

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 811 Catherine Street, Application Number HDC21-257

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: January 13, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: January 10, 2022

	OWNER	APPLICANT
Name:	811 Catherine, LLC	Christopher J. Heaton c/o CMI
Address:	337 E Huron St Ann Arbor, MI 48103	337 E Huron St Ann Arbor, MI 48103
Phone:	(734) 662-7787	

BACKGROUND: This large 2 ½ story gable fronter features an inset front porch with a pedimented roof, fieldstone foundation, gable corner returns, attic wall dormers on both sides, and a first floor bump out on the east elevation.

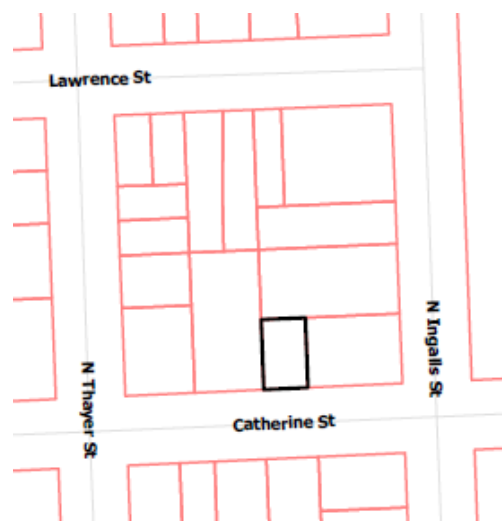
LOCATION: The site is located on the west side of North Ingalls, at the north corner of East Ann.

APPLICATION: The applicant seeks HDC approval to install sashes for nine wood windows that were removed and replaced with vinyl windows without a certificate of appropriateness or building permits. The sashes are replicas of the historic windows that were removed and would replace the modern windows currently installed.

APPLICABLE REGULATIONS:

From Ann Arbor City Code, Chapter 103, § 8:421:

- (3) When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may request for the city to seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the



commission may request for the city to enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the city may enter a property for purposes of this section.

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:

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.

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.

Energy Retrofitting

Recommended: Installing interior storm windows with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Installing exterior storm windows which do not damage or obscure the windows and frames.

STAFF FINDINGS:

1. A rental housing inspection of this three-unit house noted that windows had been replaced without permits. No certificate of appropriateness was applied for or issued by the HDC to remove these wood windows that were from the period of appropriateness and replace them with vinyl windows. The applicant, Campus Management, admitted to doing the work and sought bids to remove the new windows and install replacement sashes in the historic openings.
2. The windows that are currently installed do not meet the Secretary of the Interior's Standard #6, which says:

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.

The replacement windows do not match the materials and have muntin patterns not found on the historic windows, and as a result, do not match the historic visual qualities of the original windows.
3. From applicant information, Google Street View, and file photos, the house had the following one-over-one windows replaced:
 - Front (south) elevation: all windows replaced -- two on first floor, two on second floor, and two in attic
 - East side elevation: one on first and one on second, windows closest to the street
 - West side elevation: One on second floor, closest to the street
4. A sash profile drawing has been provided by the applicant's contractor, Dustin Schultz of 4D Home Improvements LLC. Mr. Schultz also worked on replica windows for ones replaced without permits on Ingalls Street for the same applicant. These sashes are one-over-one to match the ones removed, and existing historic windows are being used as a template for replicas. Replicating existing historic windows meets the specifications for replacement of historic windows. The large street-facing front window that currently has two windows mullered together will be replaced with a single one-over-one. The sashes on the replica windows may use stop pins or spring bolts instead of weights and pulleys if desired.
5. Staff suggests a timeline of eight months to manufacture and install the windows, which is included in the suggested motion.

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 811 Catherine Street, a contributing property in the Old Fourth Ward Historic District, to replace nine windows with replica wood windows, as proposed. The Commission finds that the replacement of the original windows was inappropriate because it did not meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard number 6 and the guidelines for windows and energy retrofitting. The owner shall remove the replacement windows and install replica wood windows within eight months of this decision date.

ATTACHMENTS: application, photographs, drawings

811 Catherine (2018 courtesy Google Street View)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# <u>21-257</u>
	BLDG# _____
DATE STAMP	
8.24.21 jh	
\$35 fee	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER <u>811 CATHERINE LLC</u>		HISTORIC DISTRICT <u>OFW</u>	
PROPERTY ADDRESS <u>811 CATHERINE</u>			CITY <u>ANN ARBOR</u>
ZIP CODE <u>48104</u>	DAYTIME PHONE NUMBER <u>(734) 662-7787</u>	EMAIL ADDRESS <u>CHRIS@CAMPUSMGT.COM</u>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <u>60 CMI, 337 E. HURON ST.</u>		CITY <u>ANN ARBOR</u>	STATE, ZIP <u>MI 48104</u>

PROPERTY OWNER'S SIGNATURE			
SIGN HERE		PRINT NAME	DATE
	<u>FOR LLC</u>	<u>CHRISTOPHER J. HEATON</u>	<u>8/24/21</u>

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <u>Christopher J. Heaton</u>			
ADDRESS OF APPLICANT <u>60 CMI, 337 E. HURON ST.</u>			CITY <u>ANN ARBOR</u>
STATE <u>MI</u>	ZIP CODE <u>48104</u>	PHONE / CELL # <u>(734) 662-7787</u>	FAX No <u>(734) 662-0353</u>
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)			
SIGN HERE		PRINT NAME	DATE
		<u>CHRISTOPHER J. HEATON</u>	<u>8/24/21</u>

BUILDING USE - CHECK ALL THAT APPLY					
<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Replace really good modern windows that save residents \$ in heating costs w/ historically accurate replicas.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

City Citation

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

**Ann Arbor Historic District Commission:
Application Checklist for Replacement of Historic (pre-1945) Windows**

The following information is required for applications for the replacement of windows installed before 1945. Additional information may also be submitted by the applicant or required by staff or the commission. Staff will use this list at the presubmission meeting and when evaluating the application for completeness. Only complete applications will be scheduled for an HDC agenda.

Site address: 811 CATHERINE

Applicant (or representative): CAMPUS MANAGEMENT, INC.

Today's date: 11-23-21

Staff: _____

All drawings must be drawn to scale on 8 1/2" x 11" sheets.

Key to window location(s) on the building. This may be via elevation drawings, exterior photographs, or floorplans.

Keyed photos that show

DALE HENRY
TO TAKE
THESE PHOTOS

- A front elevation of the house
- Each elevation with one or more windows proposed to be replaced
- Each existing window proposed to be replaced, interior and exterior
- Closeups of any visible deterioration

Window Specifications Worksheet(s): One for each unique window size/style (e.g. if you have four matching wood double-hung windows, fill out one worksheet for those four windows).

Include the key on the worksheet. *AGAIN, REPLICAS BEING MADE FROM ON-SITE SAMPLES* *MISSING AS RESULT OF REPLACEMENT W/O PERMIT*

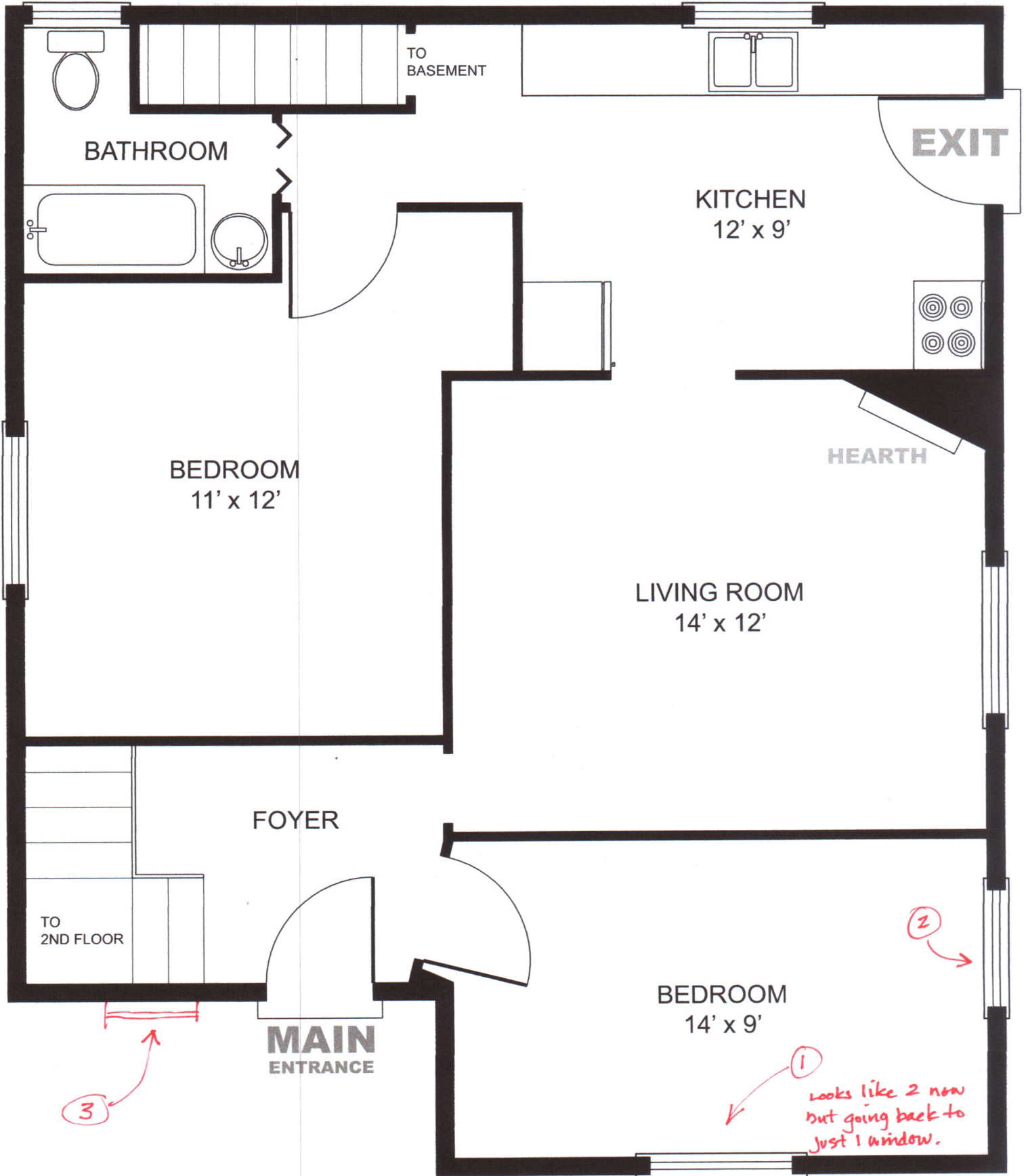
A detailed written account of the condition of the windows' deteriorated components

Drawings, profiles, materials, and manufacturer's information (if applicable) for proposed replacement windows *DUPLICATED FROM EXISTING SAMPLES FROM HOUSE THAT WEREN'T REPLACED*

Note any other related exterior work, such as replacement of rotted trim, on the drawings

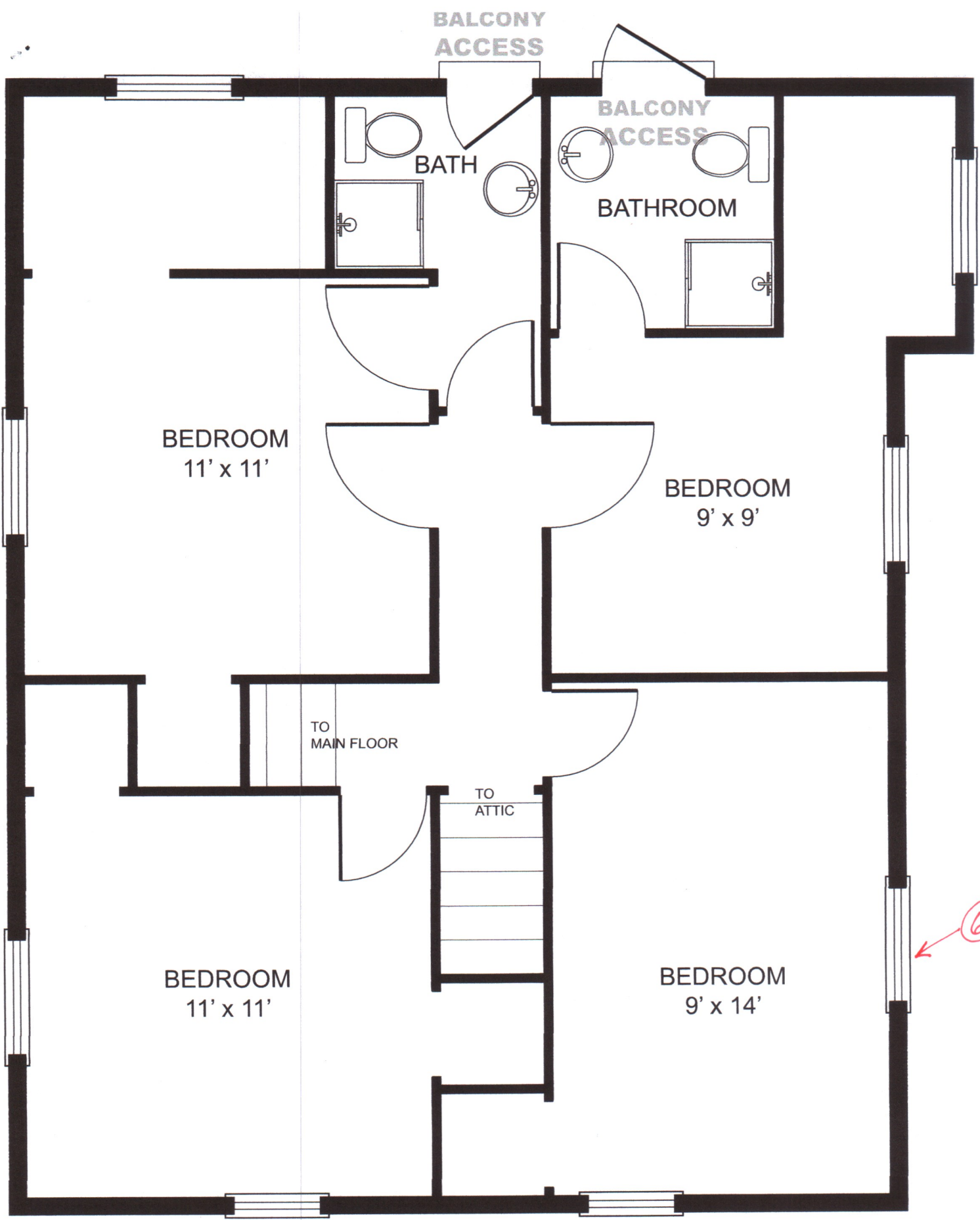
↳ NONE, FOR THE REASONS LISTED ABOVE

For design assistance, please see the *Ann Arbor Historic District Design Guidelines* at www.a2gov.org/hdc



CAMPUS MANAGEMENT
811 Catherine
FIRST FLOOR

+ 2 front facing attic windows
 (8) (9)



CAMPUS MANAGEMENT

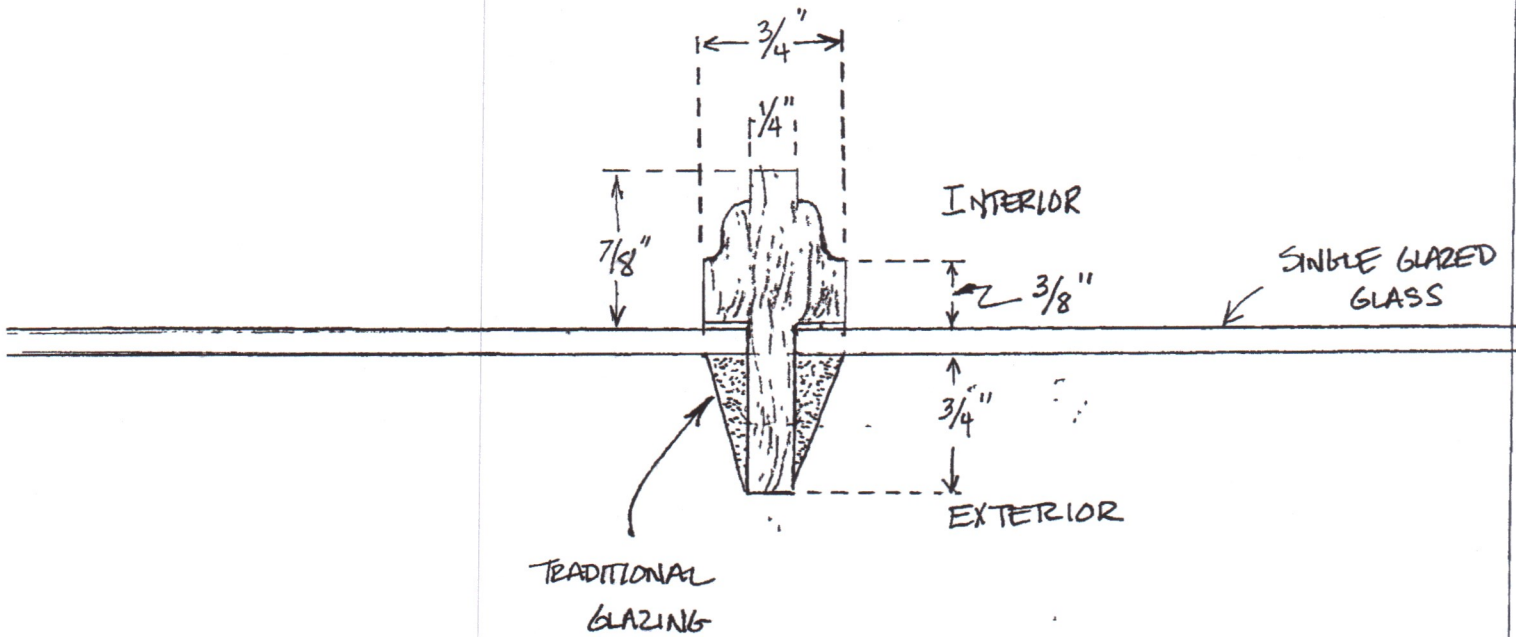
811 Catherine - 2nd Floor

2ND FLOOR

* WE HAVE NO FLOOR PLAN FOR ATTIC (NOT HABITABLE)







811 Catherine
 has same muntin
 profile. Confirmed
 1/6/22

203-205 N. INGALLS

MUNTIN CROSS SECTION

(HISTORICAL WINDOW)

SCALE 1" = 1"

BASED ON SITE MEASURE OF
 205 DR WINDOW (ORIG)

Thacher, Jill

From: Chris Heaton <chris@campusmgt.com>
Sent: Monday, December 20, 2021 2:52 PM
To: Thacher, Jill
Subject: Fwd: 811 Catherine - Recent Submission

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi Jill - I'm forwarding the response I got from Dustin Schultz who is making the replica windows. Remember that Dustin is the contractor who made the replicas to the City's satisfaction at 203-05 N Ingalls. I will follow up on the issue of the metal casings once I get answers from our team members.

Chris

----- Forwarded message -----

From: Dustin Schultz <dsch3247@gmail.com>
Date: Mon, Dec 20, 2021 at 2:20 PM
Subject: Re: 811 Catherine - Recent Submission
To: Chris Heaton <chris@campusmgt.com>
Cc: Tim Putman <Tim@campusmgt.com>, Dale Henry <dale@campusmgt.com>

1) yes the windows will be made of cypress, but the 203-205 N. Ingalls windows were made of oak. We decided to go with the cypress this time because the oak was a little too heavy on the larger windows. Cypress is a good softwood option for exterior use. We use it to build all of our storm windows.

2) all of the windows are double-hung windows with one exception being the single stationary porch window. As far I could tell, this window was originally stationary and not a functioning window. The opening is too small to be reasonably operational.

3) we have not removed an attic window for profile reproduction. My original plan was to use the same profile bits used on the N. Ingalls windows which are very close if not exactly the same. Please know that if an exact reproduction is required, the attic window will need to be sacrificed to acquire a slice of the profile to have a custom set of bits made. This means an additional window will need to be produced. The lead time on having a custom set of bits made is 3-4 months. There will also be an additional charge of \$600-\$800 to have the bits made.

4) I can't speak on the exterior trim as I'm not replacing or reproducing any exterior trim.

5) Always fixed as far as I can tell

6) yes front window is returning to one large window, likely a 12 over 1 window.

Hope this info helps!!

Thanks

Dustin

Sent from my iPhone

On Dec 20, 2021, at 11:16 AM, Chris Heaton <chris@campusmgt.com> wrote:

- 1.) Dustin, Cypress like the 203-205 N Ingalls windows?
- 2.) I don't know the answer to this.
- 3.) Dustin, have we removed an existing ancient window for you yet? Could an attic window serve this purpose and allow us to draw a profile?
- 4.) I don't remember - Tim or Dale did we do stuff on this? I have a vague recollection that we did. Ugh!
- 5.) I don't think it was operable - always fixed right?
- 6.) Yes, will return to one window thus being far worse than present! Dumb

On Mon, Dec 20, 2021 at 11:10 AM Chris Heaton <chris@campusmgt.com> wrote:

Collectively can you guys help me answer these questions?

Chris

----- Forwarded message -----

From: **Thacher, Jill** <JThacher@a2gov.org>

Date: Fri, Dec 17, 2021 at 8:26 PM

Subject: RE: 811 Catherine - Recent Submission

To: Chris Heaton <chris@campusmgt.com>, Dale Henry <dale@campusmgt.com>, Tim Putman <Tim@campusmgt.com>, Dustin Schultz <DSCH3247@gmail.com>

Hi Chris, I'd like to put this on the January 13 HDC agenda. I'll need a few more things from you:

1. Material of the new windows
2. Were all the removed windows one-over-one? Double hung or single?
3. Provide a profile drawing of a surviving window that will be used as a template for the new windows.
4. Was the exterior trim replaced with the windows? If yes, what was the previous and existing material?
5. Was the small window next to the front door originally operable, or fixed?
6. Confirm that the front window on the first floor will return to one window in the existing opening instead of two.

Please provide this information by January 3. I may have additional questions while writing up the staff report, but I think it's pretty close.

Best,

Jill

Please note: planning staff continue to work remotely and are committed to responding as soon as possible.

Jill Thacher | City Planner/Historic Preservation Coordinator | jthacher@a2gov.org
City of Ann Arbor, Michigan | www.A2Gov.org
301 E. Huron St. | Ann Arbor, MI 48104 | **734.794.6265 x42608** | 734.994.8312 (fax)

From: Chris Heaton <chris@campusmgt.com>
Sent: Friday, December 10, 2021 2:49 PM
To: Thacher, Jill <JThacher@a2gov.org>; Dale Henry <dale@campusmgt.com>; Tim Putman <Tim@campusmgt.com>; Dustin Schultz <DSCH3247@gmail.com>
Subject: 811 Catherine - Recent Submission

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.

Jill

How are we doing on my recent submission to you? We have court the first week of February and I want to make sure that we've done all we can to advance the application.

Chris

--

Christopher J. Heaton,

Co-Owner / Property Manager

Campus Management, Inc.

337 E. Huron St.

Ann Arbor, MI 48104

e: chris@campusmgt.com
w: www.campusmgt.com
p: 734-663-4101

--

Christopher J. Heaton,
Co-Owner / Property Manager

Campus Management, Inc.
337 E. Huron St.
Ann Arbor, MI 48104

e: chris@campusmgt.com
w: www.campusmgt.com
p: 734-663-4101

--

Christopher J. Heaton,
Co-Owner / Property Manager

Campus Management, Inc.
337 E. Huron St.
Ann Arbor, MI 48104

e: chris@campusmgt.com
w: www.campusmgt.com
p: 734-663-4101

--

Christopher J. Heaton,
Co-Owner / Property Manager

Campus Management, Inc.
337 E. Huron St.
Ann Arbor, MI 48104

e: chris@campusmgt.com
w: www.campusmgt.com
p: 734-663-4101