

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

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

**DISTRICT:** Main Street Historic District

**REPORT DATE:** April 30, 2012

**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, May 7 for the Thursday, May 10, 2012 HDC meeting

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Jim & John Curtis Curtis Commercial LLC	Same
<b>Address:</b>	345 S Main Street, Suite #218 Ann Arbor, MI 48104	
<b>Phone:</b>	(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.

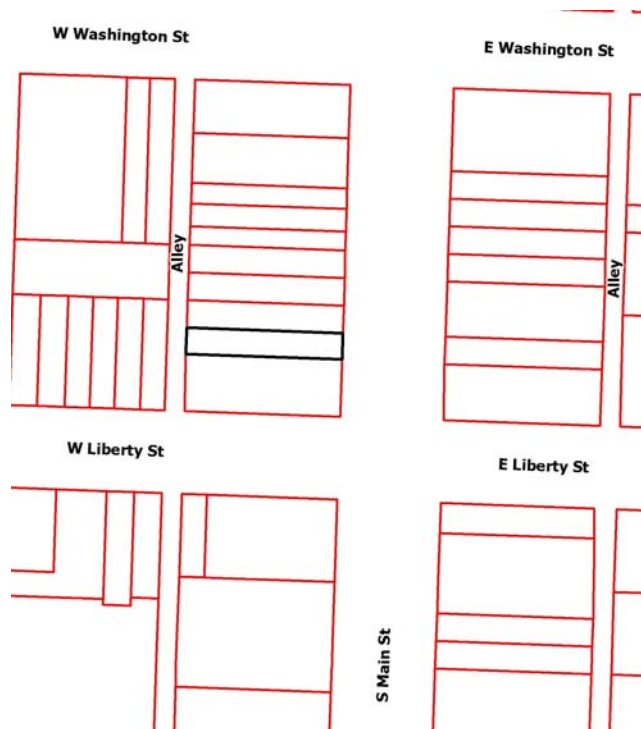
**LOCATION:** The site is located on the west side of South Main Street, between West Washington Street and West Liberty Street.

**APPLICATION:** The applicant seeks HDC approval to 1) replace eight large, single-pane windows with new single-hung sash windows with anodized aluminum frames and sills; 2) cap existing drip caps and horizontal and vertical wood beams with bronze anodized aluminum framing; 3) cover the drip caps, existing casings, and window sills of eight small leaded glass windows with anodized bronze aluminum.

### 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.

**From the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings**

**Windows**

*Recommended:* Maintaining windows on a regular basis to ensure that they function properly and are completely operable.

Retaining and repairing historic windows when deteriorated.

Weather stripping and caulking historic windows, when appropriate, to make them weather tight.

Installing interior or exterior storm windows or panels that are compatible with existing historic windows.

*Not recommended:* Neglecting to maintain historic windows and allowing them to deteriorate beyond repair with the result that they must be replaced.

Removing repairable historic windows and replacing them with new windows for perceived improvement in energy performance.

Replacing repairable historic windows with new insulated windows.

## 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 single hung units, which have meeting rails (see Item 10, Exhibit D) that horizontally divide the large panes of glass and would significantly alter the units' exterior appearance. A smaller hopper window with leaded glass panels is located above each large window.
2. Eight large single pane wood windows are proposed to be replaced with single hung bronze anodized aluminum windows. A letter from Diamond Glass & Feiner's, Inc. was submitted with the application stating that the windows are not repairable. This claim is contested in a report from Wood Window Repair, which states that the windows are in excellent condition, although the trim was damaged due to the recent application of an inappropriate coating. The wood sills are proposed to be replaced with aluminum as well. The applicant stated that the existing window sills and frames have deteriorated significantly, do not provide adequate ventilation to the occupants, and are not energy efficient, resulting in high utility bills for the tenants. The applicant also stated that repairs and repainting that are needed to maintain the windows require scaffolding to be erected on Main Street, which disrupts businesses within the building and those nearby.
3. The wood drip caps, mullions, and transoms between the large windows are proposed to be capped in bronze anodized aluminum. The drip caps, casings, and window sills of the eight smaller windows are also proposed to be capped in bronze anodized aluminum.
4. Cost estimates for the repair of the existing windows have been received. Similar estimates for the replacement option have not been submitted.
5. 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 capping of other window components with bronze anodized aluminum 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)





### 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

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property:	<u>220 S. MAIN STREET, A<sup>2</sup>, MI.</u>
Historic District:	_____
Name of Property Owner (If different than the applicant):	<u>JIM &amp; JOHN CURTIS ; 220 LLC</u>
Address of Property Owner:	<u>343 S. MAIN STREET, SUITE #218</u>
Daytime Phone and E-mail of Property Owner:	<u>(734) 761-6170</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>3/29/2012</u>
<b>Section 2: Applicant Information</b>	
Name of Applicant:	<u>SAME</u>
Address of Applicant:	<u>SAME</u>
Daytime Phone: (____) _____ Fax: (____) _____	<u>SAME</u>
E-mail:	<u>jim@CURTISCOMMERCIALLLC.COM</u>
Applicant's Relationship to Property:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>3/29/2012</u>
<b>Section 3: Building Use (check all that apply)</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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: <u>[Signature]</u>	

Scanned

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

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2. Provide a description of existing conditions. \_\_\_\_\_

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3. What are the reasons for the proposed changes? \_\_\_\_\_

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

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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



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 PHOENIX, MICHIGAN

MICHIGAN

Open

PINK SHIRTS



**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.

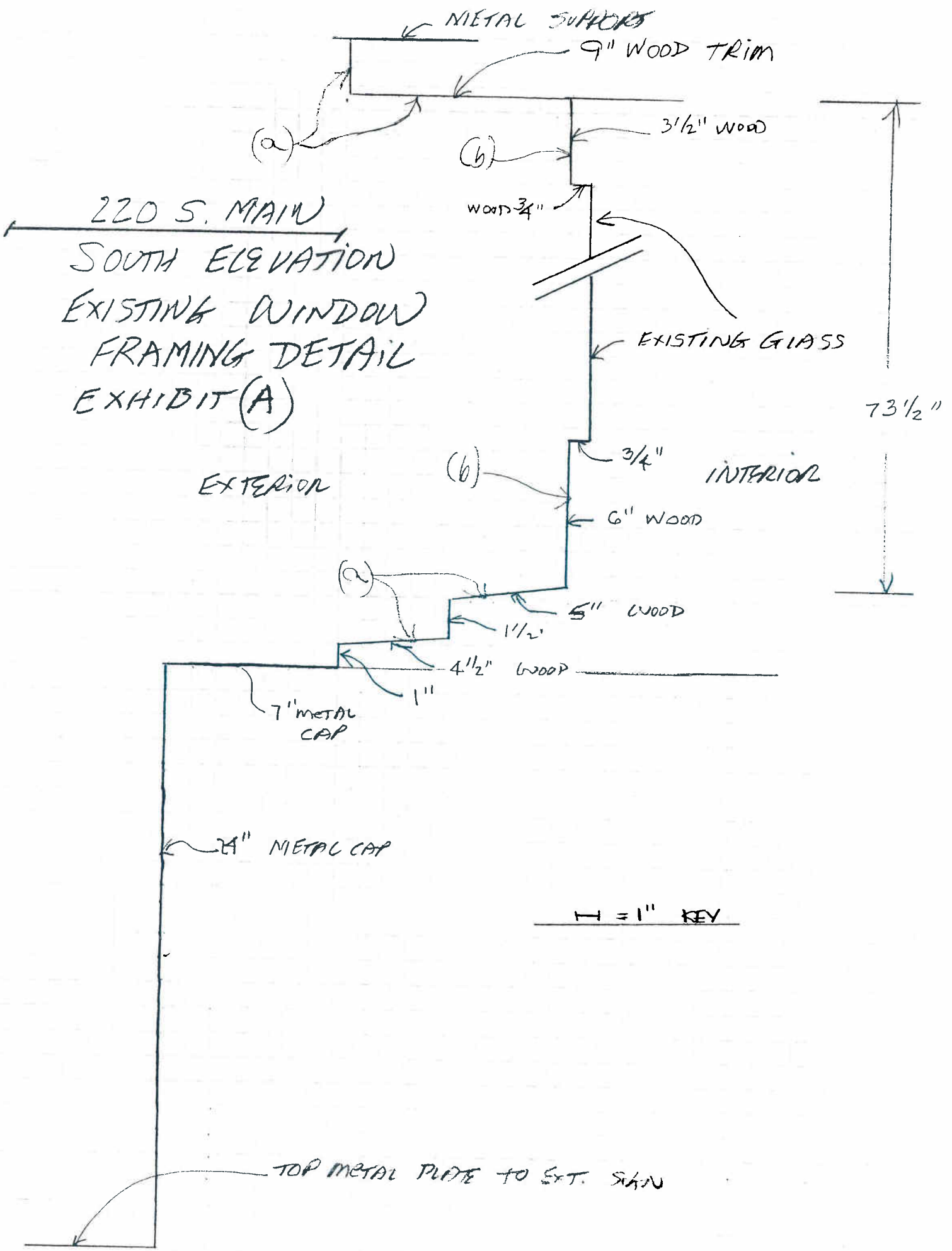
It's recommended that the windows be replaced in order to provide you with better energy efficiency, safety and functionality in meeting with current standards.

Sincerely,

Steve Payeur

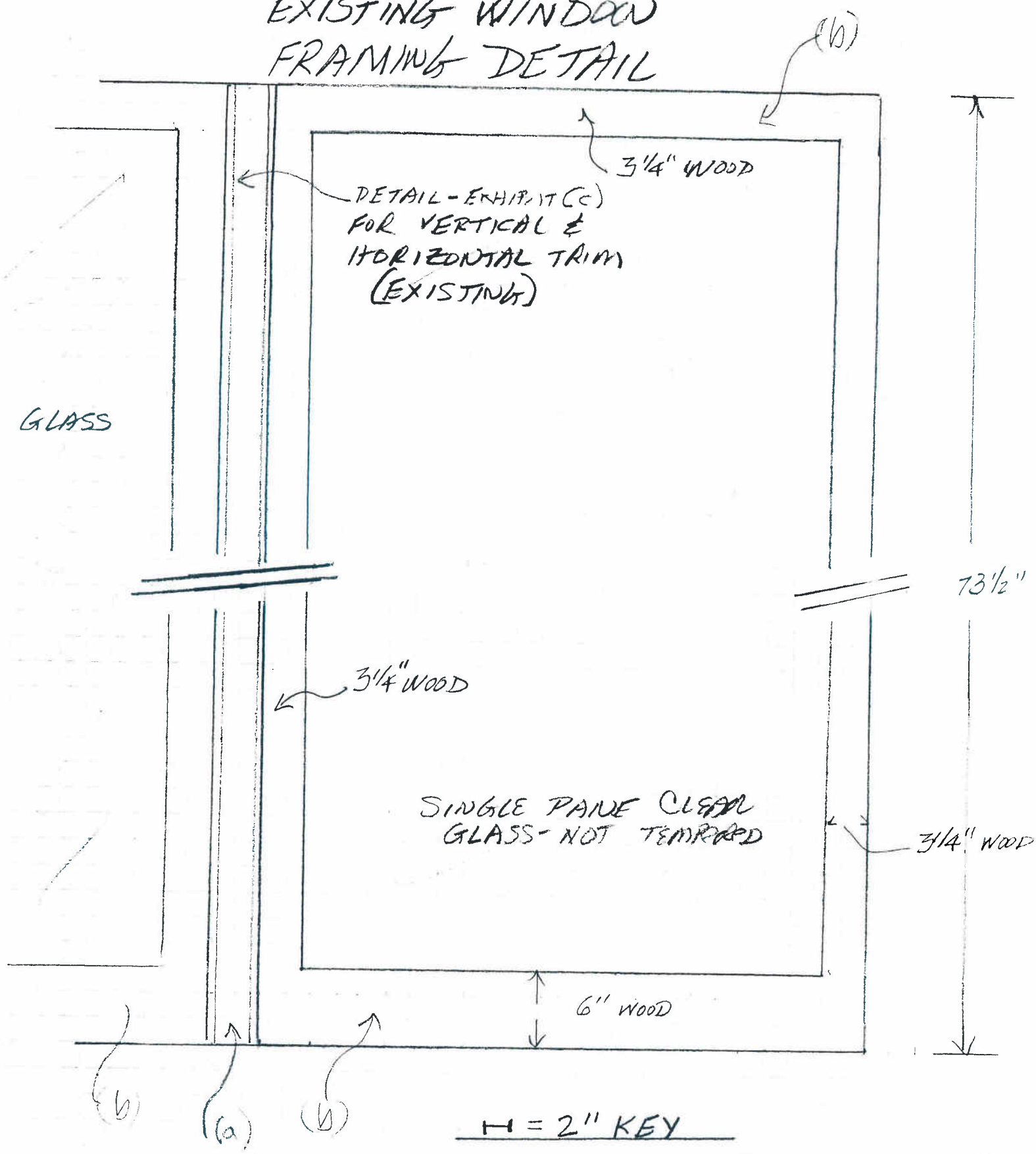
President

Diamond Glass & Feiner's inc.

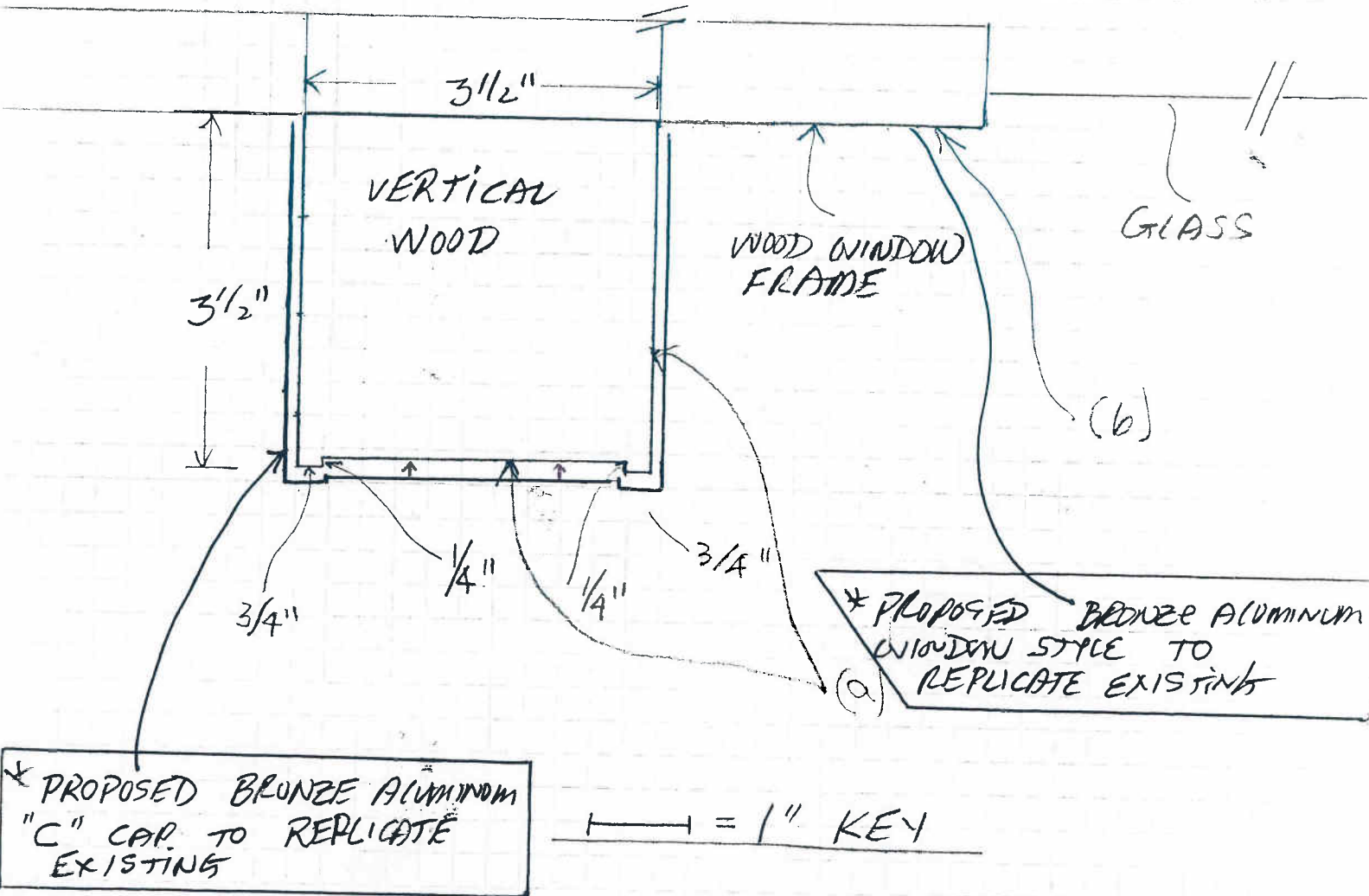


220 S. MAIN  
WEST ELEVATION  
EXISTING WINDOW  
FRAMING DETAIL

EXHIBIT (B)



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



NOTE: VERTICLE DETAIL SAME AS HORIZONTAL

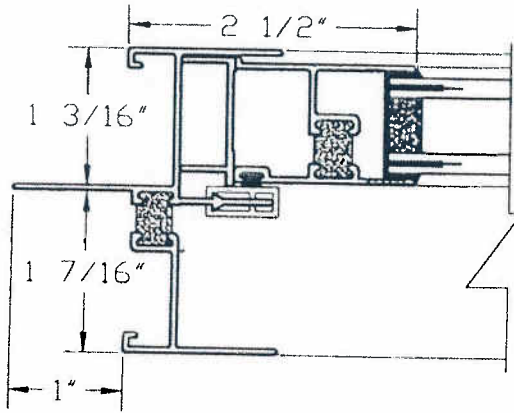
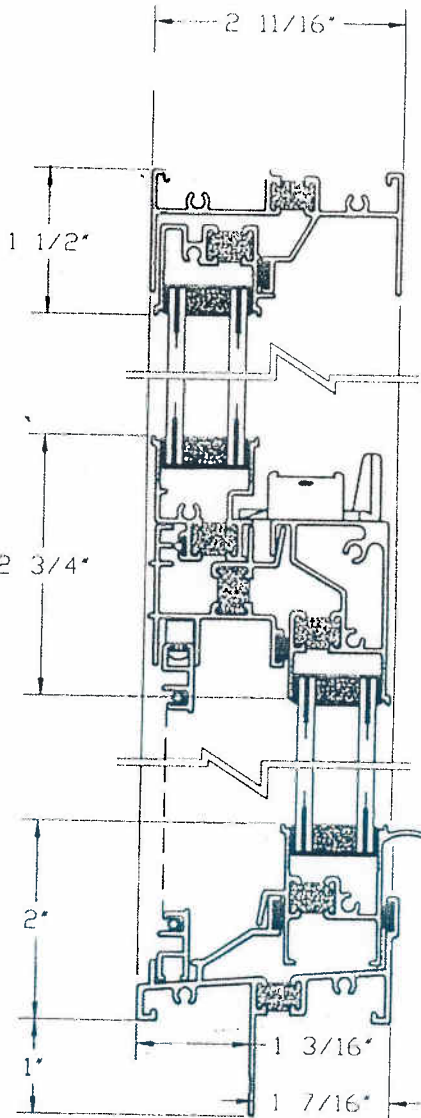
220 S. MAIN  
S. ELEVATION  
PROPOSED

EXHIBIT (D)

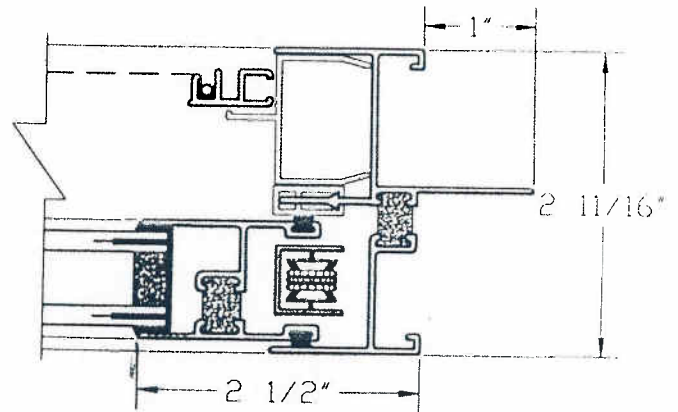
⑨ FIXED HEAD

⑩ MEETING RAIL

⑪ OPERATING SILL



⑫ LEFT JAMB  
FIXED SASH



⑬ RIGHT JAMB  
OPERATING SASH

**Window Specifications**

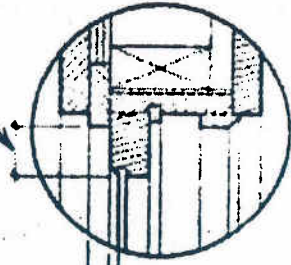
Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet all of the following criteria:

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 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	3/4"	3/16"

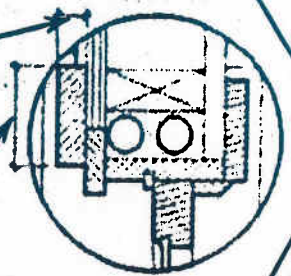
The number and location of muntins matches the original.

**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	3 1/4"	1 1/2"
Distance	5"	2"

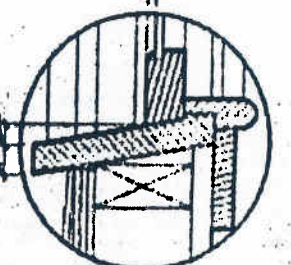
The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

Sill Pitch	Existing	Proposed
Distance	UNCHANGED EXCEPT METAL CAP	

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"

Sill Thickness	Existing	Proposed
Distance	UNCHANGED EXCEPT METAL CAP	



Sill Detail

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.

<b>Sash Face</b>	Existing	Proposed
	Distance	<u>NONE</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.

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

*\*SEE EXHIBIT (D)*

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

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

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

*\* SEE ATTACHMENT (D)*

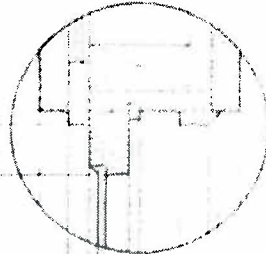
The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

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

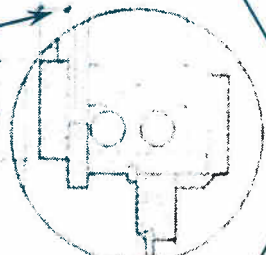
<b>Sill Thickness</b>	Existing	Proposed
	Distance	<u>A-C</u>

*\* SEE EXHIBIT (D)*

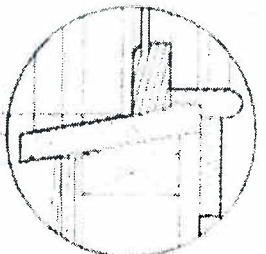
**Head Detail**



**Jamb Detail**



**Sill Detail**



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

<b>Window Type</b>	
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.

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

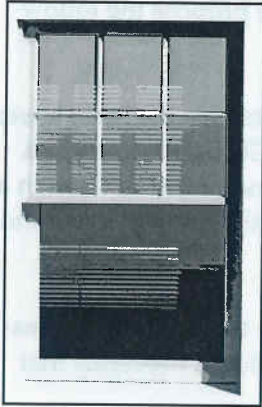
<b>Glass Inset</b>	Existing	Proposed
	Distance	<u>N/A</u>

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

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