

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 209 South Main Street, Application Number HDC12-164

**DISTRICT:** Main Street Historic District

**REPORT DATE:** October 1, 2012

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

**REVIEW COMMITTEE DATE:** Monday, October 8 for the Thursday, October 11, 2012 HDC meeting

#### OWNER

**Name:** John Roumanis  
**Address:** 2900 S State St, Suite 7  
 Ann Arbor, MI 48104  
**Phone:** (734) 665-0444

#### APPLICANT

Same

**BACKGROUND:** This three story, brick Italianate commercial style building features brick pilasters with stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

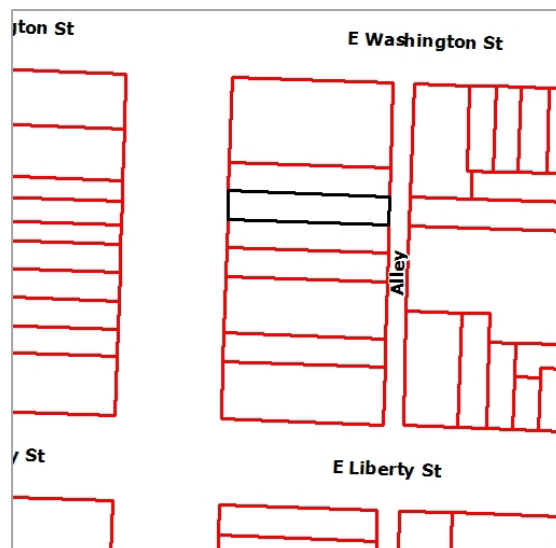
**LOCATION:** The site is located on the east side of South Main Street between East Washington Street and East Liberty Street.

**APPLICATION:** The applicant seeks HDC approval to replace six wood windows in the front elevation with six new 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):**

**Windows**

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.

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 wood windows that are proposed to be replaced are located on the front elevation and are character-defining features of the building. There are three single-hung windows on the second floor and three single-hung windows on the third floor. The windows on the second floor have segmented arched tops, and the windows on the third floor have round arched tops.
2. A survey of current window conditions was included with the application. The windows exhibit severely damaged wood, missing sash and frame components, and missing glass.
3. The wood windows that are proposed to replace these are wood single-hung units with dimensions nearly identical to the existing windows (see Window Worksheet Specifications). The proposed units are not likely to significantly alter the building's exterior appearance.
4. Staff visited the site and inspected some but not all of the windows. The ones that could

be accessed appeared to be deteriorated beyond repair. Staff will make a more complete recommendation at the HDC meeting 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 209 S Main Street, a contributing property in the Main Street Historic District, to replace six wood windows with new wood windows as proposed. 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 209 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, drawings, photos.

209 S Main Street (undated photo, several years old)





## 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

#### Section 1: Property Being Reviewed and Ownership Information

Address of Property: 209 S. MAIN STREET

Historic District: MAIN STREET

Name of Property Owner (If different than the applicant):

JOHN ROUMANIS

Address of Property Owner: 2900 S. STATE ST, SUITE #7 A<sup>2</sup> 48104

Daytime Phone and E-mail of Property Owner: 734 476 5600, jr@mediterrano.com

Signature of Property Owner: *John Roumanis* Date: \_\_\_\_\_

#### Section 2: Applicant Information

Name of Applicant: JOHN ROUMANIS

Address of Applicant: 2900 S. STATE ST, SUITE #7 A<sup>2</sup> 48104

Daytime Phone: (734) 476 5600 Fax: ( )

E-mail: jr@mediterrano.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: *John Roumanis* Date: \_\_\_\_\_

#### Section 3: Building Use (check all that apply)

Residential  Single Family  Multiple Family  Rental

Commercial  Institutional

#### Section 4: Stille-DeRossett-Hale Single State Construction Code Act

(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: *JR*

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

1. Provide a brief summary of proposed changes. replacing existing  
2nd & 3rd floor Main St facade windows

2. Provide a description of existing conditions. rotted sills, sashes & jambs.  
Glass has fallen out of the frames onto  
public sidewalk

3. What are the reasons for the proposed changes? safety & energy  
efficiency

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
proposed custom window details to match existing  
Window Worksheet, picture of facade indicating  
windows to be replaced

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: 9/17/12 Application to \_\_\_\_\_ Staff or X HDC

Project No.: HDC 12-104 Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: Oct. 11, 2012

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

**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>2"</u>	<u>2"</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.

<b>Profiles</b>	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.

<b>Casing Thickness</b>	Existing	Proposed
Distance	<u>N/A</u>	_____

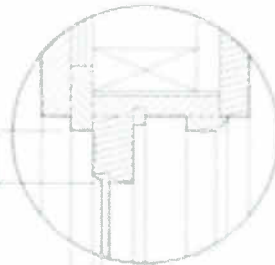
<b>Casing Width</b>	Existing	Proposed
Distance	<u>N/A</u>	_____

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.

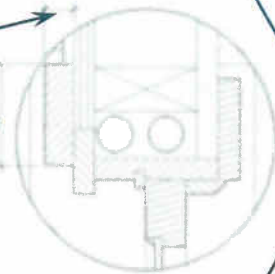
<b>Sill Pitch</b>	Existing	Proposed
Distance	<u>14°</u>	<u>13°</u>

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

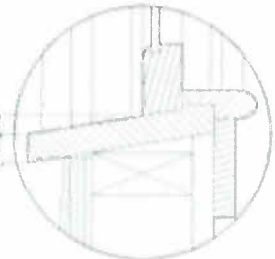
**Head Detail**



**Jamb Detail**



**Sill Detail**



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

<b>Window Type</b>
Do the proposed windows' types match the existing types?
Yes <input checked="" type="checkbox"/> No _____

The number and location of muntins matches the original.

<b>Muntins</b>
Does the count and arrangement of muntins match the original?
Yes <input checked="" type="checkbox"/> No _____

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

<b>Glass Inset</b>	Existing	Proposed
Distance	<u>1/2"</u>	<u>9/16"</u>

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

<b>Glass Size</b>	Existing	Proposed
Height	<u>will be field</u>	
Width	<u>measured to match</u>	

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



# Kingdom Construction Inc.

24605 Kensington Taylor, MI 48180  
Phone 313-320-3142 Fax 888 5284539  
garykingdomconstruction@yahoo.com

August 30, 2012

Lovell Contractors  
1681 Hull Rd.  
Mason Mi 48854

Re 209 S Main  
Ann Arbor, Mi

Attn.; Jay Steinkraus

Window Inspection 2<sup>nd</sup> & 3<sup>rd</sup> floors

After inspecting front windows of above location I found missing glass, rotting wood, difficulty opening and closing possible bad weights.

In my opinion with above issues all windows should be replaced.

Should there be any questions please call above number.

Sincerely,

Gary Johnson  
313 320 3142cell

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List of windows reference the picture supplied by Momus Design.

- A) Upper sash has severely weather damaged wood, North jamb stop missing, Lower sash has severely weather damaged wood, Sill needs replaced.
- B) Lower sash and jamb has severely weather damaged wood. Sill needs replaced.
- C) Upper sash has severely weather damaged wood as well as separation. Sill needs replaced.
- D) Both sashes have severely weather damaged wood with pieces missing, Glass missing, Sill needs replaced as well as brick molding.
- E) Both sashes have severely weather damaged wood with separation, glass missing, Sill needs replaced.
- F) Both sashes have severely weather damaged wood with missing pieces, glass missing, Sill needs replaced as well as brick molding.

Sincerely,

Gary Johnson  
313 320 3142cell



3RD FLOOR WINDOWS  
TO BE REPLACED

**D**

**E**

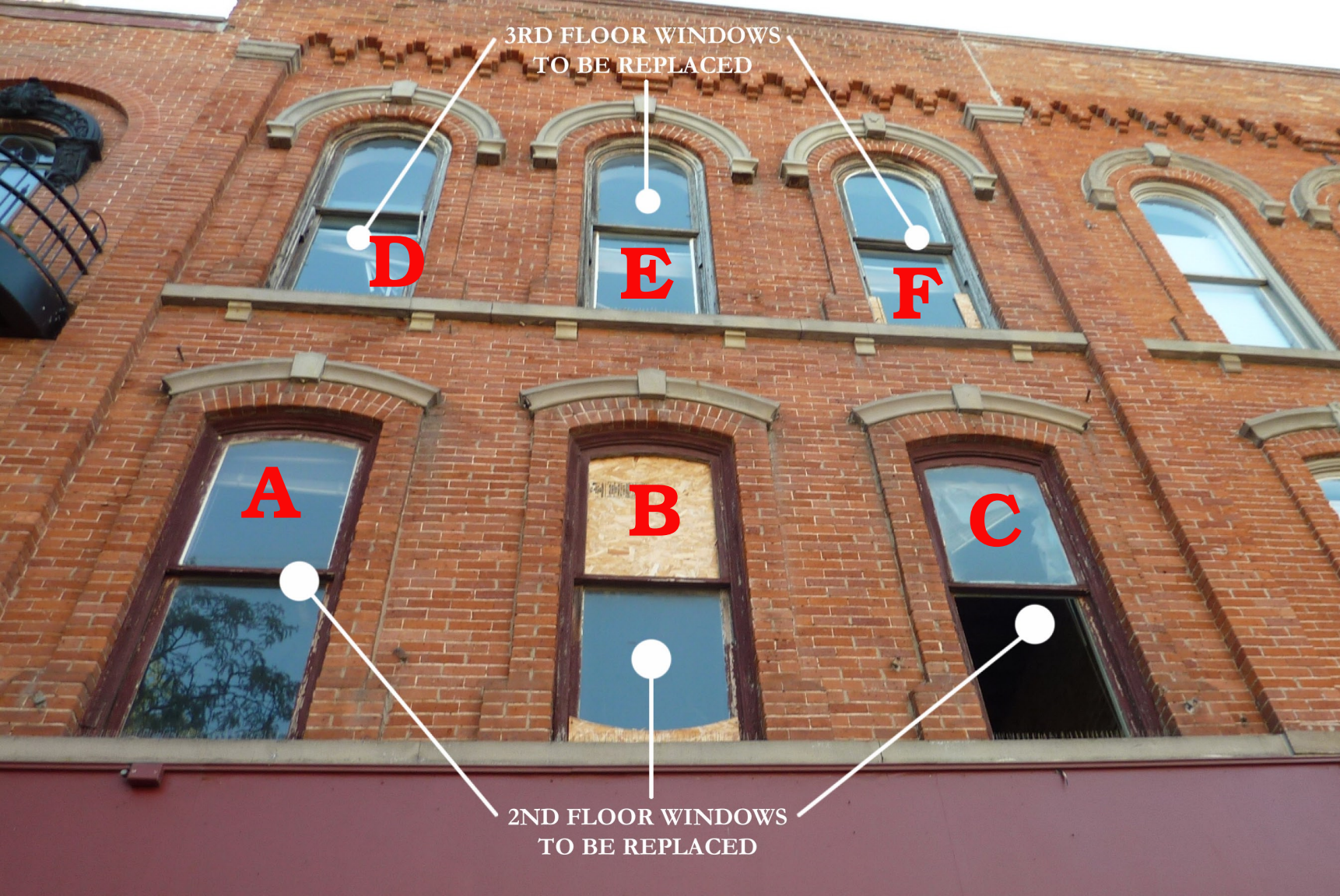
**F**

**A**

**B**

**C**

2ND FLOOR WINDOWS  
TO BE REPLACED







**SASH- WINDOW 'C'-  
glass fell out onto  
sidewalk**





**TYP. SILL/JAMB:  
WINDOWS-  
A, B, C**





**TYPICAL RAIL CONDITION:  
WINDOWS D,E,F**





**wood plug  
completely rotted out**

**RAIL ROT & JAMB ROT:  
WINDOW F**

**EDGE OF  
UNSECURED  
GLASS**

**TEMPORARY STOPS  
TO HOLD  
UNSECURED GLASS:  
WINDOW D**





**TYPICAL SILL:  
WINDOWS A,B,C**







**TYPICAL SILL:  
WINDOWS A,B,C  
sill significantly  
rotted away**

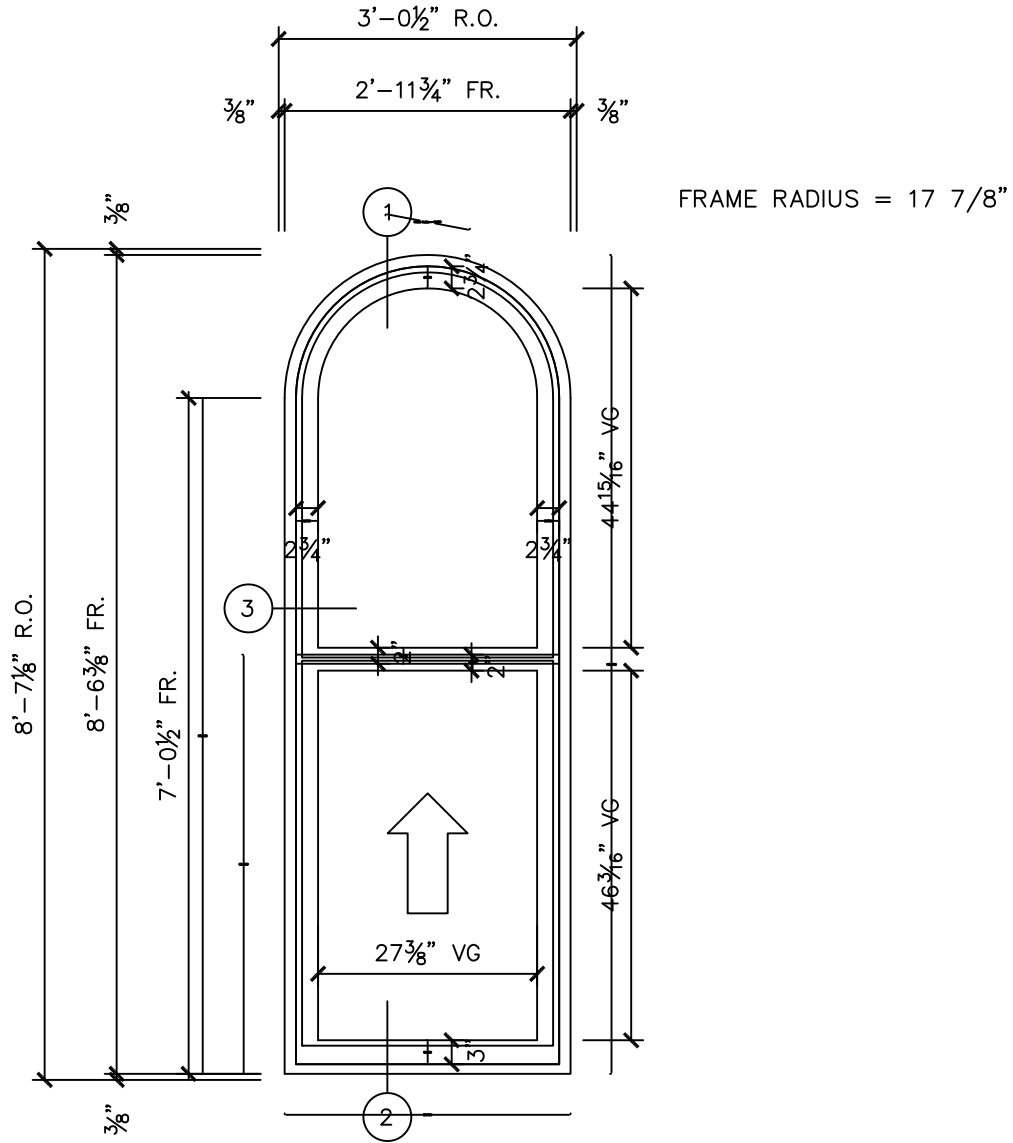




**TYPICAL JAMB:  
WINDOWS D,E,F**

**note: unsecured  
glass, sill  
completely  
deteriorated**





# 3rd FLOOR FRONT

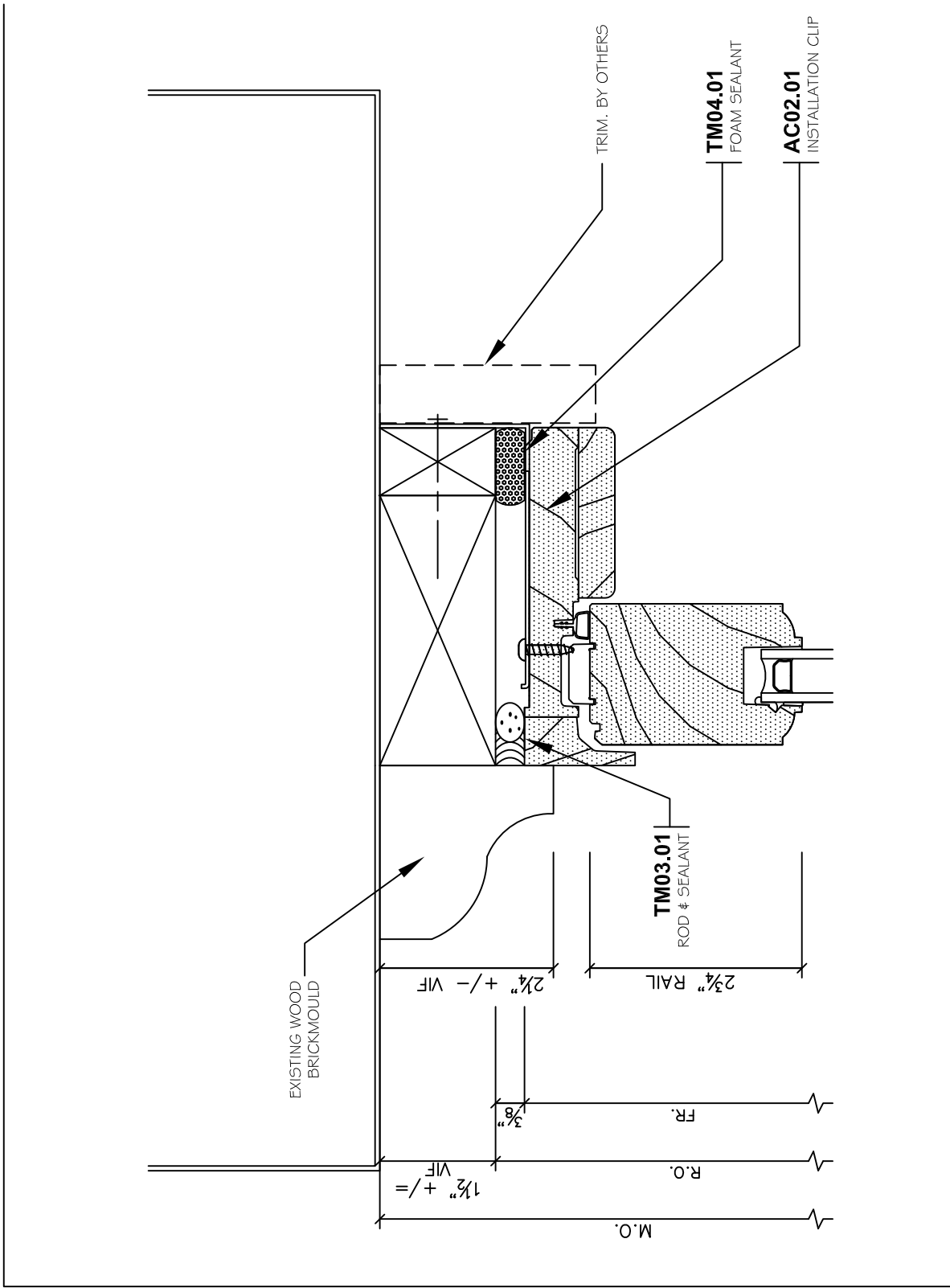
3

1/2" = 1'-0"

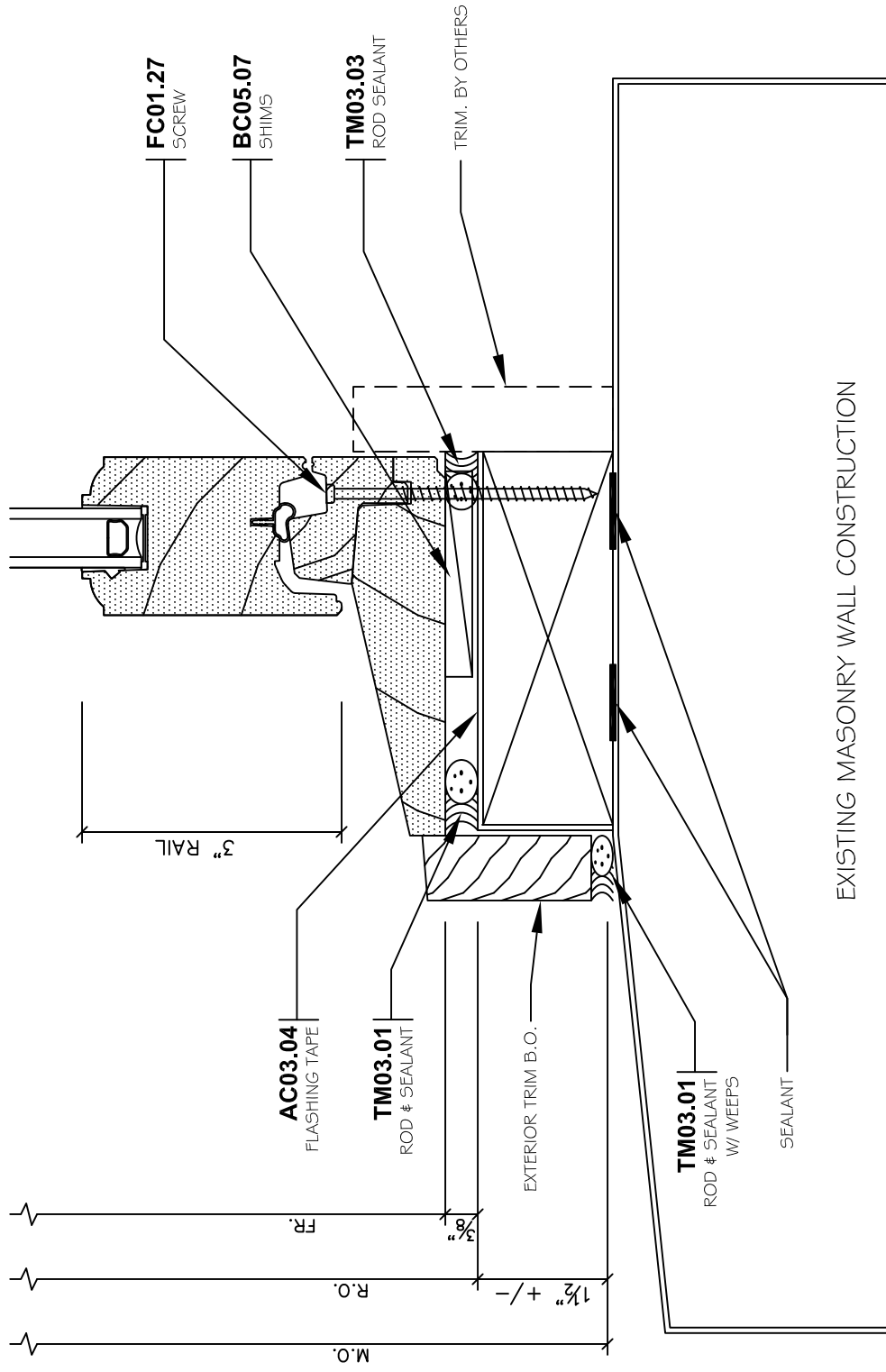
QTY

ORDER ITEM: 20





<b>1</b>	<b>HEAD</b>	NOTES:
	SCALE: 6" = 1'-0"	REF. ARCH. DWG.:

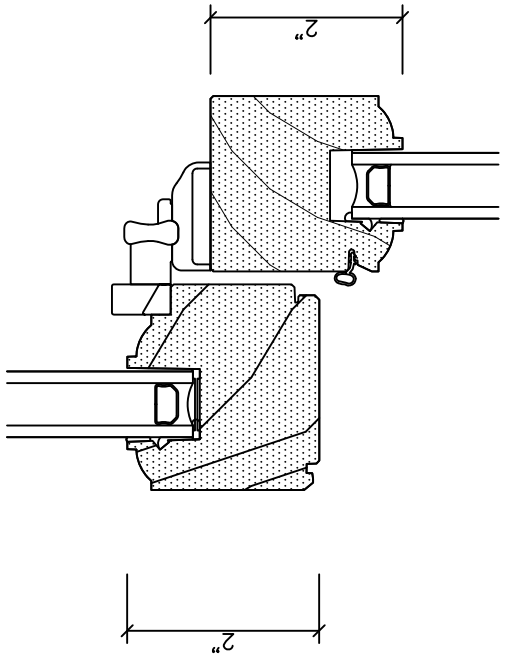


EXISTING MASONRY WALL CONSTRUCTION

<b>2</b>	<b>SILL</b>	NOTES:
	SCALE: 6" = 1'-0"	REF. ARCH. DWG.:







CUSTOM CHECK RAIL

## DETAIL KEYNOTES

### AC : ATTACHMENT COMPONENTS

AC02.01 INSTALLATION CLIP #5071, FIELD CUT AND BEND AS REQUIRED, ANCHOR TO UNIT WITH (2) #6 X 5/8" SCREWS, ANCHOR (2 PER CLIP) TO WALL CONSTRUCTION AS FOLLOWS (BASED ON MATERIAL CLIPS WILL BE ATTACHED TO):

WOOD: #6 x 1-1/4" CORROSION RESISTANT PAN HEAD SCREW;

STEEL STUD: #7 x 7/16" ZINC SELF-DRILLING PAN FRAMING SCREW.

STEEL PLATE: #12-24 x 1-1/4" CORROSION RESISTANT SELF-DRILLING #4.5 FT. HEX WASHER HEAD SCREW, CONCRETE, BLOCK / BRICK: 1/4" x 1-3/4" CORROSION RESISTANT HEX WASHER HEAD MASONRY SCREW.

AC03.04 FELLA SMARTFLASH FOIL BACKED, BUTYL WINDOW AND DOOR FLASHING TAPE #850H (OR EQUAL), APPLY OVER ROUGH OPENING SILL EXTENDING 6" UP EACH JAMB AND OVERLAP TO EXTERIOR AS PER DETAIL.

### BC : BUILDING COMPONENTS (BY OTHERS)

BC05.07 LEVEL OPENING SILL PRIOR TO UNIT INSTALLATION, PROVIDE IMPERVIOUS SHIMS 1/2" FROM EACH OPENING JAMB, AT ANCHORAGE LOCATIONS AND AT WINDOW MULLION AS REQUIRED.

BC05.09 SHIM AND PLUMB UNITS AS PER INSTALLATION INSTRUCTIONS. (DO NOT COVER SHIM)

### FC : FASTENING COMPONENTS

FC01.27 PRE-DRILL PILOT HOLES AND ANCHOR UNIT TO OPENING WITH #8 x 3 1/8" FINISH HEAD WOOD SCREWS SPACED WITHIN 6" OF OUTSIDE EDGE AND 16" ON CENTER MAXIMUM. CAUTION: SHIM AT ANCHORAGE LOCATIONS, DO NOT BOW WINDOW FRAME.

### TM : THERMAL AND MOISTURE PROTECTION

TM03.01 WATER RESISTANT BACKER ROD AND SEALANT.

TM03.03 WATER RESISTANT BACKER ROD AND SEALANT AND 6" UP THE JAMBS. TIE IN WITH PERIMETER SEALANT.

TM04.01 APPLY CONTINUOUS 1" BEAD OF LOW EXPANSION, POLYURETHANE, INSULATING FOAM SEALANT MEETING THE REQUIREMENTS OF AAMA812 - DO NOT USE HIGH PRESSURE OR LATEX FOAMS TO CREATE FULL INTERIOR SEAL.

### VERIFY EXISTING CONSTRUCTION

REVIEW ALL EXISTING CONSTRUCTION FOR OPENING SIZE & ENSURE STABILITY OF EXISTING MATERIALS. CONFIRM THAT THE PROPOSED DETAILS WILL COMPLY W/ EXISTING FLASHING TO PROVIDE EFFECTIVE WATER MANAGED SYSTEM.