provided.

Let me know if I can be of any other assistance.

Sincerely,

____MKS_____
Michael K. Shields
President
BlackBerry Systems, Inc.

11/7/12_____
Date

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"	1 7/8"

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	_____	_____

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

Casing Thickness	Existing	Proposed
Distance	NA	_____

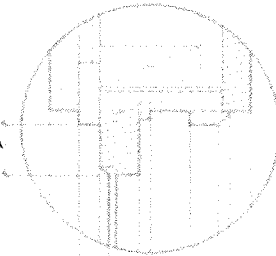
Casing Width	Existing	Proposed
Distance	NA	_____

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.

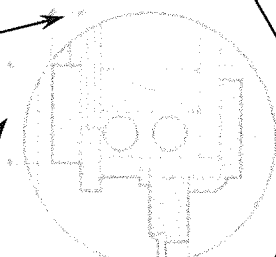
Sill Pitch	Existing	Proposed
Distance	NA	_____

Sill Thickness	Existing	Proposed
Distance	NA	_____

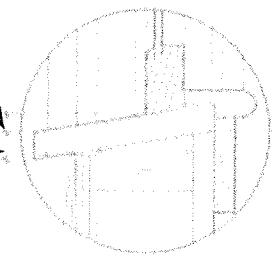
Head Detail



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 _____

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 _____

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	_____	_____

SEE ATT.

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

Glass Size	Existing	Proposed
Height	_____	_____
Width	_____	_____

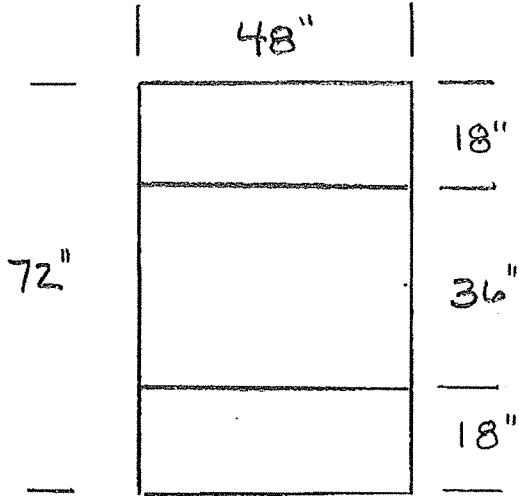
SEE ATT.

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

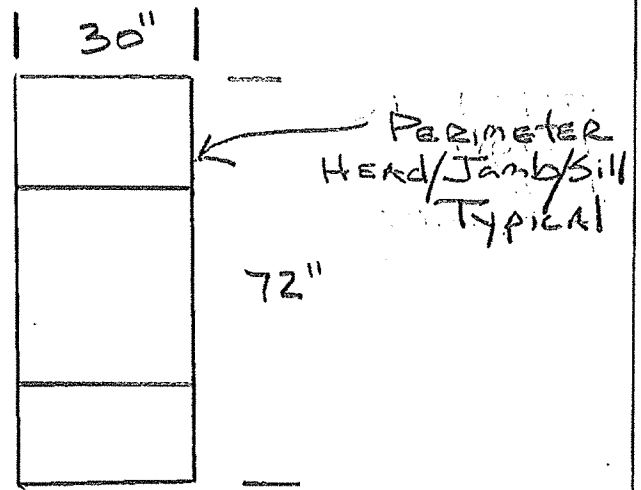
Subject: 317 State St.

Date: 11/16/12

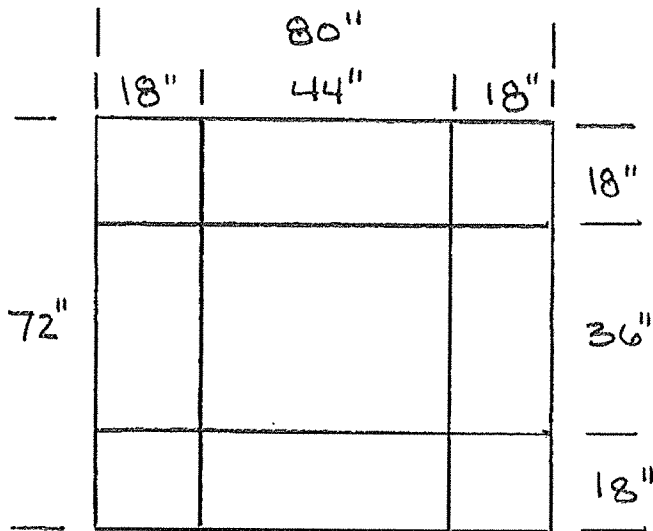
Existing Steel Sections:



MK-A (11)

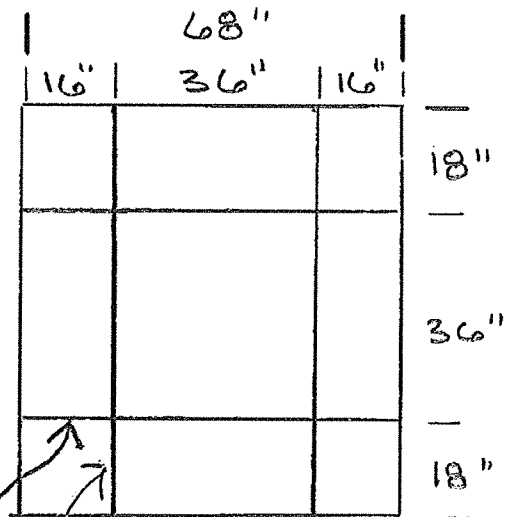


MK-B (2)



MK-C (6)

HORIZONTAL
TYPICAL



MK-D (3)

VERTICAL
TYPICAL

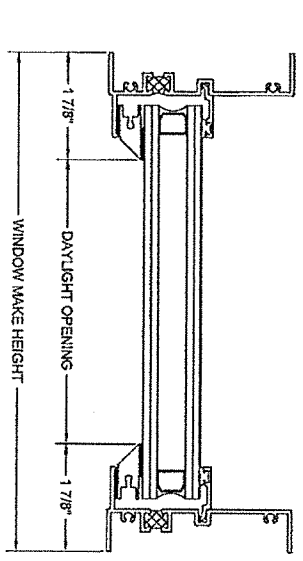
Subject: 317 State St.

Date: 11/21/12

COMPONENT DIMENSIONS:

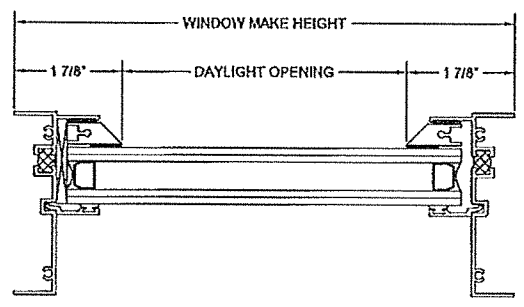
	<u>EXISTING</u>	<u>Proposed</u>
PERIMETER FRAME AND GLASS (HEAD/JAMB/SILL)	2"	1 7/8"
VERTICAL MULTI/FRAME (GLASS TO GLASS)	2 3/4"	3"
HORIZONTAL MULTI/FRAME (GLASS TO GLASS)	3"	3"

- Proposed Replica Product is the Peerless 9160 Fixed Historic Fixed Thermally Broken Aluminum Product.
- Shop Drawings will be provided prior to ordering for Approval.



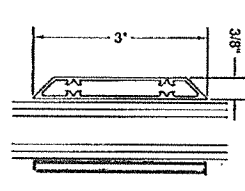
3 JAMB
MODEL # 9160 FIXED

4 JAMB
MODEL # 9160 FIXED

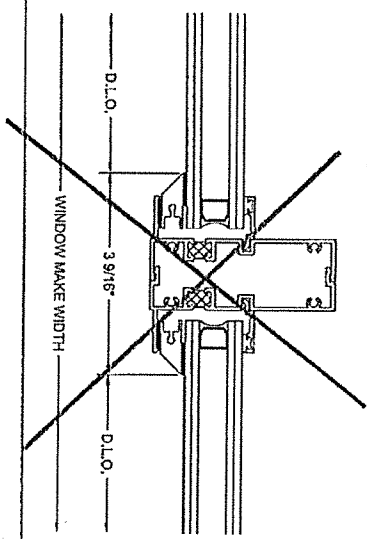


1 HEAD
MODEL # 9160 FIXED

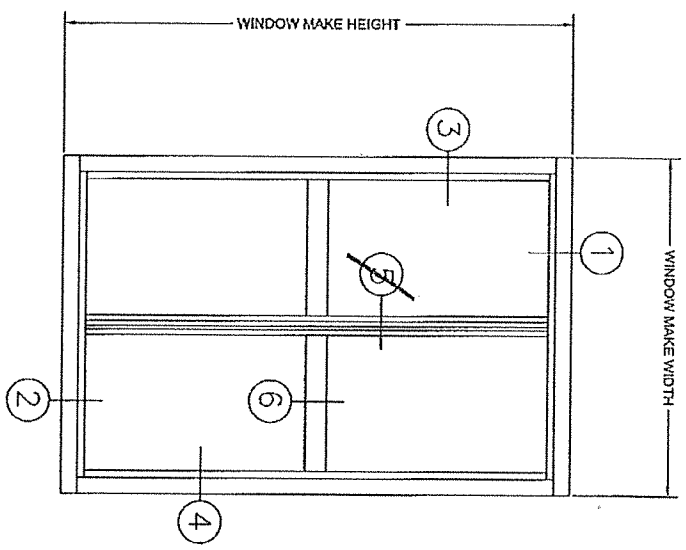
2 SILL
MODEL # 9160 FIXED



6 MUNTIN
MODEL # 9160-603
HORZ. SHOWN
VERT. SHOWN



5 MEETING RAIL
MODEL # 9160 FIXED



SHEET 1	FOR NO. 9160	Peerless PRODUCTS INC 2475 W 152nd St. Richmond, BC V6V 2T1 Phone 604-273-1249 Fax 604-273-1227	REVISION	DESCRIPTION	DATE
	ADDRESS				
SHEET 1	ARCHITECT	DATE	SCALE	DRAWN BY	CHECKED BY
	OR GENERAL CONTRACTOR	DATE	1:2		
		DETAIL SHEET			