

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 109-119 E Ann Street, Application Number HDC22-1136

DISTRICT: Fourth/Ann Historic District

REPORT DATE: July 14, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: July 11, 2022

OWNER

Name: Peter Bilakos, et al
Address: 203 E Ann Street
 Ann Arbor, MI 48104
Phone:

APPLICANT

Richard Douglas
 1340 Oakridge Ln
 Chelsea, MI 48118
 (734)355-0197

BACKGROUND: Following a fire that leveled its predecessor, the 1871 Hoban Block was constructed in the Italianate style. These six, three-story, brick commercial buildings feature four-over-four windows with round and shallow segmented arches on the third and second floor. Corbelling runs across five of the six buildings below the missing cornice. The first floor has large storefront windows with flanking iron columns.

The block was known for its saloons as early as the 1890s. In the 1960s and 70s it was home to Clint's Club, a pool hall, and a barber shop which were frequented by the area's Black community. Bob Seger says his song "Main Street" was written about his high school days spent on this block in the early 1960s.

By 1977 the block of buildings was unoccupied, and in 1978 Peter Bilakos opened his law firm in one building and began renovating the rest. The Bilakos family continues as the block's owners to this day.

LOCATION: The site is located on the north side of East Ann Street, between North Main Street and North Fourth Avenue.

APPLICATION: The applicant seeks HDC approval to replace all of the non-historic wood window sashes on the rear elevation of the building and replace them with aluminum-clad wood sash packs in the same openings.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall

be avoided.

- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Windows

Recommended: Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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.

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 Design Guidelines:

Windows

Appropriate: If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

Not Appropriate: Wrapping exterior wood window trim in aluminum or vinyl.

STAFF FINDINGS:

1. All of the proposed window sash replacements are on the rear elevation of the building. The existing windows are wood replacements with four-over-four sashes that were installed around 1982. Aluminum storm windows are also installed, per the applicant. There appear to be some differences in muntins, probably since the windows weren't all installed at once, though they are fairly consistent in appearance. What the original windows looked like is unknown, and the owner has no record of this. Historic district regulations at the time would not have required commission approval for this work.
2. Only the sashes are proposed to be replaced, and the existing wood frames and trim would be retained. Replacement sashes are black aluminum-clad Jeld-Wen insulated glass with applied muntins on the interior and exterior and a shadow bar in between. The proposed sash face and profile match what is installed currently.
3. The *Secretary of the Interior's Guidelines* state that "If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered" while the *Ann Arbor Historic Preservation Design Guidelines* state that it is appropriate to replace a missing historic window with a new design that is compatible with the original opening and the historic character of the building. They go on to say that "Materials other than wood will be reviewed by the Commission on a case-by-case basis."
4. The rear of the building is well-kept, with service equipment, balconies and stairs. Several former window openings have been converted to doors on the second and third floors. Since the original windows are gone and the current windows are not replicas, all of the work is on the rear elevation, and the replacement windows would not negatively impact the remaining character-defining features of this elevation of the building, staff believes replacing the sashes of wood replacement windows with these similar clad replacement sashes is appropriate.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then report their findings at the meeting.)

I move that the Commission approve the application at 109-119 East Ann Street, contributing properties in the Fourth/Ann Historic District, to remove all of the non-historic wood window sashes on the rear elevation of the building and replace them with aluminum-clad wood sash packs in the same openings, as proposed. The Commission finds that the work meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9, and 10 and the guidelines for windows and the *City of Ann Arbor Historic District Design Guidelines* for windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 109-119 East Ann in the Fourth/Ann 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, letter, photographs, drawings

109-119 East Ann (November 2020, Google Street View)



Answers to questions regarding HDC22-1979 Application

Thursday, May 19, 2022 5:11 PM

1. Yes we are replacing all windows in back and they are all double hung replacing w double hung windows 22window total to be replaced
2. Every window was replaced in 1982 and clad w aluminum storm windows that r also in poor condition were installed we would like to remove these in hopes to restore building to more historic and energy efficiency with new jeld-wen low-e double insulated glass
3. No just the jeld-wen sash packs r the best fit for us pretty much we r reusing existing window frame's and trim and replacing rails sashes and screen's
4. Existing windows are all wood replacement sashes are wood and aluminum clad reusing existing frames and trim witch are wood
5. 1" Mutins r applied on out side and inside w shadow bar spacer yes dimensions r with in 1/16

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>2 1/4"</u>	<u>2 1/4"</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>3/4"</u>	<u>3/4"</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>

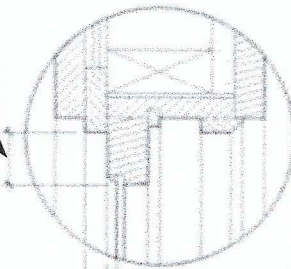
Casing Width	Existing	Proposed
Distance	<u>2 1/4"</u>	<u>2 1/4"</u>

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.

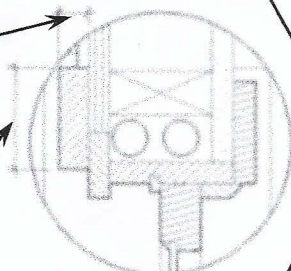
Sill Pitch	Existing	Proposed
Distance	<u>5°</u>	<u>5°</u>

Sill Thickness	Existing	Proposed
Distance	<u>5/4"</u>	<u>5/4"</u>

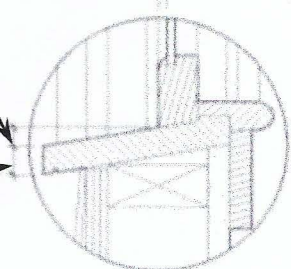
Head Detail



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	<u>Double Hung</u>	No <u>Double Hung</u>

The number and location of muntins matches the original.

Muntins	Does the count and arrangement of muntins match the original?	
Yes	<u>close as possible</u>	
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>single pane</u>	<u>Double Pane</u>

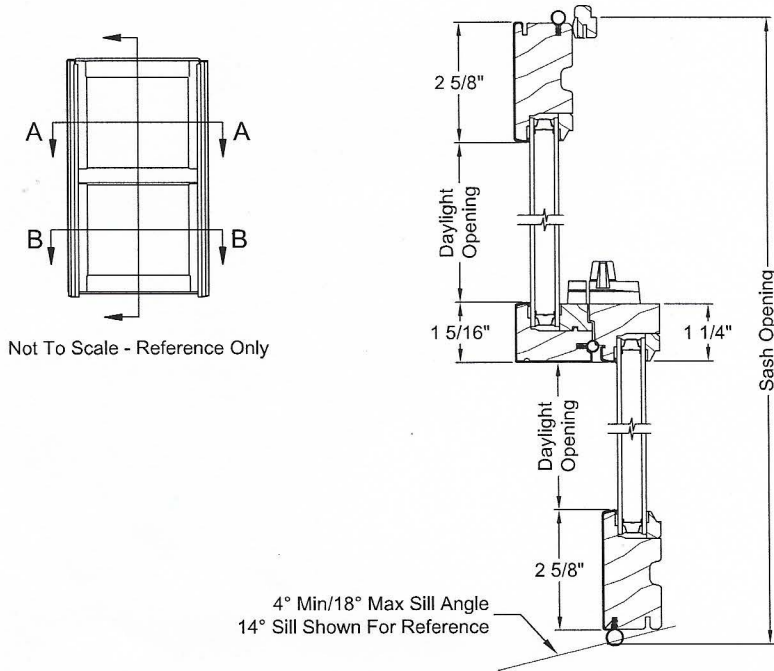
The glass size remains within 90% of the original in both directions.

Glass Size	Existing	Proposed
Height	<u>78</u>	<u>77 3/4</u>
Width	<u>29 1/4</u>	<u>28</u>

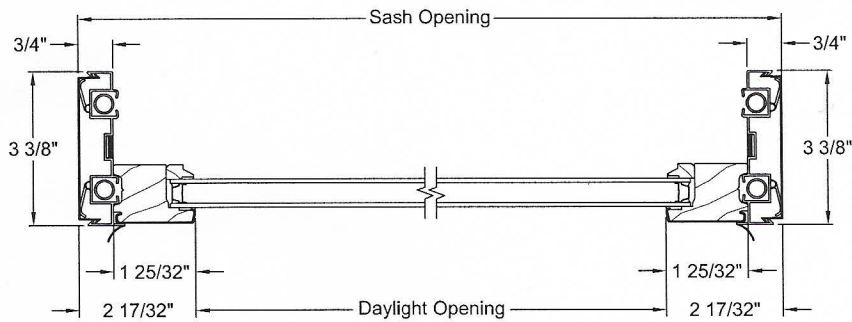
Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.



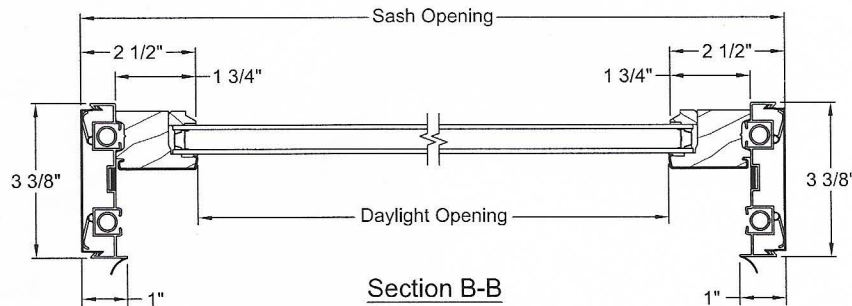
OPERATOR SECTIONS



Vertical Section



Section A-A



Section B-B

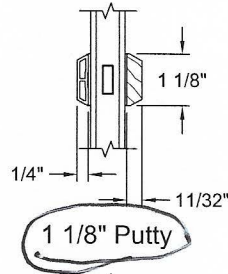
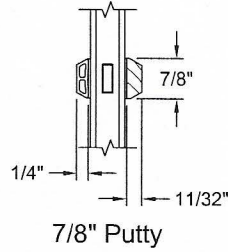
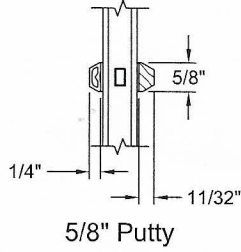
Note: Operator Sash Pack Consists Of Upper & Lower Sash With 2 Jamb Liners And A Head Stop.



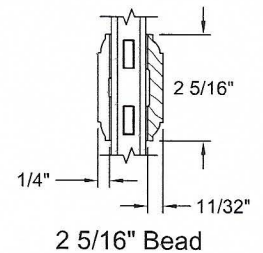
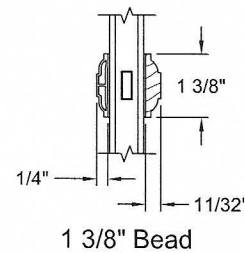
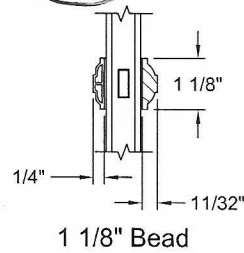
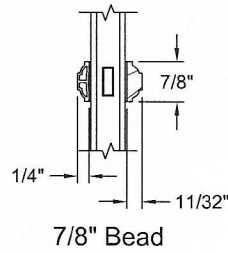
GRID OPTIONS

Exterior ← → Interior

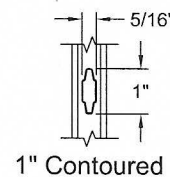
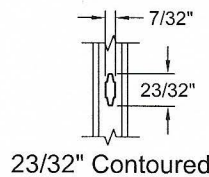
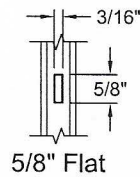
SDL Options



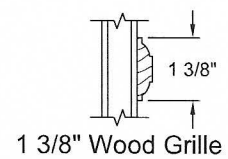
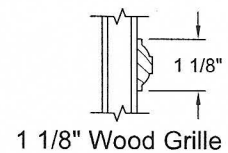
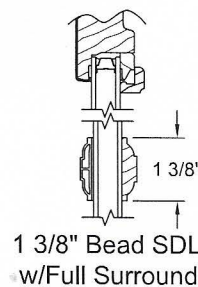
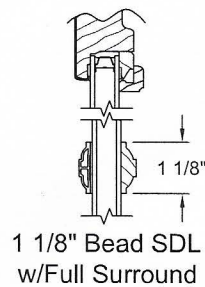
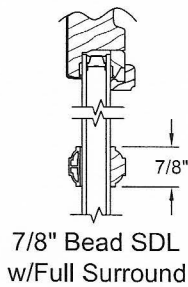
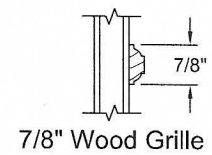
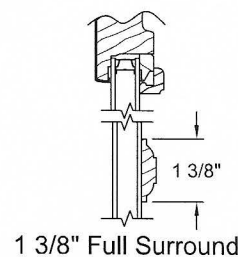
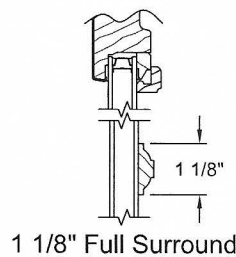
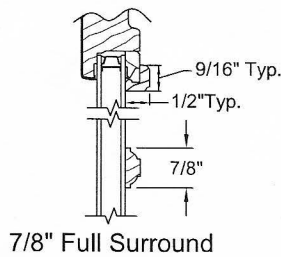
Various combinations of the SDL bars shown are available.
SDLs are permanent. Interior Grille and Surround are removable.



GBG Options



Grille Options



CHELSEA LUMBER
 OLD BARN CIRCLE
 CHELSEA, MI 48118

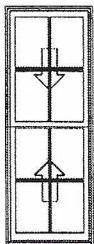
QUOTE BY : Dave Morris
 SOLD TO : BILAKOS, PETER
 PO# :
 Ship Via : Ground

QUOTE # : JW220500P1K - Version 0
 SHIP TO :
 PROJECT NAME : ANN ST - sash packs
 REFERENCE :

U-Factor Weighted Average: 0.3

SHGC Weighted Average: 0.4

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		TCDR2436			
	Sash Opening : 28 X 78	W-2500 Clad Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 28 X 78 Black Sash, Interior-PrePaint/Brilliant White/M64WL890, 5 Deg Sill, No Finger Plows, White Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, Insulated SunFlow Annealed Glass, Neat, No Protective Film, Black Spacer, Argon Filled, Black SDL, 1 1/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, IGThick=0.625(3/32 / 3/32), U-Factor: 0.30, SHGC: 0.40, VLT: 0.45, CPD: JEL-N-740-01073-00001 PEV 2022.2.0.3867/PDV 6.638 (04/15/22)CW			



Viewed from Exterior. Scale: 1/2" = 1'

Total: [REDACTED]
 Michigan Sales (6.0000%): [REDACTED]
 Net Total: [REDACTED]
 Total Units: [REDACTED]

AuraLast™ Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: DELIVERY FEES NOT INCLUDED - CONTACT YOUR SALESPERSON PLEASE VERIFY ALL TEMPERED GLASS & EGRESS REQUIREMENTS WITH YOUR LOCAL INSPECTOR

From: [Peter Bilakos](#)
To: [DiLeo, Alexis](#)
Subject: window replacement
Date: Wednesday, May 18, 2022 1:17:48 PM

You don't often get email from pbilakos@yahoo.com. [Learn why this is important](#)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello Jill,

My name is Peter Bilakos. Rick Douglass is my maintenance employee who is helping me with my permit application. He is not the installing window contractor. Please address communications to me. I am an owner of the property known as 109-119 E. Ann Street and was the owner and original contractor in the remodeling of this property. The remodeling was completed in 1982. The remodeling was done on a building(6) to building basis. If I remember correctly, all of rear exterior windows of the buildings were replaced and storm windows and screens installed shortly after the interiors were completed which occurred in the early 1980's. It would be accurate to describe the window replacement as having occurred in the 1980's.

I will attempt to provide answers to your questions. Your initial request to upload pictures to establish that the windows being replaced are not historic may not be necessary. Based on my personal knowledge, every rear window, whether historical or not, was replaced in the 1980's. The windows being replaced are all wood. The replacement windows are also all wood with an aluminum clad exterior.

I am slightly confused since it appears that you are attempting to have the replacement windows duplicate the ones being replaced. The windows being replaced are not historic and are completely in the building's rear wall and are being replaced by similar energy efficient windows. Please explain your authority to do so.

I will undertake to answer your questions in your second e-mail in order as follows:

1. All windows are being replaced.
2. No remaining old sashes. All replaced in the 1980's. Your request to provide a "photo of one of the sashes from the interior. I should be able to see that the sash has insulated glass." If you are referring to a replacement sash, I assure you that each replacement sash has insulated glass since the use of sashes with insulated glass was one of the primary reasons for the replacement of the existing windows.
3. The are all the same.
4. The replacement windows are all wood with a clad exterior.
5. The replacement windows have muntins on the interior and exterior with spacers. I do not believe that the replacement window's muntins "match the dimensions of current window's muntins".
6. I am confused. Why do I have to fill out a multi-question "work sheet" to show "how closely they match." Please explain what is the standard definition of "closely" being used and is it a requirement for window replacement permit? Personally, I am undertaking to generally use similar replacement windows which I submit will "closely" resemble the replaced windows. I would point out in response to your statement that "I realize the existing windows have been replaced, but they are presumably based on historic ones that were removed.", that 6 different buildings are involved. Through the years, multiple owners owned separate buildings. If I remember correctly, there were more that one style rear windows for all the buildings. I believe that it was only after I had acquired all 6 buildings and replaced the rear windows with one similar window for all 6 buildings. I do not remember, at this time, whether I chose to follow any particular building' rear window style. See photos previously submitted
7. See profile attached
8. Instructions will be followed





ANN STREET
TENANTS
ONLY
PERMIT
REQUIRED
VIOLATORS WILL
BE FINED

ANN STREET
TENANTS
ONLY
PERMIT
REQUIRED
VIOLATORS WILL
BE FINED



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TENANTS
ONLY
PERMIT
REQUIRED

101



April 13

9:33 AM

All Photos







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1. Have fun.
2. Treat your
with respect
3. The best
the center
4. Keep the

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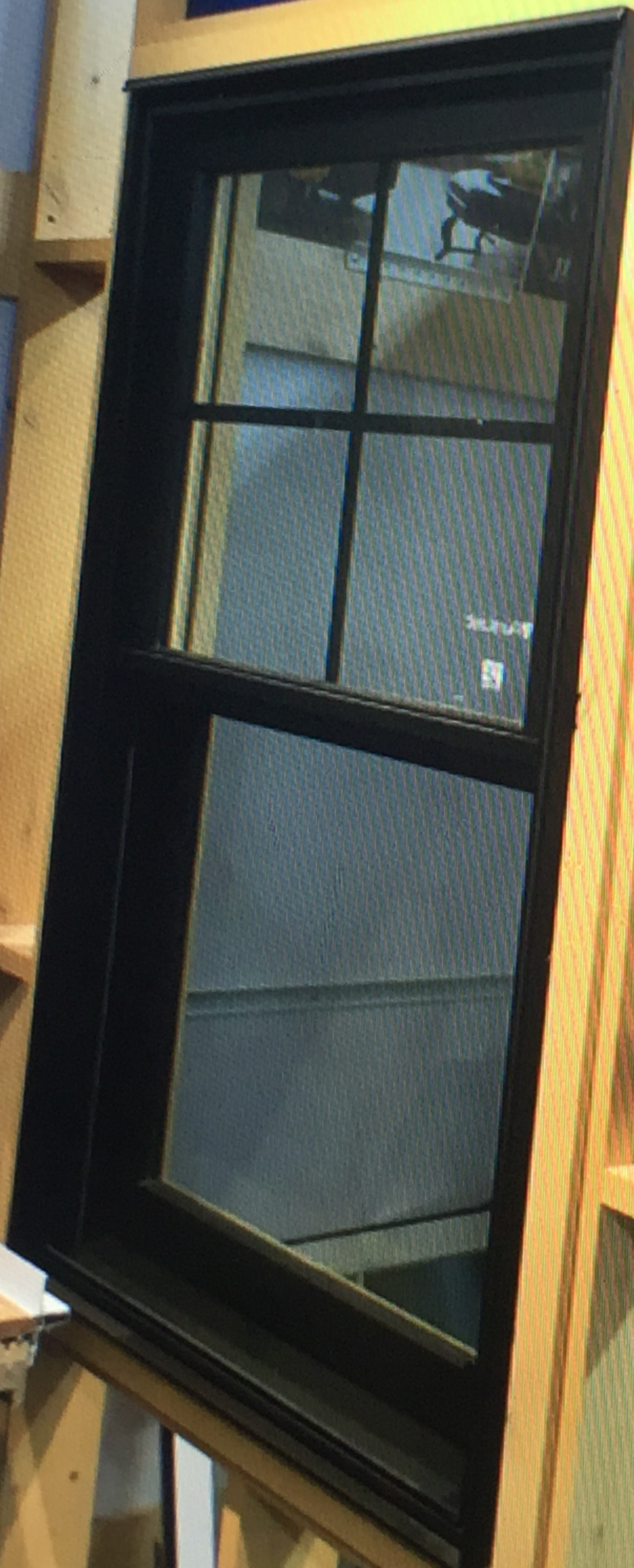




WOODS

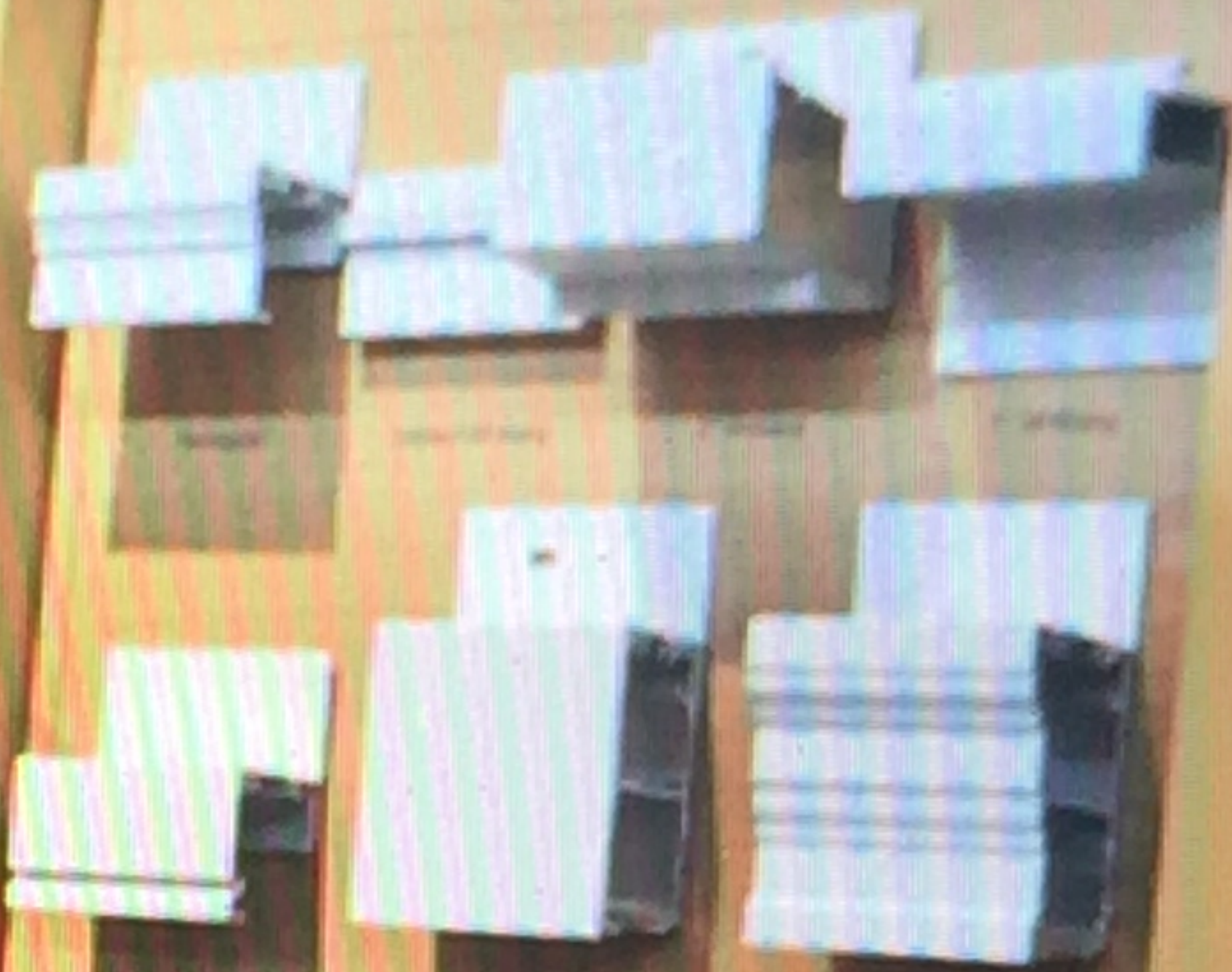
WOOD

JELD-WEN. WINDOWS & DOORS



Siteline Wood

Clad Exterior Trim



Siteline Wood

Wood Exterior Trim

