JACKSON
Founded 1829

HISTORIC DISTRICT COMMISSION

Monday, April 27, 2026 at 4:00 PM

City Hall, 2nd floor

AGENDA

1. **CALL TO ORDER.**

2. **ROLL CALL**

   A. Alexander, Hammontree, Williams, Imhoff, Harrison, Ansuini

3. **ADOPTION OF AGENDA, APRIL 27, 2026**

4. **APPROVAL OF MINUTES.**

   A. Minutes of March 23, 2026

5. **CITIZEN COMMENTS.**

   (3-Minute Limit)

6. **APPLICATIONS FOR PERMISSION**

   A. 337-339 W Washington (Parcel # 4-036700000) scope listed by the owner for overhangs: Install vinyl soffit, aluminum fascia, color to match existing. Product not specified, manufacture is Certainteed, triple 4 profile, color pacific blue. Scope listed for Balconies: rebuild, repair, and replace rotted or missing pieces, paint blue to match existing. The finish looks to match existing.

   B. 906 E Pearl (Parcel # 7-056000000) (Former Allen school) Developer has requested a review for appropriateness. Please see the full scope of work listed on the PDF Application.

7. **NEW BUSINESS.**

8. **BOARD MEMBER ANNOUNCEMENTS.**

9. **PLANNER COMMENTS**

10. **NEXT MEETING REMINDER, MAY 24, 2026**

11. **ADJOURNMENT.**

HISTORIC DISTRICT COMMISSION

Monday, March 23, 2026, at 4:00 PM

City Hall, 2nd Floor Chambers

MINUTES

1. CALL TO ORDER

The meeting was called to order at 4:00 PM by Chair Wendy Alexander

2. ROLL CALL

Present:

- Wendy Alexander (Chair)
- Steve Ansuini
- David Hammontree (Vice Chair)
- Sven Harrison

Staff:

- John O'Connor, City Planner

Absent:

- Maurice Imhoff
- Thaddaus Williams

3. CITIZEN COMMENTS

(3-Minute Limit). No citizen comments were submitted.

4. ADOPTION OF AGENDA

Motion to adopt the March 23, 2026 agenda: Hammontree, supported by Harrison. Motion passed.

5. APPROVAL OF MINUTES (January 26, 2026)

Motion to approve minutes: Ansuini, supported by Harrison.
Vote: Unanimous approval.

6. APPLICATIONS FOR PERMISSION

A. 231 E High Street – Window Replacement Application

Request: Removal of existing wood windows; installation of Renewal by Andersen windows.

Discussion Summary:

- Clarified inconsistencies in the application regarding color; all replacement windows will be white.
- Twelve windows to be replaced. Some existing openings are boarded or covered by deteriorated storm windows.
- Applicant committed to matching existing divided-light configurations and historic profiles.
- Full divided-light muntins preferred over between-glass grilles for historic accuracy.
- Exterior trim will not be wrapped; deteriorated wood will be replaced with pine and painted white.
- Sill pans and proper installation practices will be used.

Motion: Approval of the application as described in the proposal (p. 29 of packet), including:

- Full divided-light muntins where present historically
- White finish for all windows
- Replacement of all rotted wood with pine
- Installation consistent with historic preservation standards

Motion by: Hammontree. Support: Harrison
Vote: Approved unanimously

7. UNFINISHED BUSINESS

A. Ordinance Revision – Chapter 13, Section 13-9(d)

Discussion of membership eligibility clarified that proposed changes allowing non-residents to serve *cannot* be adopted due to Public Act 169, which requires members to reside within the city.

B. Community Outreach – Brochure Discussion

- Reviewed existing tri-fold brochure for historic district property owners.
- Plan to update content and convert to Word format for editing.
- Discussion of printing and potential citywide distribution, possibly including insertion with tax bills.

8. NEW BUSINESS

A. Presentation & Training – State Historic Preservation Office (SHPO)

Presenter: Haley Schriber with the State Historic Preservation Office, Certified Local Government (CLG) Coordinator. Introduction and training on preservation review and survey processes.

Topics Covered:

- Overview of CLG responsibilities, standards, and annual reporting.
- Expectations for commissioners, including familiarity with ordinances, Public Act 169, architectural styles, and Secretary of the Interior's Standards.
- Review of design-review principles and meeting best practices.
- Discussion of incremental historic resource surveys, including completing the Michigan Architectural Properties Form.
- SHPO will coordinate an in-person survey training in a future meeting (likely summer).
- Commissioners to select a building for training; preference for a non-designated property to complete full documentation.
- Explanation of training opportunities via the Michigan Historic Preservation Network (MHPN) and scholarship opportunities for the statewide conference.

Additional Notes:

- Commissioners may complete MHPN webinars for training credit by notifying staff.
- Discussion of murals on historic buildings, paint compatibility with masonry, and the need for proper review sequencing: HDC → Arts Commission → Planning Commission.
- Review of enforcement responsibilities and ordinance penalties related to unauthorized alterations in historic districts.

9. FINAL COMMENTS (CITY PLANNER)

City Planner John O'Conner provided updates on:

- Commissioner training expectations
- Future vacancy for the Architect seat (open seat)
- Development of internal workflow documents and process flowcharts
- Need to ensure proper designation of enforcement authority for ordinance violations
- Required update to the city website to reflect correct meeting time (4 PM, not 6 PM)

10. COMMISSIONER COMMENTS

Commissioners expressed appreciation for SHPO guidance and noted the value of additional training. Discussion included potential new members, survey candidates, and ongoing ordinance review.

11. NEXT MEETING

Monday, April 27, 2026 at 4:00 PM

12. ADJOURNMENT

Motion to adjourn: Approved by Commission.
Meeting adjourned at 5:24 PM.

Historic District Commission
Application for Permission

APPLICANT

Name: Steve Shutt

Address: 4833 Lansing Ave

City: Jackson State: MI Zip: 49201

Phone: 517 745-5680 Email: stshutt@aol.com

PROPERTY INFORMATION ☐ *Same as applicant*

Owner Name: 337 Washington Apts LLC

Address: ~~4833 Lansing Ave~~ 337-339 W Washington Ave

City: Jackson State: MI Zip: 49201

Phone: (517) 745-1046 Email: stshutt@aol.com
Betty Shutt

CONTRACTOR INFORMATION ☐ N/A

Name: Steve Shutt

Address: Same as above

City: State: Zip:

Phone: ( ) Email:

ARCHITECT INFORMATION ☑ N/A

Name:

Address:

City: State: Zip:

Phone: ( ) Email:

DESCRIPTION OF CHANGES

Detailed Description

Provide a detailed description of the work you plan to complete on the next page. After review, the HDC shall make a determination as to whether the proposed change is compatible with the existing structure.

Categories to be considered shall include form, proportion, configuration, building materials, texture, color, location on the site and landscaping. Add brand names where appropriate.

Special Considerations

Porches

- Details such as brackets, balustrades, columns, tiles, roof decorations and railings must be retained.
- Railing shall be constructed of appropriate material complimentary to the design of the porch.
- Repair decking with like material.
- Repair columns with like material.

Windows and Doors

- Introducing or changing the location or size of existing windows, doors and other openings that alter the architectural and historical character of the building shall not be permitted.
- Decorative windows such as Palladian, oriels, bays, Gothic arch, or segmented tops shall not be removed or altered.

PHDC26-0001

- When possible, repairing and retaining original windows and doors is preferable. If not repairing existing windows, please be prepared to explain rational to the HDC.
- Replacement windows shall duplicate the appearance of the existing original windows in design, size, proportion, reflective qualities and profiles including the profile of sash rails, stiles, mullions and muntins.

New Construction

After review, the HDC shall determine whether a proposed structure is compatible with other structures in the district. Categories to be considered shall include form, proportion, mass, configuration, building materials, texture, color, location on the site and landscaping.

DESCRIPTION OF CHANGES

Overhangs –
Install vinyl soffit and aluminum fascia, color to match existing. Product - Certainteed vinyl soffit, triple 4 profile, color pacific blue

Balconies –
Rebuild, repair & replace rotted & missing pieces. Paint blue to match existing. Finish look to match existing..

Historic District Commission
Application for Permission

SUPPORTING MATERIALS

These supporting materials comprise key components of the application and must be submitted prior to evaluation of your application by the Historic District Commission. Please submit these materials along with your application.

- Site plan and building elevations of proposed alteration(s)
- Current photos of each side of the building, including areas with proposed alteration(s)
- Detailed sketch of renovations/repairs applicant intends to perform on the structure
- Catalog or specification sheets clearly indicating selection of materials and products

Anticipated Date of Completion: 7-31-26

Cost of Alteration: $5,500.-

FIRE SAFETY

Does this building contain a fire suppression system? If so, what type? Examples of a fire suppression system are fire alarm systems and smoke alarms. This question is required by state legislation, which requires that applicants must certify that a fire suppression system is present or will be installed before the completion date of the project.

Is there an existing a fire suppression system? ☑ Yes ☐ No

If yes, check all that apply:

☐ Fire Alarm ☑ Smoke Detector ☐ Sprinkler System ☐ Other

If no, please certify a fire alarm system or smoke alarm will be installed prior to date of completion:

☐ I certify I will install a fire suppression system prior to date of completion.

I hereby acknowledge that this information is complete and accurate; that the work will be performed and completed as approved by the City of Jackson Historic District Commission.

Applicant Signature — 4-11-26 *Date*

Owners Signature (If different than applicant) — 4-11-26 *Date*

CITY OF JACKSON
Founded 1829

Community Development Department
161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4060 or (517) 788-4012 • Facsimile: (866) 971-2151

April 17, 2026

Steve and Betty Shutt
Under The Oaks Historic District

337-339 W. Washington. (Parcel # 4-036700000)

Based on the Secretary's standards for rehabilitation, City Planner recommends denial of the certificate of appropriateness for the scope of work listed. I have detailed my findings of fact below for the commission's review.

Overhangs

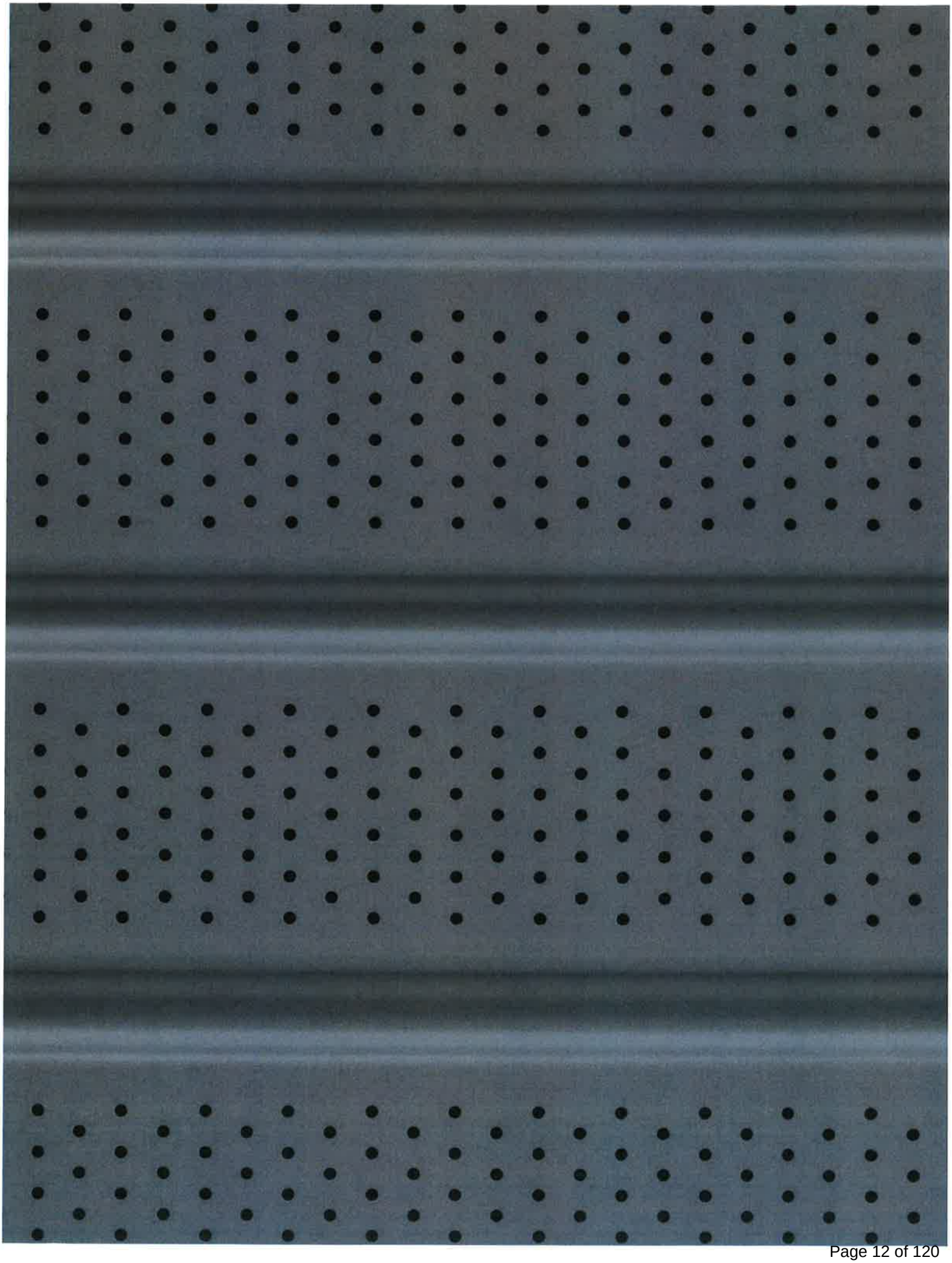
- The current product is wood planking at approximately 2 ¾" width – 3 1/4" width. The proposed scope of work lists vinyl standard residential triple 4 perforated soffit and aluminum fascia, color to match.
- The criteria #5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (The vinyl product does not resemble the existing wood soffit and will be run in the opposite direction)
- and #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. (Must look for products that will at a minimum look similar to existing)

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.



John O'Connor

From: John O'Connor
Sent: Tuesday, April 14, 2026 12:00 PM
To: 'Betty Shutt'
Subject: RE: HDC application
Attachments: Secretary's Standards for Rehabilitation 1.27.2020.pdf

Steve and Betty, could you please provide more details as to the products (PDF) that will be used, pictures of products or samples, and their installation requirements. The HDC is required to use the criteria set by the Department of Interior for Rehabilitation. I have attached a copy above. Please also see the Chapter 13 Ordinance for the City of Jackson.

From: Betty Shutt <bshutt00@gmail.com>
Sent: Sunday, April 12, 2026 9:17 PM
To: John O'Connor <joconnor@cityofjackson.org>
Subject: HDC application

Hi John,

We are doing some repairs at 337-339 w Washington, which we believe is located in the historic district.

Pls see the attached application and photos of the structure.

We're hoping it can be reviewed at the next meeting on April 20th?

Pls advise if you need any additional info, it's pretty basic and straightforward.

Thanks,
Steve & Betty Shutt

His

A

- When possible, repairing and retaining original windows and existing windows, please be prepared to explain rational to the
- Replacement windows shall duplicate the appearance of the size, proportion, reflective qualities and profiles including the and muntins.

New Construction

After review, the HDC shall determine whether a proposed structure is the district. Categories to be considered shall include form, propo materials, texture, color, location on the site and landscaping.

DESCRIPTION OF CHANGES

SUPPORTING MATERIALS

These supporting materials co
evaluation of your application
your application.

Sent from my iPhone

From: John O"Connor
To: "Stephen Shutt"
Subject: RE: 337-339 W Washington Soffit work HDC
Date: Wednesday, April 15, 2026 9:08:00 AM
Attachments: image001.png
image002.emz
image003.png

I will attach this addendum. I want to be clear; criteria set for this would be #6 of the rehabilitation standards that I had sent previously. I do not believe your selection matches what is existing.

From: Stephen Shutt <stshutt@aol.com>
Sent: Wednesday, April 15, 2026 8:45 AM
To: John O'Connor <joconnor@cityofjackson.org>
Subject: 337-339 W Washington Soffit work HDC

Hi John,

The soffits will only be replaced on the overhangs of the eaves on the main 2 story perimeter. (this is a hip roof) We will not be doing any of the dormers, gables or porches. Sorry for not being more specific with that.

Here's a link to the product we'll be using, again, the color is pacific blue, which will be historically accurate and in keeping with the building.

Universal Soffit | CertainTeed

Universal Soffit | CertainTeed

In regards to the fascia profile, it will just be a basic flat fascia which will have 1 L bend at the bottom to match the existing. We have to custom bend due to the size of the existing fascia. The color will also be the pacific blue, matching aluminum coil stock.

This will eventually have gutter installed over it.

Please let me know if you need anything else.

Thanks

Steve & Betty Shutt
517-745-1046 (Betty)
517-745-5680 (Steve)

Historic District Commission
Application for Permission

READ PRIOR TO FILLING OUT APPLICATION

Regularly held Historic District Commission (HDC) Meetings are scheduled to be conducted every third (3rd) Monday of each month. Meetings begin at 6:00 PM and are held in the City Council Chambers on the 2nd Floor in City Hall, 161 W. Michigan Ave., Jackson, MI 49201.

Failure to submit a complete application, including all required pictures and construction documents, will significantly delay review.

To be considered for the next available agenda, applications shall be submitted not less than eleven (11) calendar days prior to the next regularly scheduled meeting date.

Your application will not be processed until all the required information is received and staff deems complete.

If the subject property is a local historically designated property, building permits for exterior work will not be issued prior to Application for Permission review by the HDC. If approved, a Certificate of Appropriateness will be issued to the applicant.

Completed applications for permission to be considered by the Historic District Commission (HDC) may be submitted by one (1) of the following methods:

1) Email to: joconnor@cityofjackson.org
2) Mail to: Historic District Commission
   c/o R. John O'Connor
   161 W. Michigan Ave.
   Jackson, MI 49201
3) Hand deliver to 3rd Floor City Hall, Community Development Department

The HDC follows the Secretary of the Interior's Standards for Rehabilitation to evaluate Applications for Permission.

Historic District Commission
Application for Permission

APPLICANT

Name: Michael Rivait

Address: 5918 St. Antoine Street

City: Detroit State: MI Zip: 48202

Phone: (248) 670-2011 Email: michael@newdetroit.com

PROPERTY INFORMATION ☒ *Same as applicant*

Owner Name:

Address:

City: State: Zip:

Phone: ( ) Email:

CONTRACTOR INFORMATION ☐ *N/A*

Name: Michael Rivait

Address: 5918 St. Antoine Street

City: Detroit State: MI Zip: 48202

Phone: (248) 670-2011 Email: michael@newdetroit.com

ARCHITECT INFORMATION ☐ *N/A*

Name: John Marusich

Address: 36880 Woodward Avenue

City: Bloomfield Hills State: MI Zip: 48304

Phone: (313) 482-0645 Email: JohnM.MarusichArchitecture@gmail.com

DESCRIPTION OF CHANGES

Detailed Description

Provide a detailed description of the work you plan to complete on the next page. After review, the HDC shall make a determination as to whether the proposed change is compatible with the existing structure.

Categories to be considered shall include form, proportion, configuration, building materials, texture, color, location on the site and landscaping. Add brand names where appropriate.

Special Considerations

Porches

- Details such as brackets, balustrades, columns, tiles, roof decorations and railings must be retained.
- Railing shall be constructed of appropriate material complimentary to the design of the porch.
- Repair decking with like material.
- Repair columns with like material.

Windows and Doors

- Introducing or changing the location or size of existing windows, doors and other openings that alter the architectural and historical character of the building shall not be permitted.
- Decorative windows such as Palladian, oriels, bays, Gothic arch, or segmented tops shall not be removed or altered.

- When possible, repairing and retaining original windows and doors is preferable. If not repairing existing windows, please be prepared to explain rational to the HDC.
- Replacement windows shall duplicate the appearance of the existing original windows in design, size, proportion, reflective qualities and profiles including the profile of sash rails, stiles, mullions and muntins.

New Construction

After review, the HDC shall determine whether a proposed structure is compatible with other structures in the district. Categories to be considered shall include form, proportion, mass, configuration, building materials, texture, color, location on the site and landscaping.

DESCRIPTION OF CHANGES

The scope of work for the Allen Lofts project includes the adaptive reuse of the former school building into a residential, multi-family building with apartment (loft style) units. Additionally, a portion of the first floor will be dedicated to a daycare facility and a coffee shop also on the site. Additions to the building include a new construction portion to be constructed on the second floor of the building above the existing auditorium to house an additional 3 apartment units in that location. The exterior material of this addition will be brick to match the existing historic brick on the rest of the immediate facade and the building. All doors and existing window panels to be painted Behr Silver Drop 790C-2. Existing window frames will be painted Behr White. All instances of the existing cornice and shed roofs to be painted Behr Haute Couture MQ1-09 to match original color and Juliet balconies Behr Black. A black metal fence will be installed to section off the outdoor play area for the daycare. Storefront glass and entry doors will be installed in two locations. The first being on the north elevation of the coffee shop and the second being on the east courtyard elevation for the daycare entry. Neither of these locations have a large impact on the historical nature of the public facades of the building. Double hung windows will be installed to replace all existing windows, however existing metal frames to remain and to be painted Behr White. Existing gym windows (2) on the east courtyard elevation as well as the existing window on the coffee shop south elevation to be removed and opening to be infilled with brick to match the existing historic brick on the rest of the immediate facade and the building. Lastly, a new parking lot to be constructed on the north side of the building to service all the functions of the building's proposed work.

SUPPORTING MATERIALS

These supporting materials comprise key components of the application and must be submitted prior to evaluation of your application by the Historic District Commission. Please submit these materials along with your application.

- Site plan and building elevations of proposed alteration(s)
- Current photos of each side of the building, including areas with proposed alteration(s)
- Detailed sketch of renovations/repairs applicant intends to perform on the structure
- Catalog or specification sheets clearly indicating selection of materials and products

Anticipated Date of Completion: 6/1/2027

Cost of Alteration: 5.5M

FIRE SAFETY

Does this building contain a fire suppression system? If so, what type? Examples of a fire suppression system are fire alarm systems and smoke alarms. This question is required by state legislation, which requires that applicants must certify that a fire suppression system is present or will be installed before the completion date of the project.

Is there an existing a fire suppression system? ☐ Yes ☒ No

If yes, check all that apply**:**

☐ Fire Alarm ☐ Smoke Detector ☐ Sprinkler System ☐ Other

If no, please certify a fire alarm system or smoke alarm will be installed prior to date of completion:

☒ I certify I will install a fire suppression system prior to date of completion.

I hereby acknowledge that this information is complete and accurate; that the work will be performed and completed as approved by the City of Jackson Historic District Commission.

Applicant Signature — 4/5/2026 *Date*

Owners Signature
(if different than applicant) — *Date*

Report on Proposed Additional Resources to Chapter 13 Historic Preservation Ordinance

"Allen School Historic District"

Prepared by:

Jackson
Historic District Commission
161 W. Michigan Avenue Jackson, Michigan 49201
Phone: 517-768-6433 Fax: 517-768-5832

Contact Information: Prepared by the
Amy L. Torres, HDC Staff
City Hall, 161 West Michigan Avenue
Jackson, MI 49201
(517) 768-6433 / fax: (517) 768-5832
e-mail: atorres@cityofjackson.org

City of Jackson, Michigan
Historic District Commission
June, 2005
revised September, 2005
Adopted by City Council: October 4, 2005

ACKNOWLEDGEMENTS

The Jackson Historic District Commission wishes to acknowledge the contributions of the following individuals in the preparation of this report and the ongoing preservation of historic resources in Jackson:

The Allen School Study Committee

Charles Ahronheim	Degree in Music, interested citizen and resident of a historic home
David O. Bankole, M.D.	Secretary DJW Real Estate, LLC, interested citizen, resident of a historic home, proposed purchaser of the property under review
Martha Fuerstenau	Interested citizen and resident of the Under the Oaks Historic District
Marilyn Guidinger	Interested citizen and resident of a historic home
Pat Gutekunst	Member of the Jackson Historical Society and resident of the Under the Oaks Historic District
John Schaub	Interested citizen and resident of a designated historic home
Karessa Weir	Journalist, interested citizen and resident of a historic home
Jeannette Woodard	Licensed architect with special interest in historic preservation, owner of business in a designated historic building

The Jackson City Council

Mayor	Martin J. Griffin
1st Ward	Carl L. Breeding
2nd Ward	William Mure
3rd Ward	Daniel P. Greer
4th Ward	Sarah Mead
5th Ward	Judy M. Dupuis
6th Ward	Jerry F. Ludwig

HDC & Study Committee Staff

Amy L. Torres

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INTRODUCTION

The purpose of the Historic District Commission (HDC) is, in part, to create and designate historic sites, which will:

1) Safeguard the heritage of the City of Jackson by preserving a historic district, including areas, sites, landmarks, buildings, structures, works of art, and objects, which reflect elements of Jackson's cultural, social, economic, political and/or architectural history;

2) Stabilize and improve property values in the historic district;

3) Foster civic beauty;

4) Strengthen the local economy; and

5) Promote the use of the historic district, including areas, sites, landmarks, buildings, structures, works of art and objects, for the education, pleasure and welfare of the citizens of the City of Jackson and the State of Michigan.

For purposes of this report, each site recommended by the HDC, and ultimately approved and designated by the City Council, becomes a **"Historic District"**, meaning:

"an area, or group of areas not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture." The proposed district described herein includes a number of "Historic Resources".

Historic Resource means:

"a publicly or privately owned building, landmark, structure, site, feature or open space that is significant in the history, architecture, archaeology, engineering, or culture of the state, the City of Jackson, or the United States".

To date, the Jackson City Council has designated forty individual sites as historic landmarks and established one historic district entitled the "Under the Oaks Historic District" (see Chapter 13 of the Municipal Code of Ordinances, Section 13-21 and 13-22). This report proposes to add one new historic district entitled the **Allen School Historic District.**

Benefit to Community: Designation of sites as historic landmarks preserves the historic integrity of structures and sites, and also allows owners and developers an opportunity to utilize historic preservation tax credits as part of their financial package to allow renovation of historic buildings that might otherwise be lost to vacancy, blight, or worse, demolition. Designation also assists the HDC to fulfill their mission to stabilize and improve property values; foster civic beauty; strengthen the local economy; and promote the use of historic districts.

The Historic District Commission, created by ordinance in 1977, which was amended in 1990 by creation of the Historic Preservation Ordinance, Chapter 13 of the Municipal Code of Ordinances, was charged with the review of historic resources in the City of Jackson. Further, the Historic District Study Committee was charged on March 30, 2004, by the Jackson City Council, with the review of historic resources in the City of Jackson. The HDC, by recommendation of its Study Committee, has reviewed and approved the proposed landmark and recommends it be incorporated into the ordinance.

Building Type
This building has been little changed since its construction. Comparison of the existing building to the original drawings (see Exhibits A thru P) reveals a building substantially the same as the original.

The boiler room building is of a different vintage. As shown in Exhibit A, the boiler room building is left from the demolition of the school that was on the site originally, apparently the Central School. See below for the history of the site.

The building is constructed of brick using multiple wythes. The brick of the main building is a smooth molded brick of medium dark color, with considerable 'flash' (see Exhibit Q). The brick of the boiler room is a dark, wire cut brick (see Exhibit R). The brick is laid up in Flemish bond, except in areas on the north wall, where brick is laid in an English Cross Bond[1] (see Exhibit S). Brick is also used for decorative corbelling in numerous locations on the boiler room while a metal cornice tops the school (see Exhibits T and U).

Throughout the building, limestone is used for detailing of columns, decorative panels, window hoods and door surrounds (see Exhibits V thru Y). The existing aluminum windows are not original. The original windows, as shown in Exhibit F, were nine-over-nine double hung, of wood sash. These traditional details and the way they are used reflect the Classical Revival style as defined by "*What Style Is It?*"[2]

"*An Honor and An Ornament: Public School Buildings in Michigan*"[3] classifies school buildings with this building form as having an "Alphabet Plan." More specifically, the plan would be a 'C' plan.

Age
As seen in Exhibits A through P, the construction drawings for this building are dated May 14, 1927. The Cornerstone also puts its construction date as 1927 (see Exhibit Y). The East Central School, which was on the site, was noted as being razed in the July 24, 1927 issue of the paper[4], leading one to assume that construction started shortly thereafter. No mention was found of the actual dedication of the new school, but articles regarding the athletic success of the students of the Pearl Street School (later Allen School) began to appear in the paper[5] by 1930, so the school was clearly occupied by that time.

History of Education in Jackson
From its earliest days, education was paramount in Jackson. The village was founded in 1829. By 1831, the daughter of one of the founders, Miss Silence Blackman, was teaching the children of the community[6]. The first school district was formed later that year with the first school building built at the corner of Blackstone Street and Michigan Avenue.

[1] Website http://plato.acadiau.ca/courses/educ/reid/Geometry/brick/Bricklayer.html
[2] What Style Is It? A Guide to American Architecture
[3] An Honor and An Ornament: Public School Buildings in Michigan
[4] Jackson Citizen Patriot, July 24, 1927
[5] Jackson Citizen Patriot, May 17 (pg. 5), 29 (pg 13) and 30 (page 1) of 1930
[6] Jackson Citizen Patriot, July 24, 1927, September 13, 1937

Between 1831 and 1854, district records were lost[7], but in 1838, the Township officers rearranged the boundaries to form District 17, basically consisting of the portion of town north and east of the Grand River. The boundaries of the District became a subject of much debate, culminating in a resolution of the 1856 District 17 School Board, to wit:

> *Resolved,* Unanimously, that a committee be appointed to prosecute a suite to recover a portion of this district illegally set off into district No. 1 by the trickery of the board of district No. 1 and the hireling Board of School Inspectors, and W. T. Howell and Henry H. Bingham are duly appointed said committee, fully authorized to prosecute such suit, and the district board are fully authorized to draw from the contingent fund hereof, any sums that may be necessary to defray the expenses of such prosecution.[8]

Differences were eventually resolved, and the two districts were merged into the Union School District, later the Jackson Public School District, in 1897[9]

From its beginnings, the Jackson School Districts were ahead of their times in their approach to education. From 1911 to 1930, Jackson's School Superintendent was touted as a pioneer in the education field[10]. Mr. E. O. Marsh, superintendent of Jackson's public school at the time Pearl Street School was constructed, apparently drew from his education at the University of Michigan and his almost legendary past as a denizen of the 'wild west' (he is purported to have been kidnapped by Geronimo) to develop his program of what we now call 'special education.' Jackson High School, which predated the Pearl Street School by one year, was state of the art with its programs of industrial, commercial, agricultural, arts, home economics and physical training programs. Throughout the District, Mr. Marsh began special programs including programs for "mentally defective children…speed schools for gifted children…open air school for anemic children and those liable to the contraction of tuberculosis…Among the latest developments…a department for the correction of speech defects."[11] Mr. Marsh's philosophy was summed up by two paragraphs he wrote on the blackboard in his office:

> *The Old Education* - selected, retained and educated those who were fitted by natural endowment and interest to profit by what the school thought fit to offer; others were eliminated along the way, and with little concern the precious material thus forced to waste. It stood for uniformity in materials of education, in methods and in product.
>
> *The New Education* - believes that it is the function of the school to educate every boy and girl, to eliminate none, to accept all. It fits work and method to individual needs and strives to send all children out of school as individually diverse as nature designed them to be and as the diversity of services which awaits them require.[12]

[7] History of Jackson County, page 506
[8] History of Jackson County, page 505
[9] Jackson Citizen Patriot, September 21, 1969
[10] Pioneering in Education
[11] Jackson Citizen Patriot, July 24, 1927
[12] Pioneering in Education

In Europe, new trends in education were emerging. By 1903, Open Air Schools, schools specifically designed to serve the needs of children with tuberculosis, anemia, or other chronic diseases, were popular in Vienna. They quickly spread to England and, in 1909, the Elizabeth McCormich Foundation of Chicago, Illinois first brought the concept to the United States by funding two model projects in the slums of urban Chicago.[13] The first Michigan school was constructed in Detroit in 1912. Jackson launched its first Open Air School in 1914 with principal, Cora Allen, the future principal of the Pearl Street School. By 1930, the use of antibiotics to treat diseases had proved to be successful and research showed there was little actual health benefit from an open air school program compared to a regular school. As a result, the construction of open air schools was discontinued.

Pearl Street School was specifically designed to serve children of less than full health, which apparently involved classes held in rooms with many windows or entirely outdoors, and facilities for these children to rest throughout the day. Original construction documents feature such facilities as open air classrooms and a sleeping room, orthopedic and corrective rooms, a clinic, upper and lower deaf rooms, shops and a second floor 'play deck' (see Exhibit C).

During the 1940s, a time of educational experimentation, Jackson received national attention for its advanced educational programs[14]. The school district's long history of dedication to serving all students, including those with special needs, indicates that Jackson recognized the importance of schools in the social development of the community.

History of Site

The site was platted as a school when the area was first laid out. The designation of the land meant that piece of property had no deed. At that point in time, there was concern there would be some difficulty providing clear title to the property[15].

Articles indicate the first school building on this site was a wood frame structure constructed in 1838[16] but other, earlier documents suggest that the first building on the site was constructed in 1868 and the school building constructed in 1838 was on the corner of Blackstone and Michigan Avenue[17].

That said, by 1895 two buildings existed on the site[18] (see Exhibit Z). A building on the west side of the site was a grammar school, built in 1868, known as the Central School, while the building on the east, built between 1868 and 1995 was known as the East Side High School or District 17. The High School was demolished sometime between 1908 and 1910[19]

Architect

The architects for the Pearl Street School were Childs & Smith, of 720 North Michigan Avenue, Chicago, Illinois. They were also the architects for the Jackson High School, constructed one year prior to the construction of Pearl Street School. An internet search[20] reveals that a firm by the same name has a considerable body of work in the Philadelphia area.

[13] Fundamentals of School Health
[14] Pioneering in Education
[15] Legal History of the Union School District of the City of Jackson and Historic Greater Jackson
[16] Jackson Citizen Patriot, September 29, 1996 and Legal History of the Union School District
[17] Jackson Citizen Patriot, September 19, 1937
[18] Headlights
[19] Polk Directories, 1908 and 1910
[20] www.philadelphiabuildings.org

Occupants
As this school has always been an elementary school, it is difficult to trace any particular student.

The first principal of Pearl Street School, Cora Allen, was said to epitomize the school principal. Little is known about her personal life, other than she appears to have been unmarried and remained so for her entire professional life.

There were many prominent Jackson families with the surname Allen, but there is no evidence she was a member of any of those families. She first appears in Jackson's records[21] in 1906, living alone and serving as the principal of the Lansing Avenue School, where she headed an 'open air school'. By 1914, Miss Allen was the principal at the Central School. When the Pearl Street School was constructed, Miss Allen was the natural choice to be teacher of this school for special education students.

Miss Allen was greatly loved. Upon her retirement in the early 1940s, she donated a showcase to the school (Exhibit AA). The school district showed their appreciation by naming the school after her. Miss Allen is no longer shown as a Jackson resident after 1942. Neither of the city cemeteries shows Miss Allen in the cemetery rolls.

Statement of Significance
Allen School, Jackson, Michigan

The following items describe the historical significance of Allen School:

- Allen School was originally an open-air school built in 1927 in the Classic Revival style. Briefly, the concept of open-air schools started in Central Europe as a method of treating tuberculosis. In 1909, the Elizabeth McCormich Foundation of Chicago, IL first brought the concept to the United States by funding two model projects in the slums of urban Chicago. The first Michigan school was constructed in Detroit in 1912. By 1930, the use of antibiotics to treat the disease had proved to be successful and research showed that there was little actual health benefit from an open-air school program compared to a regular school. As a result, the construction of open-air schools was discontinued.
- E. O. Marsh, superintendent of Jackson's public school at the time Allen school was constructed, was responsible for bringing the open-air school to Jackson.
- The Pearl Street School was specifically designed to serve children of less than full health, which apparently involved classes held in rooms with many windows, or entirely outdoors, and facilities for these children to rest throughout the day.
- The building was designed by Childs & Smith, a Chicago-based firm, which also designed Jackson High School.
- The school district's long history of dedication to serving all students, including those with special needs, indicates that Jackson recognized the importance of schools in the social development of the community.
- The City of Jackson is a highly diversified community and always has been, since its founding in 1829, which is also evident in the school district' development.

[21] Polk Directory, various years.

- In 1831, Silence Jackson started teaching an informal classroom in the home of her father, Lemual Blackman. Proceeding quickly from one school district to two demonstrated Jackson's recognition of the importance of education.
- The platting of the school sites indicates that Jackson recognized the importance of schools in the economic development of the community
- The early battles over school district territory and the prominence given to the members of the school boards indicates that Jackson recognized the importance of the schools in the political development of the community.
- The school districts' long history of dedication to serving all students, including those with special needs, indicates that Jackson recognized the importance of schools in the social development of the community.
- Allen School is a symbol of the community of Jackson's recognition of the importance of schools in social, economic and political life and development of the community.

Allen School meets three of the Secretary of the Interior's four criteria in the course of evaluation for the National Register of Historic Places:

Criteria A: *Is associated with events that have made a significant contribution to the broad patterns of our history.* Allen School is a symbol of the importance that Jackson attached to education and the provisions of education to a diversified community from the very beginning of its foundation.

Criteria B: *Is associated with the lives of persons significant in our past.* Both Mr. Marsh and Miss Allen were significant forces in education in Jackson and elsewhere.

Criteria C: *Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.* Allen School was designed by Childs & Smith Architects, a firm of national renown. The school building is a very handsome example of the Classical Revival style.

Boundary Justification Statement

The boundary of the proposed Allen School Historic District duplicates the boundaries of the area designated as a school when the City of Jackson was originally platted in 1830, and also includes a portion of a vacated alley which supplements the original site.

Historic and Non-Historic Resources

The historic resources on the site consist of the historic school building and the Boiler room as shown in Exhibit A. There are no other structures on the site. Sidewalks and playground equipment are non-historic.

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Jackson History File (Schools), Jackson District Library

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Jackson Citizen Patriot (dates vary)

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What Style Is It? A Guide to American Architecture, John C. Poppeliers and S. Allen Chambers Jr., John Wiley and Sons, Inc (Paper); ISBN 0-471-25036-8; 2003

EXHIBITS

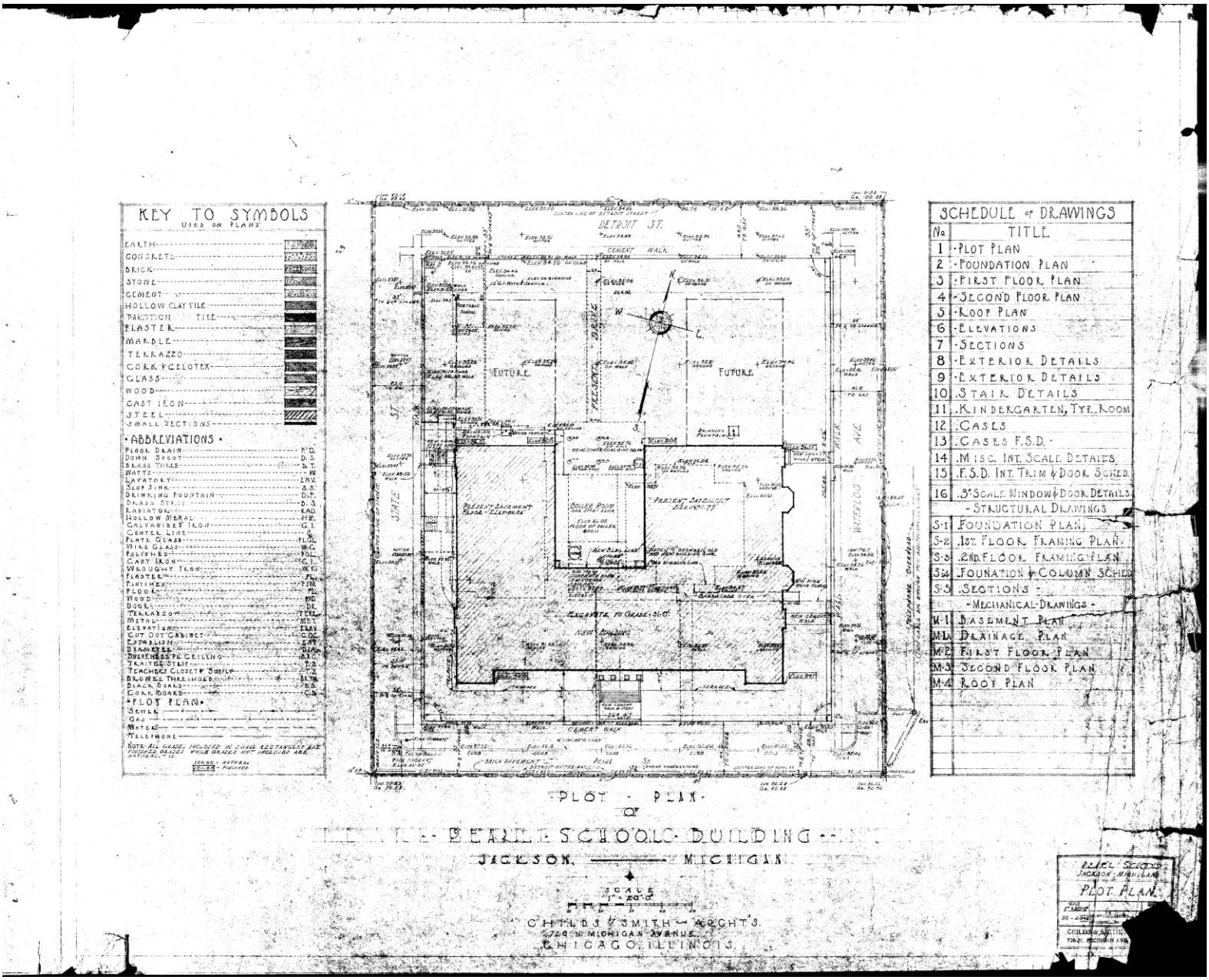

KEY TO SYMBOLS
USED ON PLANS
EARTH
CONCRETE
BRICK
STONE
CEMENT
HOLLOW CLAY TILE
PARTITION TILE
PLASTER
MARBLE
TERRAZZO
CORK, CELOTEX
GLASS
WOOD
CAST IRON
STEEL
SMALL SECTIONS
• ABBREVIATIONS •
FLOOR DRAIN F.D.
DOWN SPOUT D.S.
GLASS TILES G.T.
WATTS W.
LAVATORY LAV.
SLOP SINK S.S.
DRINKING FOUNTAIN D.F.
BRASS STRIPS B.S.
RADIATOR RAD.
HOLLOW METAL H.M.
GALVANIZED IRON G.I.
CENTER LINE C.
PLATE GLASS P.G.
WIRE GLASS W.G.
POLISHED POL.
CAST IRON C.I.
WROUGHT IRON W.I.
PLASTER PL.
PARTITIONS PTN.
FLOOR FL.
WOOD WD.
DOOR DR.
TERRAZZO TERR.
METAL MET.
ELEVATOR ELEV.
CUT OUT CABINET C.O.C.
ESTABLISH EST.
DIAMETER DIAM.
DRINKING STAND D.S.
TRAITOR'S SEAT T.S.
TEACHER'S CLOSET & SHELF T.C.S.
BRONZE THRESHOLD BR. TH.
BLACK BOARD B.B.
COAT HOOKS C.H.
• PLOT PLAN •
SEWER
GAS
WATER
TELEPHONE
NOTE: ALL GRADES INCLOSED IN SMALL RECTANGLES ARE FINISHED GRADES WHILE GRADES NOT INCLOSED ARE NATURAL.
100.00 = NATURAL
100.00 = FINISHED
DETROIT ST.
CEMENT WALK
FUTURE
FUTURE
PRESENT BASEMENT FLOOR - CLASSROOMS
BOILER ROOM
PRESENT BASEMENT ENTRANCE
EXCAVATE TO GRADE - 31.0'
NEW BUILDING
CEMENT WALK
BRICK PAVEMENT
PEARL ST.
STATE ST.
WATERLOO AVE.
SCHEDULE of DRAWINGS
No. TITLE
1 · PLOT PLAN
2 · FOUNDATION PLAN
3 · FIRST FLOOR PLAN
4 · SECOND FLOOR PLAN
5 · ROOF PLAN
6 · ELEVATIONS
7 · SECTIONS
8 · EXTERIOR DETAILS
9 · EXTERIOR DETAILS
10 · STAIR DETAILS
11 · KINDERGARTEN, TYP. ROOM
12 · CASES
13 · CASES F.S.D. ·
14 · MISC. INT. SCALE DETAILS
15 · F.S.D. INT. TRIM & DOOR SCHED.
16 · 3" SCALE WINDOW & DOOR DETAILS
- STRUCTURAL DRAWINGS -
S-1 FOUNDATION PLAN
S-2 1ST. FLOOR FRAMING PLAN
S-3 2ND. FLOOR FRAMING PLAN
S-4 FOUNATION & COLUMN SCHED.
S-5 SECTIONS
- MECHANICAL DRAWINGS -
M-1 BASEMENT PLAN
M-L DRAINAGE PLAN
M-2 FIRST FLOOR PLAN
M-3 SECOND FLOOR PLAN
M-4 ROOF PLAN
PLOT · PLAN
OF
BEADLE SCHOOL BUILDING
JACKSON, MICHIGAN
SCALE
1" = 20'-0"
CHILDS & SMITH — ARCH'TS.
720 N. MICHIGAN AVENUE,
CHICAGO, ILLINOIS.
BEADLE SCHOOL
JACKSON, MICHIGAN
PLOT PLAN.

Exhibit A

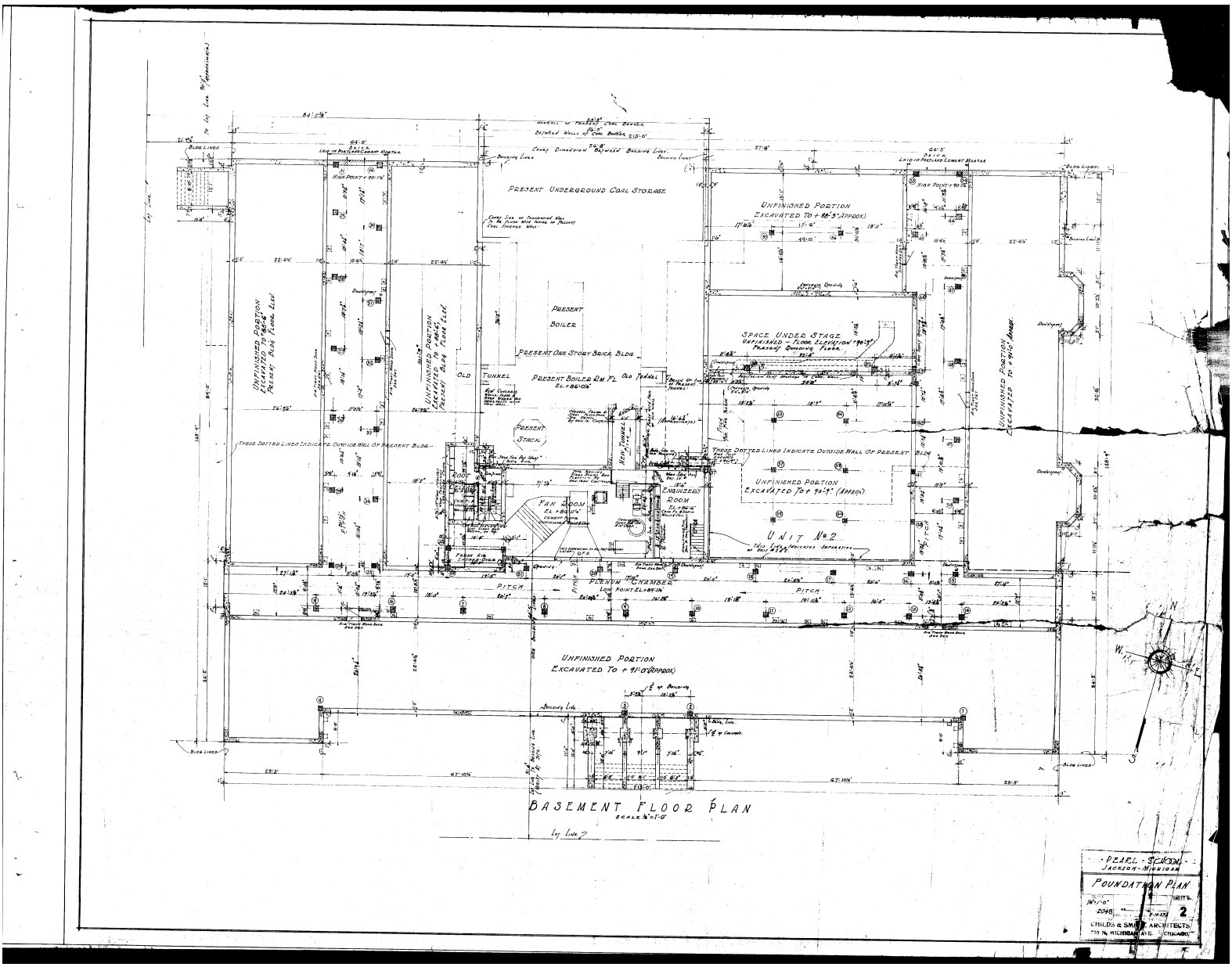

PRESENT UNDERGROUND COAL STORAGE
UNFINISHED PORTION EXCAVATED TO + 86'-3" (APPROX.)
PRESENT BOILER
PRESENT ONE STORY BRICK BLDG.
OLD TUNNEL
PRESENT BOILER RM. FL. EL. + 86'-0"
PRESENT STACK
SPACE UNDER STAGE UNFINISHED - FLOOR ELEVATION + 90'-9" PRESENT SUNKEN FLOOR
UNFINISHED PORTION EXCAVATED TO + 90'-9" (APPROX.)
UNIT No. 2
FAN ROOM EL. + 86'-0"
ENGINEER'S ROOM EL. + 86'-6"
PLENUM CHAMBER LOW POINT EL. + 86'-1"
PITCH
UNFINISHED PORTION EXCAVATED TO + 91'-0" (APPROX.)
THESE DOTTED LINES INDICATE OUTSIDE WALL OF PRESENT BLDG.
BASEMENT FLOOR PLAN
SCALE 1/8"-1'-0"
PEARL - SCHOOL
JACKSON - MICHIGAN
FOUNDATION PLAN
SHEET 2
CHILDS & SMITH ARCHITECTS
CHICAGO

Exhibit B

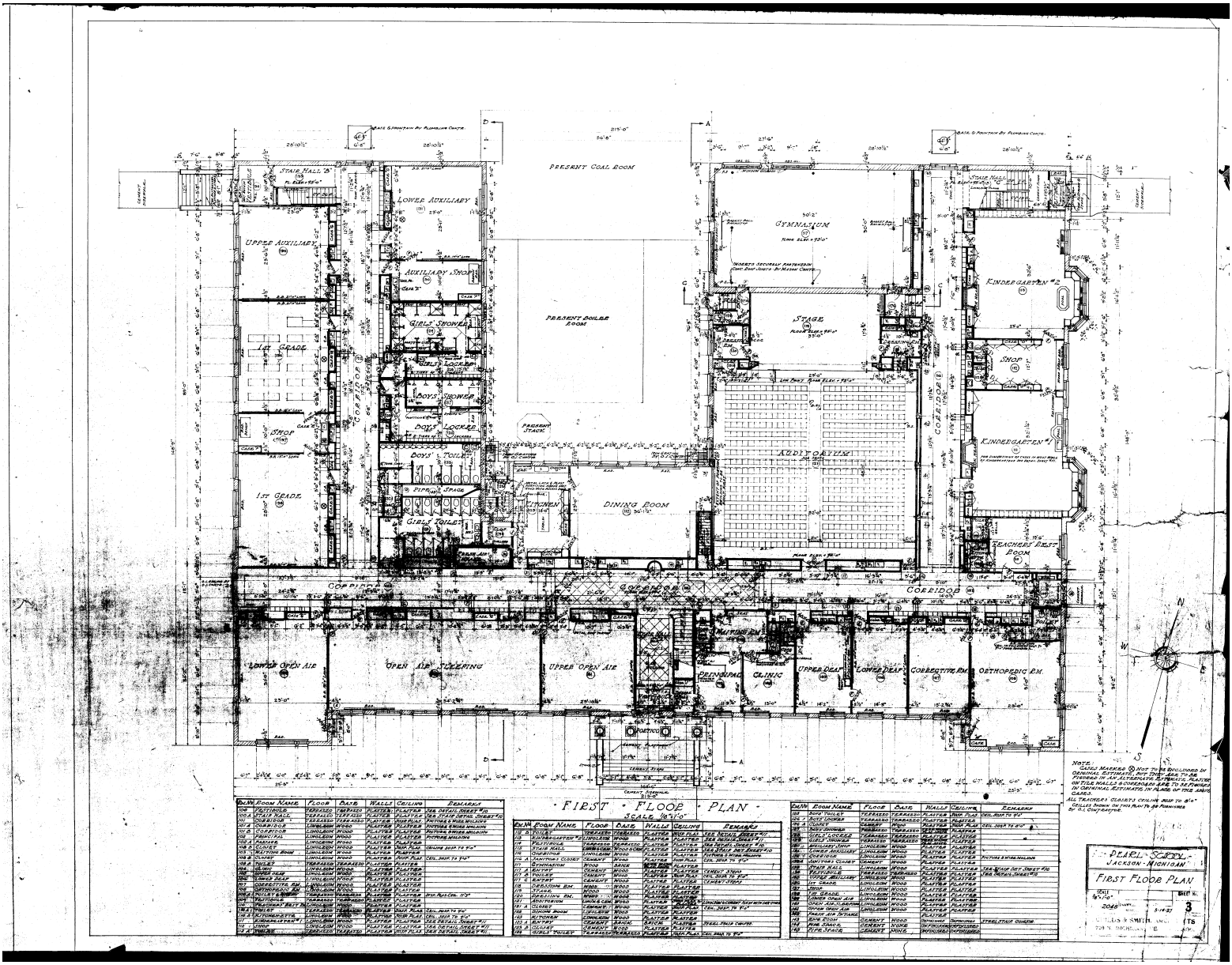

PRESENT COAL ROOM
PRESENT BOILER ROOM
GYMNASIUM
STAGE
AUDITORIUM
DINING ROOM
KITCHEN
UPPER AUXILIARY
LOWER AUXILIARY
AUXILIARY SHOP
1ST GRADE
SHOP
KINDERGARTEN #2
KINDERGARTEN
TEACHERS REST ROOM
CORRIDOR
LOWER OPEN AIR
OPEN AIR SLEEPING
UPPER OPEN AIR
PRINCIPAL
CLINIC
UPPER DEAF
LOWER DEAF
CORRECTIVE RM.
ORTHOPEDIC RM.
FIRST FLOOR PLAN
SCALE 1/8"=1'-0"
PEARL SCHOOL
JACKSON - MICHIGAN
FIRST FLOOR PLAN

Exhibit C

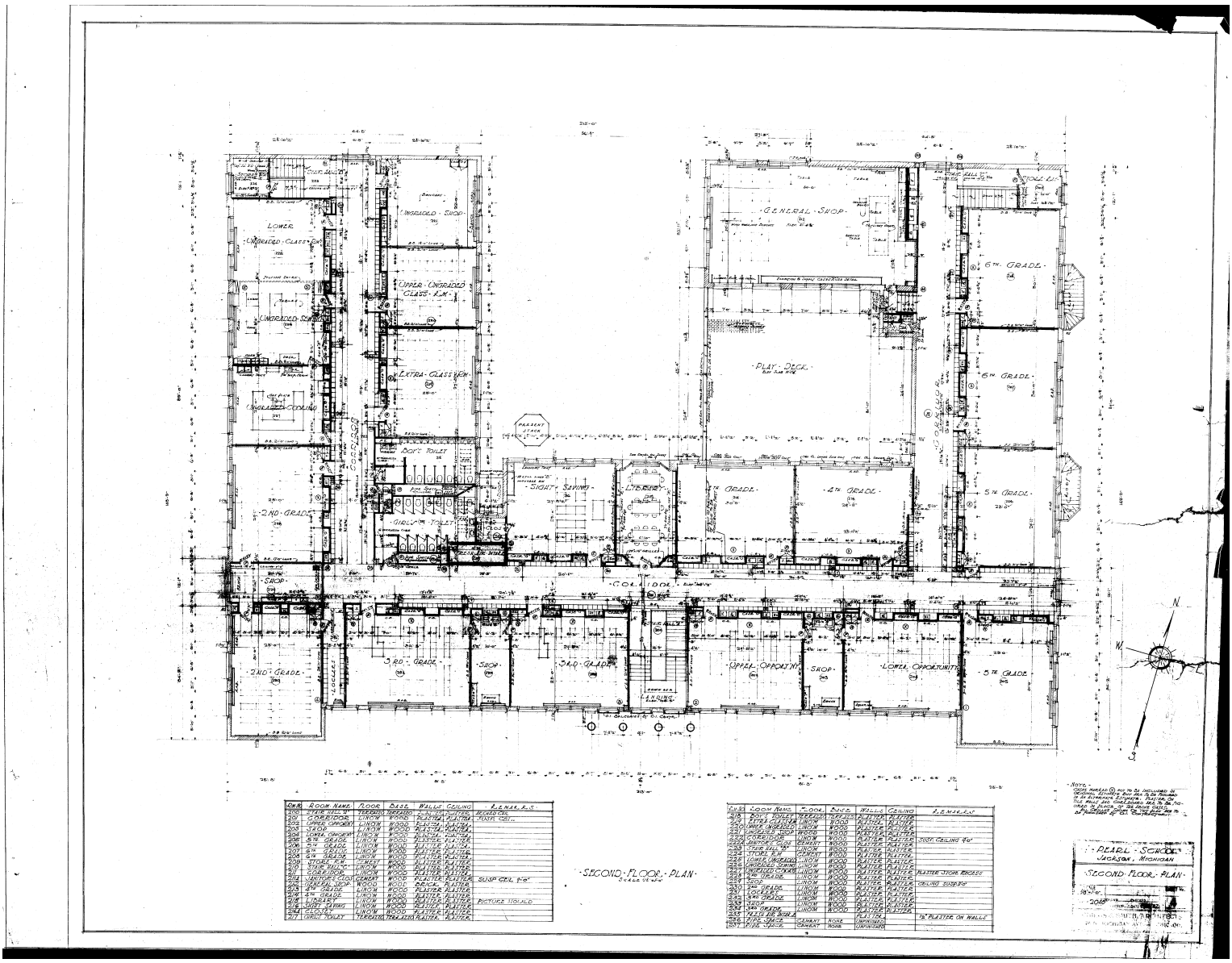

SECOND FLOOR PLAN
PEARL - SCHOOL
Jackson, Michigan
SECOND FLOOR PLAN

Exhibit D

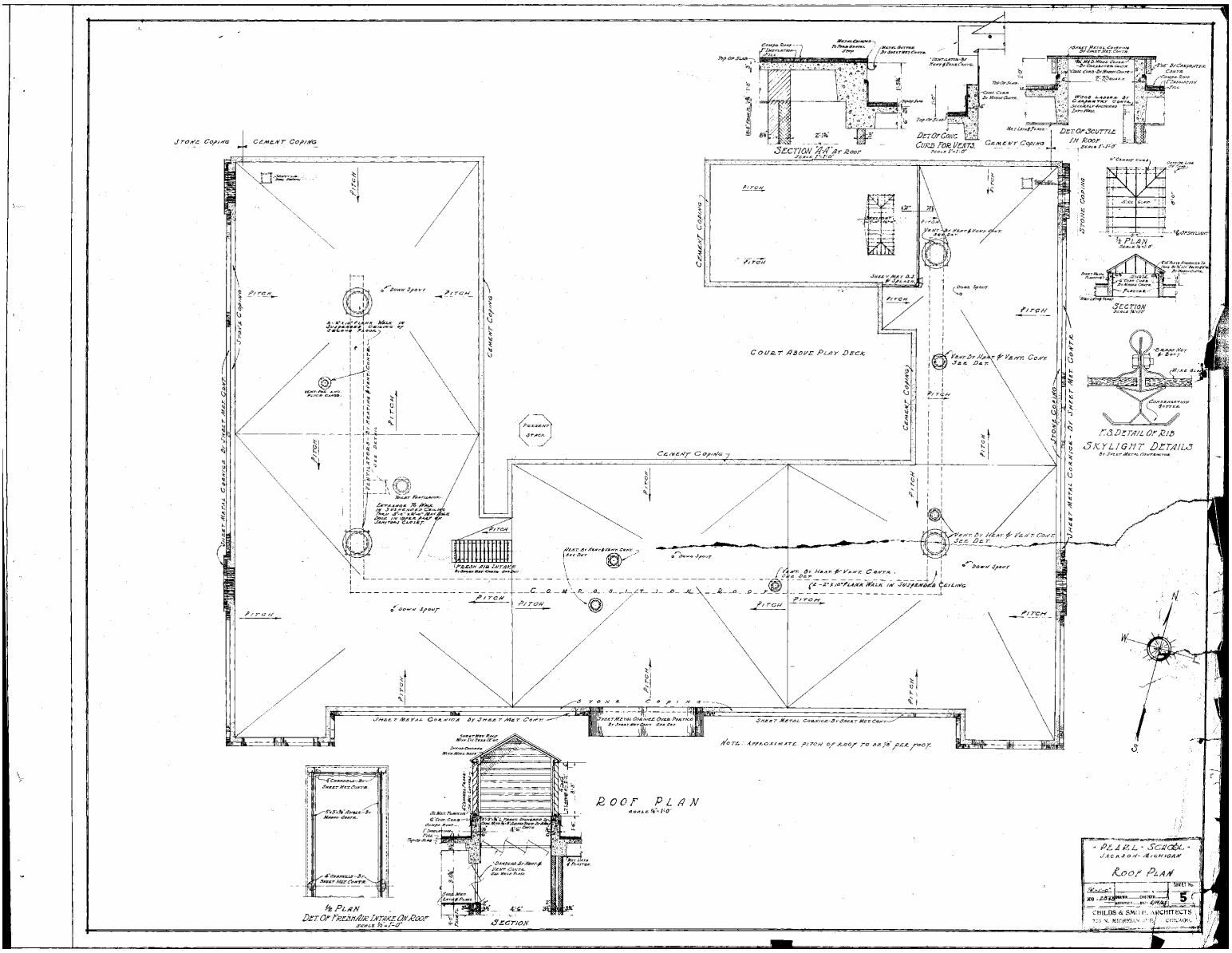

ROOF PLAN
SECTION
SKYLIGHT DETAILS
COURT ABOVE PLAY DECK
PEARL - SCHOOL
JACKSON - MICHIGAN
ROOF PLAN
CHILDS & SMITH, ARCHITECTS

Exhibit E

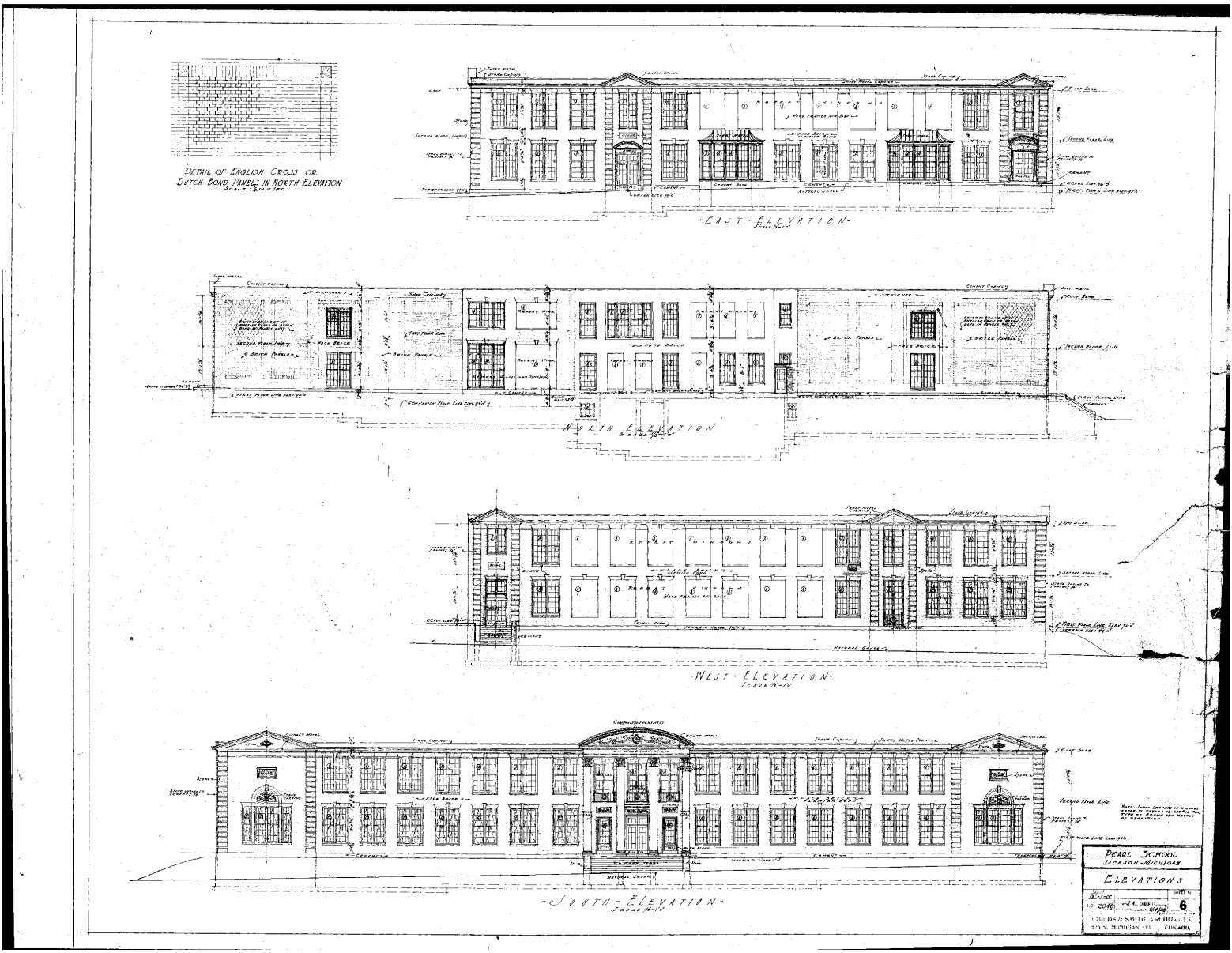

DETAIL OF ENGLISH CROSS OR DUTCH BOND PANELS IN NORTH ELEVATION
-EAST-ELEVATION-
NORTH ELEVATION
-WEST-ELEVATION-
-SOUTH-ELEVATION-
PEARL SCHOOL
JACKSON-MICHIGAN
ELEVATIONS
6
GIRLDS & SMITH, ARCHITECTS

Exhibit F

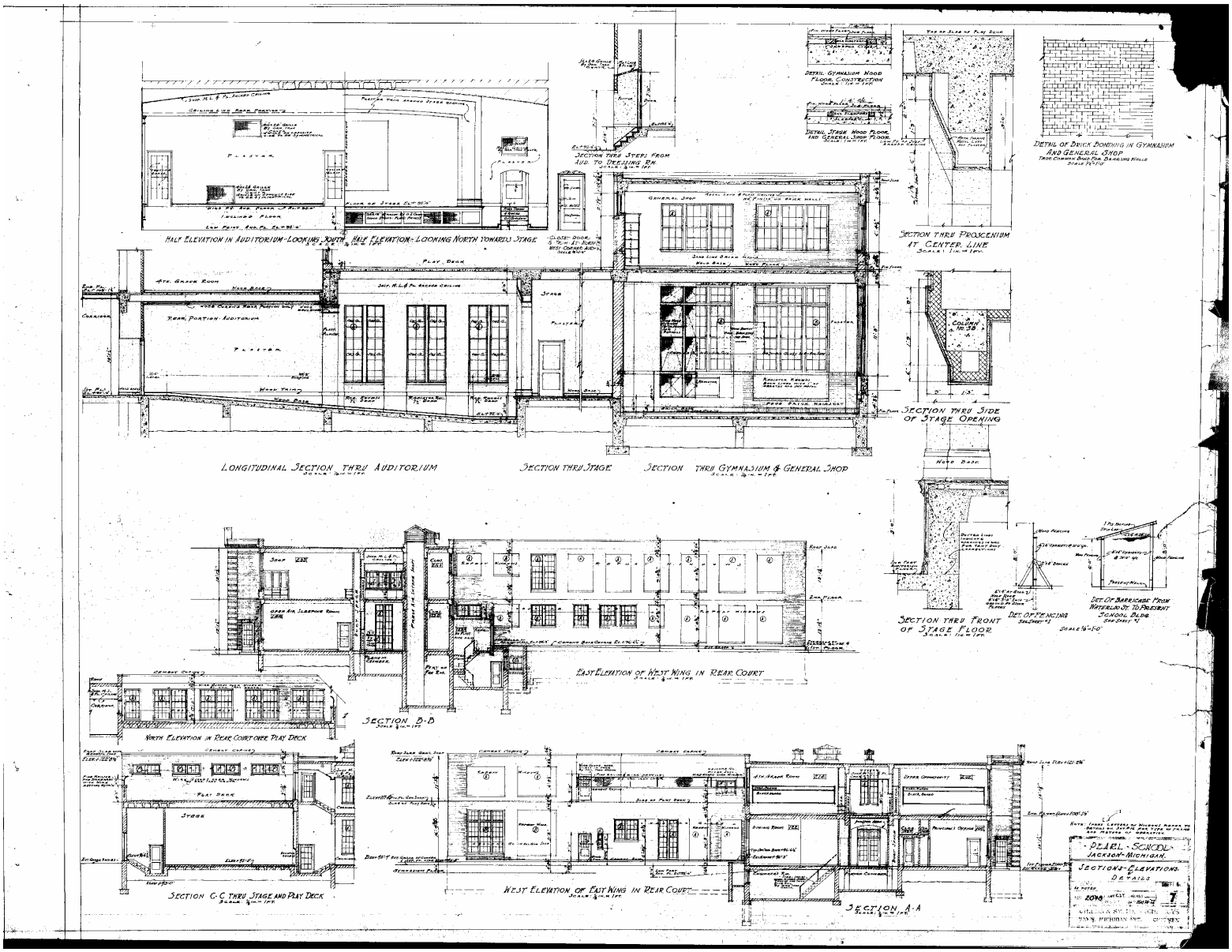

HALF ELEVATION IN AUDITORIUM-LOOKING SOUTH
HALF ELEVATION-LOOKING NORTH TOWARDS STAGE
SECTION THRU STEPS FROM AUD. TO DRESSING RM.
DETAIL GYMNASIUM WOOD FLOOR CONSTRUCTION
DETAIL STAGE WOOD FLOOR AND GENERAL SHOP FLOOR
SECTION THRU PROSCENIUM AT CENTER LINE
DETAIL OF BRICK BONDING IN GYMNASIUM AND GENERAL SHOP
SECTION THRU SIDE OF STAGE OPENING
LONGITUDINAL SECTION THRU AUDITORIUM
SECTION THRU STAGE
SECTION THRU GYMNASIUM & GENERAL SHOP
SECTION THRU FRONT OF STAGE FLOOR
DET. OF BARRICADE FROM WATERLOO ST. TO PRESENT SCHOOL BLDG.
DET. OF FENCING
EAST ELEVATION OF WEST WING IN REAR COURT
SECTION B-B
NORTH ELEVATION IN REAR COURT OVER PLAY DECK
SECTION C-C THRU STAGE AND PLAY DECK
WEST ELEVATION OF EAST WING IN REAR COURT
SECTION A-A
PEARL SCHOOL
JACKSON MICHIGAN
SECTIONS-ELEVATIONS
DETAILS

Exhibit G

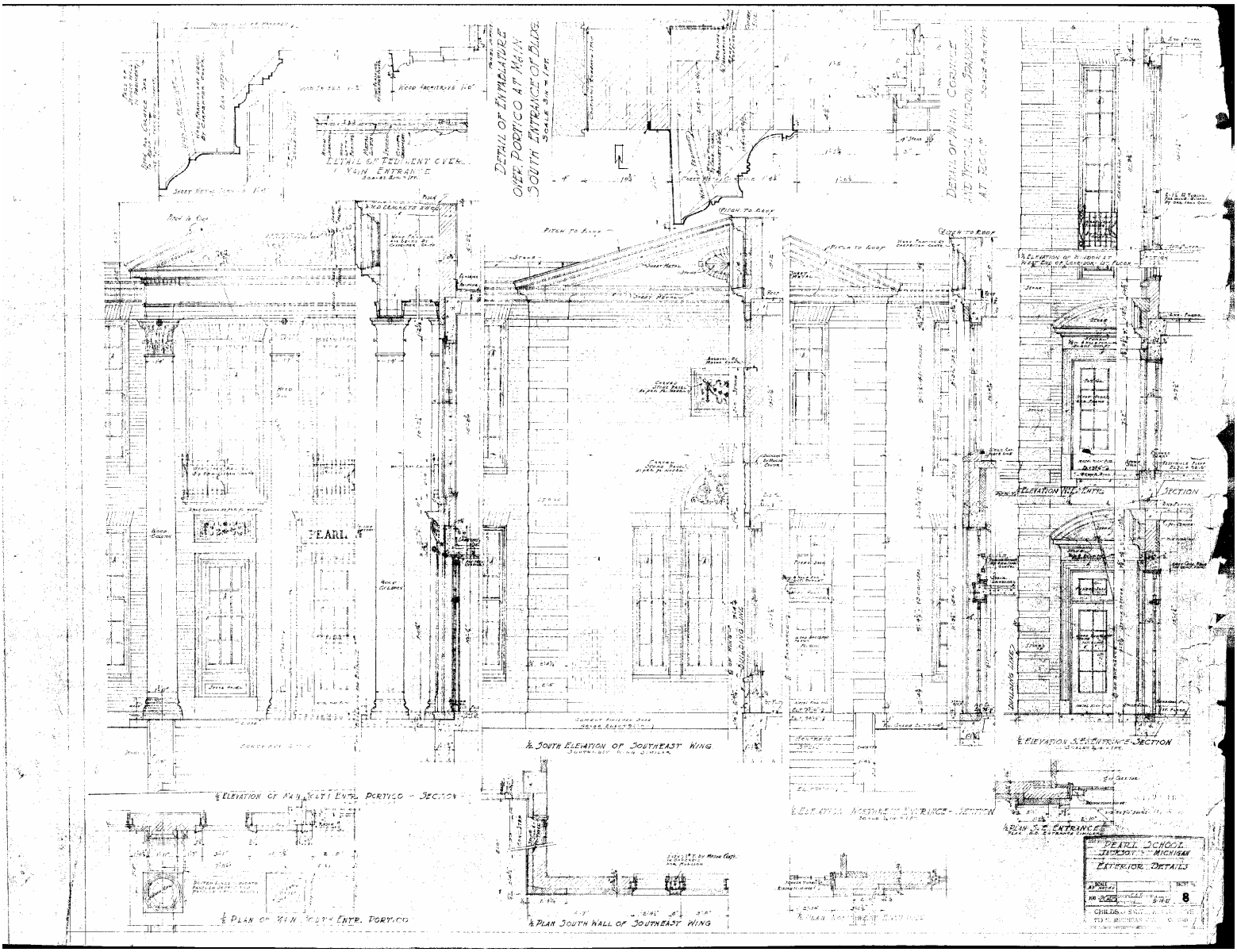

DETAIL OF ENTABLATURE OVER PORTICO AT MAIN SOUTH ENTRANCE OF BLDG.
SCALE 3in = 1ft
DETAIL OF MAIN CORNICE AND WINDOW TREATMENT AT TOWER
SCALE 3/4in = 1ft
DETAIL OF PEDIMENT OVER MAIN ENTRANCE
SCALE 3in = 1ft
PEARL
½ SOUTH ELEVATION OF SOUTHEAST WING
½ ELEVATION OF MAIN (SOUTH) ENTR. PORTICO - SECTION
½ ELEVATION S.E. ENTRANCE - SECTION
½ PLAN OF MAIN (SOUTH) ENTR. PORTICO
½ PLAN SOUTH WALL OF SOUTHEAST WING
½ PLAN S.E. ENTRANCE
PEARL SCHOOL
JACKSON - MICHIGAN
EXTERIOR DETAILS
8

Exhibit H

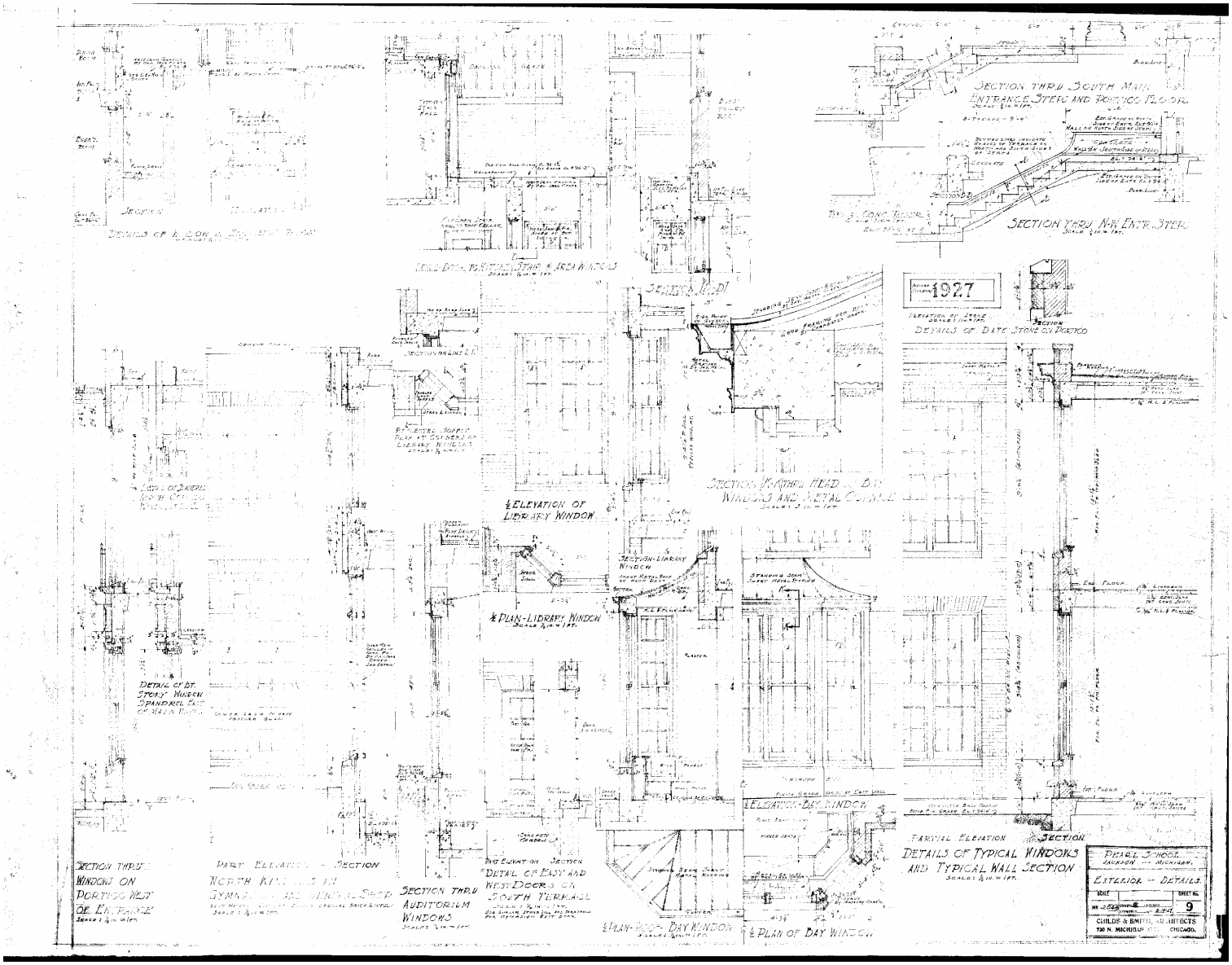
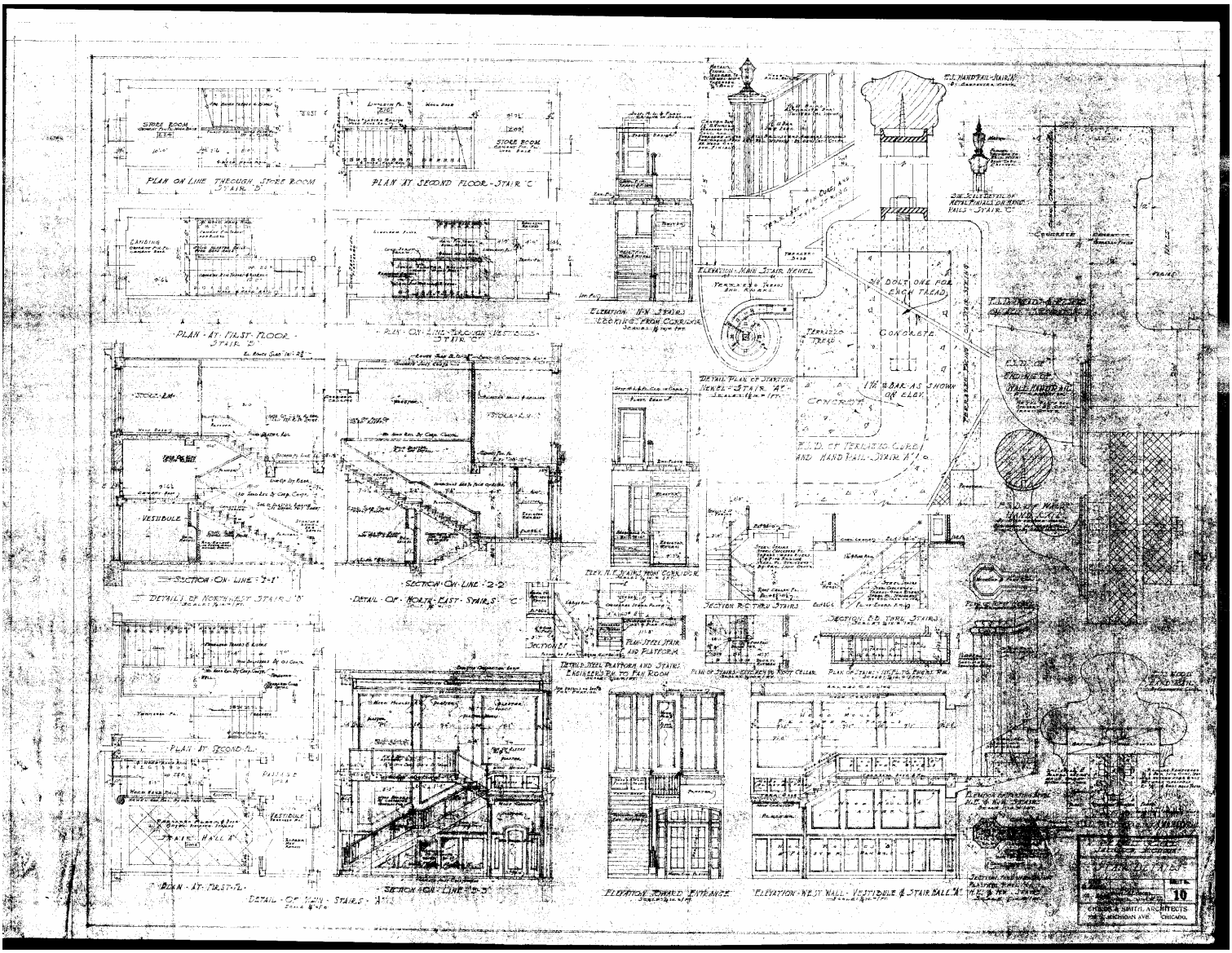

SECTION THRU SOUTH MAIN ENTRANCE STEPS AND PORTICO FLOOR
SECTION THRU N.W. ENTR. STEPS
1927
ELEVATION OF DATE STONE
DETAILS OF DATE STONE ON PORTICO
SECTION THRU LIBRARY WINDOWS
SECTION THRU STEEL SUPPORT PLAN AT SOLDIER COURSE LIBRARY WINDOWS
SECTION THRU STEEL SUPPORT PLAN AT SOLDIER COURSE LIBRARY WINDOWS
½ ELEVATION OF LIBRARY WINDOW
SECTION-LIBRARY WINDOW
½ PLAN-LIBRARY WINDOW
SECTION THRU KEYSTONE HEAD OF BAY WINDOWS AND METAL CORNICE
DETAIL OF 1ST STORY WINDOW SPANDREL ON MAIN FRONT
½ ELEVATION-BAY WINDOW
½ PLAN-ROOF BAY WINDOW
½ PLAN OF BAY WINDOW
SECTION THRU WINDOWS ON PORTICO WEST OF ENTRANCE
PART ELEVATION & SECTION NORTH KITCHEN WALL SHOWING SYMMETRICAL SHED
SECTION THRU AUDITORIUM WINDOWS
PART ELEVATION SECTION DETAIL OF EAST AND WEST DOORS ON SOUTH TERRACE
PARTIAL ELEVATION SECTION DETAILS OF TYPICAL WINDOWS AND TYPICAL WALL SECTION
PEARL SCHOOL JACKSON — MICHIGAN
EXTERIOR — DETAILS
SCALE
SHEET NO. 9
CHILDS & SMITH, ARCHITECTS
720 N. MICHIGAN CHICAGO.

Exhibit I


PLAN ON LINE THROUGH STORE ROOM STAIR 'B'
PLAN AT SECOND FLOOR - STAIR 'C'
PLAN AT FIRST FLOOR - STAIR 'B'
PLAN ON LINE THROUGH VESTIBULE STAIR 'C'
SECTION ON LINE 1-1
SECTION ON LINE 2-2
DETAIL OF NORTH-WEST STAIR 'B'
DETAIL OF NORTH-EAST STAIR 'C'
PLAN AT SECOND FL.
PLAN AT FIRST FL.
DETAIL OF NORTH STAIRS 'A'
SECTION ON LINE 3-3
ELEVATION IN STAIR LOOKING FROM CORRIDOR
DETAIL PLAN OF STARTING NEWEL - STAIR 'A'
ELEVATION NORTH ENTRANCE
ELEVATION - WEST WALL - VESTIBULE & STAIR HALL 'A'
CONCRETE
1½ BAR AS SHOWN OR ELEV.
2 BOLT ONE FOR EACH TREAD
SECTION ON LINE 4-4
SECTION ON LINE 5-5
SECTION ON LINE 6-6
SECTION ON LINE 7-7
SECTION ON LINE 8-8
SECTION ON LINE 9-9
SECTION ON LINE 10-10
SECTION ON LINE 11-11
SECTION ON LINE 12-12
SECTION ON LINE 13-13
SECTION ON LINE 14-14
SECTION ON LINE 15-15
SECTION ON LINE 16-16
SECTION ON LINE 17-17
SECTION ON LINE 18-18
SECTION ON LINE 19-19
SECTION ON LINE 20-20
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SECTION ON LINE 61-61
SECTION ON LINE 62-62
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SECTION ON LINE 931-931
SECTION ON LINE 932-932
SECTION ON LINE 933-933
SECTION ON LINE 934-934
SECTION ON LINE 935-935
SECTION ON LINE 936-936
SECTION ON LINE 937-937
SECTION ON LINE 938-938
SECTION ON LINE 939-939
SECTION ON LINE 940-940
SECTION ON LINE 941-941
SECTION ON LINE 942-942
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SECTION ON LINE 995-995
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SECTION ON LINE 999-999
SECTION ON LINE 1000-1000
10

Exhibit J

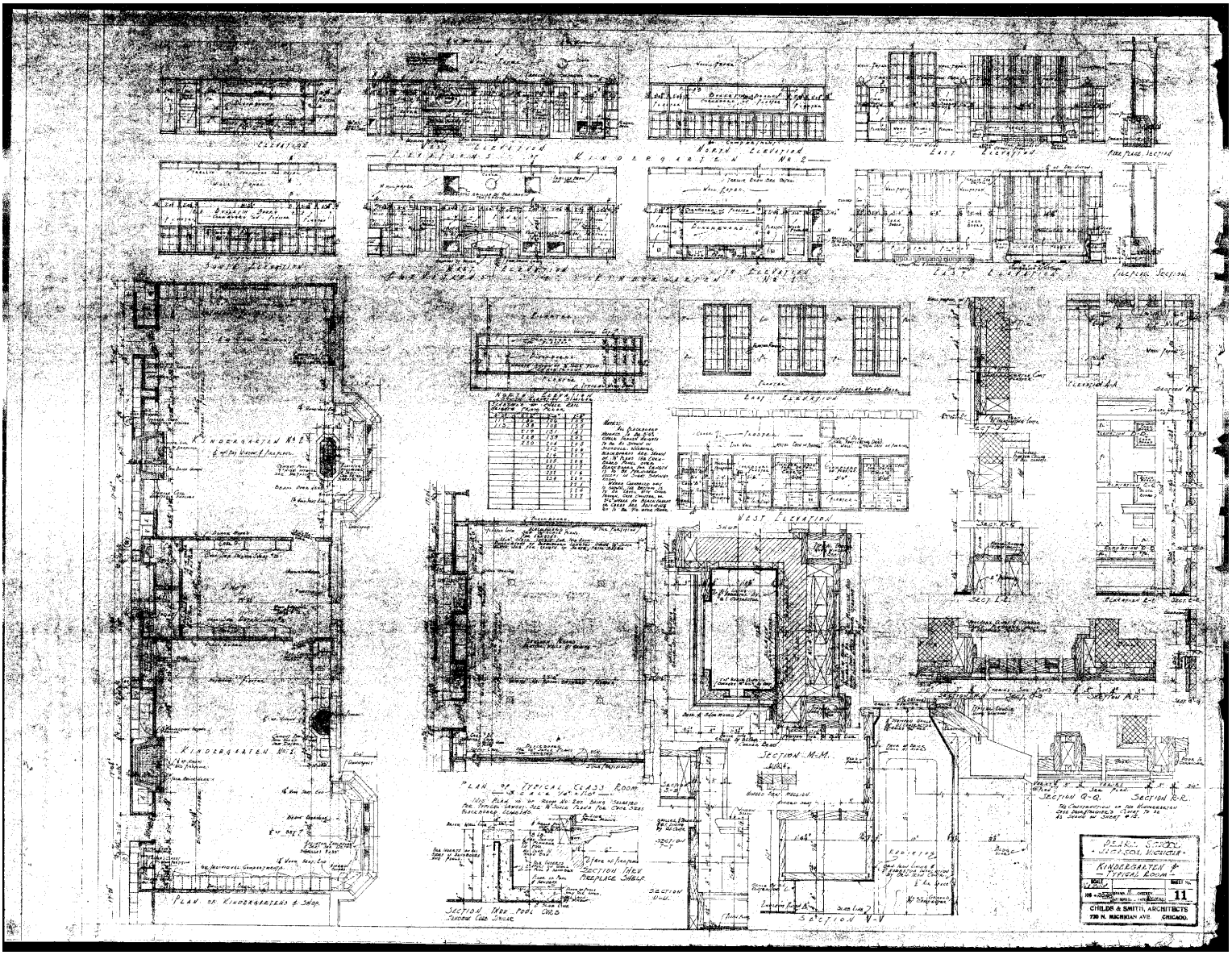

KINDERGARTEN No 1
KINDERGARTEN No 2
WEST ELEVATION
SECTION M-M
SECTION Q-Q
SECTION R-R
SECTION V-V
CHILDS & SMITH, ARCHITECTS
730 N. MICHIGAN AVE. CHICAGO.
11

Exhibit K

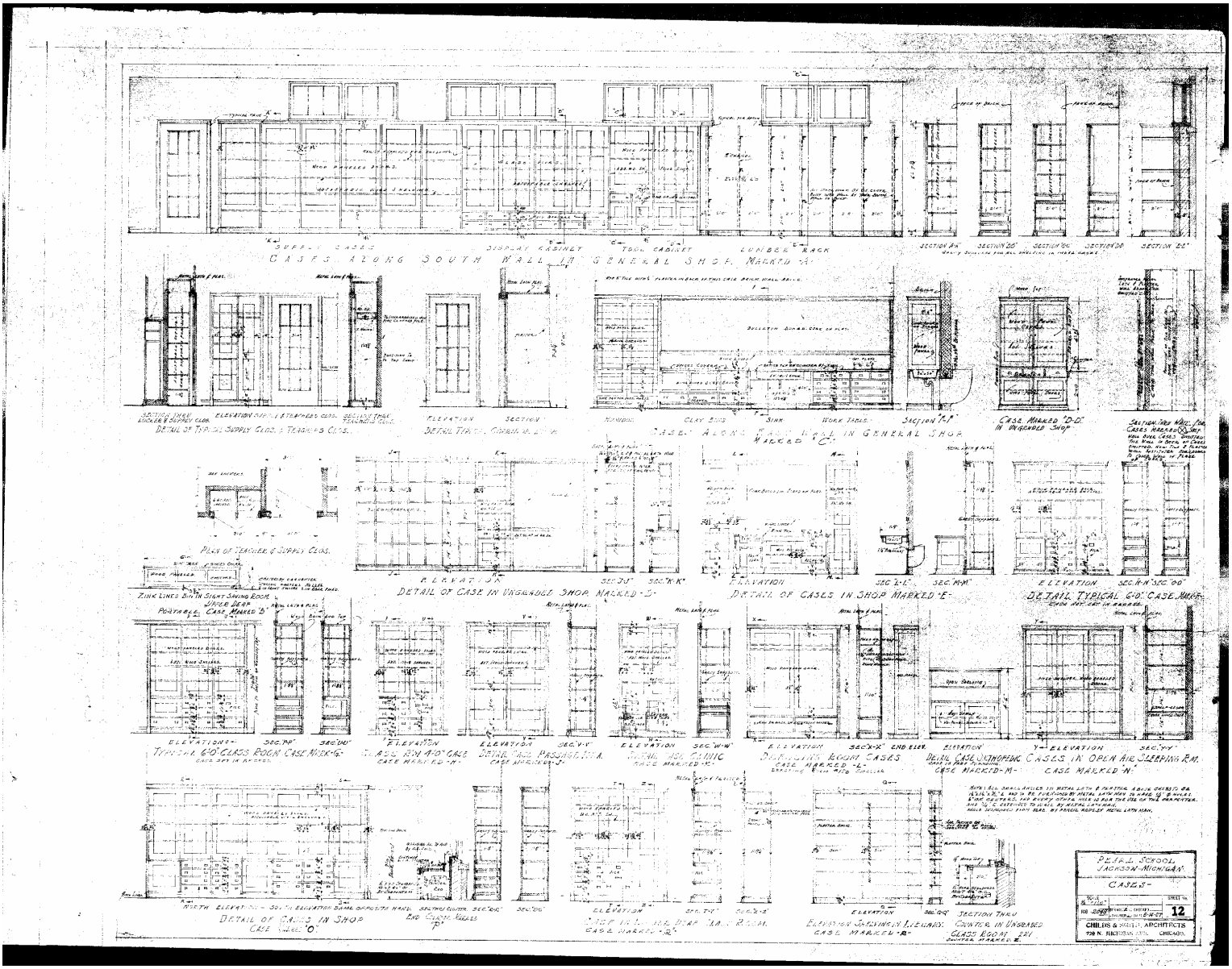

CASES ALONG SOUTH WALL IN GENERAL SHOP. MARKED "A"
DETAIL OF TYPICAL SUPPLY CLOS. & TEACHERS CLOS.
CASES ALONG WALL IN GENERAL SHOP MARKED "C"
CASE MARKED "D-D" IN UNGRADED SHOP
PLAN OF TEACHERS & SUPPLY CLOS.
DETAIL OF CASE IN UNGRADED SHOP MARKED "J"
DETAIL OF CASES IN SHOP MARKED "E"
DETAIL TYPICAL 60" CASE MARKED
ZINK LINED BATH SIGHT SAVING ROOM
TYPICAL 60" CLASS ROOM CASE MARKED "G"
CASES WITH 4'-0" CASE MARKED "H"
DETAIL CASE PASSAGE WAY
CASE MARKED "K"
SINK
CASE MARKED "L"
DETAIL CASE ORTHOPEDIC
CASE MARKED "M"
CASES IN OPEN AIR SLEEPING RM.
CASE MARKED "N"
DETAIL OF CASES IN SHOP
CASE MARKED "O"
CASE MARKED "P"
CASE MARKED "Q"
CASE MARKED "R"
CLASS ROOM CASE MARKED "Z"
PEARL SCHOOL
JACKSON-MICHIGAN
CASES
12
CHILLIS & SHIELS, ARCHITECTS
729 N. MICHIGAN AVE. CHICAGO.

Exhibit L

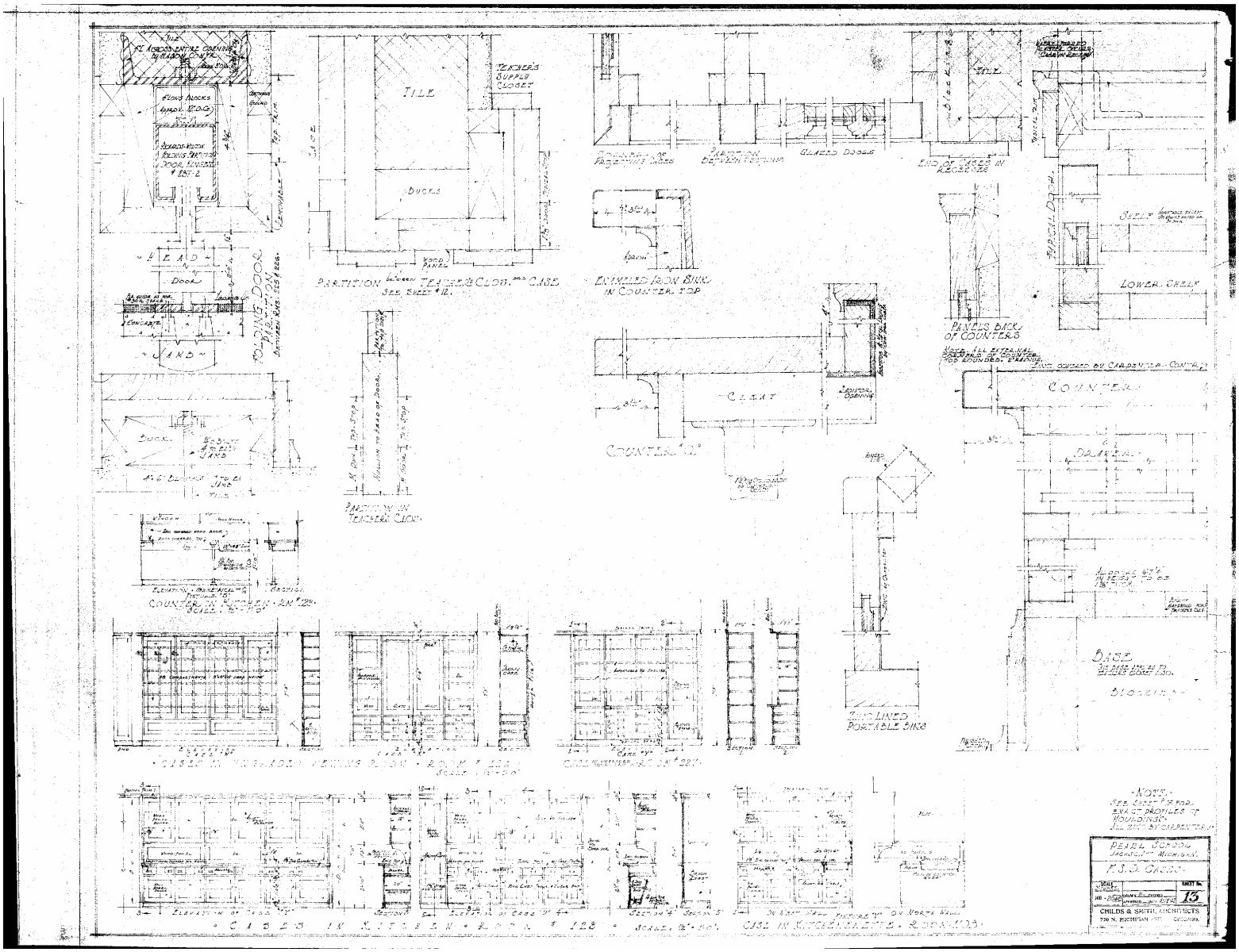

TILE
TEACHER'S SUPPLY CLOSET
DUCKS
PARTITION BETWEEN TEACHER'S CLOS. AND CASE
SEE SHEET #12.
ENAMELED IRON SINK IN COUNTER TOP
PARTITION BETWEEN TOILETS
GLAZED DOORS
END OF CASES IN RECESSES
PANELS BACK OF COUNTERS
LOWER CASES
COUNTER
CLEAT
COUNTER #2
FOLDING DOOR
SAND
DOOR
CASE IN KITCHEN - RM # 125
CASE IN KITCHEN - RM # 122
CASE IN KITCHEN - RM # 221
CASE IN KITCHEN - RM # 123
TWO LINED PORTABLE BINS
BASE
NOTE
PEARL GORDON
JACKSON, MICHIGAN
P.S.J. CASES
CHILDS & SMITH, ARCHITECTS

Exhibit M

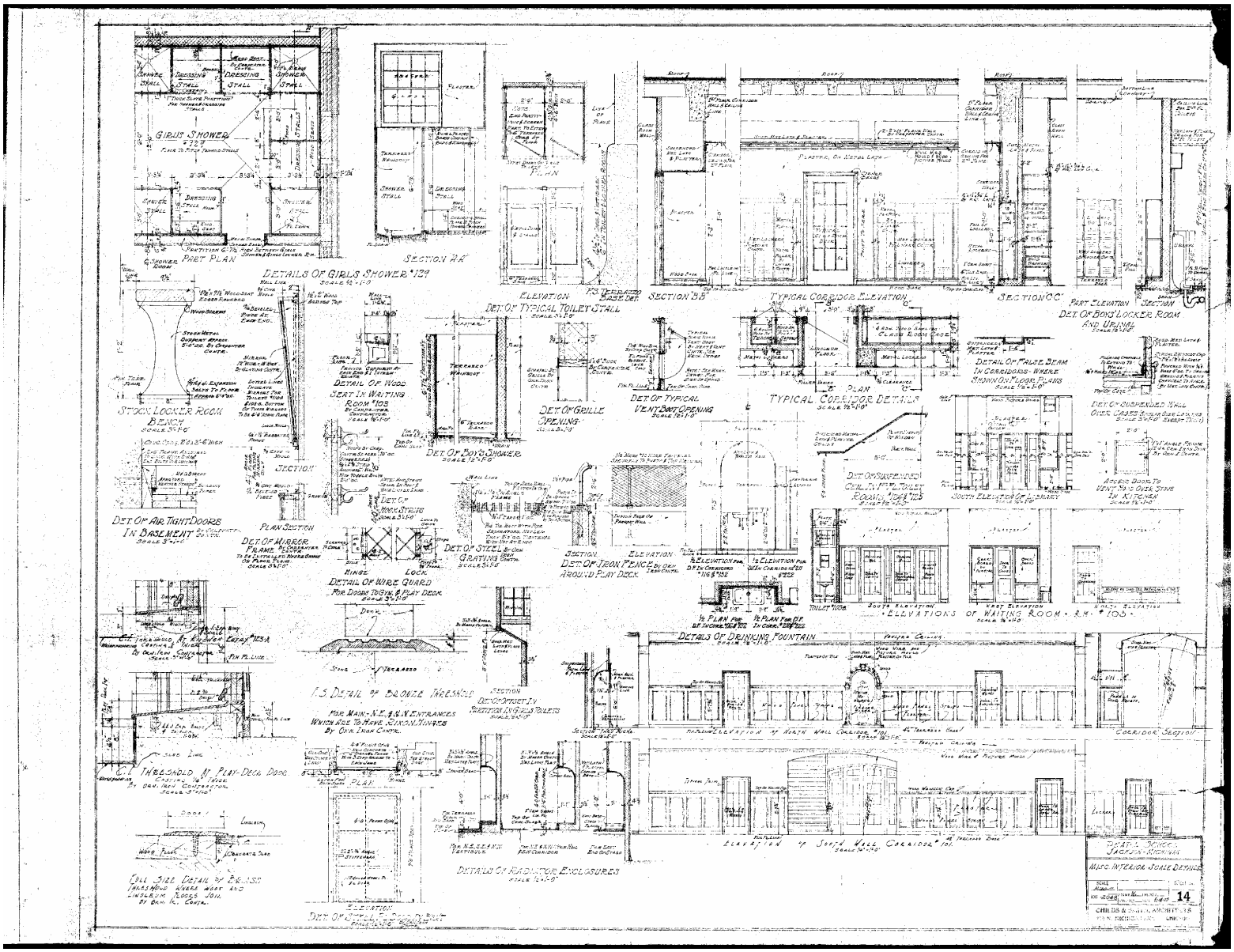

GIRLS SHOWER
DETAILS OF GIRLS SHOWER
DET. OF TYPICAL TOILET STALL
DETAIL OF WOOD SEAT IN WAITING ROOM
DET. OF BOYS SHOWER
DET. OF GRILLE OPENING
DET. OF TYPICAL VENT DUCT OPENING
TYPICAL CORRIDOR ELEVATION
TYPICAL CORRIDOR DETAILS
DETAIL OF FALSE BEAM IN CORRIDORS
DET. OF SUSPENDED CEIL. IN 1ST FLOOR TOILET ROOMS
ACCESS DOOR TO VENT IN KITCHEN
STONE LOCKER ROOM BENCH
DET. OF AIR TIGHT DOORS IN BASEMENT
DET. OF MIRROR FRAME
DETAIL OF WIRE GUARD
DET. OF STEEL GRATING
DET. OF IRON FENCE AROUND PLAY DECK
ELEVATIONS OF WAITING ROOM
DETAILS OF DRINKING FOUNTAIN
DETAIL OF THRESHOLD AT PLAY-DECK DOOR
DETAILS OF RADIATOR ENCLOSURES
ELEVATION OF SOUTH WALL CORRIDOR
CORRIDOR SECTION
MISC. INTERIOR DETAILS
14

Exhibit N

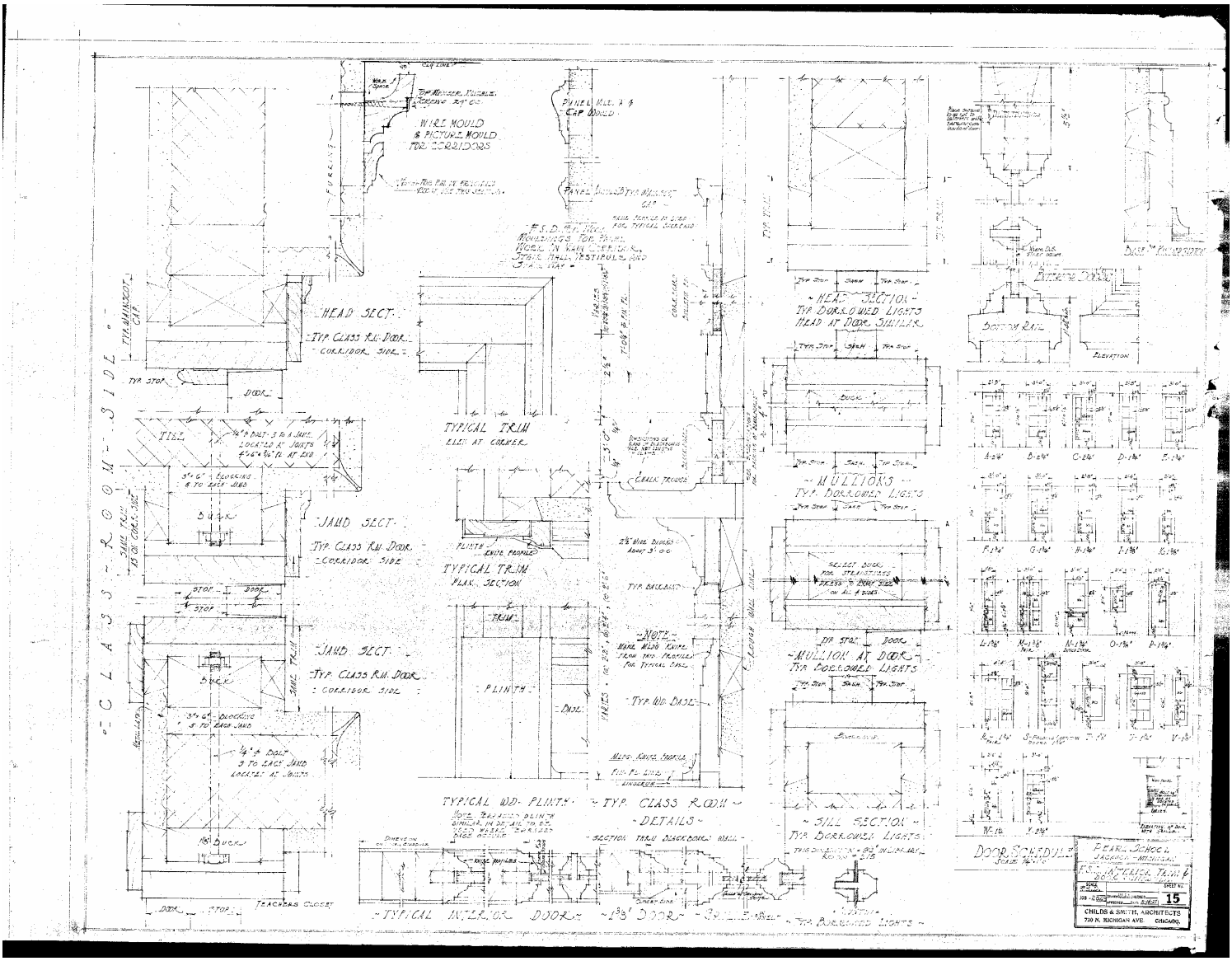

WIRE MOULD & PICTURE MOULD FOR CORRIDORS
HEAD SECT.
TYP. CLASS RM. DOOR
CORRIDOR SIDE
TYPICAL TRIM
ELEV. AT CORNER
JAMB SECT.
TYP. CLASS RM. DOOR
CORRIDOR SIDE
TYPICAL TRIM
PLAN SECTION
JAMB SECT.
TYP. CLASS RM. DOOR
CORRIDOR SIDE
TYPICAL WD. PLINTH
TYP. CLASS ROOM
DETAILS
HEAD SECTION
TYP. BORROWED LIGHTS
HEAD AT DOOR SIMILAR
MULLIONS
TYP. BORROWED LIGHTS
MULLION AT DOOR
TYP. BORROWED LIGHTS
SILL SECTION
TYP. BORROWED LIGHTS
BOTTOM RAIL
ELEVATION
DOOR SCHEDULE
TYPICAL INTERIOR DOOR
3'8" DOOR
TYP. BORROWED LIGHTS
PEARL SCHOOL
JACKSON MICHIGAN
15
CHILDS & SMITH, ARCHITECTS
720 N. MICHIGAN AVE. CHICAGO.

Exhibit O

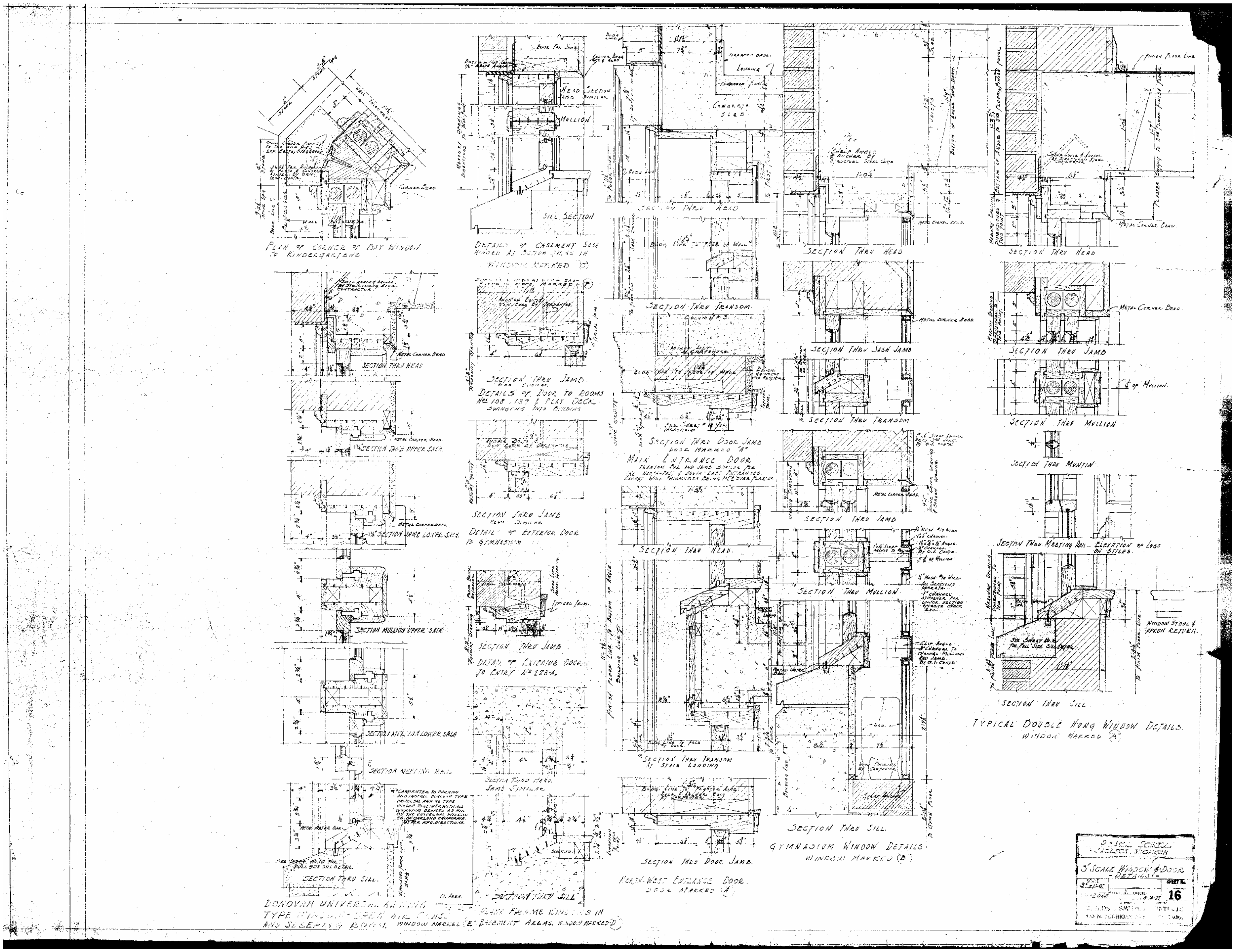


Exhibit P

Exhibit Q – Brick on School Building

Exhibit R – Brick on Boiler Room

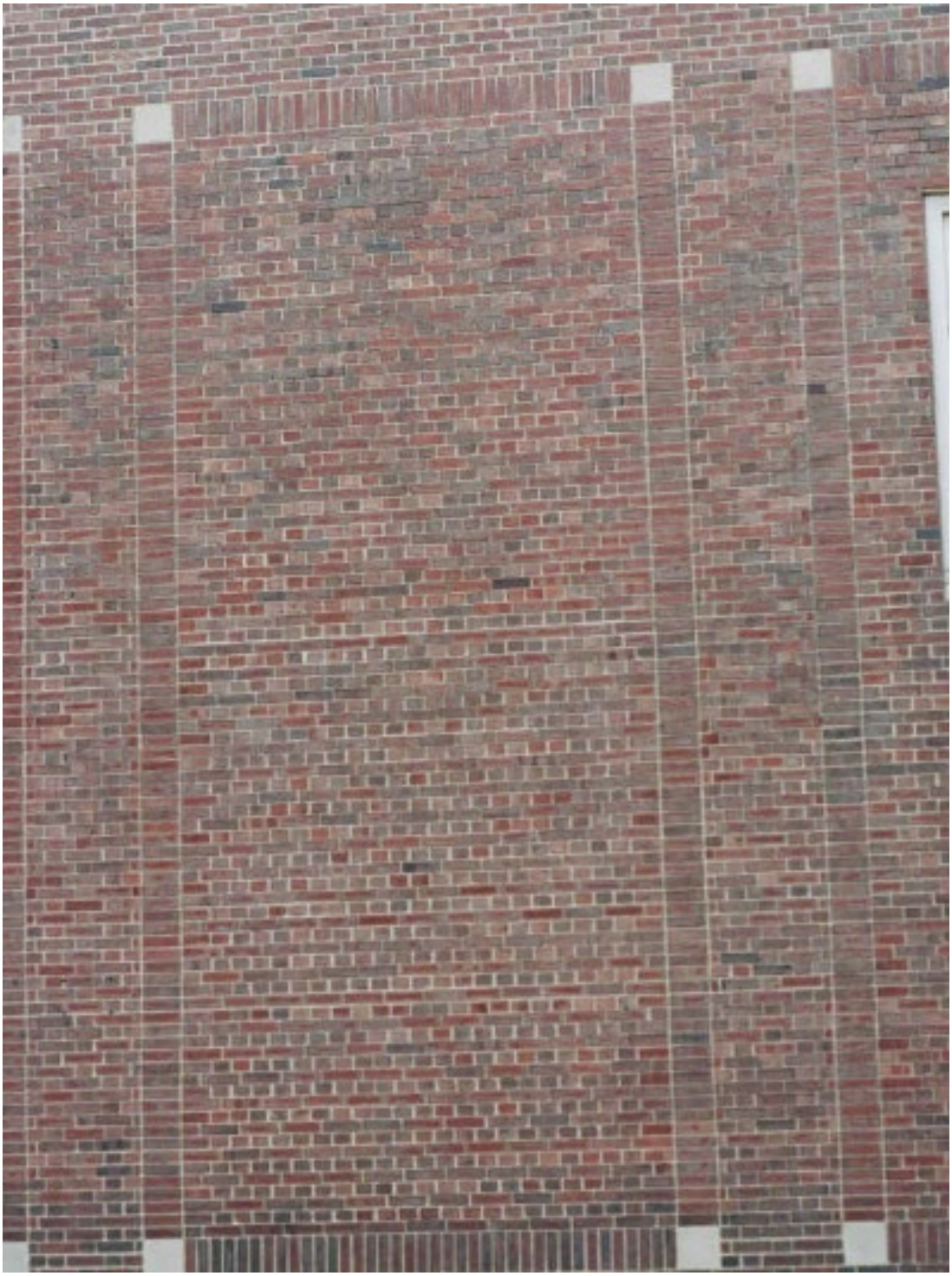


Exhibit S – Brick on South Side of School

Exhibit T – Corbelling on the Boiler Room

Exhibit U – Metal Cornice on School

Exhibit V – Limestone on Porch

Exhibit W – Limestone Panel Over Window

Exhibit X – Limestone Panel Over Window

Exhibit Y – Porch and Cornerstone

Exhibit Z – Jackson Schools, C.A. 1895

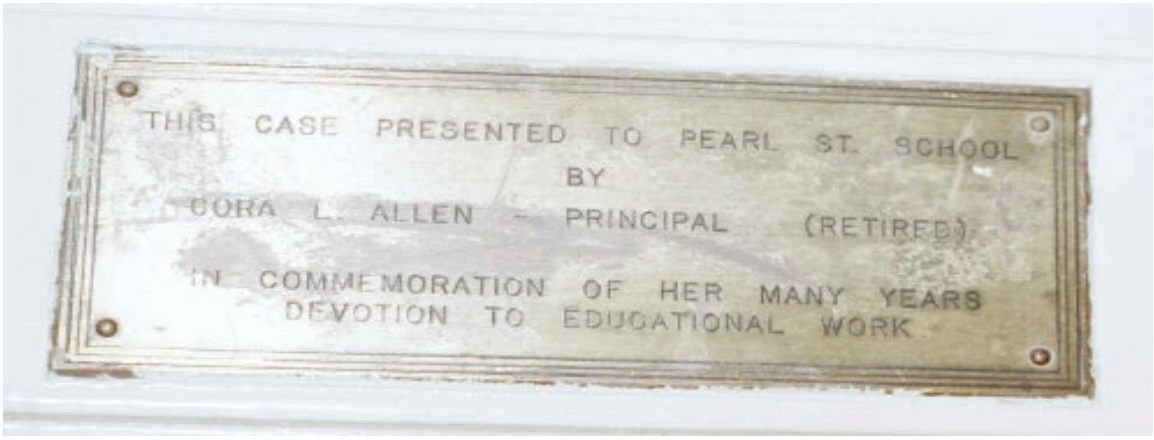


Exhibit AA – Dedication Plaque

Exhibit AB – East Elevation

Exhibit AC – South Elevation

Exhibit AD – North Elevation

Exhibit AE – West Elevation

APPENDIX I

MAPS

APPENDIX II
PROPOSED DISTRICT GENERAL PROPERTY DESCRIPTION

1. Name of Property

Historic Name: Allen School
Other Names: Pearl Street School

2. Location

906 East Pearl Street, Jackson, Michigan 49201

3. Report Prepared by:

Jeannette Woodard, Woodard & Associates Architects, Inc., with assistance from Amy L. Torres, HDC Staff, and Michelle L. Kohn, Community Development Administrative Assistant, for the Historic District Study Committee.

Property Owner

Jackson Public Schools, 522 Wildwood Avenue, Jackson, MI 49201
Telephone: (517) 841-2200

APPENDIX III - LEGAL DESCRIPTION
906 East Pearl Street

Parcel No. 7-0560

Land commencing at the intersection of the North line of Pearl Street with the West line of Waterloo Avenue, thence North to the Southerly line of Detroit Street, thence Westerly to the Easterly line of State Street, thence Southerly to the Northerly line of Pearl Street, thence Easterly to the place of beginning of this State House Square, being in the East ½ of the Southwest ¼ of Section 35, Town 2 South, Range 1 West, City of Jackson, Jackson County, Michigan, together with the South ½ vacated Detroit Street lying North of the subject property.

APPENDIX IV

ORDINANCE NO. 2005-____

AN ORDINANCE ADDING SECTION 13-21(41) TO CHAPTER 13, THE HISTORIC PRESERVATION ORDINANCE, OF THE CODE OF ORDINANCES, CITY OF JACKSON, MICHIGAN CREATING A HISTORIC DISTRICT ENTITLED ALLEN SCHOOL HISTORIC DISTRICT

THE PEOPLE OF THE CITY OF JACKSON ORDAIN:

Section 1. The report of the Jackson Historic District Commission entitled *Report on Proposed Additional Resources to Chapter 13, Historic Preservation Ordinance*, "Allen School Historic District," dated June 2005, relating to a site known as "Allen School Historic District" as defined below, is approved. The Jackson City Council concurs with the findings of fact and the recommendations in that report.

Section 2. The following property is designated a historic district in accordance with the Historic Preservation Ordinance, Chapter 13, Code of Ordinances, City of Jackson, Michigan and accordingly, Chapter 13 is amended to add Section 13-21(41), as follows:

Sec. 13-21(41). The Allen School Historic District.

The Allen School Historic District is created pursuant to Act No. 169 of the Public Acts of 1970, State of Michigan (MCLA 399.201 et seq.) and consists of the area described below. Maps of the district are available at the office of the City Clerk, City Hall, 161 West Michigan Avenue, Jackson, Michigan, or at the office of Community Development, City of Jackson, 161 W. Michigan Avenue, Jackson, Michigan, during normal business hours. If the district depicted on the maps conflicts with the below description, the description contained in this chapter prevails.

(41) Description:

906 EAST PEARL STREET. Land commencing at the intersection of the North line of Pearl Street with the West line of Waterloo Avenue, thence North to the Southerly line of Detroit Street thence Westerly to the Easterly line of State Street, thence Southerly to the Northerly line of Pearl Street, thence Easterly to the place of beginning of this State House Square, being in the East ½ of the Southwest ¼ of Section 35, Town 2 South, Range 1 West, City of Jackson, Jackson County, Michigan together with the South ½ vacated Detroit Street lying North of the subject property (containing Tax Parcel number 7-0560.).

Section 3. This Ordinance takes effect thirty (30) days from the date of adoption.

APPENDIX V
Existing Historic Preservation Ordinance
Chapter 13 of the Municipal Code of Ordinances
Jackson, Michigan
Chapter 13 HISTORIC PRESERVATION*

***Editor's note:** Ord. No. 90-23, § 3, adopted Nov. 13, 1990, amended Ch. 13 in its entirety to read as herein set out. Prior to inclusion of said ordinance, Ch. 13 pertained to similar subject matter and derived from Code 1977, §§ 5.602--5.613. Subsequently, Ord. No. 98-14, § 1, adopted June 16, 1998, amended Ch. 13, in its entirety, to read as herein set out. See the Code Comparative Table for a detailed analysis of inclusion.

Cross references: Buildings and building regulations, Ch. 5; community development, Ch. 8; planning, Ch. 20; zoning, Ch. 28.

State law references: Historical activities, MCL 399.171 et seq.; historic districts, MCL 399.201 et seq.

Sec. 13-1. Title.
This chapter shall be known as the Historic Preservation Ordinance for the City of Jackson. (Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-2. Purpose.
The purpose of this chapter is to create a historic district commission through which the City of Jackson will:

(1) Safeguard the heritage of the City of Jackson by preserving a historic district, including areas, sites, landmarks, buildings, structures, works of art, objects and resources which reflect elements of Jackson's cultural, social, economic, political and/or architectural history;

(2) Stabilize and improve property values in the historic district;

(3) Foster civic beauty;

(4) Strengthen the local economy; and

(5) Promote the use of the historic district, including areas, sites, landmarks, buildings, structures, works of art, objects and resources, for the education, pleasure and welfare of the citizens of the City of Jackson and the State of Michigan.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-3. Definitions.
[For the purposes of this chapter, certain terms shall have the meanings ascribed to them in this section, unless the context clearly indicates otherwise.]

Alteration means work that changes the detail of a resource but does not change its basic size or shape.

Center means the Michigan Historical Center, formerly the Bureau of History, of the Michigan department of state.

Certificate of appropriateness means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.

Commission means a historic district commission created by the Jackson City Council pursuant to section 13-4.

Committee means a historic district study committee or a standing committee appointed by the Jackson City Council pursuant to section 13-8.

Demolition means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to demolition by neglect.

Demolition by neglect means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.

Denial means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.

Historic district means an area, or group of areas not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.

Historic preservation means the identification, evaluation, establishment, and protection of resources significant in history, architecture, archaeology, engineering, or culture.

Historic resource means a publicly or privately owned building, landmark, structure, site, feature, or open space that is significant in the history, architecture, archaeology, engineering, or culture of the state, the City of Jackson, or the United States.

Notice to proceed means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under section 13-9(e).

Open space means underdeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

Ordinary maintenance means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for purposes of this act.

Proposed historic district means an area, or group of areas not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

Repair means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for purposes of this act.

Resource means one or more publicly or privately owned historic or non-historic buildings, structures, landmarks, sites, objects, features, significant trees, plants or open spaces located within a historic district.

Standing committee means a permanent body established by the city council of the City of Jackson pursuant to section 13-8 to conduct the activities of a historic district study committee on a continuing basis.

Work means construction, addition, alteration, repair, moving, excavation, or demolition.
(Ord. No. 98-14, § 1, 6-16-98; Ord. No. 2004.4, § 1, 3-30-04)

Sec. 13-4. Historic district commission; creation.
The Jackson Historic District Commission is hereby created pursuant to Act No. 169 of the Michigan Public Acts of 1970, as amended (MCL 399.201 et seq.)
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-5. Historic district commission; membership; terms of office; compensation; vacancies.
The Jackson Historic District Commission shall consist of seven (7) members who reside in the City of Jackson. Members shall be appointed by the mayor and approved by the city council members shall be appointed for three (3) year terms, except that the initial appointments, shall provide for three (3) three-year terms, two (2) two-year terms, and two (2) one-year terms so that subsequent appointments shall not recur at the same time. All subsequent appointments shall be for full three-year terms. The mayor shall consult with the chairman of the historic district commission and shall appoint at least two (2) members from a list of citizens submitted by a duly organized and existing local historical and/or preservation society or societies, and, if available, one architect, or a graduate of an accredited school of architecture who has two (2) years of architecture experience or who is an architect registered in this state.
Members shall serve without compensation and shall be eligible for reappointment. All terms shall commence on January first and terminate on December thirty-first, except that a member shall continue in office until a successor is appointed and takes office. In the event of a vacancy on the commission, an interim appointment shall be made by the mayor and approved by the city council to complete the unexpired term of such position within sixty (60) days.
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-6. Historic district commission; meetings; rules of procedure; records.
At the first meeting of each year, the Jackson Historic District Commission shall elect from its membership a chairman and such other officers as it deems appropriate. The terms of the officers shall be for one year and they shall be eligible for re-election. The commission shall prepare rules of procedure and shall submit them, and any subsequent amendment of such rules, to the city council for approval. The commission shall meet at least four times during the year, and at the request of the chairman. A majority of the members of the historic district commission shall constitute a quorum. A majority of the members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters. All meetings of the commission shall be open to the public and any person or representative of his choice shall be entitled to appear and be heard on any matter before the commission before it reaches its decision. The minutes of commission meetings shall

be maintained in the office of the Jackson City Clerk or Region 2 Planning Commission and shall be open to public view.
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-7. Historic district commission; duties and functions.

The Jackson Historic District Commission shall have the following duties and functions:

(1) It shall have those duties and powers set forth in this chapter concerning construction, alteration, repair, moving, or demolition of a historic resource.

(2) It shall encourage and cooperate with civic and fraternal groups and other organizations in promoting Jackson history, heritage, traditions and customs through participation in public historical activities, patriotic celebrations or other special events.

(3) It shall encourage and cooperate with merchants, banks, utilities, and other commercial enterprises in the use of local historical material in their advertising and sales promotion, using the historic district commission's collections, knowledge and skill.

(4) It shall encourage and cooperate with the Chamber of Commerce in the use of historical material in promoting the welfare of the city, using the resources of the historic district commission.

(5) It shall work with any local, state or national groups, organizations, agencies or units of government in the selection, marking and/or acquisition of historic resources, as well as the acquisition, preservation and display of historical material.

(6) It shall represent, or serve as a liaison between the city government and other organizations interested in the history of Jackson.

(7) It shall act in a management, administrative, advisory, research or service capacity for the city council in historical matters, subject to the instructions of the city council, and it shall attempt to relieve the city council of all of the day to day detail and minutiae of historical concerns and preservation activities.

(8) It shall advise the city council regarding the acceptance, by the city, of gifts of property having historical significance or, in the alternative, cooperate in the receipt of such property, funds, bequests or gifts.

(9) It shall carry out such special assignments on historical matters as the city council may direct from time to time, including the solicitation of grants and bequests for historical purposes by any and all appropriate available means.

(10) It shall report annually, and as requested, to the city council on all its activities and the results.

(11) It may select other non-voting ad hoc members to assist a standing committee in the investigation and evaluation of historic district commission projects.

(Ord. No. 98-14, § 1, 6-16-98; Ord. No. 2004.4, § 2, 3-30-04)

Sec. 13-8. Establishment of historic districts.

(a) Historic districts shall be established by ordinance. Before such establishment, the Jackson City Council shall appoint a historic district study committee or a standing committee. This committee shall be made up of the existing historic district commission and such representation from existing historical preservation societies and others who have an interest in such preservation. The committee shall conduct studies and research and make a report on the historical significance of the proposed historic district, which

report may address the historical significance of the exteriors and interiors of buildings, structures, features, sites, objects and surroundings in Jackson. The committee and its report shall comply with the requirements of section 3 of Act No. 169 of the Michigan Public Acts off 1970, as amended. The report shall contain recommendations concerning the area to be included in the proposed historic district. Copies of the report shall be transmitted for review and recommendation to the planning commission, to the Michigan Historical Commission, and the State Historical Advisory Council.

(b) Not less than sixty (60) calendar days after the transmittal of the preliminary report, the committee shall hold a public hearing in compliance with Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date and place of the hearings shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended. Written notice shall be mailed by first-class mail not less than fourteen (14) calendar days before the hearing to the owners of properties within the proposed historic district, as listed on the tax rolls of the City of Jackson.

(c) After the date of the public hearing, the committee and the Jackson City Council shall have not more than one (1) year, unless otherwise authorized by the city council, to take the following actions:

(1) The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the Jackson City Planning Commission to the Jackson City Council. If the recommendation is to establish a historic district or districts, the final report shall include a draft of a proposed ordinance or ordinances.

(2) After receiving a final report that recommends the establishment of a historic district or districts, the Jackson City Council, at its discretion, may introduce and pass or reject an ordinance or ordinances. If the ordinance or ordinances establishing one (1) or more historic districts is passed, the City of Jackson shall file a copy of that ordinance or ordinances, including a legal description of the property or properties located within the historic district or districts, with the register of deeds. The Jackson City Council shall not pass an ordinance establishing a contiguous historic district less than sixty (60) days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the City of Jackson, have approved the establishment of the historic district pursuant to a written petition.

(d) The historic district study committee shall keep a record of its resolutions, proceedings, and actions. A writing prepared, owned, used, in the possession of, or retained by an historic district study committee in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

(Ord. No. 98-14, § 1, 6-16-98; Ord. No. 2004.4, § 3, 3-30-04)

Sec. 13-9. Historic district commission review.

(a) Except for ordinary maintenance or repair or as provided for in section 13-9(d), a permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for permission with the building inspector. Within seven (7)

business days after the building inspector receives the application, the application shall be referred to the historic district commission, together with all required supporting materials that make the application complete. A permit shall not be issued and proposed work shall not proceed until the historic district commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in section 13-9(e).

(b) All decisions of the historic district commission, that deny or modify an application for permission, must be in writing and served upon the applicant by personal service or by certified mail, return receipt requested.

(1) An applicant aggrieved by a decision of the historic district commission concerning a permit application may appeal that decision to:

a. The Jackson City Council; or

b. The State Historic Preservation Review Board of the Michigan Historical Commission.

Provided, however, an applicant who files an appeal with the Jackson City Council may appeal the decision of the city council to the State Historic Preservation Review Board of the Michigan Historical Commission.

(2) The following procedures and time limits must be adhered to by an applicant who appeals a decision of the historic district commission:

a. *Appeal to Jackson City Council.* An aggrieved applicant who wishes to appeal a decision of the historic district commission to the Jackson City Council must file a written claim of appeal with the Jackson City Clerk within seven (7) business days after the applicant receives the decision from the historic district commission. The Jackson City Council will attempt to hear the appeal within thirty (30) days after the claim of appeal has been filed with the city clerk.

b. *Appeal to the State Historic Preservation Review Board.* An applicant aggrieved by a decision of the historic district commission or the Jackson City Council may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State. All appeals to the State Historic Preservation Review Board shall be filed within sixty (60) days after the decision of the historic district commission is received by the applicant. The applicant may submit all or part of the appellant's evidence and arguments in written form. An applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the Circuit Court having jurisdiction over the Jackson Historic District Commission whose decision was appealed to the State Historic Preservation Review Board.

(c) In reviewing the plans, the historic district commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C.F.R. part 67. (A copy of these standards is

available for review at the city clerk's office.) The commission shall also consider all of the following:

(1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.

(2) The relationship of any architectural features of the resource and its relationship to the historic value of the surrounding area.

(3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.

(4) Other factors, such as aesthetic value, that the commission finds relevant.

(5) *Height.* All additions shall be no higher that the existing building or structure.

(6) *Second exit platforms.* Second exit shall not be applied to the front or sides of a building or structure, unless they are not visible from the street or unless such prohibition would endanger the safety of the inhabitants.

(7) *Solar apparatus.* Passive and active solar apparatus may be allowed only if such devices do not detract from the architectural integrity of a building or structure and are unobtrusive. Solar apparatus will not be permitted if such devices hide significant architectural features of a building or structure or neighboring buildings or structures, if their installation requires the loss of significant architectural features, or if they are such a large scale that they become a major feature of the design.

(8) *Repairs.* Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicate the original in texture and appearance may also be permitted.

Repairs in materials that do not duplicate the original in appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building or structure and if repairs that duplicate the original in materials are prohibitively expensive.

(9) *Restoration.* Projects that will return the appearance of a building, structure or property to an earlier appearance are encouraged and may be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.

(10) *Additions and alterations to street facades.* The appearance of all street facades of a building or structure shall not be altered unless the design is sensitive to the historic character of a building or structure. Specifically, the design shall be compatible with the existing building in scale, color, texture and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall be in accordance with the Secretary of the Interior's standards.

(11) *Additions and alterations not visible from the street.* Additions and alterations that are not visible from streets contiguous to the lot lines may be permitted if their design is compatible with the scale of the existing building or structure, and if it is in accordance with the Secretary of the Interior's standards.

(12) *Repair, replacement, alterations, additions, or modifications to a roof.* Existing roofing that is repaired or replaced with roofing materials of the same or similar kind and quality as that currently existing on a building or structure may be approved by the building inspector without referring the application for permission to the historic district commission.

Further provided, that in order for the building inspector to approve the aforementioned roofing, all architectural details including, but not limited to, window trim, wood cornices and ornaments must either remain uncovered or be duplicated exactly in appearance and materials.

(d) An application for permission is not required for the construction, alteration, repair, moving or demolition of fences, downspouts, storm doors or storm windows. Nor is an application for permission needed for painting.

(e) Work within a historic district shall be permitted through the issuance of a notice to proceed by the historic district commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

(1) The resource constitutes a hazard to the safety of the public or to the structure's occupants.

(2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

(3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

(4) Retaining the resource is not in the interest of the majority of the community.

(f) The business that the historic district commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended. A meeting agenda shall be part of the notice and shall

include a listing of each permit application to be reviewed or considered by the commission.

(g) The historic district commission shall keep a record of its resolutions, proceedings, and actions. A writing prepared, owned, used, in the possession of, or retained by the commission in the performance of an official function shall be made available to the public in compliance with the freedom of information act, Act No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

(h) The historic district commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.

(i) Upon a finding by the historic district commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

(1) Require the owner of the resource to repair all conditions contributing to demolition by neglect.

(2) If the owner does not make repairs within a reasonable time, the historic district commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner, and may be levied by the City of Jackson as a special assessment against the property. The historic district commission or its agents may enter the property for purposes of this section upon obtaining on order from the circuit court.

(j) When work has been done upon a resource without a permit, and the historic district 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 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 or its agents may 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 local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, the historic district commission or its agents may enter a property for purposes of this section.

(k) Plan for preservation. In the case of an application for repair or alteration affecting the exterior appearance of a historic resource or a building or structure within a historic district, or for the moving or demolition of a historic resource or a building or structure within a historic district, which the historic district commission deems so valuable to the City of Jackson, the State of Michigan, or the United States of America that the loss thereof will adversely affect the public purpose of the City of Jackson, the

State of Michigan, or the United States of America, the historic district commission may endeavor to work out with the owner an economically feasible plan for preservation of said historic resource or a building or structure within a historicdistrict.

(l) Certificates of appropriateness or rejection. The historic district commission shall file with the chief building inspector its certificate of appropriateness, notice to proceed or denial of an application for permission submitted to it for review. No work shall begin until the certificate or notice is filed, but in the case of denial, the certificate is binding on the chief building inspector, or other duly delegated authority, and no permit shall be issued in such case. The failure of the commission to issue a decision within thirty-two (32) days after the date the application for a permit was first presented to the historic district commission at a regular meeting, shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the historic district commission in writing.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-10. Applicability.

Nothing in this chapter shall apply to nor affect a building permit issued by the City of Jackson, which has been issued and is outstanding on the effective date of this chapter.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-11. Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent ordinary maintenance or repair of a historic resource.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-12. Maintenance.

Notwithstanding any other provision contained in this chapter, the provisions of the City's Housing Maintenance Code, being Chapter 14 of the Jackson City Code, shall remain in full force and effect for all historic resources and all buildings or structures within a historic district.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-13. Gifts and grants to city.

The city council may accept public and/or private gifts for historical preservation or restoration purposes. All funds accepted as grants and gifts for historical preservation purposes shall be deposited with the city treasurer or Region 2 Planning Commission and all such funds shall be used for historical preservation purposes only.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-14. Acquisition of property by the city.

If all efforts by the Jackson Historic District Commission to preserve a historic resource or a building or structure within a historic district fail, or if it is determined that public ownership is most suitable, the city council may, if deemed to be in the public interest, acquire such property using public funds, gifts for historical purposes, grants from the State of Michigan and/or the United States of America for acquisitions of historic properties, or proceeds from revenue bonds issued for historical preservation purposes. Such acquisitions shall be based on the recommendation of the Jackson Historic District Commission. The Jackson Historic District Commission shall have responsibility for the maintenance of such acquisitions within a historic district, using funds committed for this use by the city council.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-15. Budget.
There may be appropriated in the annual City of Jackson budget a sum of money which may be expended by the historic district commission for and in connection with:

(1) The preparation of surveys of buildings, structures, and historic districts in the City of Jackson.

(2) The acquisition and/or restoration of buildings or structures of historical or architectural significance; or

(3) Subject to the approval of the city council, an incentive improvement program under which the historic district commission may contract with the owner or lessee of a designated historic resource or building or structure, or a designated historic or cultural site, to reimburse such owner or lessee some pre-determined portion of the costs incurred by him in the reconstruction, alteration, removal, preservation, maintenance, repairs or painting of an exterior feature in furtherance of the purposes of this chapter, as determined by the historic district commission, and in any and all such cases the city council shall have the absolute right to determine the actual cost of such work and the proportion or amount to be reimbursed out of appropriated funds.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-16. Special historic buildings and districts.
The provisions of the city building code relating to the exterior construction, repair, alteration, enlargement, restoration and moving of historic resources or buildings or structures within a historic district may not be mandatory when such historic resources or buildings or structures, are judged by the city's chief building inspector to be safe and it is in the public's interest of health, safety, and welfare not to enforce said codes. All such approvals must be based on the applicant's complete submission of professional architectural and engineering plans and specifications bearing the professional seal of the designer.
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-17. Actions prohibited.
As of the effective date of this chapter:

(1) No person shall erect, demolish, alter, repair or remove any historic resource established pursuant to this chapter, except pursuant to the standards and procedures of this chapter.

(2) No owner of any historic resource established pursuant to this chapter shall maintain or cause same to be maintained in a condition which violates the provision of this chapter.

(3) No owner of any historic resource established pursuant to this chapter shall fail to restore same to its previous condition if any portion of same has been altered, demolished, constructed, repaired or moved in violation of the requirements set forth in this chapter.

(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-18. Penalty.
Any person, firm or corporation convicted of a violation of any of the provisions of this chapter, or any amendment thereto, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished pursuant to section 1-13 of the Code. Each and every day such

violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-19. Civil remedies.
Violations of this chapter may be abated by civil suit in any court of competent jurisdiction which remedy shall be in addition to others provided in this chapter. The city attorney is authorized to seek an order from a court of competent jurisdiction to prevent any violation of this chapter or to require that property which has been altered in violation of this chapter be restored.
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-20. Dangerous structures.
Notwithstanding any other provision contained herein, in the event any historic resource is deemed a "dangerous structure" pursuant to the city's dangerous structure ordinance, Chapter 17 of this Code, said structure may be made safe by utilizing the procedures established in said dangerous structure ordinance. The city's building inspection division may provide notice to the chairperson of the historic district commission of all proceedings before the city's building code board of appeals which involve the alleged dangerous structure.
(Ord. No. 98-14, § 1, 6-16-98)

Sec. 13-21. The Jackson Historic Districts.
The Jackson Historic Districts are hereby created pursuant to Act No. 169 of the Public Acts of 1970, State of Michigan (MCLA 399.201 et seq.) and shall consist of the following resources:

(1) *Stone Post Office, 125 N. Jackson Street (1836):* S 22.39 ft of Lot 1 and South 38.4 ft of Lot 2, Block 1 Block 1 North, Range 1 East.

(2) *Wilcox-Holton House, 231 E. High (1871):* A piece of land in section 11 commencing at point on N line of section 11 63 rods W of N 1/4 of post of SD section then W on said section line 219 feet then S 10 rods then E 219 feet thence N 10 rods to beginning except 2 rods on N for street purposes N 1/2 of NW 1/4 section 11 Township 3 S, Range 1 West.

(3) *First Congregational Church, 120 N. Jackson Street (1860):* Lot 1 and East 11 ft of Lot 2 Block 1 North Range 1 West and West 55 ft of Lot 2 Block 1 North Range 1 West.

(4) *Jackson District Library, 244 W. Michigan Avenue (1906):* Lots 10, 11 and 12, except East 8.25 ft of Lots 10 and 12 Block 1 North Range 1 West.

(5) *No. 5 Fire House at Rockwell and South Jackson Streets (1907):* Land in the SE 1/4 of S/E 1/4 of Section 3, Township 3 S, Range 1 West, described as: Commencing at the intersection of the south line of Rockwell Street with the east line of Jackson Street, thence east 8 rods, thence south 8 rods, thence west 8 rods, thence north 8 rods, to the point of beginning.

(6) *First Baptist Church, 201 South Jackson Street (1872):* Lots 1 and 2, Block 2 South, Range 1 East.

(7) *St. Mary's Catholic Church, 116 East Wesley Street (1923--26):* Lots 1 and 2, Block 3 South, Range 2 East.

(8) *Berthold S. Rummler House, 122 West Wilkins (1904):* Lot 162, except the west 8 feet of the south 65.54 feet thereof, Assessor's South Plat, City of Jackson, Michigan.

(9) *First United Methodist Church, 275 West Michigan Avenue (1867--70):* The north 9 feet of Lot 10, and all of Lots 11 and 12, Block 1 South, Range 1 West of the original plat of the City of Jackson, Michigan.

(10) *Michigan Theatre, 124 North Mechanic Street (1928--30):* The south 26 feet of the east 60 feet of Lot 15, also the west 72 feet of Lot 15 and the north 7.66 feet of Lot 13 and the north 7.66 feet of the west 6 feet of Lot 14, City of Jackson.

(11) *Beffel Lighting, 208 South Jackson Street (1912):* The north 27 feet of the south 35.25 feet of Lot 1, Block 2 South, Range 1 West of the original plat of the City of Jackson.

(12) *Michigan Central Depot, 501 East Michigan Avenue (1873):* All that parcel of land situated in the City of Jackson, County of Jackson, and State of Michigan, being designated as parcel MIJJ-1 on Railroad Valuation Map No. V I-B-M/S-33-C and V I-B-M/S-33-D, as drawn on June 30, 1918, and furnished to the United States Railway Association on December 1, 1975; and being all of the land of the Michigan Central Railroad Company, as shown on the Map, which lies within the following described lines:

> Beginning at a point on the southern line of Elizabeth Street opposite Railroad Station 3983+50; thence southwesterly 85 feet, more or less, to a point distant 20 feet northwardly and at right angles to the northeasternmost rail of the mainline tracks, as it was located on December 1, 1975; thence, northwestwardly 402 feet, more or less, parallel to said northeasternmost rail to a point opposite Railroad Station 3987+52; thence northeastwardly 44 feet, more or less, to the southerly line of East Michigan Avenue; thence eastwardly along said line of East Michigan Avenue 212 feet, more or less, to the west line of Park Street; thence southwardly by said line of Park Street 123 feet, more or less; thence, southeastwardly by same, 130 feet more or less; thence eastwardly by the same 37 feet, more or less, to the point of beginning.

(13) *Soldiers and Sailors Monument at Wildwood and Michigan Avenues (1903):* Land commencing at a point on the north line of West Michigan Avenue, 118.25 feet east of the southeast corner of Lot 17, Block 1, Assessor's Wildwood Plat, thence northerly 109.47 feet to southerly line of Wildwood Avenue, thence southeasterly to northerly line of Michigan Avenue, thence west to beginning. Southeast 1/4 of southwest 1/4, Section 34, Township 2 South, Range 1 West.

(14) *Ella Sharp Museum House (before 1856):* Being a part of the East 1/2 of the North West 1/4 of Section 16, Township 3 South, Range 1 West, City of Jackson, Jackson County, Michigan. More particularly described as: Beginning at a point distant, on the west north-south 1/16 line, South 88 degrees 59'00" East - 1322.67' and north 00 degrees 08'14" east - 1361.04' from the west 1/4 Post of said section; thence: North 00 degrees 08'14" East, along said 1/16 line, 119.82'; North 90 degrees 00'00" East 206.19'; south 00 degrees 08'14" west - parallel with said 1/16 line of 121.79'; North 89 degrees 27'05" West 206.19' parallel with the southerly wall of the Ella Sharp Museum House to the point of beginning. Containing 0.572 acres more or less.

(15) *St. Paul's Church, 309 S. Jackson (1850):* Lots 1 and 2, Block 3 south, Range 1 East, also commencing at intersection of east line of Jackson Street with south line of Washington Street, thence east 8 rods, thence south 8 rods, thence west 8 rods to east line of Jackson Street, thence north 8 rods to beginning. Block 3 south, Range 1 East.

(16) *The Republican Birthplace at Franklin and Second Streets (1854):* The south 38.31 feet of the east 83.13 feet of Lot 17, Block 12 of Livermore Woods, Eaton's Addition to the City of Jackson.

(17) *Old Prison (Armory) at North and Cooper Streets (1842):* Commencing at a point on the east line of Section 34; 660 feet north of the 1/4 post on the east line of said section, thence west 15 chains to the center of the Grand River, thence north 13 1/3 chains to a stake, thence east 15 chains to a stake, thence south 13 1/3 chains to place of beginning. Also a strip of land bounded on the south by Prison Street, west by Broad Street, north by the south line of the Michigan State Prison Land, on east by Cooper Street. Being 82 1/2 feet north and south by 551 1/2 feet east and west, east 1/2 of northeast 1/4, Section 34, Township 2 South, Range 1 West.

(18) *St. John's Catholic Church, 711 Cooper (1857):* Block 3, Ford's North Addition.

(19) *Commercial Exchange Building, 2301 E. Michigan (1895):* Lots 1 to 10 inclusive, and north 5.6 feet of Lot 11. Also a parcel of land commencing at southeast corner of Lot 10, thence east to west line of Ann Street, thence south 7.35 feet, thence west 59.15 feet, thence north 1.75 feet, thence west to east line of Lot 11, thence north to beginning. Being part of Lot 12, Block 18 east, addition No. 4.

(20) *1401 Greenwood (1900):* Lot 1 and north 22 feet of Lot 2, Block 2, Division 2, amended plat of Divisions 1, 2, 3 of Summitville Addition.

(21) *Jackson County Juvenile Court Building, 936 Fleming Avenue (n.a.):* LD COM AT A PT 138- 1/2 FT N & 42 RDS W OF THE SE COR OF SEC 26 TH W 38 RDS THE N 558.3 FT TH E 38 RDS TH S 558.3 FT TO BEG EXC THE W 33 FT FOR STREET ALSO EXCEPT THAT PART DEEDED TO CITY FOR FLORAL AVE SE 1/4 OF SE 1/4 SEC 26 T2S R1W (Claire Allen structure).

(22) *205 South West Avenue (n.a.):* LOT 42 ASSESSOR'S WASHINGTON PLAT (Claire Allen structure).

(23) *1000-02 Carlton Boulevard:* LOT 16 EX S 16 1/2 FT BLK 17 SHOEMAKERS ADD (Claire Allen structure).

(24) *310 South Thompson (1929):* N 38 FT OF LOT 7 & A PIECE OF LAND COM 160 FT S OF INTERS OF W LINE OF THOMPSON ST & S LINE OF WASHINGTON ST TH W 45.25 FT TH SWLY 14.42 FT TH W 74.65 FT TH S 30 FT TO NO LINE OF LOT 7 TH E 132 FT TH N 38 FT TO BEG BEING PART OF LOT 6 BLK 9 SHOEMAKER'S ADD (Claire Allen structure).

(25) *604 Wildwood Avenue, Toddler Tech (n.a.):* LAND COM AT A PT ON THE NLY LN OF WILDWOOD AVE 36 RDS E OF THE W LN OF SEC 34 T2S R1W FOR PL OF BEG, TH SELY ON NLY LN OF SD AVE 9 RDS TO THE W LN OF EDWARD AVE TH N ON W LN OF EDWARD AVE 276 FT TH W 189.3 FT TH S 38.9 FT TH ELY TO A PT ON THE E LN OF LOT 4 AND 226.5 FT N OF N LN OF WILDWOOD AVE MEASURED

ALG E LN OF SD LOT 4 TH SWLY TO BEG BEING A PART OF LOTS 4 & 5 BLK 2 CARR & PECK'S ADD (Claire Allen structure).

(26) *1214 West Washington Avenue (1915):* LAND COM AT THE INTERSECTION OF THE N LINE OF WASHINGTON ST WITH THE E LINE OF THOMPSON ST TH N 8 RDS TH E 4 RDS TH S 8 RDS TO THE N LINE OF WASHINGTON ST TH S 4 RDS TO THE BEG NW 1/4 OF NE 1/4 SEC 4 T3S R1W (Claire Allen structure).

(27) *1403 West Washington (1911):* LOTS 1, 2 & 6 BLK 8 SHOEMAKER'S ADD (Claire Allen structure).

(28) *206 South Webster Street (n.a.):* E 116 FT OF LOT 14 BLK 3 SHOEMAKER'S ADD (Claire Allen structure).

(29) *Post Office, 200 South Otsego (1932):* ALL OF R T MCNAUGHTON'S ALTERATION OF PART OF BLK 1 GRAND RIVER ADD EX THAT PART USED FOR STREET PURPOSES.

(30) *Masonic Temple, 157 Cortland Street (n.a.):* N 102 FT OF LOT 6 BLK 2 S RIE (Claire Allen structure).

(31) *County building (Courthouse), 312 South Jackson Street (1936):* LOTS 3 & 4 & S 123.89 FT OF E 49.5 FT OF LOT 5 & ALSO S 123.85 FT OF ALLEY LYING BETWEEN SD LOTS 3, 4, & 5 SAME HAVING BEEN VAC BLOCK 3 S R1W (Claire Allen structure).

(32) *County Health Dept., former TB Sanitorium, 410 Erie Street (n.a.):* LAND COM AT A PT 269.56 FT N & 182.11 FT E OF THE INTERS OF THE N LN OF ST CLAIR AVE WITH THE ELY LN OF LANSING AVENUE TH E 541.09 FT TO THE 1/4 SECTION LN OF SEC 27 T2S R1W TH S 132 FT TH W 541.09 FT TH N 132 FT TO BEG (Claire Allen structure).

(33) *Former East Intermediate School, 1210 E. Michigan Avenue (n.a.):* LAND COM AT INTERS OF NLY LINE OF E MAIN ST WITH E LINE OF HALL & KENNEDY'S ALTERATION OF BLK 2 LOOMIS HOMEWILD ADD TH E 267.8 FT TH N 450 FT TH WLY 387.25 FT TH SLY 440 FT TO BEG W 1/2 OF SE 1/4 SEC 35 T2S R1W (Claire Allen structure).

(34) *1000-02 West Washington Avenue (n.a.):* LOT 15 BLK 3 SHOEMAKER'S ADD (Claire Allen structure).

(35) *1300 West Franklin (n.a.):* LOTS 14, 15 & 16 EX N 38 FT OF LOT 14 BLK 9 SHOEMAKER'S ADD (Claire Allen structure).

(36) *Mt. Evergreen Cemetery (1843):* LAND COM AT THE INTERSECTION OF THE E LINE OF GREENWOOD AVE WITH THE S LINE OF MORRELL ST TH E 310 FT TH S 1600 FT TO THE N LINE OF ROCKWELL ST TH W 1400 FT TO THE E LINE WOODBRIDGE ST TH N ON THE E LINE OF WOODBRIDGE ST 310 FT TH NELY ON THE ELY LINE OF GREENWOOD AVE 1450 FT TO THE PLACE OF BEG MT EVERGREEN CEMETERY.

(37) *Reynolds Building (Renee de Paris), 149-151 West Michigan Avenue (1865):* E 60 FT OF LOTS 5 & 6 BLK 1 S RIE.

(38) *229 South Mechanic Street:* N 1/2 OF LOT 2 BLK 2S R 2E OF THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG.

(39) *Michigan Central Express Building, Foot of Elizabeth Street (Circa 1892):* BEGINNING AT AN IRON FOUND ON THE SOUTH LINE OF ELIZABETH STREET OPPOSITE RAILROAD STATION 3983+50; THENCE, SOUTH 37° 12' 22" WEST, 76.54 FEET (RECORD 85 FEET) TO A POINT THAT LIES 20 FEET NORTHERLY OF THE CENTERLINE OF THE NORTHEASTERNMOST TRACK OF THE MAIN LINE TRACKS; THENCE, SOUTH 52° 47' 37" EAST, PARALLEL WITH AND 20.0 FEET DISTANT THEREFROM SAID NORTHEASTERNMOST TRACK, 143.72 FEET; THENCE, NORTH 37° 12' 22" EAST, 15.00 FEET; THENCE, SOUTH 52° 47' 37" EAST, PARALLEL WITH AND 35.00 FEET DISTANT THEREFROM SAID NORTHEASTERNMOST TRACK, 149.51 FEET TO THE WEST LINE OF VAN DORN STREET; THENCE, NORTH 02° 29' 41" EAST, ALONG SAID WEST LINE, 217.57 FEET TO SAID SOUTH LINE OF ELIZABETH STREET; THENCE, NORTH 87° 30' 19" WEST, ALONG SAID SOUTH LINE, 206.00 FEET TO THE POINT OF BEGINNING, BEING BLOCK NO. 43 IN FORD'S EXTENSION TO THE VILLAGE OF JACKSON IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, CITY OF JACKSON, MICHIGAN.

(40) *317 W. Wesley Street:* BEING A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, T3S, R1W, CITY OF JACKSON, JACKSON COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS: THE WEST 1/2 OF LOT 4, BLOCK 4 SOUTH, RANGE 2 WEST, OF THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURGH.

(Ord. No. 98-14, § 1, 6-16-98; Ord. No. 2001.6, § 1, 2-13-01; Ord. No. 2001.14, § 1, 6-26-01; Ord. No. 2002-7, § 1, 9-10-02; Ord. No. 2003.1, § 1, 2-25-03)

Sec. 13-22. The Under the Oaks Historic District.

The Under the Oaks Historic District is hereby created pursuant to Act No. 169 of the Public Acts of 1970, State of Michigan (MCLA 399.201 et seq.) and shall consist of the following description defined by street segments. Maps of the district are available at the office of the City Clerk, City Hall, 161 West Michigan Avenue, Jackson, Michigan, or at the office of Region 2 Planning Commission, 120 West Michigan Avenue - 16th Floor, Jackson, Michigan during normal business hours. If the district depicted on the maps conflicts with the description as hereinafter provided, the description contained in this chapter shall prevail.

(1) Description:

WEST FRANKLIN STREET: Commencing at a point easterly of South West Avenue at, and including, 745 and 750 West Franklin Street; thence easterly on West Franklin Street to First Street, including all parcels abutting on the north and south sides of West Franklin Street therein; and

WEST WASHINGTON AVENUE: Commencing at a point easterly of South West Avenue at, and including, 766 on the north side of West Washington Avenue, and commencing at, and including, 751 on the south side of West Washington Avenue, thence easterly on West Washington Avenue to First Street, including all parcels

abutting on the north and south sides of West Washington Avenue therein; and also including 724 and 725 West Washington Avenue; and

WEST MICHIGAN AVENUE: Commencing at a point between the centerline of South and North West Avenue; thence easterly to First Street, including all parcels abutting on the north and south side of West Michigan Avenue therein; and

WILDWOOD AVENUE AND NORTH: Commencing southeasterly of Edwards Avenue, at a point, and including, 547 Wildwood Avenue; thence southeasterly to the intersection of Wildwood Avenue and Steward Avenue, including all parcels abutting on the south side of Wildwood Avenue; thence north on Steward Avenue to a point, and including 442 Steward Avenue, including all properties abutting on the west side of Steward Avenue; thence westerly 64 feet to the northwest corner of said property; thence south to the centerline of the MCRR Co. railroad right-of-way; thence northwesterly along the centerline of said right-of-way to the west property line of the Jackson Public Schools (High School) property, as extended; thence southwesterly along the westerly property line of the Jackson Public Schools property to the centerline of Winthrop Street; thence southwesterly along said centerline to the centerline of Edward Avenue; thence south along said centerline to the centerline of Wildwood Avenue; thence southeasterly along said centerline to point of beginning of said described boundaries, including all properties within the area described herein; and

LYDIA STREET: Commencing at the intersection of Wildwood Avenue and Lydia Street; thence southwest along Lydia Street to the intersection of West Michigan Avenue, including all parcels abutting on the east and west sides of Lydia Street; and

FOURTH STREET: Commencing at the intersection of Fourth Street and West Michigan Avenue; thence south along Fourth Street to the intersection of West Franklin Street, including all parcels abutting on the east and west sides of Fourth Street; and

THIRD STREET: Commencing at the intersection of Third Street and West Michigan Avenue; thence south to the intersection of Third Street and West Franklin Street, including all parcels abutting on the east and west sides of Third Street; and

SECOND STREET: Commencing at the intersection of Second Street and Washington Northwest (the connector between West Michigan Avenue and West Washington Avenue); thence south to the intersection of Second Street and West Franklin Street, including all parcels abutting on the east and west sides of Second Street; and

FIRST STREET: Commencing at the intersection of First Street and Wildwood Avenue; thence south to the intersection of First Street and West Morrell Street, including all parcels abutting on the east and west sides of First Street.

(Ord. No. 98-14, § 1, 6-16-98)

APPENDIX VI

HISTORIC DISTRICT COMMISSION

Ordinance Adoption Procedure

I. Study Committee
The Historic District Commission appoints a Study Committee, Members of the Committee must contain representation from the Historic District Commission.

II. Purpose
The Committee is required to conduct studies and research and write a report regarding what sites are to be included in the historic district or as historic landmarks and explain the significance of each site.

III. Copies of the Study Committee's report are to be transmitted to:

A. Local Planning Commission
B. Michigan Historic Commission
C. State Advisory Council
D. Copies to the City Council (for information only – not for comment)

Within sixty (60) days after the report has been transmitted to the three agencies, the Jackson City Planning Commission is required to send their recommendations regarding the report to the Historic District Commission.

IV. Public Hearing is required by the Open Meetings Act
Sixty (60) days after the report has been transmitted to the above agencies, a public hearing must be held by the Historic District Commission. The date can be arranged by contacting the City Manager's office.

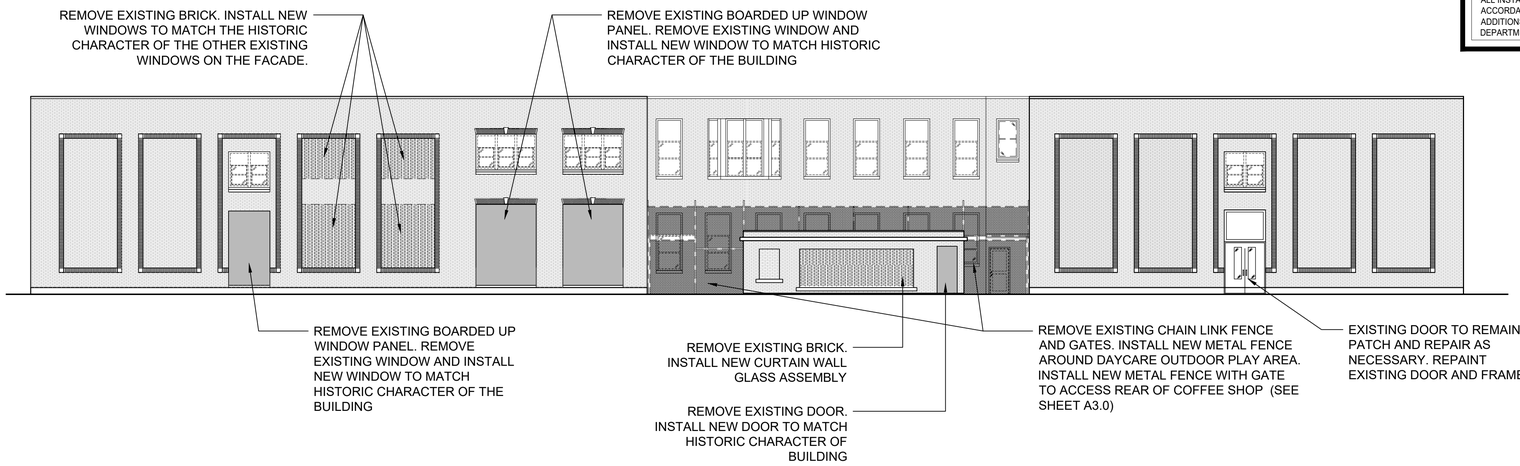
Fifteen (15) days prior to the public hearing, public notice must be given to the citizens of Jackson and all property owners to be included in the district or whose property is to be listed as a historic landmark. The notice should include the date, time, place, and purpose of the hearing. It is required that the notice be placed in the local newspaper, City Hall, and the Jackson County Tower Building.

V. City Manager/City Council
After the above procedures have been completed, the Secretary to the Historic District Commission will submit to the City Manager's office a description of the procedures followed and a copy of the report, updated with any recommendations. It will be requested that the Historic Preservation Ordinance be included on the agenda of the next City Council meeting for Council approval.

The requested action of the City Council should also include adoption of the revised Historic Preservation Ordinance, which should include the legal descriptions of each of the properties proposed to be listed as historic landmarks and/or a generalized description of the historic district.

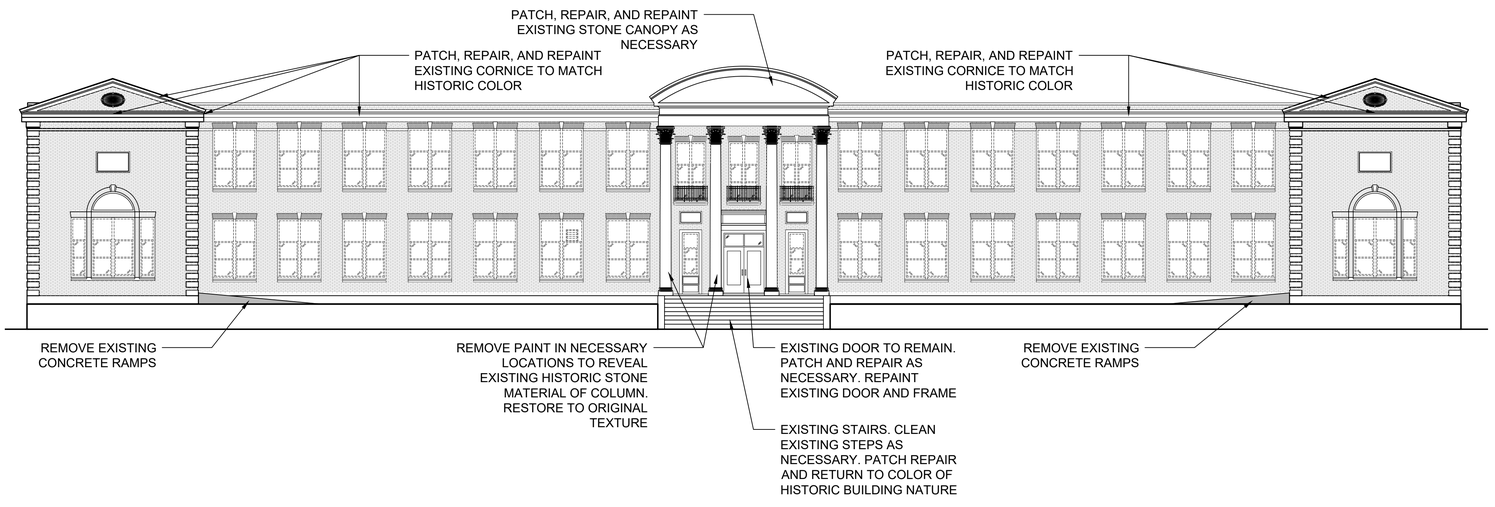
VI. Copies of Record
At least three copies of the revised report and ordinance should be maintained with the Secretary to the Historic District Commission, and it is recommended that copies be sent to the following for information:

Jackson District Library
Ella Sharp Museum
Jackson Citizen Patriot (2)
Michigan Historic Commission



2 EXISTING NORTH DEMO ELEVATION

3/32" = 1'-0"



1 EXISTING SOUTH DEMO ELEVATION

3/32" = 1'-0"

GENERAL NOTES

ALL EXISTING EXTERIOR LIGHTING TO BE REMOVED AND REPLACED BY OWNER. (SEE PHOTOMETRIC SHEET)

ALL EXISTING WINDOW FRAMES TO REMAIN. PATCH AND REPAIR AS NECESSARY. PRIME AND PAINT NEW

ALL WINDOWS TO BE REMOVED AND REPLACED BY OWNER (SEE MANUFACTURER SPECIFICATIONS ON SHEET A8.2)

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PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING DOOR AND FRAME TO REMAIN

WALL TO BE REMOVED

DOOR AND FRAME TO BE REMOVED

DEMOLITION NOTES

IT IS THE INTENT THAT THE ENTIRE SPACE IS TO BE CLEARED OF ALL PARTITIONS, FIXTURES, FINISHES, AND SIGNAGE (UNLESS OTHERWISE NOTED IN THE DEMOLITION PLAN NOTES). THE REMAINING SPACE SHOULD CONSIST OF EXISTING DEMISING WALLS, STRIPPED COLUMNS, EXISTING CONCRETE FLOOR, EXISTING LANDLORD BULKHEAD AT STOREFRONT AND EXPOSED UNDERSIDE OF STRUCTURE (UNLESS OTHERWISE NOTED). COORDINATE WITH ENGINEERS DRAWINGS FOR EXISTING EQUIPMENT AND FIXTURES TO REMAIN.

CONDUCT WORK, OPERATION IN COMPLIANCE WITH LAWS, CODE, ORDINANCES, AND RESTRICTIONS OF PUBLIC AUTHORITIES AS REQUIRED TO ENSURE SAFETY OF PERSONS & TO PREVENT DAMAGE TO EXISTING STRUCTURE & UTILITIES; CONSTRUCTION IN PROGRESS & OTHER PROPERTIES.

CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO START OF DEMOLITION.

EXISTING SPRINKLER LINES TO REMAIN UNLESS NOTED OTHERWISE.

PREVENT MOVEMENT OR SETTLEMENT OFF STRUCTURE(S). PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE, ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.

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ARRANGE FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF ALL UTILITIES AFFECTED BY THE DEMOLITION WORK NOTIFY THE AFFECTED UTILITY COMPANY AND BUILDING MANAGER IN ADVANCE PRIOR TO THIS WORK.

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COMPRESSIVE STRENGTH OF 4100 PSI @ 28 DAYS
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COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.

REFER TO MECHANICAL ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION.

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SHEET CONTENTS
EXISTING ELEVATIONS

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05/21/2025

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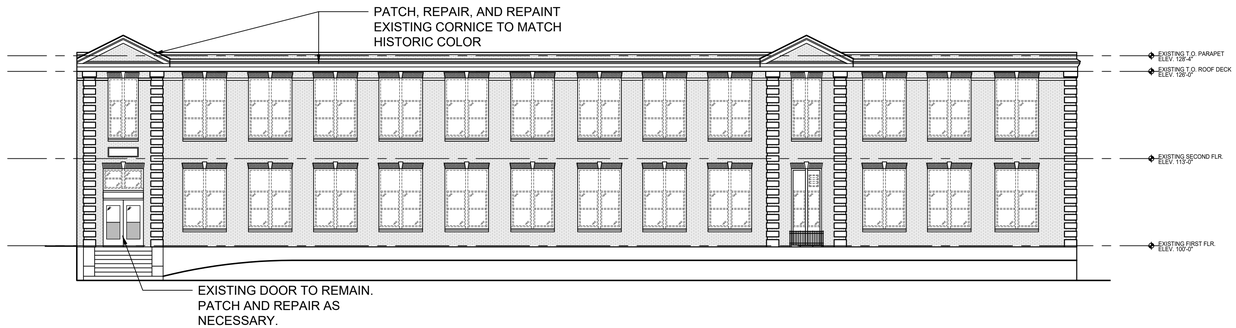
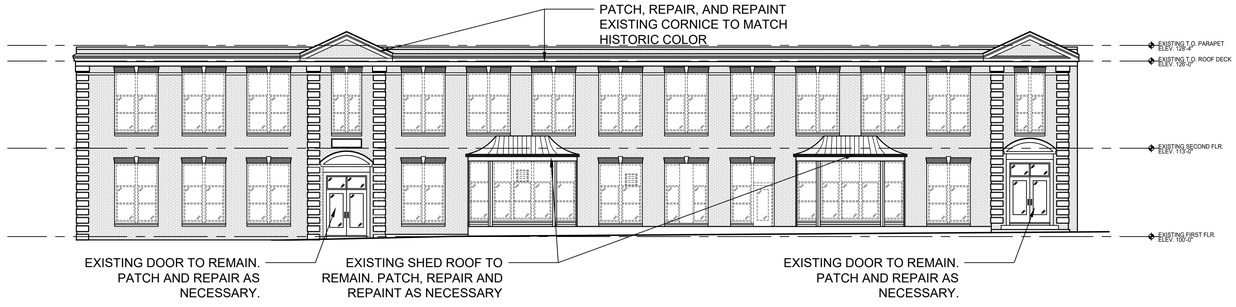
AD2.0



2 EXISTING WEST DEMO ELEVATION

3/32" = 1'-0"



1 EXISTING EAST DEMO ELEVATION

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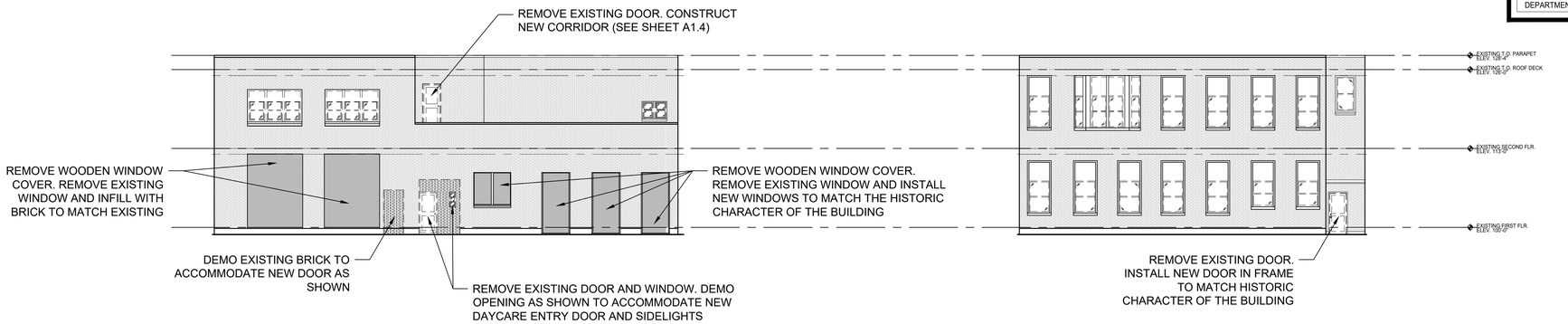


4 EXISTING EAST COURTYARD DEMO ELEVATION

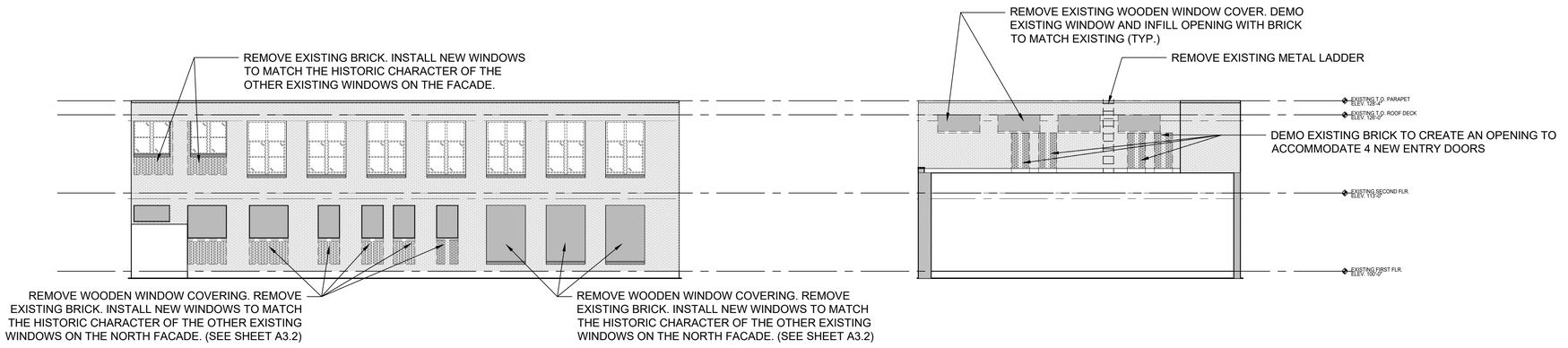
NORTH

3/32" = 1'-0"

2 EXISTING NORTH COURTYARD DEMO ELEVATION

NORTH

3/32" = 1'-0"



3 EXISTING WEST COURTYARD DEMO ELEVATION

NORTH

3/32" = 1'-0"

1 EXISTING SECOND FLOOR ADDITION SOUTH ELEVATION

NORTH

3/32" = 1'-0"

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OWNER
DESIGN BUILD DETROIT
5918 ST. ANTOINE ST.
DETROIT, MI 48202

PROJECT NAME:
ALLEN LOFTS
906 E. PEARL ST.
JACKSON, MI 49201

PROJECT # 25-71

ISSUE DATE # 26.04.02

REVISION HISTORY

50% OWNER'S REVIEW	26.03.26
PERMIT SET	26.04.02
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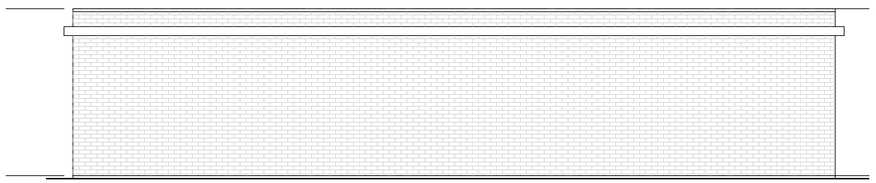
CHECKED BY: ----

SHEET CONTENTS
EXISTING ELEVATIONS

SEAL:
05/21/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
_____ DATE:___/___/___

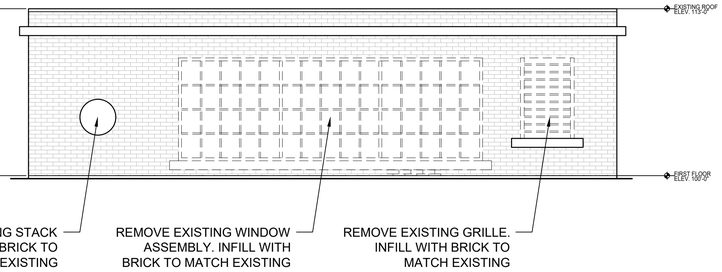
SHEET # AD2.2



4 COFFEE SHOP EXISTING WEST ELEVATION

NORTH

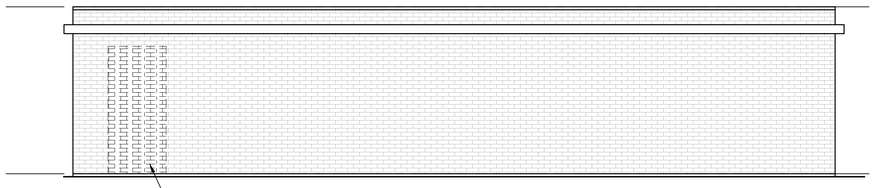
1/4" = 1'-0"



2 COFFEE SHOP EXISTING SOUTH ELEVATION

NORTH

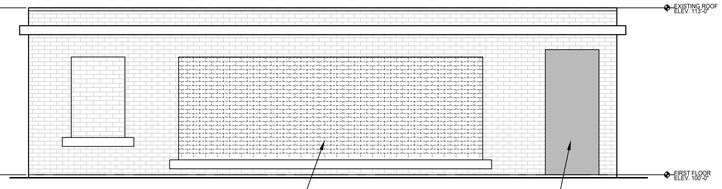
1/4" = 1'-0"



3 COFFEE SHOP EXISTING EAST ELEVATION

NORTH

1/4" = 1'-0"



1 COFFEE SHOP EXISTING NORTH ELEVATION

NORTH

1/4" = 1'-0"

GENERAL NOTES

ALL EXISTING EXTERIOR LIGHTING TO BE REMOVED AND REPLACED BY OWNER. (SEE PHOTOMETRIC SHEET)

ALL EXISTING WINDOW FRAMES TO REMAIN. PATCH AND REPAIR AS NECESSARY. PRIME AND PAINT NEW

ALL WINDOWS TO BE REMOVED AND REPLACED BY OWNER (SEE MANUFACTURER SPECIFICATIONS ON SHEET A8.2)

ALL INSTANCES OF EXISTING STONE AND BRICK TO BE CLEANED IN ACCORDANCE TO PRESERVATION BRIEF 1 "ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS" OF THE U.S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE.

ALL INSTANCES OF REPOINTING MORTAR JOINTS WILL BE DONE IN ACCORDANCE TO PRESERVATION BRIEF 2 "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS" OF THE U.S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE.

ALL INSTANCES OF NEW CONSTRUCTION WILL BE DONE IN ACCORDANCE TO PRESERVATION BRIEF 14 "NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS" OF THE U.S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE.

PLAN LEGEND

EXISTING WALL TO REMAIN

EXISTING DOOR AND FRAME TO REMAIN

WALL TO BE REMOVED

DOOR AND FRAME TO BE REMOVED

DEMOLITION NOTES

IT IS THE INTENT THAT THE ENTIRE SPACE IS TO BE CLEARED OF ALL PARTITIONS, FIXTURES, FINISHES, AND SIGNAGE (UNLESS OTHERWISE NOTED IN THE DEMOLITION PLAN NOTES). THE REMAINING SPACE SHOULD CONSIST OF EXISTING DEMISING WALLS, STRIPPED COLUMNS, EXISTING CONCRETE FLOOR, EXISTING LANDLORD BULKHEAD AT STOREFRONT AND EXPOSED UNDERSIDE OF STRUCTURE (UNLESS OTHERWISE NOTED). COORDINATE WITH ENGINEERS DRAWINGS FOR EXISTING EQUIPMENT AND FIXTURES TO REMAIN.

CONDUCT WORK, OPERATION IN COMPLIANCE WITH LAWS, CODE, ORDINANCES, AND RESTRICTIONS OF PUBLIC AUTHORITIES AS REQUIRED TO ENSURE SAFETY OF PERSONS & TO PREVENT DAMAGE TO EXISTING STRUCTURE & UTILITIES; CONSTRUCTION IN PROGRESS & OTHER PROPERTIES.

CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO START OF DEMOLITION.

EXISTING SPRINKLER LINES TO REMAIN UNLESS NOTED OTHERWISE.

PREVENT MOVEMENT OR SETTLEMENT OFF STRUCTURE(S). PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE, ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.

CEASE OPERATIONS AND NOTIFY THE LANDLORD IMMEDIATELY IF SAFETY OR STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

ARRANGE FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB OFF ALL UTILITIES AFFECTED BY THE DEMOLITION WORK NOTIFY THE AFFECTED UTILITY COMPANY AND BUILDING MANAGER IN ADVANCE PRIOR TO THIS WORK.

ALL SERVICES DISCONNECTED TO BE COORDINATED WITH OWNERS REPRESENTATIVE
CONTACT:

PROVIDE & MAINTAIN TEMPORARY LIGHTING & POWER AS REQUIRED FOR THE DEMOLITION & CONSTRUCTION PHASES AS INDICATED ON ENGINEERING PLAN.

PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.

CONCRETE: PATCH & REPAIR: NON-SHRINK, FAST SETTING, TROWELLABLE, UNDERLAYMENT.

CONCRETE FILL TO BE SELF-LEVELING
CEMENT BINDER TO MEET ASTM C150
COMPRESSIVE STRENGTH OF 4100 PSI @ 28 DAYS
SEE SPECIFICATIONS FOR FURTHER INFORMATION.

AGGREGATE: SHALL BE WELL WASHED GRAVE $\frac{1}{8}$ TO $\frac{1}{4}$ IN DIA.

CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL MEANS OF EGRESS AND ALL FIRE PROTECTION FEATURES FOR PORTIONS OF THE BUILDING THAT REMAIN OCCUPIED DURING CONSTRUCTION.

COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.

REFER TO MECHANICAL ELECTRICAL DOCUMENTS FOR ADDITIONAL INFORMATION.

THE LANDLORD RESERVES THE RIGHT TO SAVE ANY ITEMS, GENERAL CONTRACTOR TO IDENTIFY ITEMS TO OWNER TO BE SAVED.

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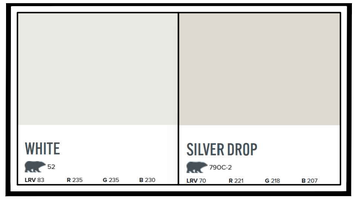
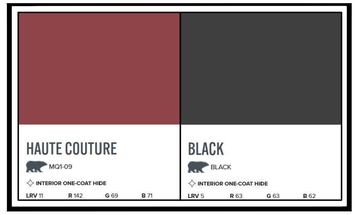
SHEET # AD2.3





WINDOW LEGEND

MARK	SIZE	TYPE	REMARKS
A	3672	DBL HUNG	
B	2472	DBL HUNG	
C	3648	DBL HUNG	

NOTE: 4884 = 48"x84"
NOTE: WINDOWS TO BE ALUMINUM CLAD WOOD, BLACK, PRE-PRIMED INTERIOR, MARVIN OR PELLA EQUIVALENT U.N.O.

MATERIAL LEGEND

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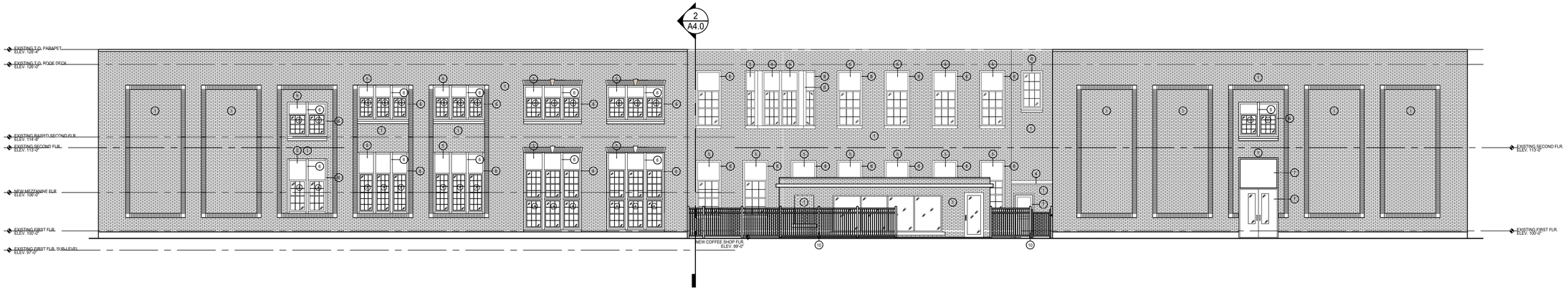
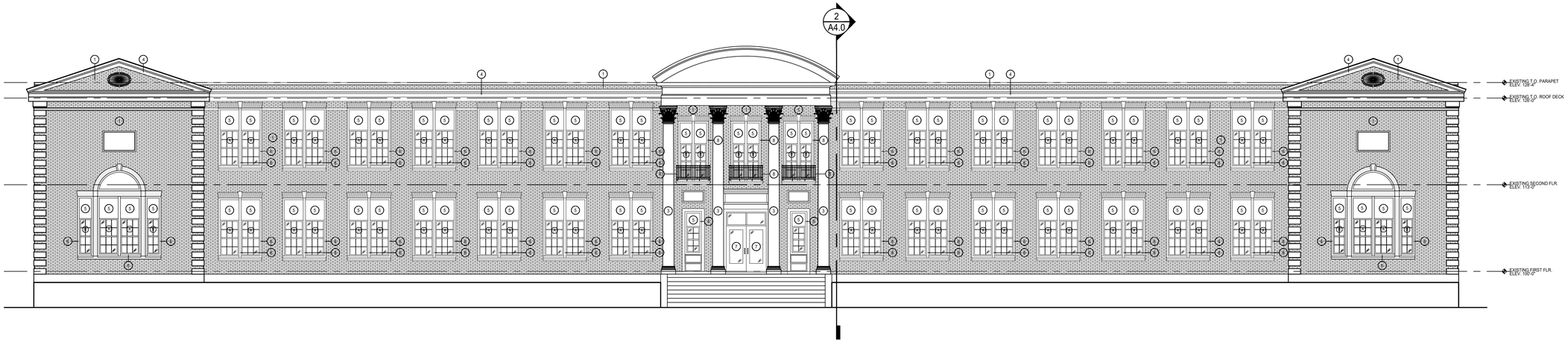
4	EXISTING CORNICE (PAINTED BEHR - HAUTE COUTURE MQ1-09)
5	EXISTING WINDOW PANEL (PAINTED BEHR - SILVER DROP 790C-2)
6	EXISTING WINDOW FRAMES (PAINTED BEHR - WHITE)
7	EXTERIOR DOOR AND FRAME (PAINTED BEHR - SILVER DROP 790C-2), BEHR - WHITE)
8	EXISTING JULIET BALCONY (PAINTED BEHR - BLACK)
9	EXISTING BAY WINDOW SHED ROOF (PAINTED BEHR - HAUTE COUTURE MQ1-09)
10	NEW BLACK METAL FENCE (PER MANUFACTURER)



2 NORTH ELEVATION

1/8" = 1'-0"



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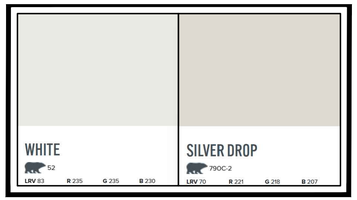

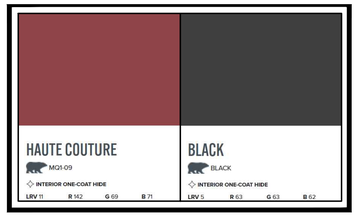

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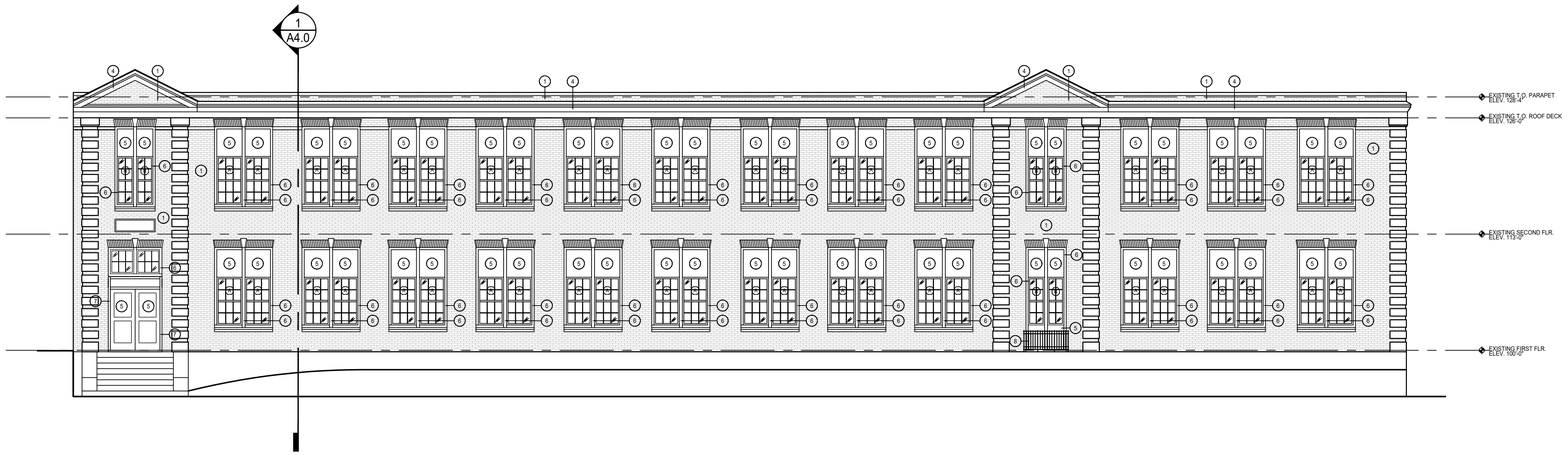
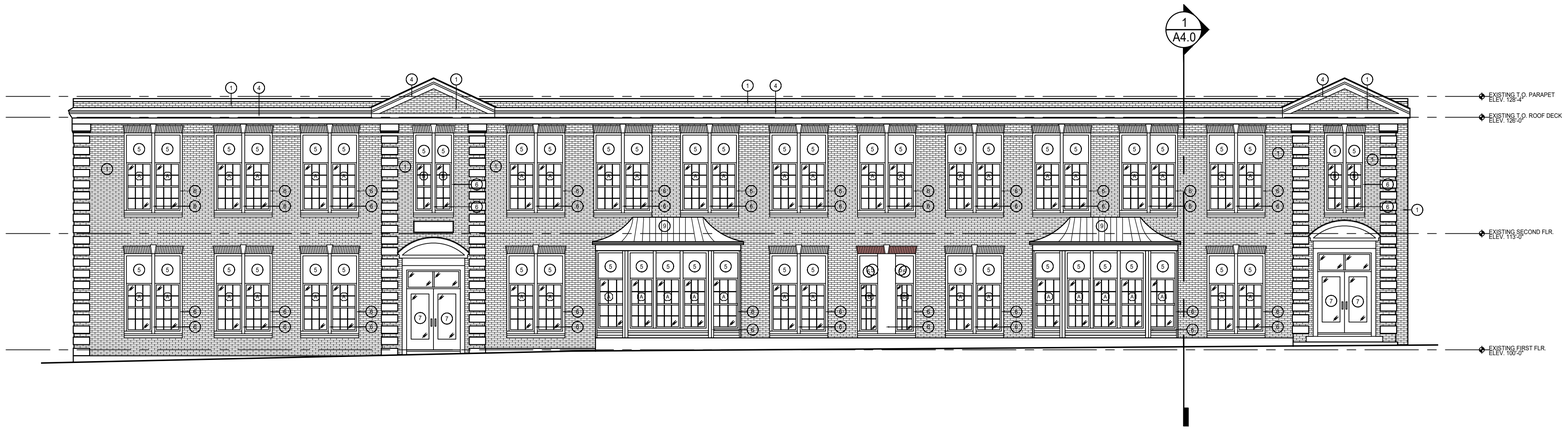


2 WEST ELEVATION

NORTH
1/8" = 1'-0"



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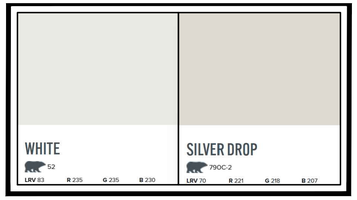
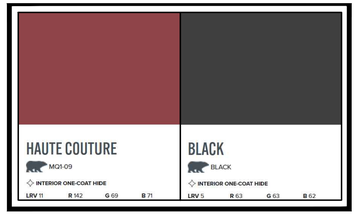
SHEET #
A3.1





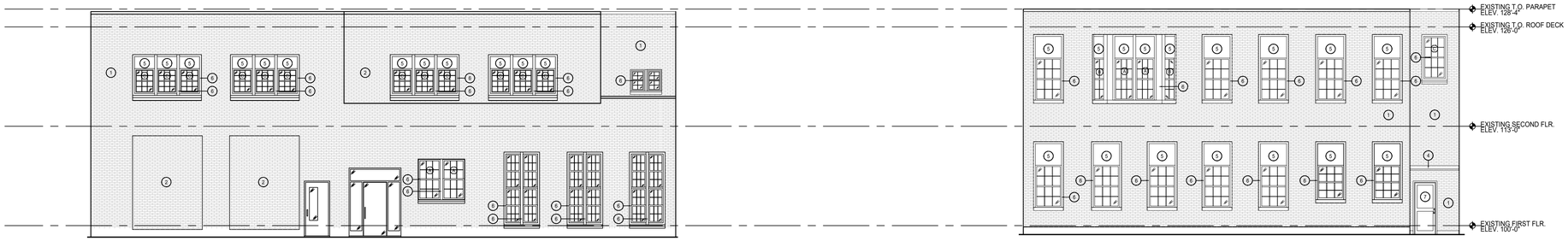
WINDOW LEGEND

MARK	SIZE	TYPE	REMARKS
A	3672	DBL HUNG	
B	2472	DBL HUNG	
C	3648	DBL HUNG	

NOTE: 4884 = 48"x84"
NOTE: WINDOWS TO BE ALUMINUM CLAD WOOD, BLACK, PRE-PRIMED INTERIOR, MARVIN OR PELLA EQUIVALENT U.N.O.

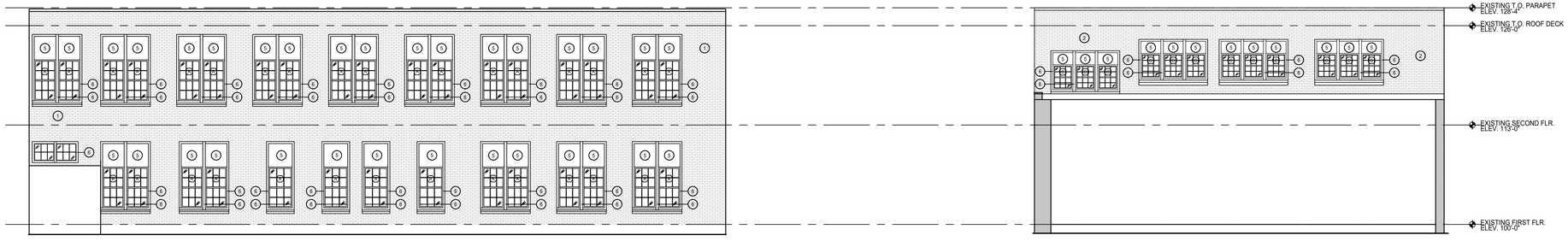
MATERIAL LEGEND

MARK	DESCRIPTION
1	EXISTING BRICK
2	NEW BRICK TO MATCH EXISTING
3	EXISTING COLUMNS (RESTORE TO ORIGINAL)
4	EXISTING CORNICE (PAINTED BEHR - HAUTE COUTURE MQ1-09)
5	EXISTING WINDOW PANEL (PAINTED BEHR - SILVER DROP 790C-2)
6	EXISTING WINDOW FRAMES (PAINTED BEHR - WHITE)
7	EXTERIOR DOOR AND FRAME (PAINTED BEHR - SILVER DROP 790C-2), BEHR - WHITE)
8	EXISTING JULIET BALCONY (PAINTED BEHR - BLACK)
9	EXISTING BAY WINDOW SHED ROOF (PAINTED BEHR - HAUTE COUTURE MQ1-09)
10	NEW BLACK METAL FENCE (PER MANUFACTURER)



4 EAST COURTYARD ELEVATION — NORTH — 1/8" = 1'-0"

3 NORTH COURTYARD ELEVATION — NORTH — 1/8" = 1'-0"



2 WEST COURTYARD ELEVATION — NORTH — 1/8" = 1'-0"

1 SECOND FLOOR ADDITION SOUTH ELEVATION — NORTH — 1/8" = 1'-0"

MARUSICH ARCHITECTURE
36880 WOODWARD AVENUE
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OWNER
DESIGN BUILD DETROIT
5918 ST. ANTOINE ST.
DETROIT, MI 48202

PROJECT NAME:
ALLEN LOFTS
906 E. PEARL ST.
JACKSON, MI 49201

PROJECT #	25-71
ISSUE DATE #	26.04.02

REVISION HISTORY

50% OWNER'S REVIEW	26.03.26
PERMIT SET	26.04.02
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SHEET CONTENTS
ELEVATIONS

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_____ DATE:___/___/___

SHEET #
A3.2

WINDOW LEGEND			
MARK	SIZE	TYPE	REMARKS
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B	2472	DBL HUNG	
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NOTE: 4884 = 48"x84"
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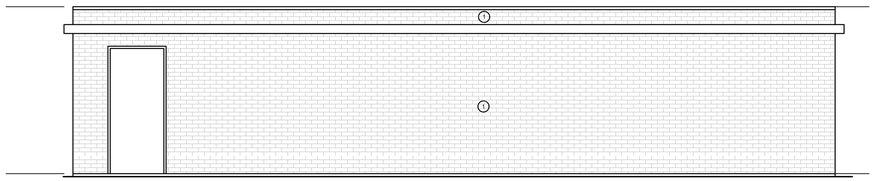
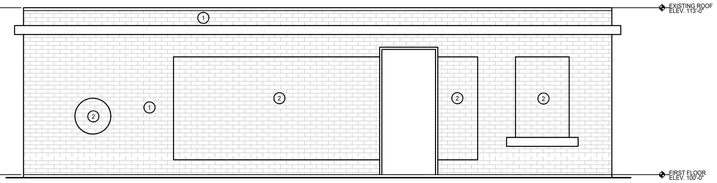


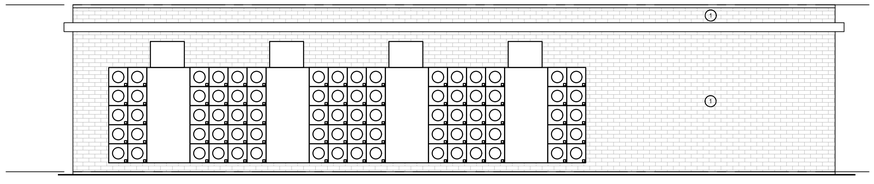
4 COFFEE SHOP PROPOSED WEST ELEVATION

NORTH
1/4" = 1'-0"



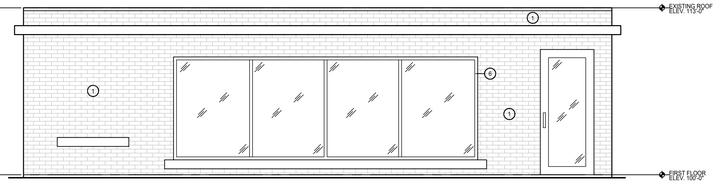
2 COFFEE SHOP PROPOSED SOUTH ELEVATION

NORTH
1/4" = 1'-0"



3 COFFEE SHOP PROPOSED EAST ELEVATION

NORTH
1/4" = 1'-0"



1 COFFEE SHOP PROPOSED NORTH ELEVATION

NORTH
1/4" = 1'-0"

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CHECKED BY: ----

SHEET CONTENTS
ELEVATIONS

SEAL:
04/02/2026

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_____ DATE:___/___/___

SHEET # A3.3

WINDOW SCHEDULE

#	Description	Size (W x H)
A	Repl Series 3900 Double Hung - White Interior/Painted Black Exterior - Clear - Standard Low-E/Argon - 1 1/8 SDL Colonial - 1Hx2V-1Hx2V (Painted Black) - E Half Screen - Standard Mesh - Shipped Separately - 2 Locks (White) - Night Latch - Standard Spacer - Glass Breakage Warranty (Opening Size: 36 1/4 W x 72 1/4 H) - DP60: Size Tested 36" x 74" - U Factor: 0.29, SHGC: 0.22 Meets ENERGY STAR in region(s): [SOUTHERN]	36" x 72" ES
B	Repl Series 3900 Double Hung - White Interior/Painted Black Exterior - Clear - Standard Low-E/Argon - 1 1/8 SDL Colonial - 1Hx1V-1Hx1V (Painted Black) - E Half Screen - Standard Mesh - Shipped Separately - 1 Lock (White) - Night Latch - Standard Spacer - Glass Breakage Warranty (Opening Size: 24 1/4 W x 72 1/4 H) - DP60: Size Tested 36" x 74" - U Factor: 0.29, SHGC: 0.22 Meets ENERGY STAR in region(s): [SOUTHERN]	24" x 72" ES
C	Repl Series 3900 Double Hung - White Interior/Painted Black Exterior - Clear - Ultra Low-E/Argon - 1 1/8 SDL Colonial - 1Hx2V-1Hx2V (Painted Black) - E Full Screen - Standard Mesh - Shipped Separately - 2 Locks (White) - Night Latch - Standard Spacer - Glass Breakage Warranty (Opening Size: 36 W x 48 H) - DP60: Size Tested 36" x 74" - U Factor: 0.29, SHGC: 0.16 Meets ENERGY STAR in region(s): [SOUTHERN]	35 3/4" x 47 3/4" ES

RELIABILT®

SERIES 130 SINGLE HUNG WINDOW

Also available in 2- and 3-lite sliders and picture windows

STANDARD FEATURES

- Bottom sash tilts in for easy cleaning from inside
- Aluminum half screen comes standard*
- Block and tackle balance system for easy sash movement
- Warm-edge spacer system provides energy saving thermal performance
- DP-50 Rating (window size tested 53" x 77")
- Aluminum reinforcement standard in lock and meeting rails and sash stiles
- Dual Sweep locks (standard at 27 1/4" and above) help provide a weather-tight seal and added security
- Dual weather-stripping helps block air and water infiltration, keeping harsh elements outside and energy-saving comfort inside
- Step sill design combines water run-off and aesthetic features of a sloped sill with the structural strength and internal drainage system of a pocket sill
- Jamb depth: 3"
- Limited lifetime warranty

Step Bevel design creates a beautiful exterior appearance

CUSTOM OPTIONS

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Non-reflective Low-E Glass and Non-reflective Low-E Glass with Argon Gas
- 5/8" or 1" contoured, 5/8" or 3/4" flat, 5/8" contoured valance, 1 1/8" Simulated Divided Lite (SDL) grids
- Nine exterior painted colors (white interior only)
- Factory mulling and factory prepared mulling
- Charcoal aluminum mesh screen*
- Obscure glass
- Double strength glass
- Oriel style
- Commodity sizing available
- Custom sizes available

COLOR OPTIONS**

White, Almond, Clay

EXTERIOR LAMINATE OPTIONS** (with white interior only)

Brass, Black

EXTERIOR PAINTED COLOR OPTIONS*** (with white interior only)

Hunter Green, Dark Chocolate, Terratone, Clay, Brick Red, Gray, Bronze, Tan, Black

Series 130 shown with Nail Fin Only frame

FOUR FRAME OPTIONS:

*Screens are not meant to restrain a child from falling through an open window.
**Printing process may affect color shown. Please refer to actual window sample when selecting colors.
***Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based, household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.

Many RELIABILT products can be configured to meet ENERGY STAR® ratings in most climate zones. Verify product specifics before ordering.

Manufacturer reserves the right to substitute components as necessary for continued product improvement.
ENERGY STAR is a registered trademark of the U.S. Department of Energy.
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LOWE'S GET IT INSTALLED

SW45/G/1/25

RELIABILT®

SERIES 3900 DOUBLE HUNG WINDOW

Also available in 2- and 3-lite sliders and picture windows

STANDARD FEATURES

- Exclusive InsulKor™† polyurethane fiberglass-enriched sash reinforcement for superior thermal and structural performance
- 3/4" constant force coil balance offers incredibly easy sash mobility
- Fusion-welded sashes and frame add strength and boost insulation
- DP-60 Rating (window size tested 36" x 74")
- Beveled mainframe offers a stylish exterior appearance
- Dual push-button night latches position sashes for optimal ventilation
- Integrated slim-line lift rail allows you to easily operate sash
- 4 1/4" frame thickness enhances appearance and structural integrity
- External accessory groove accommodates nail fin option
- Half screen is standard and removable from the inside*
- Dual low profile, positive-action cam locks increase security (2 locks standard at 27 1/4" width or wider)
- Full interlocking lock and meeting rail
- Full vinyl sash dam on sill and high-performance weather stripping protect against air infiltration
- Jamb depth: 3.25"
- Transferable, limited lifetime warranty
- Lifetime glass breakage warranty

CUSTOM OPTIONS

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas
- Triple-pane, R-5 compliant glass panels
- InsulKor™† multi-cavity foam filled frame injections
- Nail fin accessory for use in remodeling or new construction applications
- 5/8" or 1" contoured, 5/8" or 3/4" flat, 5/8" contoured valance, 1 1/8" Simulated Divided Lite (SDL) grids
- Obscure glass
- Double strength glass
- Charcoal aluminum, Clear View, Heavy Duty and FLEXSCREEN® screens*
- Lifetime labor warranty

COLOR OPTIONS**

White, Almond

EXTERIOR PAINTED COLOR OPTIONS*** (with white interior only)

Hunter Green, Dark Chocolate, Terratone, Clay, Brick Red, Gray, Bronze, Tan, Black

INTERIOR LAMINATE OPTIONS** (with white exterior only)

Light Oak, Dark Oak, Cherry

LOCK COLOR OPTIONS**

White, Almond, Dark Chocolate, Cherry, Brass, Bronze Nickel

Scan to watch a video about the ReliaBilt Series 3900.

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LOWE'S GET IT INSTALLED

SW45/G/0625

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SHEET CONTENTS
WINDOW SCHEDULE

SEAL:
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SHEET #
A8.2

2 NORTH COLORED ELEVATION

1/8" = 1'-0"

1 SOUTH COLORED ELEVATION

1/8" = 1'-0"

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SHEET CONTENTS

COLORED ELEVATIONS

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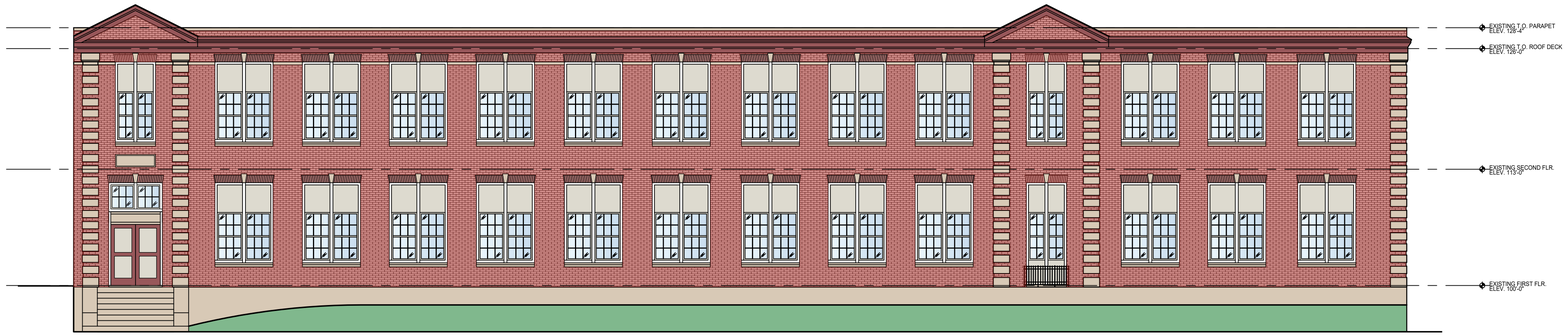
SHEET #

C1.0



2 WEST COLORED ELEVATION

1/8" = 1'-0"

1 EAST COLORED ELEVATION

1/8" = 1'-0"

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PROJECT NAME:
ALLEN LOFTS
906 E. PEARL ST.
JACKSON, MI 49201

PROJECT #	25-71
ISSUE DATE #	26.04.02

REVISION HISTORY

50% OWNER'S REVIEW	26.03.26
----	26.04.02
----	YY.MM.DD
----	YY.MM.DD
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----	YY.MM.DD
----	YY.MM.DD

DRAWN BY: ----

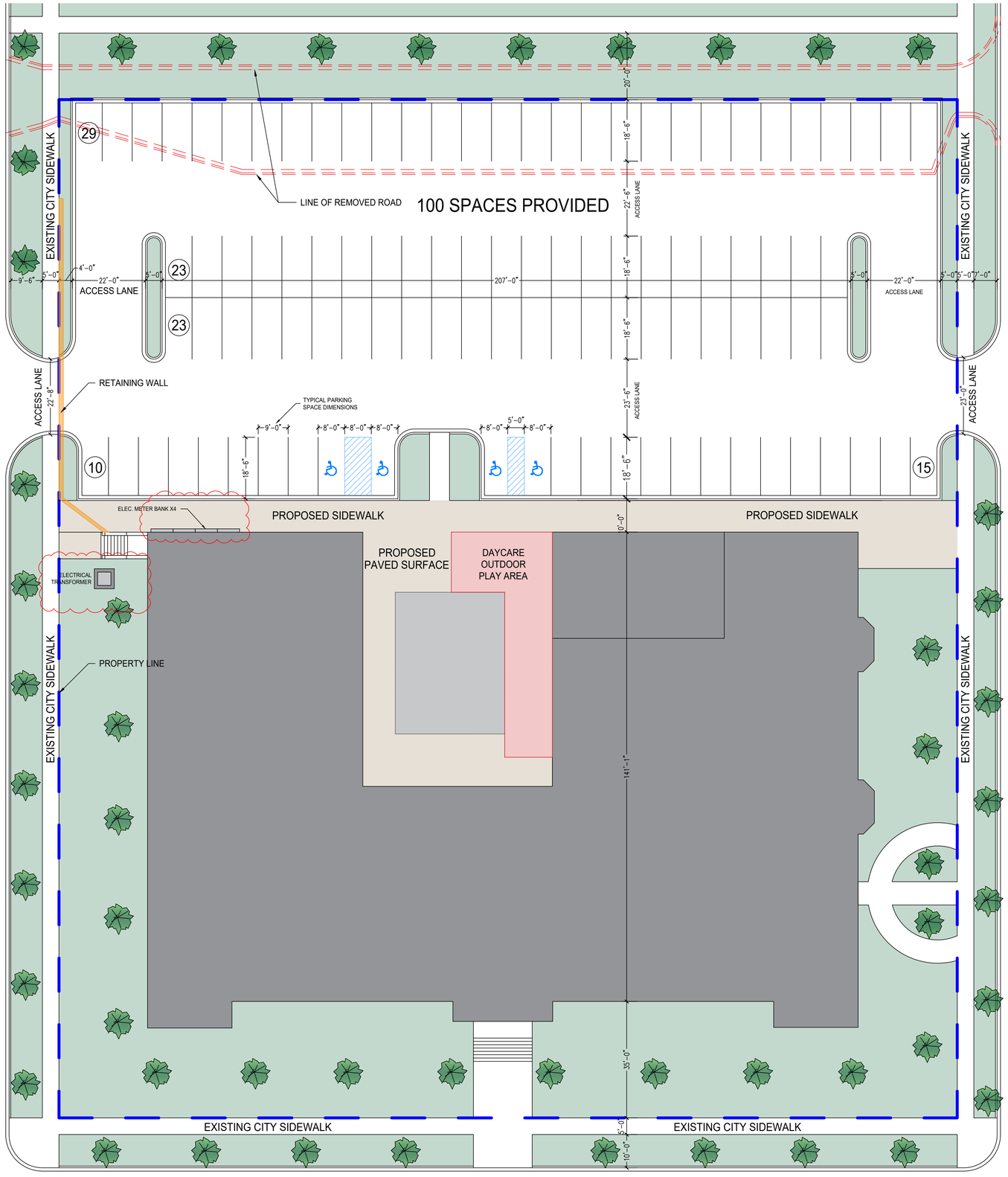
CHECKED BY: ----

SHEET CONTENTS
COLORED ELEVATIONS

SEAL:
05/21/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
_____ DATE:___/___/___

SHEET #
C1.1



N STATE ST.

N WATERLOO AVE.

E PEARL ST.

SITE PLAN
SCALE: 1/16" = 1'-0"
NORTH

MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

OFFICE: (248) 792-2949
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OWNER

MICHAEL RIVAIT

PROJECT NAME

ALLEN LOFTS

906 EAST PEARL STREET
JACKSON, MI 49201

PROJECT #	**25 - 71**
ISSUE DATE:	**07/31/2025**

REVISION HISTORY

STUDY 3 PACKAGE	09/29/2025
STUDY 4 PACKAGE	10/30/2025
STUDY 4 REVISION	11/26/2025
STUDY 5 PACKAGE	12/01/2025
DEMO PLAN	12/12/2025

DRAWN BY:	**SJ**
CHECKED BY:	**JM**

SHEET CONTENTS

SITE PLAN

SEAL

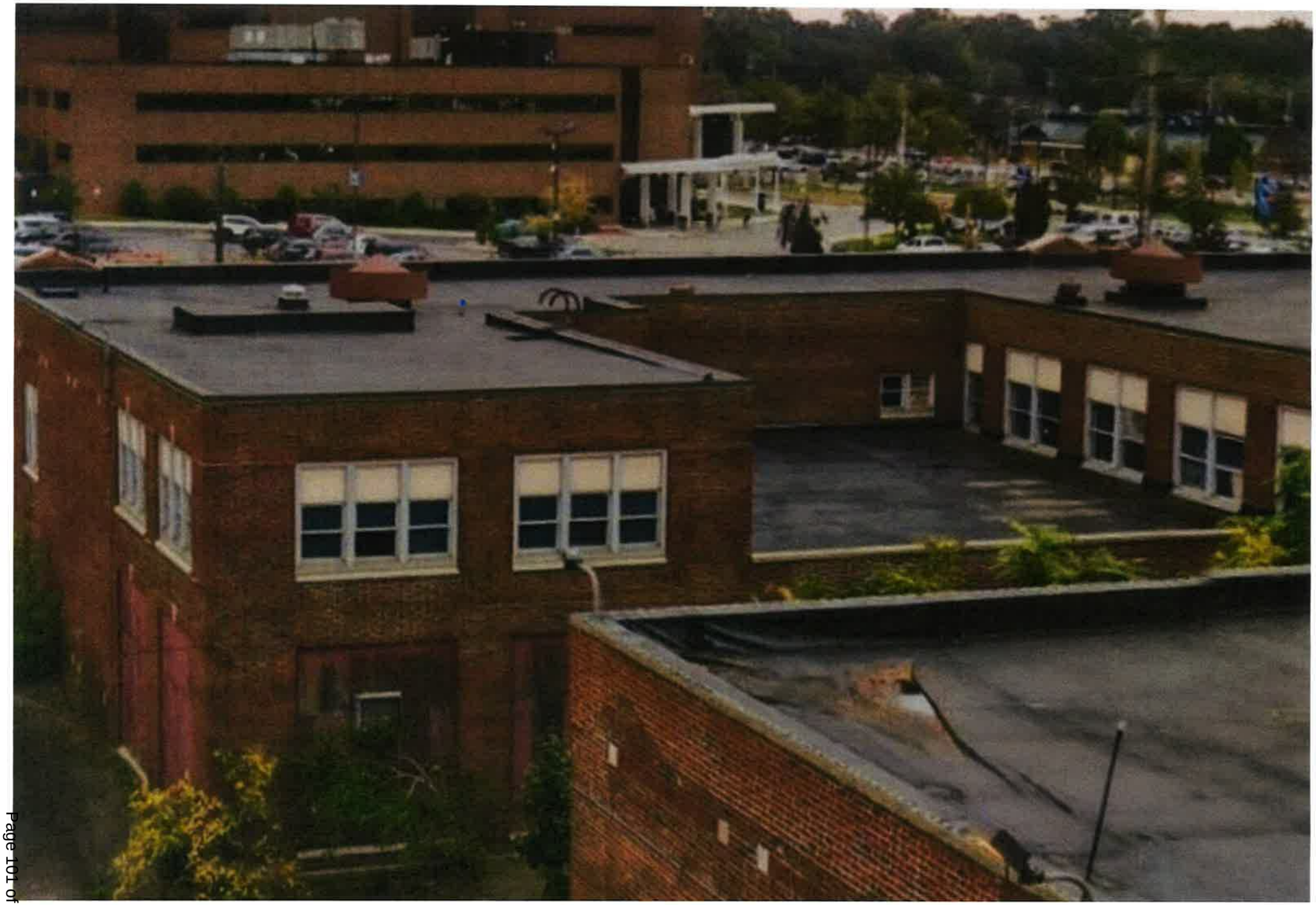
00/00/2025

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2025

SHEET #

ST-1



Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

Guidelines for Rehabilitating Historic Buildings

The **Guidelines** assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must

CITY OF JACKSON
Founded 1829

Community Development Department
161 W. Michigan Ave. • Jackson, MI 49201
Phone: (517) 788-4060 or (517) 788-4012 • Facsimile: (866) 971-2151

April 17, 2026

Former Allen School
"Allen School Historic District"

906 E Pearl St. (Parcel #7-056000000

Based on the Secretary's standards for rehabilitation, City Planner recommends denial of the certificate of appropriateness for the scope of work listed. I have detailed my findings of fact below for the commission's review.

Second floor Addition

- **Criteria #9 Ai** rendering shows stucco Finish, Plans indicate that like materials (Brick) will be used to infill the area. Plan set to be modified to account for new wall detail and building official to review prior to issuance of building permit if the commission deems the scope for the addition appropriate.
- **Criteria #10** Plan sets or scope of work do not indicate how the developer intends to undertake the new construction in a manner that if it were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Coffee shop and Childcare Facility – Criteria #1, 2, 5, 6,

- The Allen School Historical District has met the Secretary of Interiors standards, through the course of evaluation, 3 of the 4 criteria and set and has been registered as a national historic place.
- Store front glass (located on the north and east elevations), commercial doors (located on the north and east elevations), and the use vinyl windows (all elevations), does not meet the criteria listed #1, 2, 5, 6, in my opinion, would in fact be a detriment to the historical significance established in June of 2005 by this commission and adopted by the City Council on October 4, 2005. The Allen School is unique due to it encompassing an entire city block. Thus, the building has an addressed front yard and two non-addressed front yards (the east elevation faces the hospital), and the north elevation will face the primary parking area. Furthermore, if the HDC is inclined to make any motions. I ask that the motion contain language that would require all historical materials to remain unchanged and are repaired, that future window submission would need to meet these criteria or deviation to be at a minimum.

Exterior Fencing and parking lot

- **Dumpster-** enclosure is missing from the Site Plan. The HDC would only need to be advised that the enclosure is required per Zoning ordinance and will need to be added to the plan for final approval. The HDC should request that the enclosure, based on criteria #9, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the essential form of the historic property and its environment.
- **Fencing**- product listed does not meet zoning requirements set fourth for conditional use of a childcare facility. The conditional use has not been applied for or obtained. HDC will need to review for appropriateness the product after the zoning requirements have been met.

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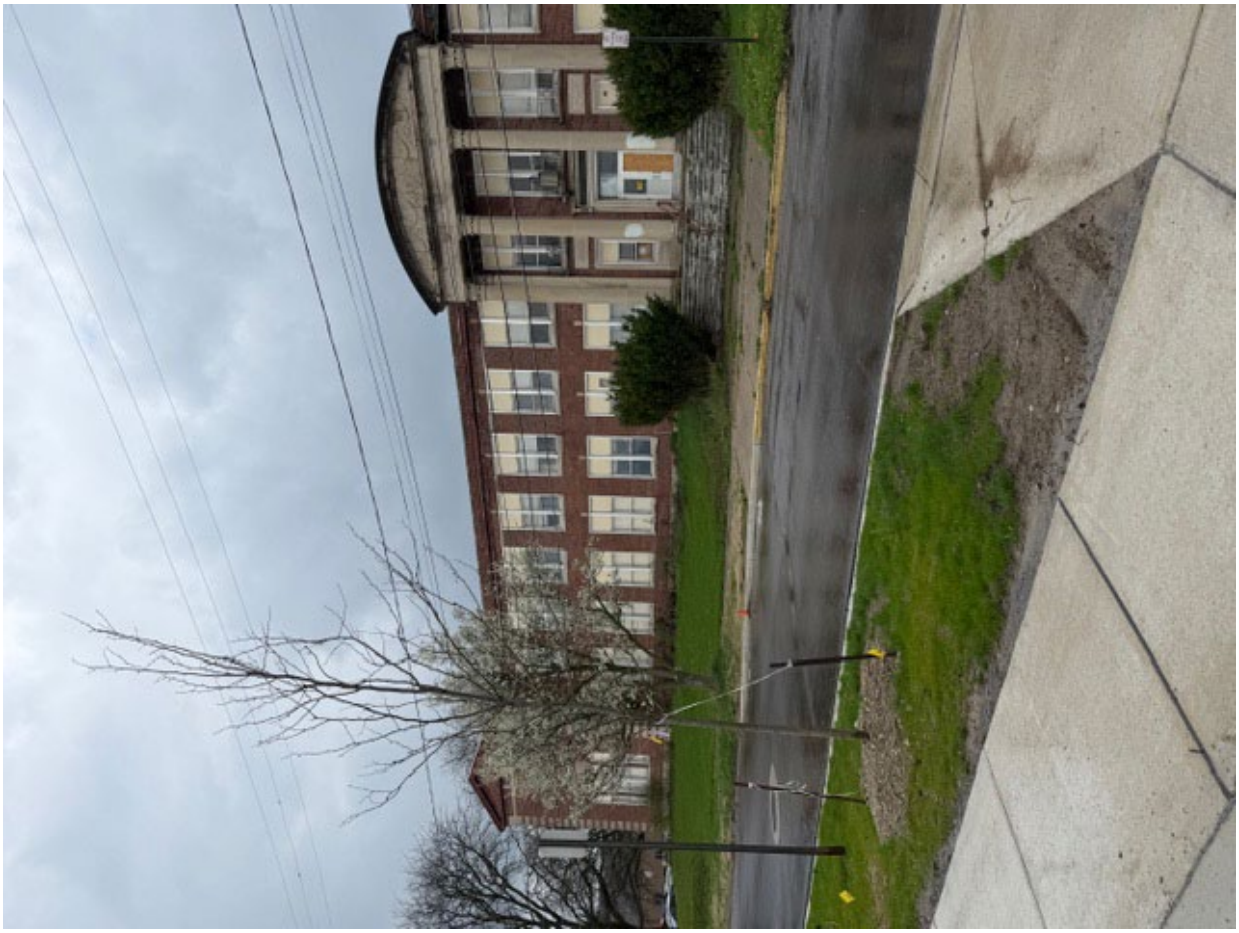
From: radtherapy1@yahoo.com
To: John O"Connor
Subject: Allen photos 4.16.2026
Date: Friday, April 17, 2026 11:29:17 AM

Sent from my iPhone

From: radtherapy1@yahoo.com
To: John O"Connor
Subject: Allen front elevation 4.16.2026
Date: Friday, April 17, 2026 11:27:59 AM



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