

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 223 E Ann Street, Application Number HDC22-1113

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: July 14, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: July 11, 2022

	OWNER		APPLICANT
Name:	Judith Grossi		Same
Address:	223 E Ann Street Ann Arbor, MI 48104		
Phone:	(734) 216-0573		

Other Contacts: Benjamin Holland, Window Replacements Unlimited

BACKGROUND: The Ann Arbor Armory was constructed in 1911 and was used as an armory until the early 1990s. Its last military occupant was the Company D 156 Signal Battalion. The building housed a drill room, reading room, billiard room, the captain's office, orderly rooms, locker rooms, and an indoor shooting range and kitchen in the basement. The large vaulted room in the center was often used for community events like the annual Kiwanis sale, boxing matches, and concerts. The building was vacant for several years before being converted to condominiums by Ed Shaffran in 1996.

In 1996, the HDC approved the removal of a garage and its replacement with an accessible ramp behind the north elevation, and the replacement of non-original windows with wood windows. An upper-story balcony on the west elevation was approved in 2016 (Trakit HDC16-010).

LOCATION: The site is located at the northwest corner of North Fifth Avenue and East Ann Street.

APPLICATION: The applicant seeks HDC approval to replace 22 non-historic wood windows with Andersen 400 series clad windows in a traditional profile.

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.

- (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. Most of the current wood windows and trim were installed in 1996, with a few clad wood

replacements installed later (without HDC approval for cladding). The previous windows were installed between 1960 and 1978, per photos at the end of this report. The original windows were multi-paned, mostly nine-over-nine, with 6-lite transoms. Many photos of the Armory and its windows are documented at the Ann Arbor District Library's Old News site (<https://aadl.org/community/oldnews>). The current materials match the historic wood, but neither the trim nor the windows match the dimensions of the originals. This should be taken into account when applying the SOI Guidelines.

2. The proposed replacement windows are Andersen 400 Series vinyl clad one-over-one windows with a traditional profile. They would fit the existing openings. Installation details are not provided, but the windows should be installed with the glass on the same plane as the current window glass. The application is for 22 windows, in six condominium units where the owners want to replace them now. To ensure cohesiveness in the appearance of the windows going forward, staff recommends that this request apply to all windows on the building if approved by the HDC. Any different brand or style would require a new certificate of appropriateness. Both the glass plane and blanket approval are included in the motion.
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. Staff believes the replacement of these non-original, non-replica windows with clad windows is appropriate. Staff and the commission have approved numerous installations of Andersen 400 series windows, and they are simple and compatible as replacements for non-historic windows. To be clear, they would not be an appropriate replacement for historic wood windows. Staff believes the proposed windows are compatible with the historic opening and character of the building and meet the *SOI Standards, Guidelines, and Ann Arbor Historic District Design Guidelines*.

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 223 East Ann Street, a contributing property in the Old Fourth Ward Historic District, to replace any existing windows with the proposed Andersen 400 series clad windows in a traditional profile on the condition that the sashes are installed so the plane of the new glass matches the plane of the existing glass. 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, 9, and 10 and the guidelines for windows and the *City of Ann Arbor Historic District Design Guidelines* for windows.

MOTION WORKSHEET

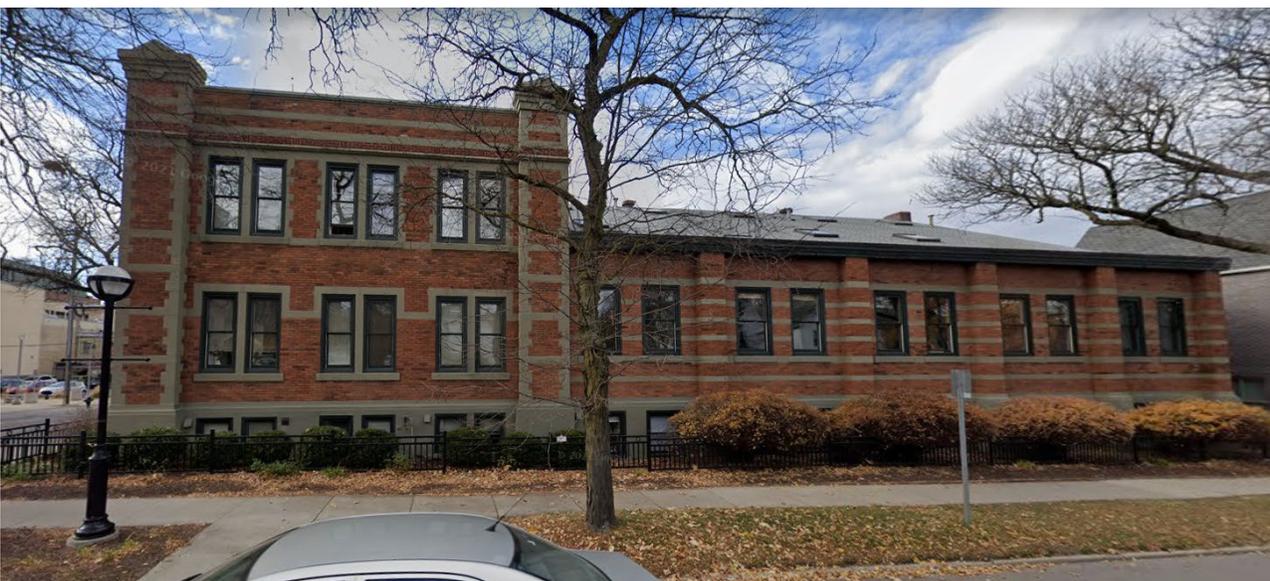
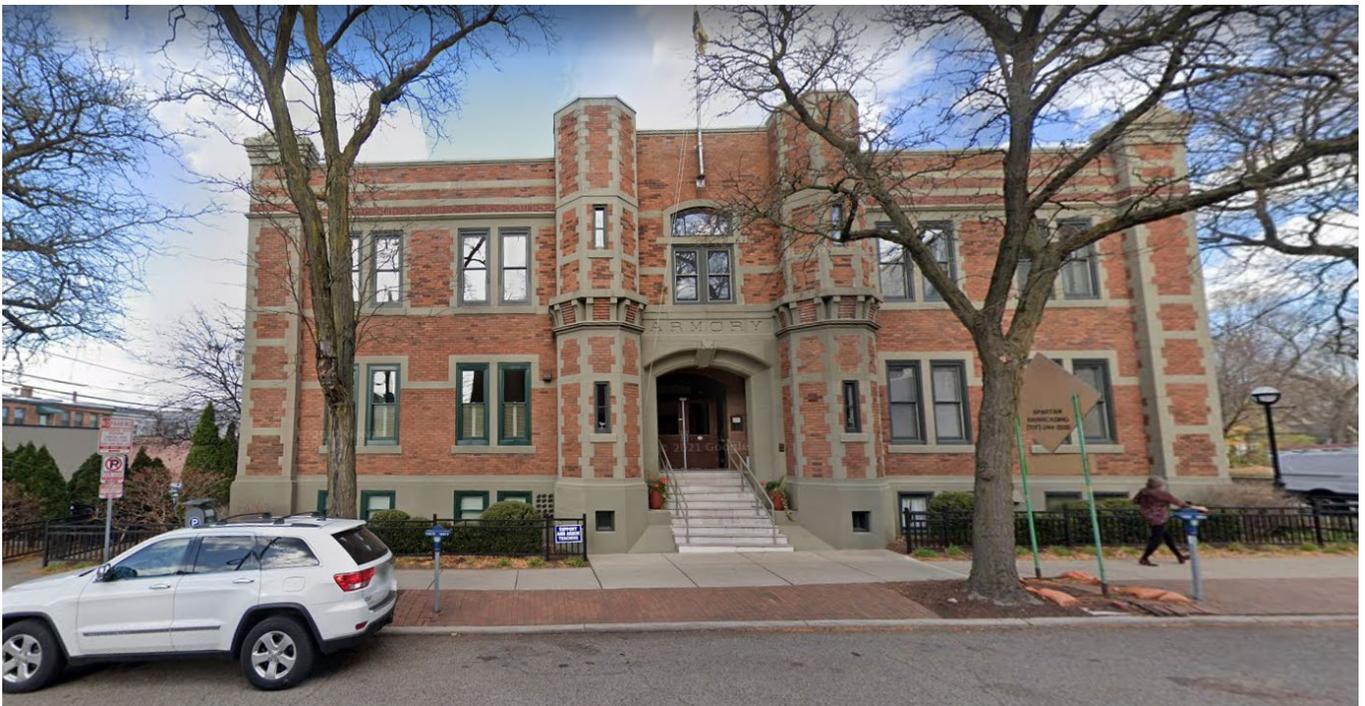
I move that the Commission issue a Certificate of Appropriateness for the work at 223 East Ann in the Old Fourth Ward Historic District

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

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, letter, photographs, drawings

223 East Ann (November 2020, Google Street View)





Postcard postmarked 1914 (from the 1996 HDC application to convert to condominiums)



1936 Ann Arbor News/Eck Stanger



1946 courtesy MLIVE 11/12/2015



Circa 1960 Ann Arbor District Library (Dale Leslie)



1978 (courtesy AADL Old News, copyright Susan Wineberg)



Ann Arbor Historic Commission
Application for Replacement of Windows in a Historic Building
223 East Ann Street, Ann Arbor, MI 48104

Key to Window locations on the building: See photo of East, West, and North sides of building. Proposed windows for replacement include 6 residential units (3, 5, 6, 7, 8 and 12).

Window specifications worksheets: We do not have the technical knowledge or skills to provide the measurements listed on the form provided. The installation contractor will be able to provide us with the specifications at the meeting in June. In the meantime, we would like to ask that the detailed specification of the proposed new windows, the Andersen 400 series, can suffice to meet this requirement.

A detailed written account of the condition of the windows' deteriorated components:

Windows and components are deteriorated beyond repair.

REASONS TO REPLACE WINDOWS: • Window assemblies (approx. 1980's / 1990's vintage) no longer perform well, are drafty and do not open / close / latch • There are cracks and rotting at the bottom of the upper and lower rails of windows and along the jamb on either side. There is glass failure (fogging). The glass is not impervious to wind and temperature, therefore, not energy efficient resulting in higher utility bills for the residents. The sash balances (spring mechanism) are broken. This presents a safety issue, especially if the window is an egress exit. Windows are also showing signs of rot in corners and sill area, creating drafts and leaks. Owner desires better performing windows for both keeping out cold / heat and environmental concerns. • Owners desire to install new windows with waterproofing behind trim to ensure water tight / energy efficient envelope • It is not cost effective or energy efficient to restore the existing windows. Vetter, the manufacturer, is no longer in business; therefore replacement parts are not available. These factors, combined with the need for replacement of the exterior window trim around these windows (this is the case for the entire building), indicate that the best time to replace the windows is now, in conjunction with the exterior trim work. Note: Four units in the building have since replaced their original windows with a clad and wood product, which is a better choice for the lifetime of the window (20-30 years) and weather resistance.

Commented [DA1]: Already said above.

Commented [DA2]: Again, already stated in prior paragraph.

Drawings, profiles, materials and manufacturer's information (if applicable) for proposed replacement windows: Please see attached specification for the Anderson 400 Series Woodwright Double-Hung product. The Woodwright is designed for historical applications. It has been approved in other historical communities around the state. It's a wood window with a composite exterior to prevent rotting. The Anderson 400 series windows look very similar to the existing windows. They have a long life expectancy of 30-40 years, with low maintenance requirements.

Note any other related exterior work:

As mentioned above, all of the exterior window trim in the building is being replaced due to extreme deterioration (rotting) at the same time as the proposed window replacement. The new exterior trim will be completed with a more weather-resistant material than the existing wood trim.

ADDITIONAL WINDOW INFORMATION

1. Profile drawings and technical specifications are located on pages 64 and 48 in the uploaded compressed PDF entitled Anderson Windows and Doors 400 Series Product Guide uploaded to the "DRAWINGS" attachment.
2. The Woodwright 400 Series window is a wood window with a composite exterior to prevent the frame from rotting. It has natural wood stops and wood jamb liners. Sill members are constructed with a wood core and a Fibrex material exterior. The design is meant to replicate the look of classic architecture.

Historical photo of building





Units 6 and 8: Upper and Lower(EAST)



Unit 11: Above Back Ramp (North)



Unit 11 Lower (EAST)



Unit 7: Upper and Lower Windows (WEST)



Unit 5: Upper and Lower Windows (WEST)



Unit 3: Upper and Lower (WEST)



Rotted Wood Outside



Outside



Unit 3 Inside Rot



Unit 3 Inside Rot

Armory
223 East Ann
Unit 6

- Possible minor rot in basement window sills (see photo) - somewhat soft, but could be caulk - can be repaired when re-painted.



Paint peeling on exterior trim



Possible minor rot in window sill (basement)



SOLD BY:
123

SOLD TO:

CREATED DATE	3/29/2022
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LATEST UPDATE	5/19/2022M
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OWNER	Paul Ward
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Abbreviated Quote Report - Customer Pricing

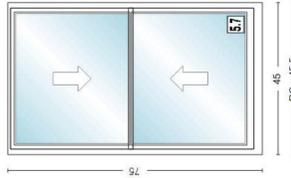
QUOTE NAME Judy Grossi	PROJECT NAME Judy Grossi	QUOTE NUMBER 2077503	CUSTOMER PO#	TRADE ID
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ORDER NOTES:

DELIVERY NOTES:

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	2	AA	None Assigned	\$905.77	\$1,811.54

RO Size = 45 1/2" x 75" **Unit Size = 45" x 75"**

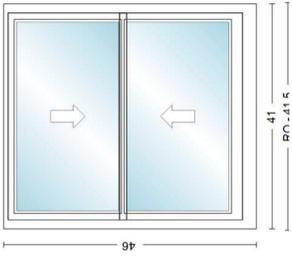


TW 3' 9"X6' 3", Unit, 400 Series Double-Hung, Equal Sash, No Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Hand Lift, Traditional, Stone, Traditional, 2 Sash Locks Stone (Factory Applied), GrayJamb Liner, Forest Green, Full Screen, Aluminum

Sash Lift: TW Hand Lift Traditional Stone PN:9159483

Insect Screen 1: 400 Series Double-Hung, TW 45 x 75 Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.31	NO	41.2960	30.8940	8.85970	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	2	AA	None Assigned	\$727.53	\$1,455.06

RO Size = 41 1/2" x 46" Unit Size = 41" x 46"

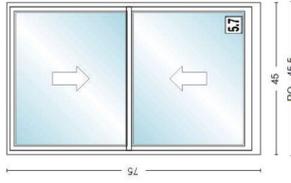
TW 3' 5"X3' 10", Unit, 400 Series Double-Hung, Equal Sash, No Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Hand Lift, Traditional, Stone, Traditional, 2 Sash Locks Stone (Factory Applied), GrayJamb Liner, Forest Green, Full Screen, Aluminum

Sash Lift: TW Hand Lift Traditional Stone PN:9159483

Insect Screen 1: 400 Series Double-Hung, TW 41 x 46 Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
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A1	0.3	0.31	NO	37.2960	17.8940	4.63450	
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<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	2	AA	None Assigned	\$1,066.97	\$2,133.94

RO Size = 45 1/2" x 75" Unit Size = 45" x 75"

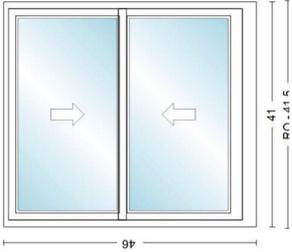
WDH 3' 9"X6' 3", Unit, 400 Series Woodwright Double-Hung, Equal Sash, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Hand Lift, Classic Series, Stone, Traditional, 1 Sash Locks Stone, Gray/GrayJamb Liner, Forest Green, Full Screen, Aluminum

Sash Lift: WDH Hand Lift Classic Series Stone PN:1643001

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 45 x 75 Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
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A1	0.29	0.31	NO	41.2660	33.1855	9.51000	
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Item Qty Operation Location Unit Price Ext. Price
 400 2 AA None Assigned \$844.37 \$1,688.74

RO Size = 41 1/2" x 46" Unit Size = 41" x 46"

WDH 3' 5"X3' 10", Unit, 400 Series Woodwright Double-Hung, Equal Sash, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Hand Lift, Classic Series, Stone, Traditional, 1 Sash Locks Stone, Gray/GrayJamb Liner, Forest Green, Full Screen, Aluminum

Sash Lift: WDH Hand Lift Classic Series Stone PN:1643001

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 41 x 46 Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.29	0.31	NO	37.2660	18.6855	4.83570	

SUB-TOTAL:	\$7,089.28
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$425.36
TOTAL:	\$7,514.64

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

- A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*
- B** For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior.
- C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.
- D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.
- F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

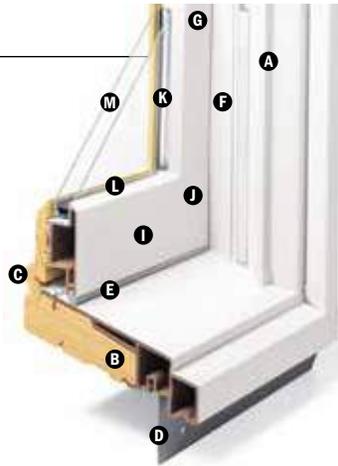
SASH

- G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



- H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.
- I** Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.
- J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

- K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- L** Silicone bed glazing provides superior weathertightness and durability.
- M** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
 Brushed Chrome | Distressed Bronze
 Distressed Nickel | Gold Dust
 Oil Rubbed Bronze | Polished Chrome
 Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
 Shown in **Distressed Nickel**.

ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass
 Brushed Chrome | Distressed Bronze
 Distressed Nickel | Oil Rubbed Bronze
 Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
 Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
 Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

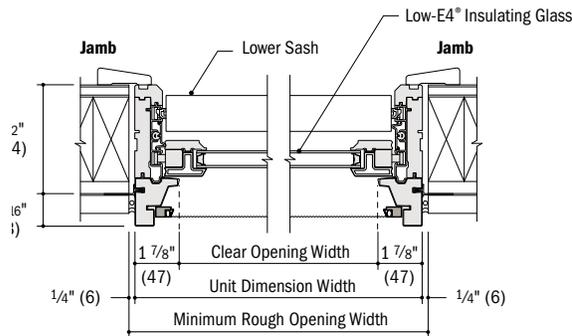
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

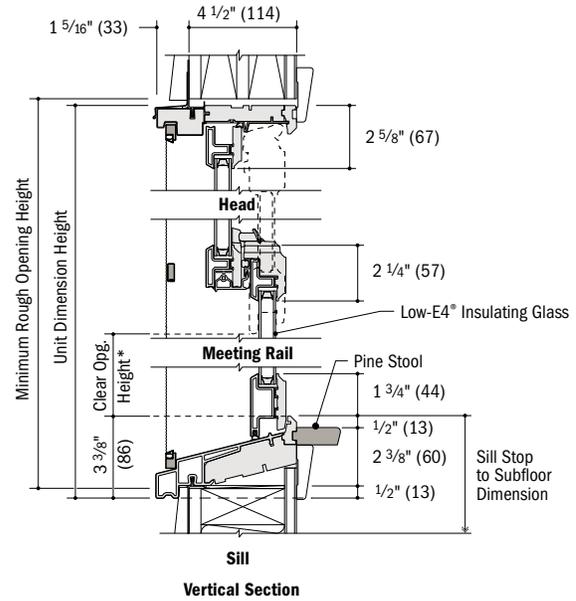
WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



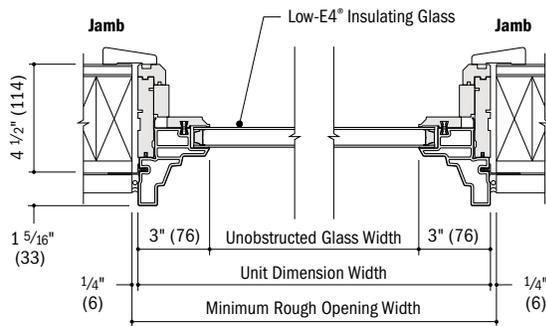
Horizontal Section



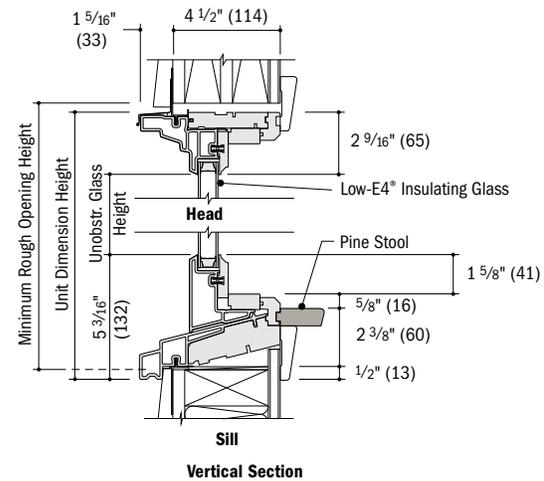
Vertical Section

Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
 • **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
 • Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 • Dimensions in parentheses are in millimeters.
 • *Clear opening height dimension is less on arch, unequal leg arch and Springline™ hung windows.