

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 607-609 East William, Application Number HDC12-022

**DISTRICT:** State Street Historic District

**REPORT DATE:** March 2, 2012

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, March 5 for the Thursday, March 8, 2012 HDC meeting

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Boutsikakis Properties, LLC	Same
<b>Address:</b>	4895 St. Andrews Ct. Ann Arbor, MI 48108	
<b>Phone:</b>	(734) 604-8737	

**BACKGROUND:** This two story, brick vernacular commercial building features large, double-hung, one-over-one wood windows, set in openings with arched tops and decorative wood trim. The building also features brick corbelling below the cornice and brick pilasters. It was built in 1906. A meat market owned by Stafford B. Nickels was located at 607 E. William, and Helber Brothers grocery store was located at 609 E. William.

**LOCATION:** The building is located on the north side of East William Street between Maynard Street and South State Street.

**APPLICATION:** The applicant seeks HDC approval to replace eleven double hung wood windows with new Andersen 400 series 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):**

*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. The owner of this building purchased it last year. Staff visited the site last year and did a cursory review of the windows. It appears that little or no maintenance has been done on the upstairs windows for decades. At the site visit, staff agreed with the owner that the windows were quite deteriorated, though she was uncertain whether they were deteriorated beyond repair, or could be repaired. Per a conversation with the owner on March 2, two or more carpenters listed on the Window Resources list assessed the windows. No information from their assessments has been submitted to date, but the owner agreed to submit this to staff or bring it to the meeting.
2. 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 607-609 East William Street, a contributing property in the State Street Historic District, to replace eleven wood windows with new Andersen wood windows. The proposed 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 607-609 East William in the State Street Historic District

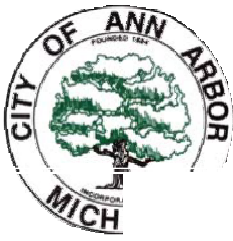
\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

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, drawings, photos.

607-609 East William Street (March 2007)



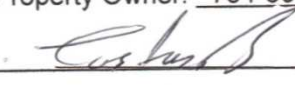
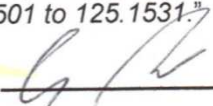


# City of Ann Arbor

## 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](mailto:planning@a2gov.org)

### ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>607-609 East William, Ann Arbor, MI 48104</u>
Historic District: <u>Ann Arbor</u>
Name of Property Owner (If different than the applicant): _____
Address of Property Owner: <u>4895 St. Andrews Ct., Ann Arbor, MI 48108</u>
Daytime Phone and E-mail of Property Owner: <u>734-604-8737</u>
Signature of Property Owner: <u></u> Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Boutsikakis Properties, LLC</u>
Address of Applicant: <u>4895 St. Andrews Ct., Ann Arbor, MI 48108</u>
Daytime Phone: ( <u>734</u> ) <u>604-8737</u> Fax: ( _____ ) _____
E-mail: _____
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contactor other
Signature of applicant: _____ Date: _____
<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 checked="" type="checkbox"/> Rental
<input 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></u>

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

1. Provide a brief summary of proposed changes. Replacing existing 11 double hung wood Windows with Andersen wood windows, 400 series.

2. Provide a description of existing conditions. The 11 windows exhibit rotting wood beyond repair

3. What are the reasons for the proposed changes? Owner requests windows to be replaced because they cannot be repaired and owner wants to improve property condition

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: \_\_\_\_\_ 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:



# Windows 2, 3, 4, 5, 6, 7 (All Same Size)

## 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>	<u>1 7/16"</u>

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>	<u>3"</u>

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

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

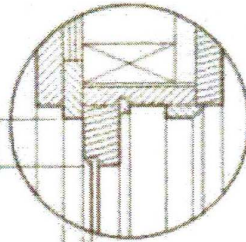
Casing Width	Existing	Proposed
Distance	<u>2 1/4"</u>	<u>2 1/4"</u>

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.

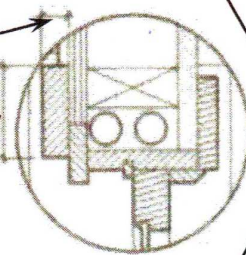
Sill Pitch	Existing	Proposed
Distance	<u>1"</u>	<u>1"</u>

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

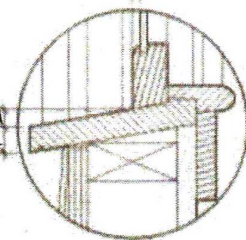
Head Detail



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 N/A 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	<u>3/4"</u>	<u>5/8"</u>

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

### Glass Size

	Existing	Proposed
Height	<u>35"</u>	<u>34"</u>
Width	<u>37"</u>	<u>36"</u>

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

# Windows 8 and 9 (All Same Size)

## 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	1 1/2"	1 7/16"

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	3"	3"

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"

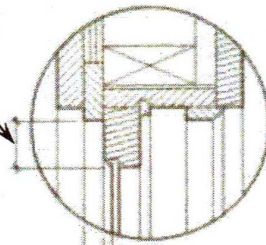
Casing Width	Existing	Proposed
Distance	2 1/4"	2 1/4"

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.

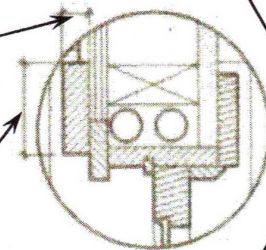
Sill Pitch	Existing	Proposed
Distance	1"	1"

Sill Thickness	Existing	Proposed
Distance	1"	1"

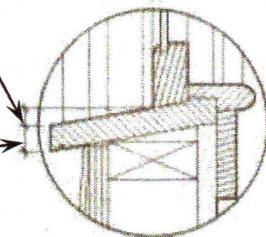
Head Detail



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 <u>N/A</u> 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	3/4"	5/8"

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

Glass Size	Existing	Proposed
Height	35"	34"
Width	41"	40"

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



# Windows 10 & 11 (Same Size)

## 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	1 1/2"	1 7/16"

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	3"	3"

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"

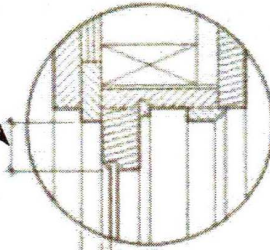
Casing Width	Existing	Proposed
Distance	2 1/4"	2 1/4"

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.

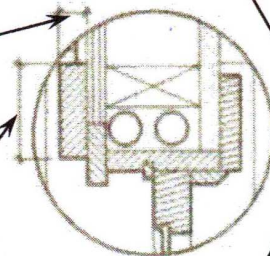
Sill Pitch	Existing	Proposed
Distance	1"	7/8"

Sill Thickness	Existing	Proposed
Distance	1"	1"

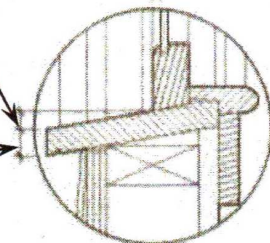
### Head Detail



### 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 N/A 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	3/4"	5/8"

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

#### Glass Size

	Existing	Proposed
Height	35"	34"
Width	30"	29"

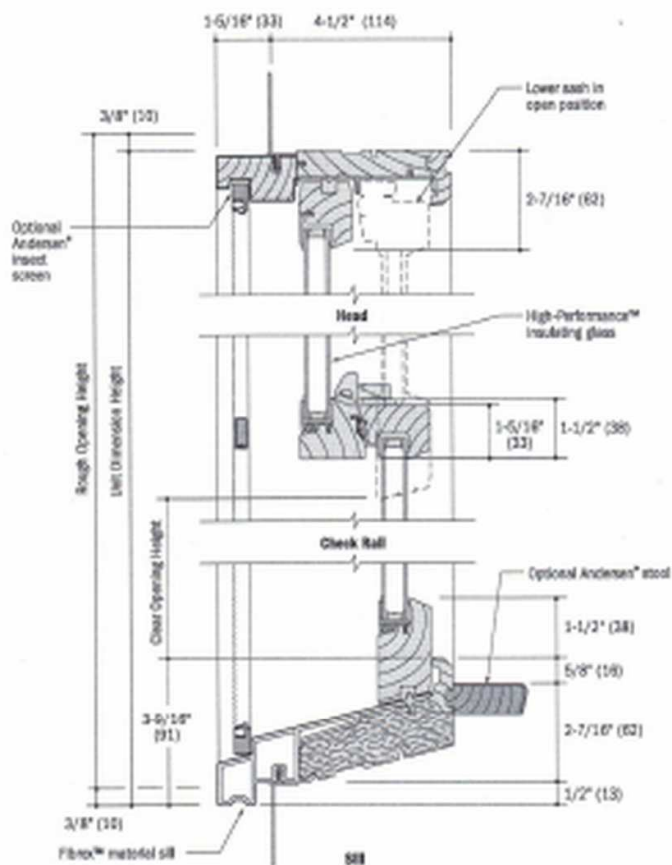
Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.



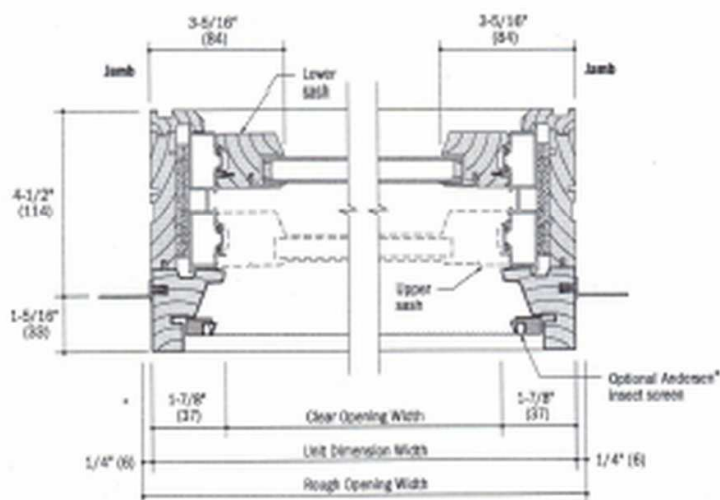
Basic Unit Details • Tilt-Wash Double-Hung

Basic Unit

Scale 3" = 1'-0" (1:4)



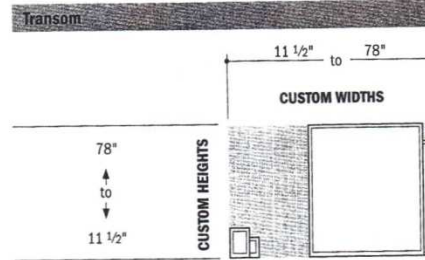
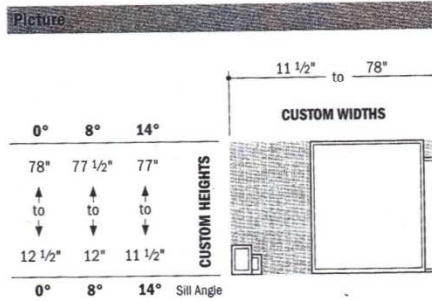
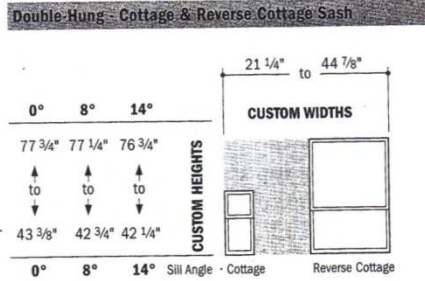
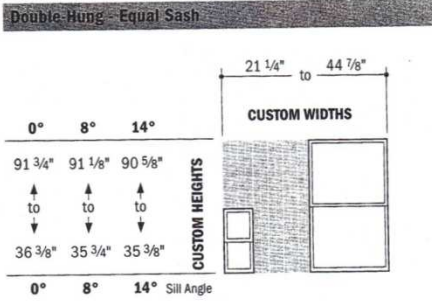
Vertical Section



Horizontal Section

# TILT-WASH DOUBLE-HUNG INSERT WINDOWS

## Tilt-Wash Insert Window Size Ranges



Available in 1/8" increments.

Height limits for double-hung and picture insert windows depend on new insert window sill angle.

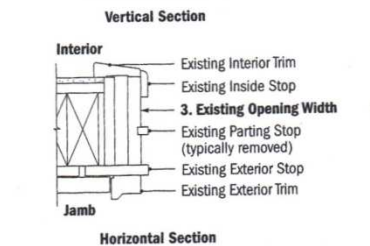
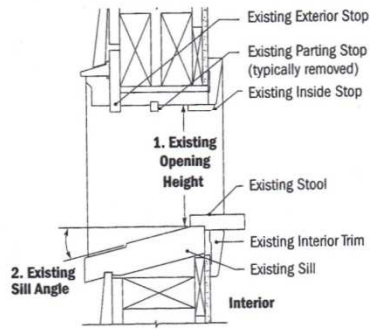
**For picture and transom insert windows, either height or width must be 68" or less and height plus width cannot be less than 28".**

Divided light patterns shown on page 97.

## Existing Window Measurement

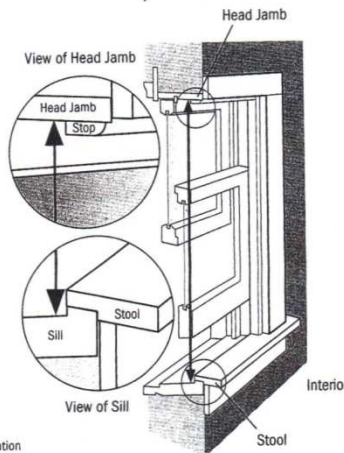
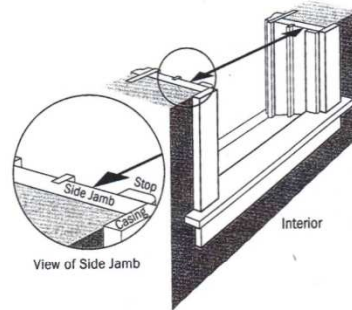
Required measurements:

- Existing Opening Height
- Existing Sill Angle
- Existing Opening Width

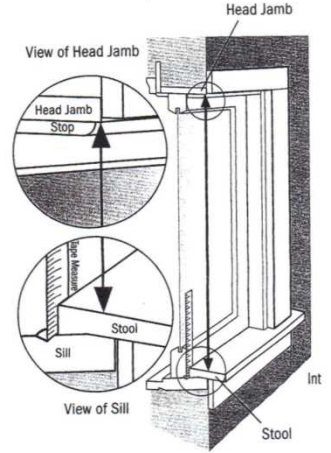
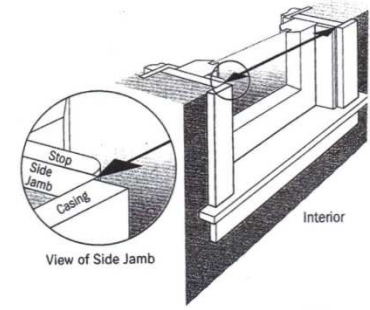


\* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

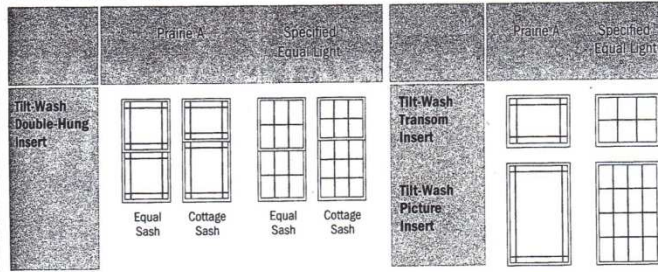
## Existing Double-Hung Window



## Existing Picture Window



**Divided Light Patterns**



For more information on divided light see page 13 or visit [andersenwindows.com/grilles](http://andersenwindows.com/grilles).

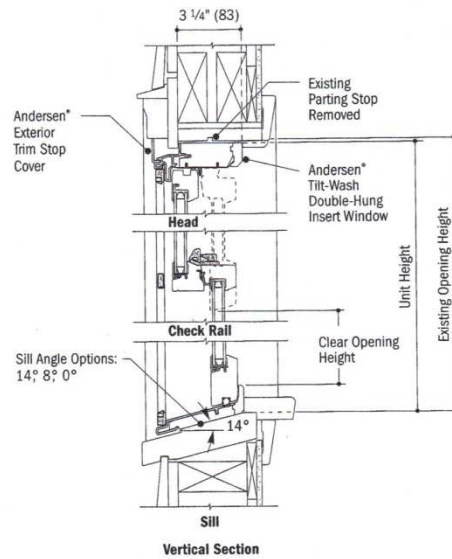
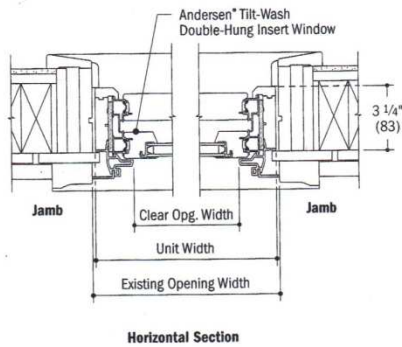
**Number of lights and overall pattern varies with window size. Patterns are not available in all configurations.**

Double-hung window patterns are also available in Upper Sash Only (USO) configurations.

For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering.

**Tilt-Wash Double-Hung Insert Window Details**

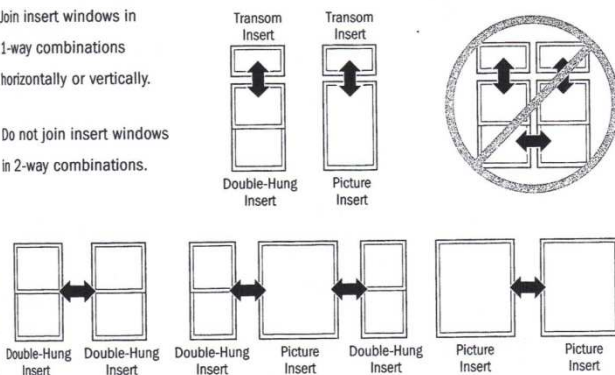
Scale 1 1/2" = 1'-0" (1:8)



**Joining Combinations**

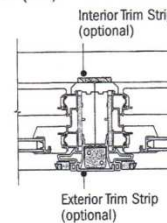
Join insert windows in 1-way combinations horizontally or vertically.

Do not join insert windows in 2-way combinations.



**Vertical (ribbon) Non-Reinforced Joining Detail**

Scale 1 1/2" = 1'-0" (1:8)



**Horizontal Section**  
Tilt-Wash Double-Hung Insert to Tilt-Wash Double-Hung Insert

**For more joining information see the combination design section starting on page 259.**

\*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).

400 Series  
Tilt-Wash Double-Hung  
Insert Windows



**Accessories** Sold Separately.

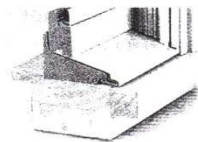


**Installation Kit**

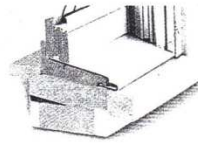
An installation kit, which includes installation screws, straight shims and backer rod, is included with each insert window.

**SILL ANGLES**

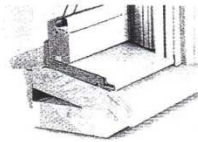
3 sill angles are available — 0°, 8° and 14° — to closely match the existing sill in window replacement applications.



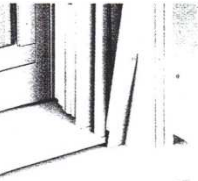
0° Sill Angle



8° Sill Angle



14° Sill Angle



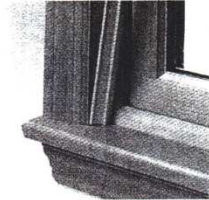
**Exterior Stop Cover**

An exterior stop cover provides a clean transition from new window to old window casing.

For more information about glass, patterned glass, grilles, TruScene® insect screen and installation accessories, see pages 12–32 or visit

[andersenwindows.com](http://andersenwindows.com)

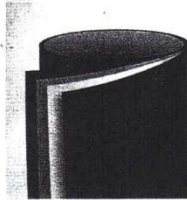
**FRAME**



**Wood Interior Stop**

Optional interior stop with matching chamfer is available.

**INSTALLATION**



**Coil Stock**

Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .019-gauge aluminum, Andersen coil stock is available in 24" x 50' rolls. Color-matched 1 1/4" stainless steel trim nails are also available and can be ordered in 1 lb. boxes.

**INSECT SCREENS**

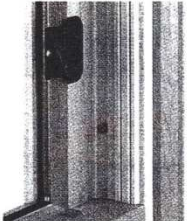
**EXCLUSIVE**

**TruScene® Insect Screen**

TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of our aluminum screen wire. They provide 50% more clarity than our conventional insect screens. They also let more sunlight and fresh air into the home.

**Conventional Insect Screen**

Conventional insect screens come with charcoal powder-coated aluminum screen cloth.



**Opening Control Device Kit**

A Window Opening Control Device Kit is available, which limits raising the sash to less than 4 inches when the window is first opened. Available in Stone and White. Device shown on a 400 Series Tilt-Wash Double-Hung.



**Insect Screen Frames**

Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Available in White, Sandtone, Terratone® and Forest Green colors to match product exteriors.

**CAUTION:**

- Painting and staining may cause damage to rigid vinyl.
- Products in Sandtone or Terratone® color may be painted any color lighter than Terratone using quality oil-base or latex paint. Submit color samples to Andersen for approval when painting White. Submit color samples to Andersen for approval when painting Sandtone or Terratone any color darker than Terratone.
- Do not paint Forest Green exteriors.
- Creosote-based stains should not come in contact with Andersen products.
- Do not paint weatherstripping.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Andersen does not warrant the adhesion of paint to vinyl.

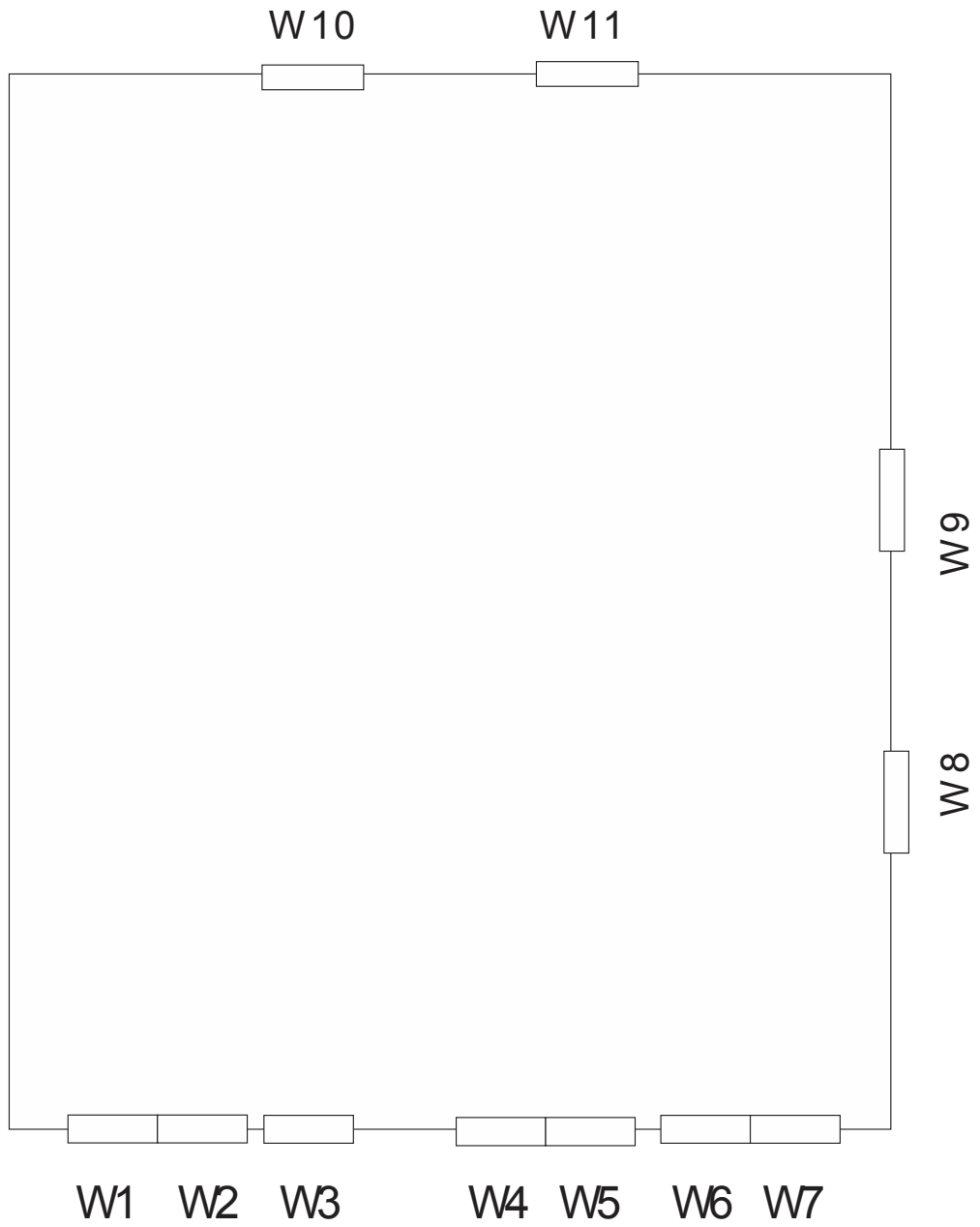
400 Series  
Tilt-Wash Double-Hung  
Insert Windows



<b>Window Number</b>	<b>Description of problems with windows</b>	<b>Plan of Action</b>
<b>1</b>	Interior and exterior sash and sill are deteriorated. No lock	Remove and replace window
<b>2</b>	Exterior sill very soft. Sash cord missing	Remove and replace window
<b>3</b>	Sash pulling away in the corner. Sill is rotten	Remove and replace window
<b>4</b>	Interior sash separated in the corner. Sill rotten.	Remove and replace window
<b>5</b>	Broken lower pane. Sash area separated. No lock. Cord & Sash missing.	Remove and replace window
<b>6</b>	Upper pane is broken. Sash missing. Window boarded	Remove and replace window
<b>7</b>	Rotten sill, outside sash soft. No lock	Remove and replace window
<b>8</b>	Both sashes held with nails and screws. No lock. No cord sash.	Remove and replace window
<b>9</b>	Sash rotted from inside. Soft sill outside.	Remove and replace window
<b>10</b>	No lock. Window sash held together with screws	Remove and replace window
<b>11</b>	Rotten wood in sash and sill.	Remove and replace window

Window Schedule  
607-609 East William

# 607-609 East William



## Window Key



Exterior photos of windows 10 & 11 are unavailable because of problems viewing back of building

## Exterior Photos of Windows (Continued)



Window Numbers 1, 2 and 3



Windows 4 and 5



Closeup of Window 5



All windows show similar deterioration



**Reasons for using Fibrex sills in this project rather than not wood.**

As the photos below illustrate, many of these windows are shaded. Additional windows not pictured are on the north side of the building, which receives very little sunlight.

We believe that both conditions have encouraged the rot and decay of the existing sills in this building, particularly because of its age. Fungal growth is also a problem with wood sills.



As you will see in the following description of Andersen’s Fibrex material, it is a patented composite material made from reclaimed wood fiber. We believe it has many advantages over wood and will not detract from the historic nature of the building.

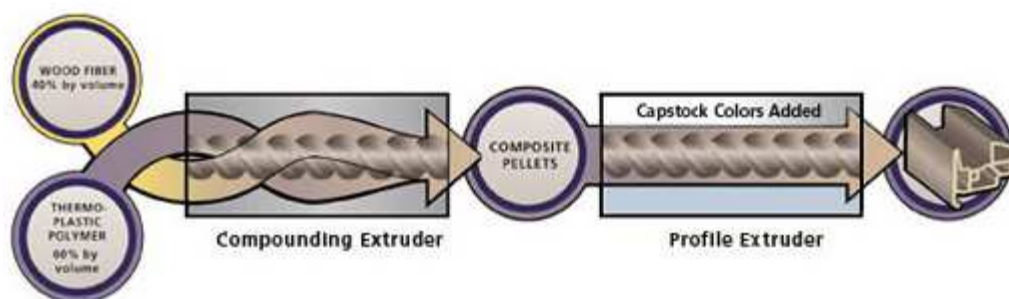
## About Fibrex Material

# Fibrex® Material



## Engineering New, Sustainable Solutions

In 1993, Andersen finished development of the revolutionary and highly sustainable Fibrex® material with its now wholly-owned subsidiary, Aspen Research Corporation. Fibrex material is a patented composite made of reclaimed wood fiber from Andersen manufacturing operations and a special thermoplastic polymer, some of which is also reclaimed.



Fibrex combines the strength and durability of wood with the maintenance ease of vinyl. It is a technology that is leveraged across Andersen Corporation's product portfolio.

### Fibrex and Sustainability

Andersen Corporation became the first and only Green Seal® Certified window manufacturer in large part due to the environmental benefits of how we make Fibrex. But did you know that the sustainability of Fibrex extends to the home as well?

- **Insulation**

Because of its superior thermal insulating properties, Fibrex can help reduce heating and cooling requirements.

- **Durability**

The thermoplastic polymer in Fibrex resists rot, decay, and fungal growth, ensuring a longer lifetime and reducing manufacturing demand. Warranted not to flake, blister, peel, pit or corrode.

- **VOC Reduction**

Fibrex also helps reduce VOC emissions, since no wood preservative treatment or painting is required.