

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 834 West Washington Street, Application Number HDC12-047**DISTRICT:** Old West Side Historic District**REPORT DATE:** April 30, 2012**REPORT PREPARED BY:** Katie Remensnyder, Interim Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, May 7 for the Thursday, May 10, 2012 HDC meeting**OWNER**

**Name:** Ariel Adamson & James Jilek  
**Address:** 834 W Washington St  
 Ann Arbor, MI 48103  
**Phone:** (734) 678-6614

**APPLICANT**

Renewal by Andersen/RBA Minnesota  
 37720 Amrhein Drive  
 Livonia, MI 48150  
 (734) 237-1052

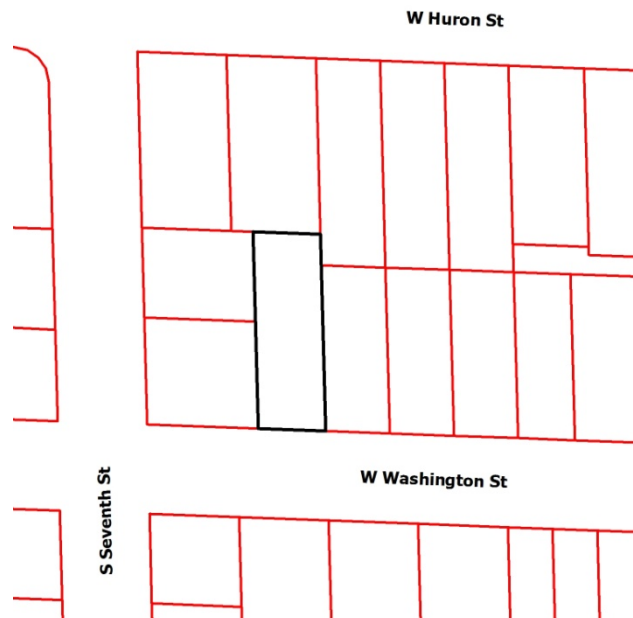
**BACKGROUND:** This front gable two-story vernacular house features cornice returns and a porch spanning the south (front elevation) with Doric columns. The house was built in 1911 and the first residents were Otto and Amanda Toney. Otto Toney is listed in the 1911 Polk City Directory as a carpenter.

**LOCATION:** The site is located on the north side of West Washington Street, between South Seventh Street and Third Street.

**APPLICATION:** The applicant seeks HDC approval to replace thirteen existing wood windows with Renewal by Andersen energy efficient windows and replace the exterior trim around each window.

**APPLICABLE REGULATIONS****From the Secretary of the Interior's Standards for Rehabilitation:**

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic**

**Buildings (other SOI Guidelines may also apply):**

*Recommended:* Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

*Not Recommended:* Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

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

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

Retaining and repairing historic windows when deteriorated.

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

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

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

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

Replacing repairable historic windows with new insulated windows.

## STAFF FINDINGS

1. The windows that are proposed to be replaced are located on all four elevations and are character-defining features of the house. Based on submitted photographs, there appears to be a small amount of rot present on at least one window. The applicant states that other windows exhibit some amount of rot, loss of glazing compound, and water infiltration. Staff has not yet visited the site to review the windows and no assessment of each individual window has been submitted at the time this report was prepared.
2. The cost estimate for the replacement of the thirteen windows has not been submitted. Similarly, estimates for preservation-based solutions (such as the repair of some or all of the windows, the installation of storm windows, etc) have not been submitted.
3. 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 834 West Washington Street, a contributing property in the Old West Side Historic District, to allow the replacement of thirteen windows and exterior trim. The proposed work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding resources and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 6, and the Guidelines for Windows.

## MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 834 West Washington 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.



**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>834 W Washington Street</u>
Historic District: _____
Name of Property Owner (If different than the applicant): <u>Ariel Adamson &amp; James Jilek</u>
Address of Property Owner: <u>834 W Washington Street</u>
Daytime Phone and E-mail of Property Owner: <u>734-678-6614 - Ariel</u>
Signature of Property Owner: _____ Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Renewal by Andersen/RBA Minnesota</u>
Address of Applicant: <u>37720 Amrhein Drive, Livonia, MI 48150</u>
Daytime Phone: ( <u>734</u> ) <u>237-1052</u> Fax: ( <u>734</u> ) <u>464-7084</u>
E-mail: _____
Applicant's Relationship to Property: ___ owner ___ architect <input checked="" type="checkbox"/> <u>contactor</u> ___ other
Signature of applicant: <u>[Signature]</u> Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family _____ Multiple Family _____ Rental _____ Commercial _____ 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>[Initials]</u>



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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

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

Address of Property: 834 W Washington Street

Historic District: \_\_\_\_\_

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

Ariel Adamson

Address of Property Owner: 834 W Washington Street

Daytime Phone and E-mail of Property Owner: (734) 678-6614 / arieladamson@gmail.com

Signature of Property Owner: Ariel Adamson

Date: 4.2.12

**Section 2: Applicant Information**

Name of Applicant: \_\_\_\_\_

Address of Applicant: 37720 Amrhein

Daytime Phone: (734) 237-1070 Fax: (734) 464-7084

E-mail: \_\_\_\_\_

Applicant's Relationship to Property: \_\_\_owner\_\_\_ architect  contractor \_\_\_other\_\_\_

Signature of applicant: \_\_\_\_\_ 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: MB

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

1. Provide a brief summary of proposed changes. Replace existing wood windows with Renewal by Andersen energy efficient windows. Insulate with low expansion foam, fill weight pockets with insulation, ~~fill cap exterior trim~~ replace exterior trim around each window

2. Provide a description of existing conditions. Existing windows have some rotting issues as well as mold. Some glazing compound is missing. Windows do not operate properly, they are very drafty and several have water leakage problems

3. What are the reasons for the proposed changes? Customer needs energy efficiency as well as low maintenance and the tilt in sash will allow for easy cleaning. Need to stop water infiltration and air drafts.

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

Renewal by Andersen offers the most energy efficient window on the market and carries the best warranty. We have worked in <sup>many</sup> ~~many~~ Historic Districts in Mich as well as the <sup>rest of</sup> ~~the~~ country

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: 25<sup>00</sup> + 75<sup>00</sup> 100<sup>00</sup>

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

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

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

Comments:

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

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

Replace 13 windows in home

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

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

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

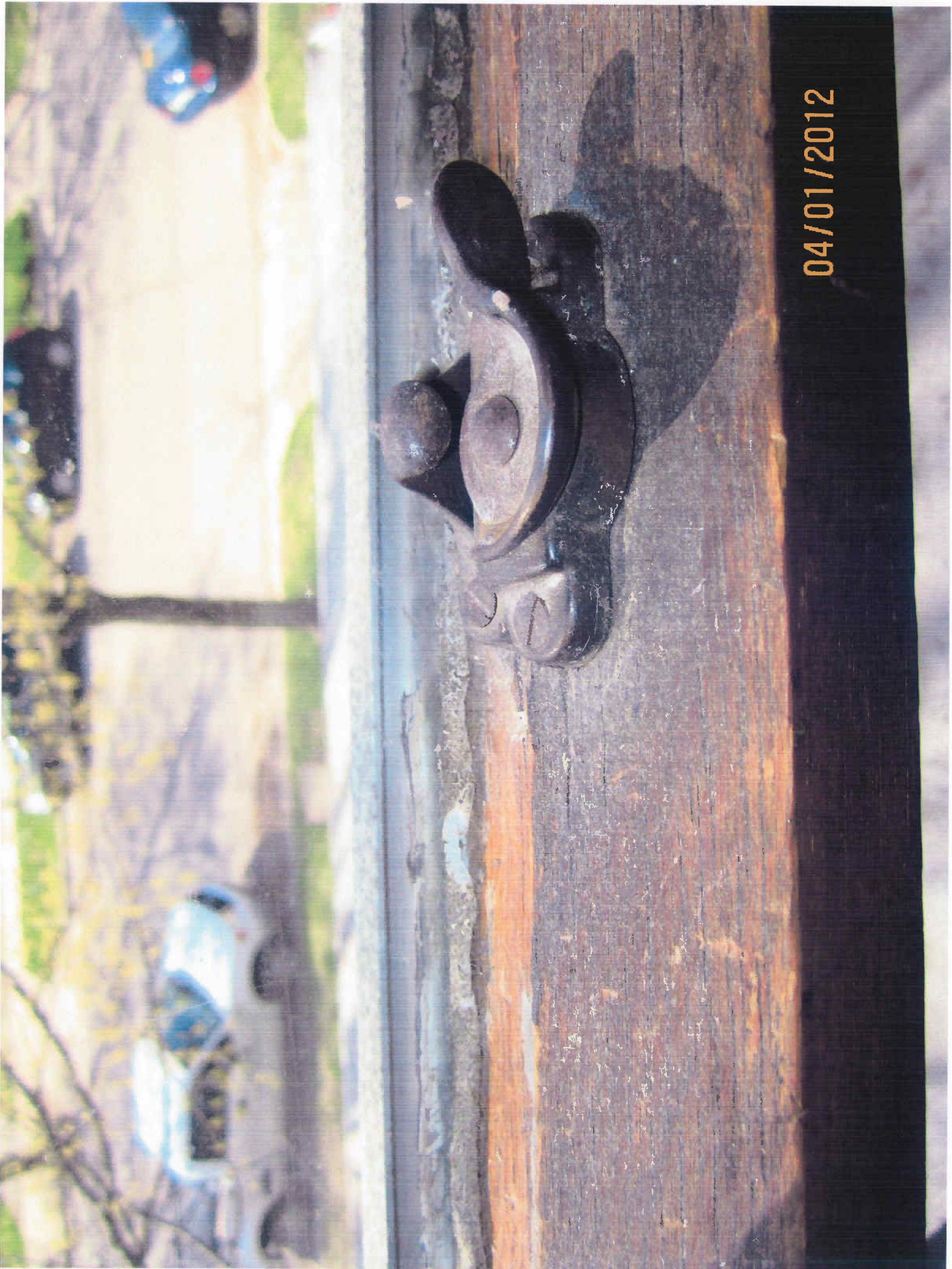
Project No.: \_\_\_\_\_ **HDC** \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

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

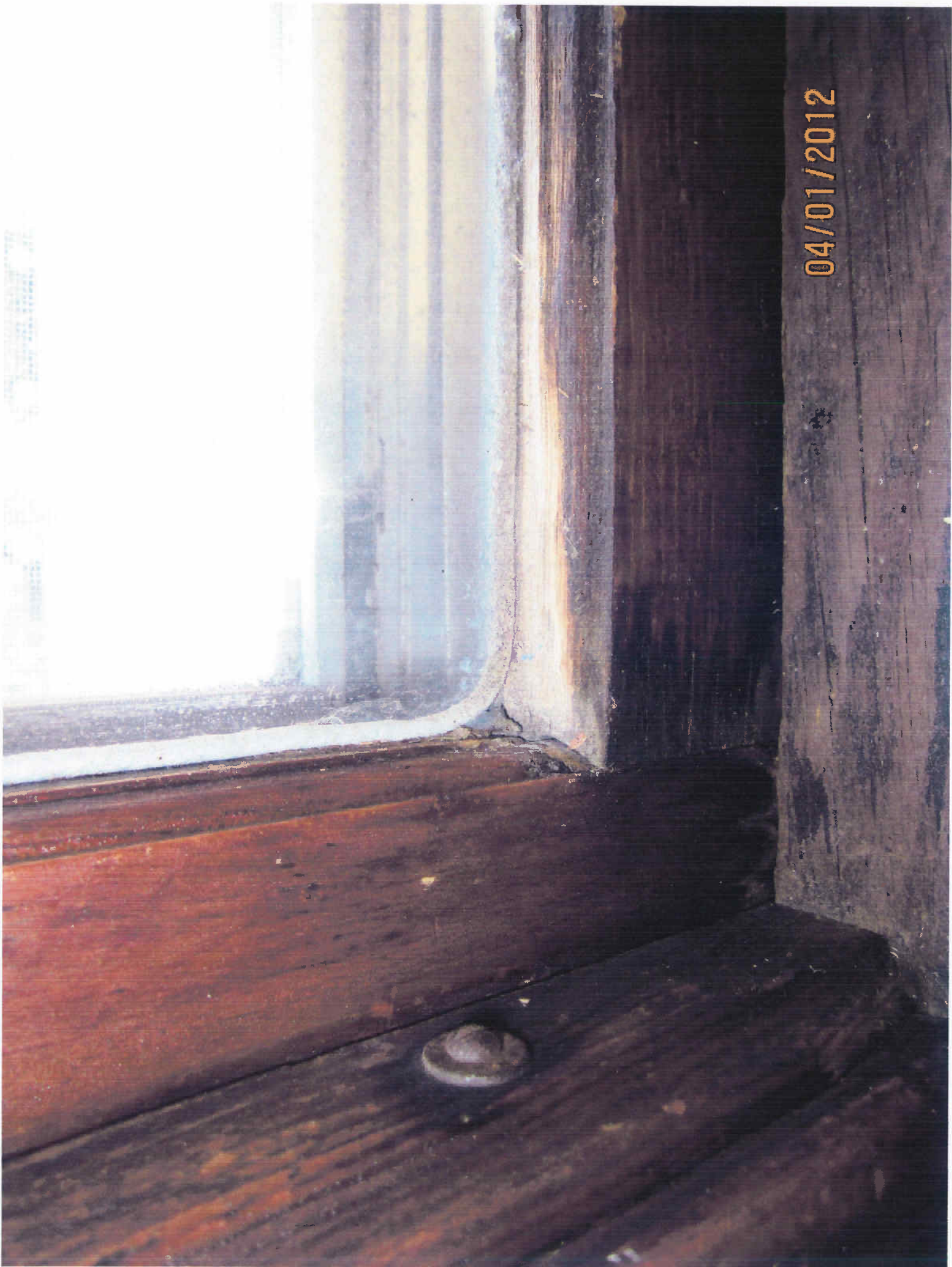
Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



04/01/2012





04/01/2012

04/01/2012



ADAMSON  
4/2/12

# #101 LIVING ROOM WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

43

proposed width

42

existing height

29

proposed height

28 1/4

## 5 MUNTINS

existing distance

N/A

proposed

## 3 CASING

exist. width

4 1/2

proposed width

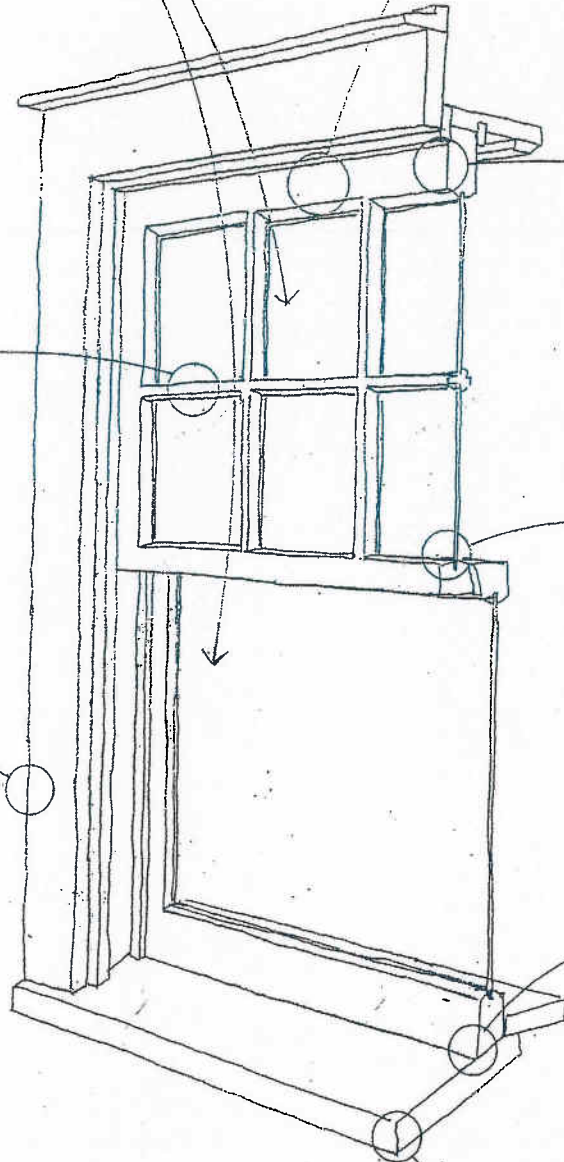
4 1/2

exist. depth

2"

proposed depth

2"



## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

9°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/4

2 1/2

PREPARED BY: Mike Barone

DATE: 4/2/12

SIGNATURE: MB

102 LIVING ROOM

# WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

29"

proposed width

28

existing height

29 1/8"

proposed height

28 1/4

## #5 MUNTINS

existing distance

proposed

## #9 CASING

exist. width

4 7/8

proposed width

4 5/8

exist. depth

2"

proposed depth

2"

## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2 1/2

## #3 INSET

existing

3/8"

proposed

3/8

## #8 PITCH

existing

9°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: MIKE BARONE

DATE: 4/9/12

SIGNATURE: [Signature]

# 103 DINING ROOM WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

29

proposed width

28

existing height

29 1/8

proposed height

28 1/4

## #5 MUNTINS

existing distance

N/A

proposed

## #9 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

8°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: MIKE BARONE DATE: 4/2/12  
SIGNATURE: MB

# WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

17

proposed width

16

existing height

29

proposed height

28 1/4

## 5 MUNTINS

existing distance

N/A

proposed

## 3 CASING

exist. width

4 1/2

proposed width

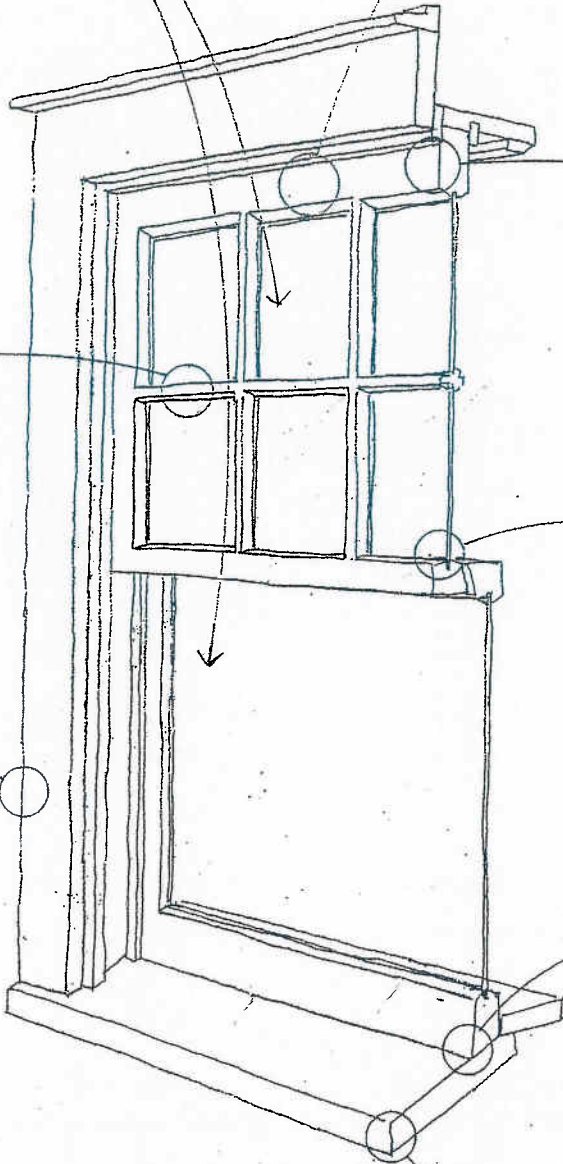
4 1/2

exist. depth

2"

proposed depth

2"



## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

8°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

# 105 KITCHEN

## WINDOW ELEMENT

### measurements

#### #2 GLASS SIZE

existing width

35"

proposed width

34"

existing height

19"

proposed height

18 1/4"

#### 5 MUNTINS

existing distance

proposed

#### 3 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

#### #7 SASH FACE

existing distance

proposed

#### #6 PROFILES

existing

2"

proposed

2"

#### #3 INSET

existing

3/8

proposed

3/8

#### #8 PITCH

existing

90°

proposed

14°

#### THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: Mike Barone DATE: 4/9/12

SIGNATURE: MB

# #201 STAIRS (TEMPERED GLASS)

## WINDOW ELEMENT

### measurements

#### #2 GLASS SIZE

existing width

19"

proposed width

18"

existing height

25"

proposed height

24 1/4"

#### 5 MUNTINS

existing distance

proposed

#### 3 CASING

exist. width

4"

proposed width

4"

exist. depth

2"

proposed depth

2"

#### #7 SASH FACE

existing distance

proposed

#### #6 PROFILES

existing

2"

proposed

2"

#### #3 INSET

existing

3/8"

proposed

3/8"

#### #8 PITCH

existing

9°

proposed

14°

#### THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: MIKE BARONE

DATE: 4/9/12

SIGNATURE: MB



# #202 BEDROOM (CLOSET) WINDOW ELEMENT

## measurements

### #2 GLASS SIZE

existing width

21

proposed width

20"

existing height

15

proposed height

14 1/4"

### 5 MUNTINS

existing distance

proposed

### 3 CASING

exist. width

4 1/2

proposed width

4 1/2"

exist. depth

2"

proposed depth

2"

### #7 SASH FACE

existing distance

proposed

### #6 PROFILES

existing

2"

proposed

2"

### #3 INSET

existing

3/8

proposed

3/8

### #8 PITCH

existing

8°

proposed

14°

### THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: MICKE BARONE

DATE: 4/9/12

SIGNATURE: MB

# #203 BEDROOM (CLOSET) WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

21

proposed width

20"

existing height

25"

proposed height

24 1/4"

## 5 MUNTINS

existing distance

N/A

proposed

## 3 CASING

exist. width

4 1/2"

proposed width

4 1/2"

exist. depth

2"

proposed depth

2"

## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

9°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: MIKE BARONE DATE: 9/9/12

SIGNATURE: MB

# #204 MASTER BEDROOM

## WINDOW ELEMENT

### measurements

#### #2 GLASS SIZE

existing width

39"

proposed width

38"

existing height

25

proposed height

24 1/4"

#### 5 MUNTINS

existing distance



proposed



#### 3 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

#### #7 SASH FACE

existing distance



proposed



#### #6 PROFILES

existing

2"

proposed

2"

#### #3 INSET

existing

3/8

proposed

3/8

#### #8 PITCH

existing

8°

proposed

14°

#### THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: Mike Barone

DATE: 1/1/12

SIGNATURE: MB

#205 MASTER BEDROOM

# WINDOW ELEMENT

## measurements

### #2 GLASS SIZE

existing width

21

proposed width

20"

existing height

19

proposed height

18 1/4

### 5 MUNTINS

existing distance

X

proposed

### 3 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

### #7 SASH FACE

existing distance

proposed

### #6 PROFILES

existing

2"

proposed

2"

### #3 INSET

existing

3/8

proposed

3/8

### #8 PITCH

existing

9°

proposed

14°

### THICKNESS

existing

2"

proposed

2 1/4"

PREPARED BY: MBarr

DATE: 4/9/12

SIGNATURE: Mike Berone

#206 BEDROOM #2

# WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

21

proposed width

20

existing height

19

proposed height

18 1/4

## #5 MUNTINS

existing distance

X

proposed

## #3 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

8°

proposed

14°

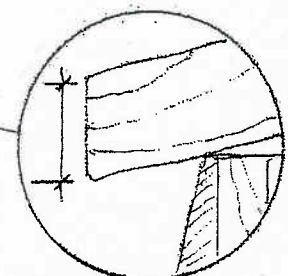
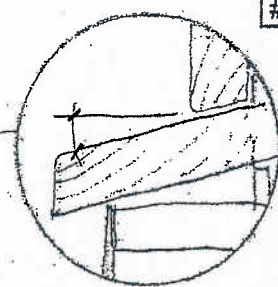
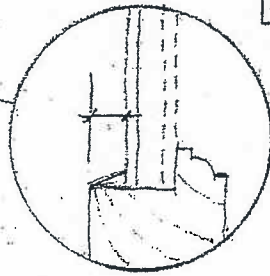
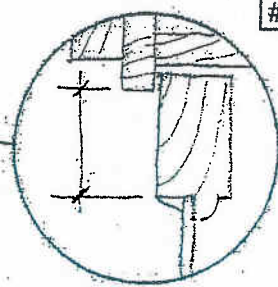
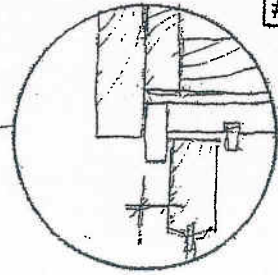
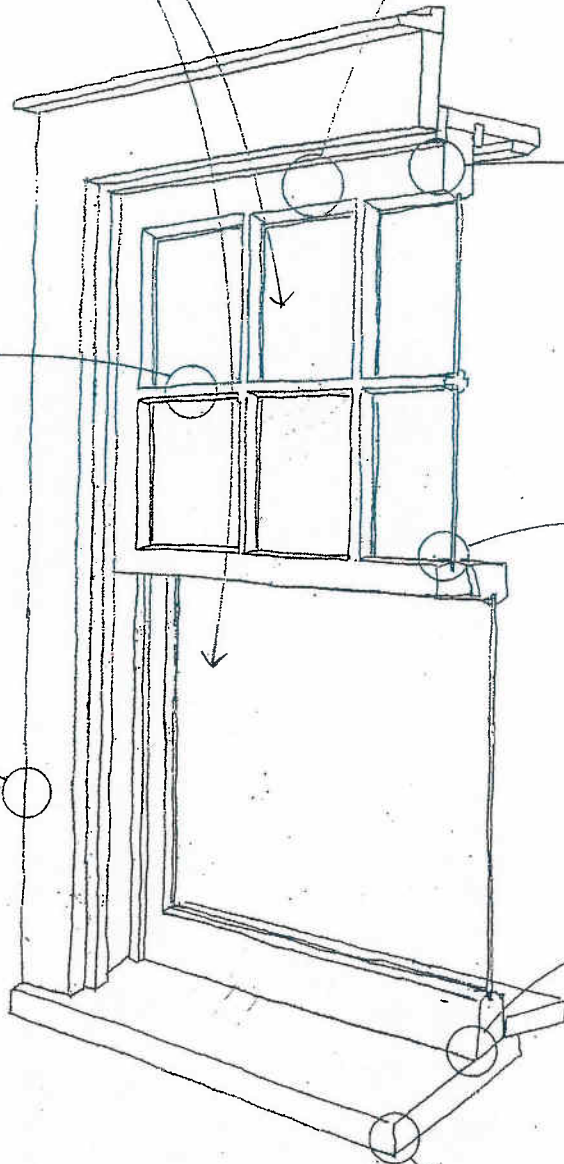
## THICKNESS

existing

2"

proposed

2 1/2"



PREPARED BY: MIKE BARONE DATE: 4/9/12

SIGNATURE: MBarone

#207 BEDROOM #2

# WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

17"

proposed width

16

existing height

19

proposed height

18 1/4

## 5 MUNTINS

existing distance

N/A

proposed

## 3 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

90°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: Mike Berone

DATE: 4/8/12

SIGNATURE: MB

# #208 BATHROOM WINDOW ELEMENT measurements

## #2 GLASS SIZE

existing width

21

proposed width

20"

existing height

15

proposed height

14 1/4

## 5 MUNTINS

existing distance

✓

proposed

## 3 CASING

exist. width

4 1/2

proposed width

4 1/2

exist. depth

2"

proposed depth

2"

## #7 SASH FACE

existing distance

proposed

## #6 PROFILES

existing

2"

proposed

2 1/4"

## #3 INSET

existing

3/8

proposed

3/8

## #8 PITCH

existing

8°

proposed

14°

## THICKNESS

existing

2"

proposed

2 1/2"

PREPARED BY: Mike Barone

DATE: 4/9/12

SIGNATURE: MB

Customer -

**Ariel Adamson**

**5588**

Measure Tech -

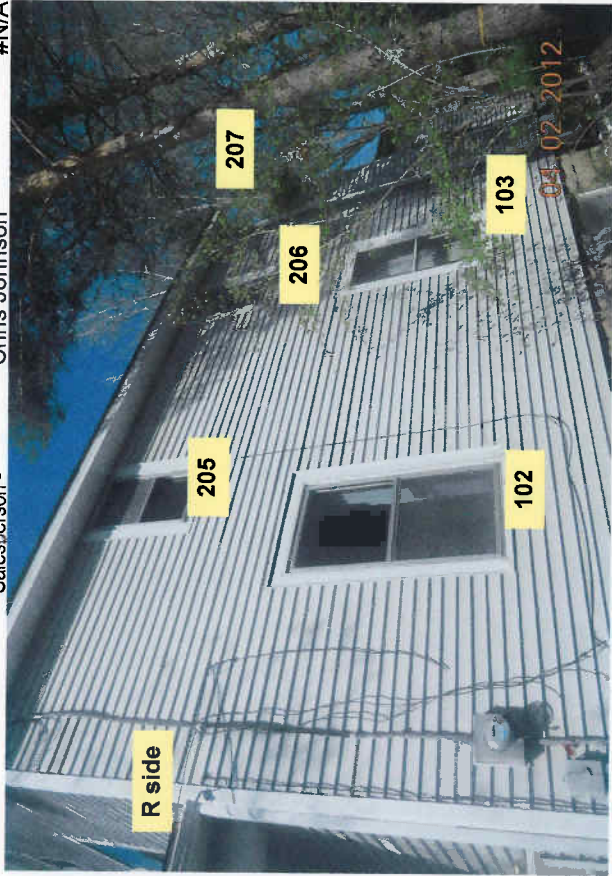
**Brian Neimann**

#N/A

Salesperson -

Chris Johnson

#N/A






Customer -

**Ariel Adamson**

**5588**

Measure Tech -

**Brian Neimann**

#N/A

Salesperson -

Chris Johnson

#N/A



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