

**ANN ARBOR HISTORIC DISTRICT COMMISSION****Staff Report****ADDRESS:** 248 Crest Avenue, Application Number HDC16-040**DISTRICT:** Old West Side Historic District**REPORT DATE:** March 23, 2106**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator**REVIEW COMMITTEE DATE:** Monday, April 11, 2016

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Ryan Sweeder & Margaret Hudson	Lewis Greenspoon Architects
<b>Address:</b>	248 Crest Avenue Ann Arbor, MI	440 S. Main Street, Suite 2 Ann Arbor, MI 48104
<b>Phone:</b>	(517)974-4079	(734)786-3757

**BACKGROUND:** This two story side-gabled home features craftsman influences like four-over-one divided light windows and exposed rafter tails. It has a full-width front porch and a shed dormer facing the street with three small three-light windows. The house first appears in a Polk City Directory in 1920 as the home of Christian G. and Lydia Volz. Mr. Volz was a grinder at Motor Prod Corp.

The portion of Crest Avenue where the house is located is not included on Sanborn Maps, but the small rear porch on the back does not appear on a 1947 aerial photo.

**LOCATION:** The site is located on the west side of Crest Avenue south of West Washington.

**APPLICATION:** The applicant seeks HDC approval to construct a two-story addition on the back of the house (west side). The addition will include a new kitchen, eating area, and mud room space on the first floor, and a new master bedroom and bathroom on the second floor. The addition will be clad with cement board lap siding, and the new shingle roofing will match existing. A small existing enclosed rear porch will be removed in order to accommodate the proposed addition.

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**Additions**

*Recommended:* Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

*Not Recommended:* Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**Building Site**

*Recommended:* Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

*Not Recommended:* Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

**From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):**

## Guidelines for All Additions

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Designing a new addition in a manner that makes clear what is historic and what is new.

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

## STAFF FINDINGS:

1. The footprint of the two-story addition is 19' x 15'10", with a 2'6" x 11' one-story bumpout on the south side of the first floor. A small wood deck on the south side and a larger wood deck on the rear are low enough to not require a railing, which minimizes their appearance. Each has square lattice skirting. Windows are either casements or two-over-one double-hungs, all in proportions that are distinct from the original windows on the house. Windows are aluminum-clad wood. Siding is 4" exposure cement board, and window and skirt board trim is Azek.
2. The addition is relatively narrow and designed to preserve three four-over-one double-hung windows on the rear elevation. The roof ridge is well below that of the main house, and the north sidewall is inset 10 ¼". All of these design elements protect the integrity of the original structure, and staff appreciates the thoughtfulness put into this design. Considering the appearance of the addition in terms of the surrounding historic district, it is low-key, compatible, and will blend in with no disruption to neighboring structures.
3. Staff believes the work is sensitive to the house and neighborhood and meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

**POSSIBLE MOTIONS:** (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 248 Crest Avenue, a contributing property in the Old West Side Historic District, to construct a two-story addition to the rear of the existing home, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the house and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in

particular standards 1, 2, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 248 Crest in the Old West End Historic District

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

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

**ATTACHMENTS:** Application, drawings, photos, cut sheets.

April 2007 Survey Photo





**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>248 Crest Avenue, Ann Arbor</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): <u>Ryan Sweeder and Margaret Hudson</u>
Address of Property Owner: <u>248 Crest Avenue, Ann Arbor, MI</u>
Daytime Phone and E-mail of Property Owner: <u>(517)974-4079 mlhudson17@gmail.com</u>
Signature of Property Owner: <u>Margaret Hudson</u> Date: <u>3/18/16</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Lewis Greenspoon Architects</u>
Address of Applicant: <u>440 S Main Street, suite 2, Ann Arbor, MI 48104</u>
Daytime Phone: ( <u>734</u> ) <u>786-3757</u> Fax:( <u>    </u> ) <u>    </u>
E-mail: <u>bgreenspoon@lg-architects.com</u>
Applicant's Relationship to Property: <u>    </u> owner <input checked="" type="checkbox"/> architect <u>    </u> contractor <u>    </u> other
Signature of applicant: <u>[Signature]</u> Date: <u>3.22.16</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <u>    </u> Single Family <u>    </u> Multiple Family <u>    </u> Rental
<u>    </u> Commercial <u>    </u> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: <u>    </u>

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_  
A proposed 2-story, 630 square-foot addition on the back of the house (west side). The addition will include a new kitchen, eating, and mud room space on the first floor, and a new master bedroom and bathroom on the second floor. The addition will be clad with cement board lap siding, and the new shingle roofing will match existing.

2. Provide a description of existing conditions. \_\_\_\_\_  
The existing house is clad with non-original shingles (11" exposure) over, has 3 bedrooms on second floor and one bathroom. The existing kitchen has not been remodeled(at all?) and is very small and unusable by today's standards - no dishwasher. There is only one 3-piece bathroom on the second floor, so guests must go upstairs to use it.

3. What are the reasons for the proposed changes? \_\_\_\_\_  
The owners would like to update the kitchen, but it is currently too small. They would also like a half-bath on the ground floor for guests. They would also like a larger master bedroom, closet (currently 30" wide) and master bath.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.  
Please see drawings included in this application.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

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

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

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

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

Comments:



east elevation (front)

HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
photographs - EXISTING  
not to scale Mar 22 2016



south elevation (side)

HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
photographs - EXISTING  
not to scale Mar 22 2016





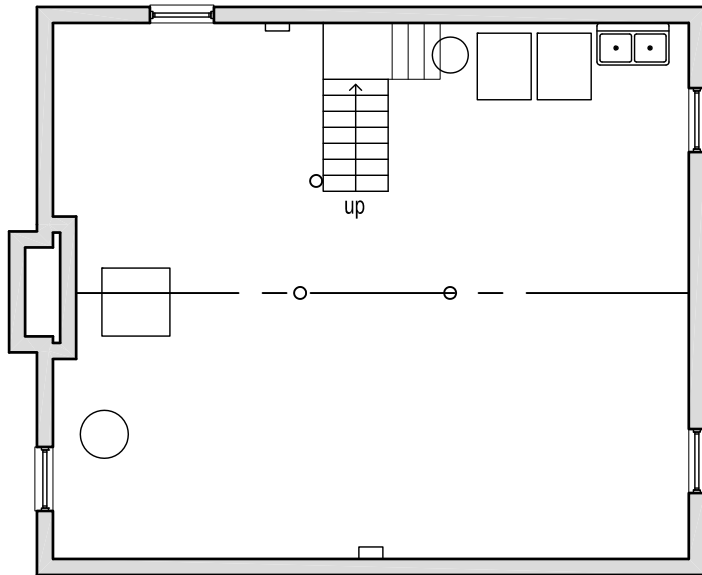
west elevation (back)

HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
photographs - EXISTING  
not to scale Mar 22 2016

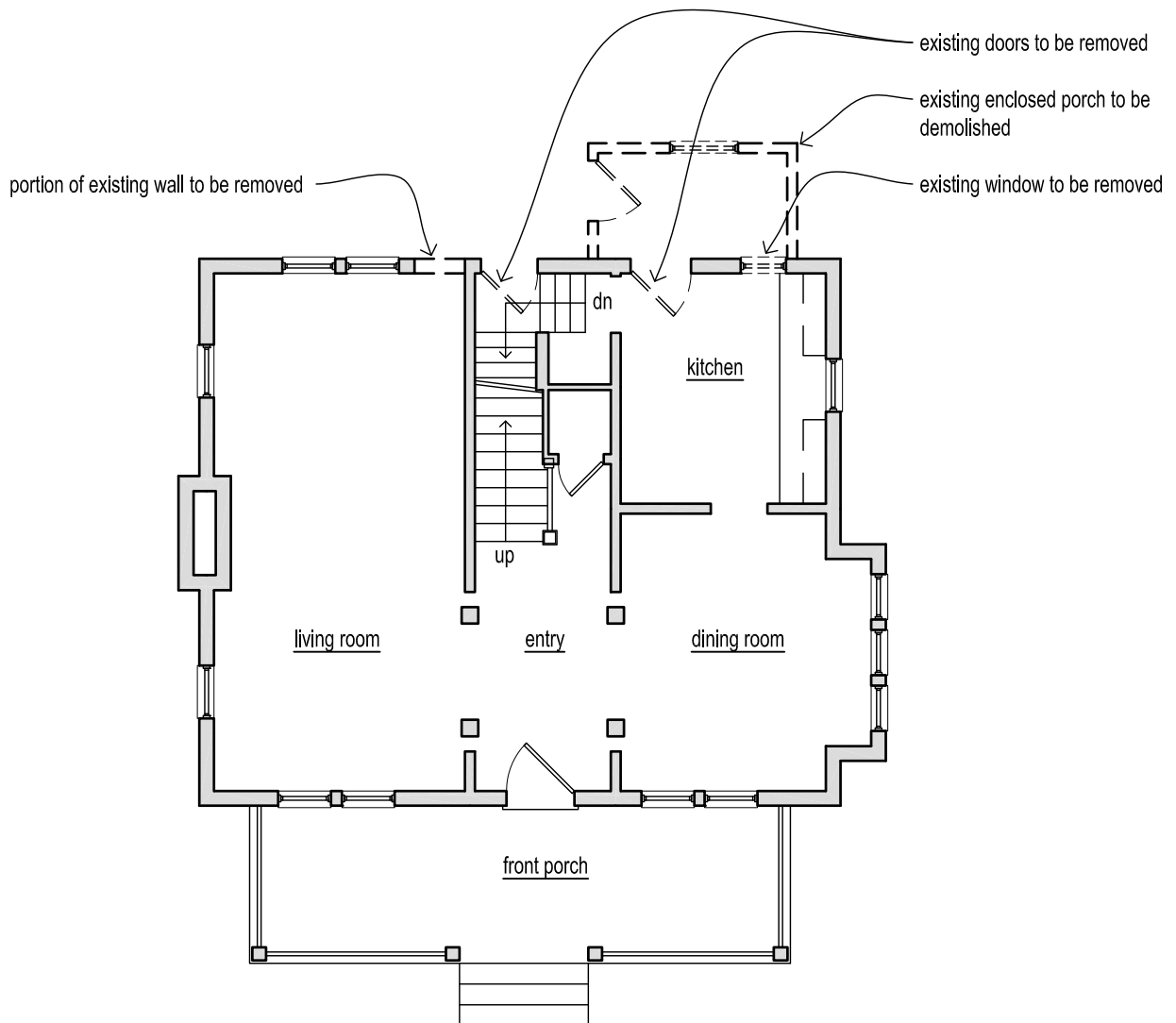


northeast corner (front & side)

HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
photographs - EXISTING  
not to scale Mar 22 2016



HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
basement plan - EXISTING  
1/8" = 1'-0" Mar 22 2016



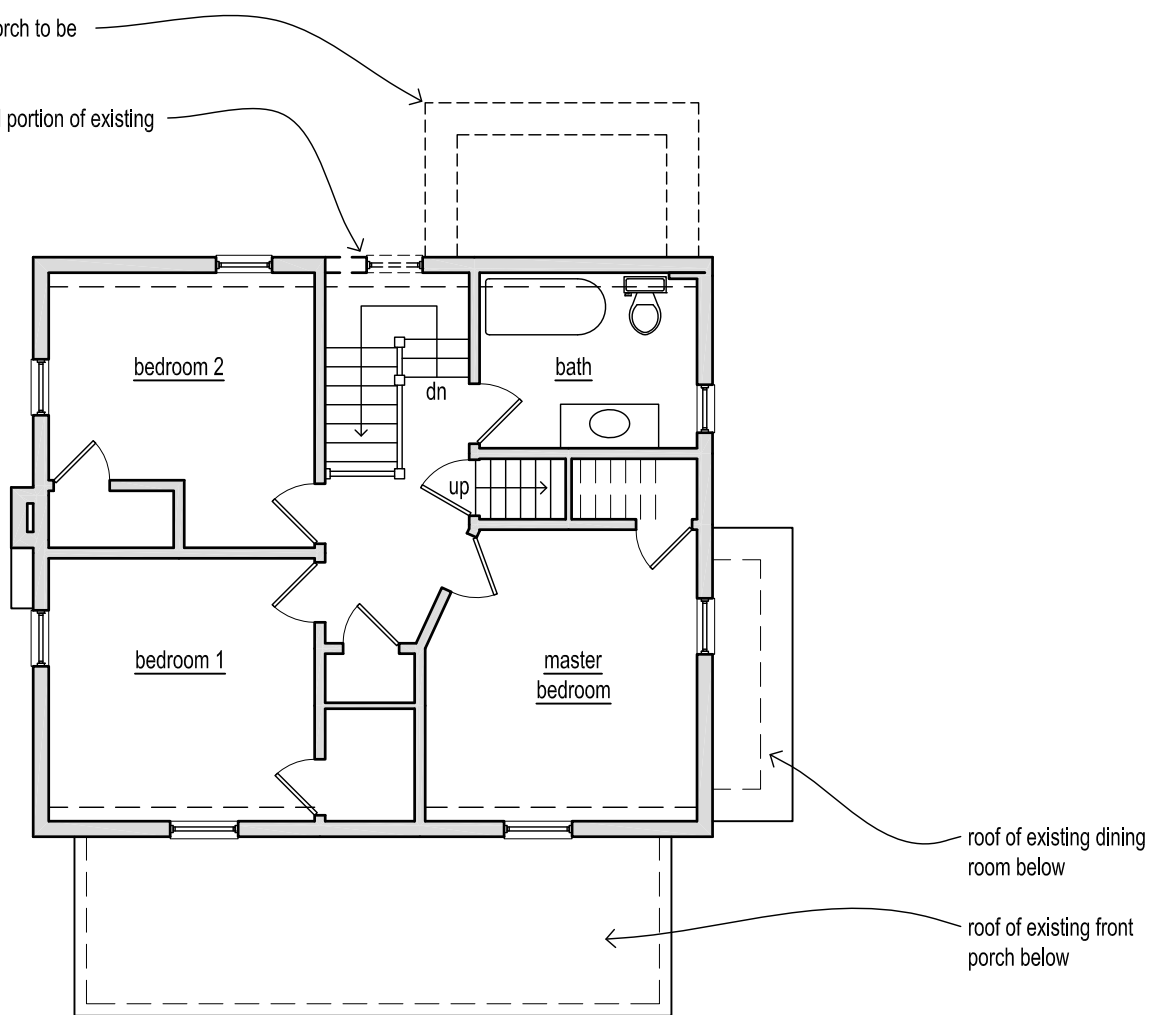
floor area (existing, first floor): 692 sf



**HUDSON / SWEEDER**  
**R E S I D E N C E**  
 Lewis Greenspoon Architects  
 ground floor - EXISTING  
 1/8" = 1'-0" Mar 22 2016

existing enclosed porch to be demolished

existing window and portion of existing wall to be removed



floor area (existing, second floor): 672 sf



**HUDSON / SWEEDER  
RESIDENCE**  
Lewis Greenspoon Architects  
second floor - EXISTING  
1/8" = 1'-0" Mar 22 2016



HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
north elevation - EXISTING  
1/8" = 1'-0" Mar 22 2016



HUDSON / SWEEDER  
RESIDENCE

Lewis Greenspoon Architects  
east elevation - EXISTING  
1/8" = 1'-0" Mar 22 2016



existing shingles with 11" exposure over wood siding (3.83" exposure)

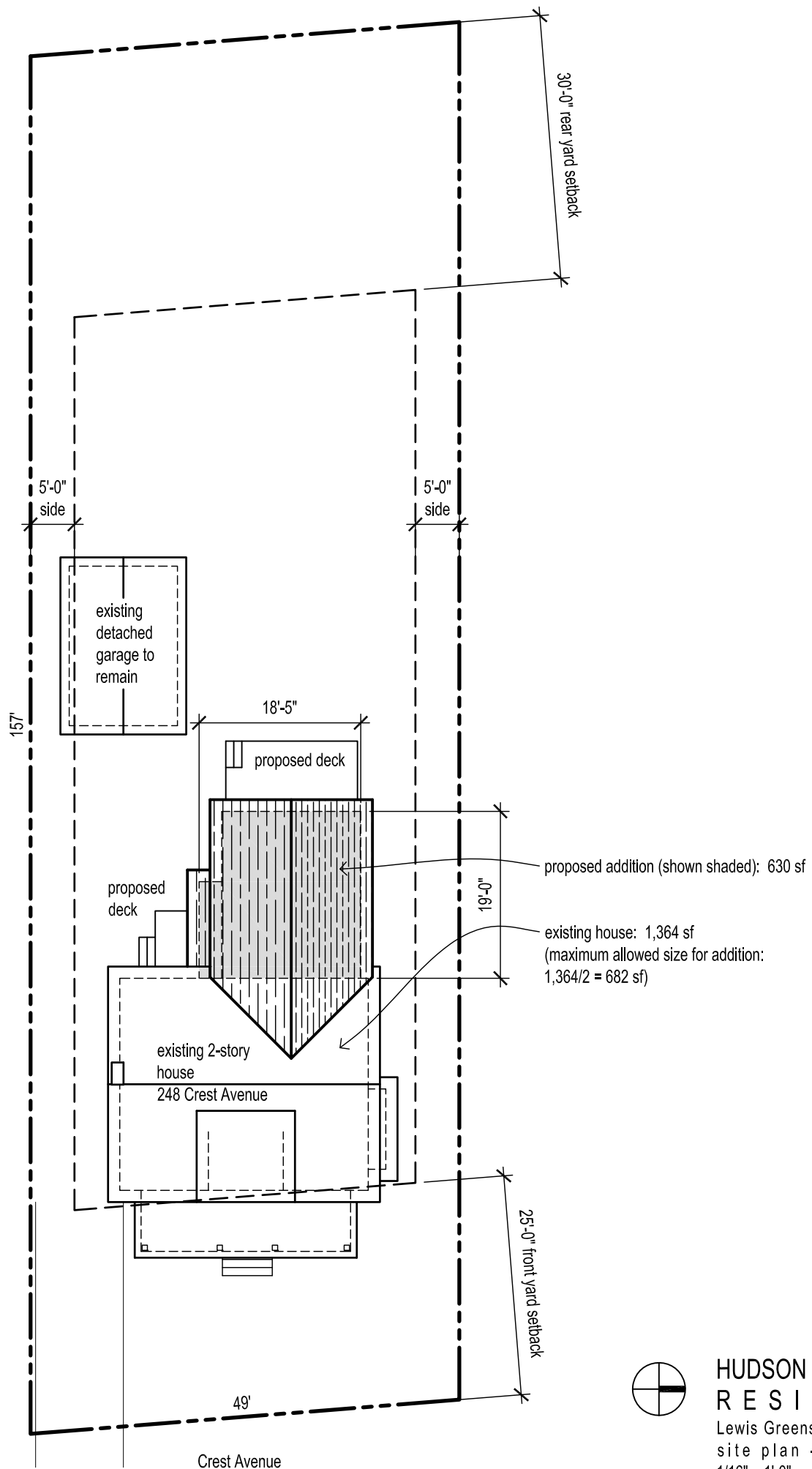
existing enclosed porch to be demolished

HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
south elevation - EXISTING  
1/8" = 1'-0" Mar 22 2016

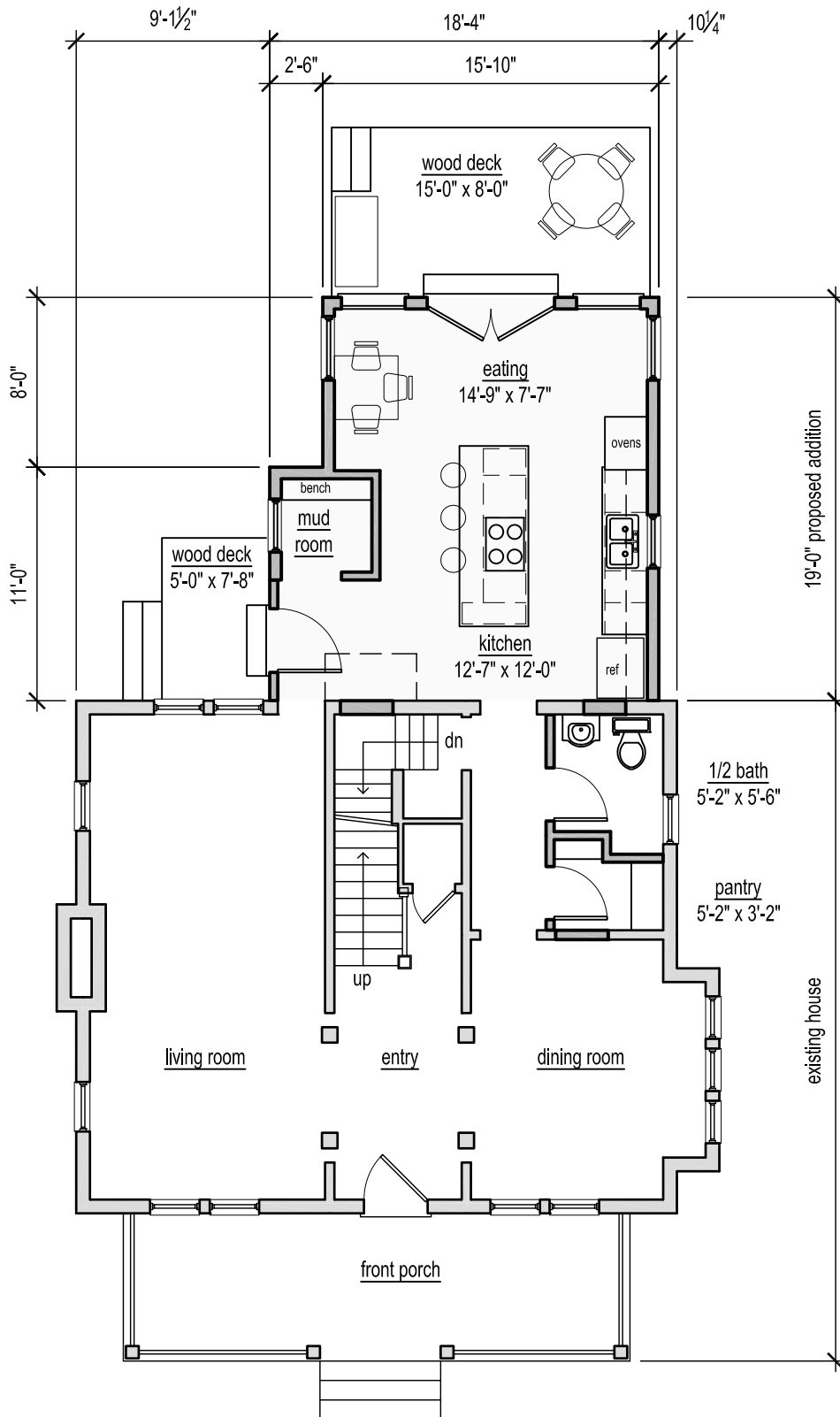




HUDSON / SWEEDER  
RESIDENCE  
Lewis Greenspoon Architects  
west elevation - EXISTING  
1/8" = 1'-0" Mar 22 2016



**HUDSON / SWEEDER  
 RESIDENCE**  
 Lewis Greenspoon Architects  
 site plan - PROPOSED  
 1/16" = 1'-0" Mar 22 2016

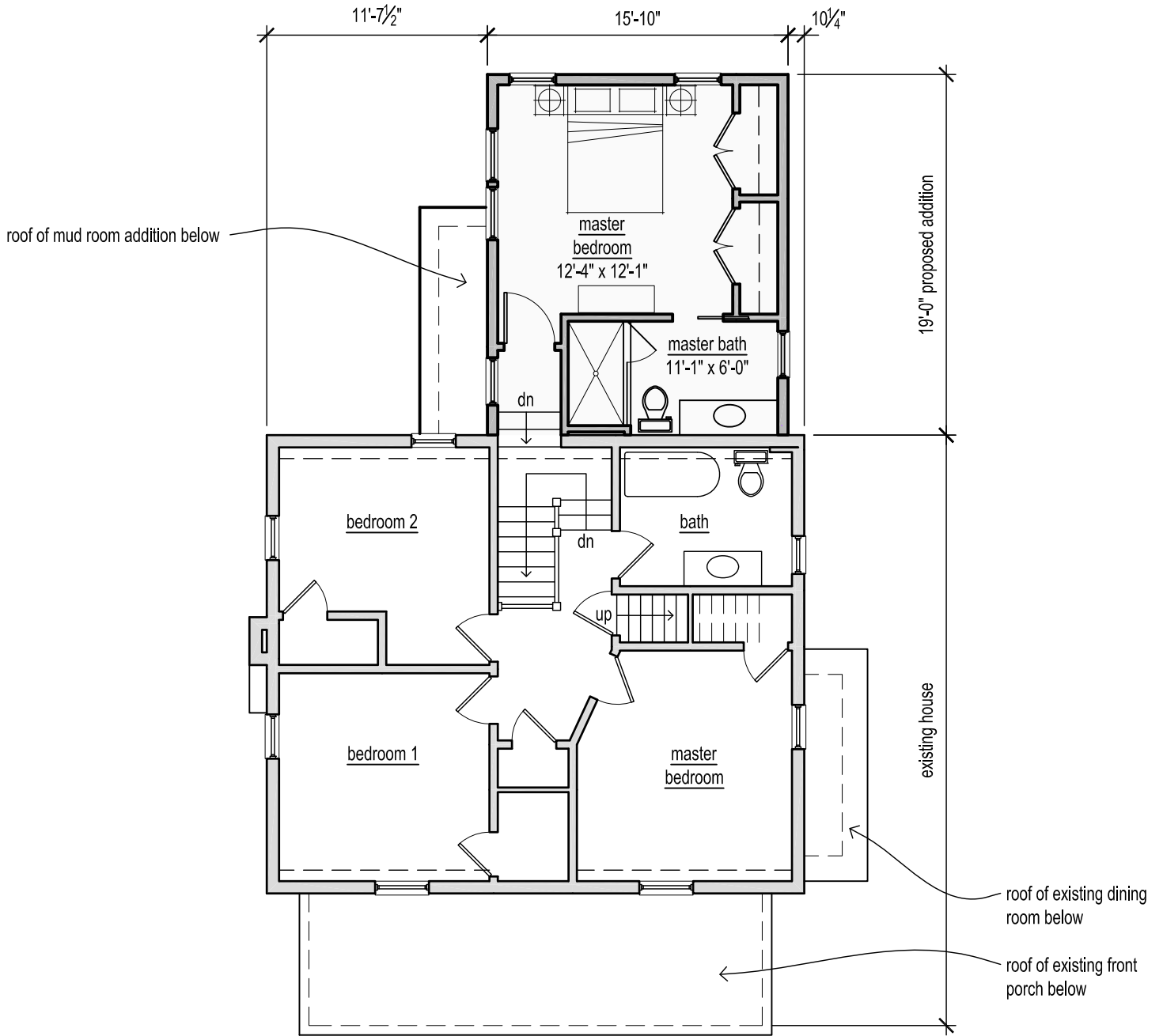


floor area (existing, total): 1,364 sf  
 floor area (addition, total): 630 sf

floor area (existing, first floor): 692 sf  
 floor area (addition, first floor): 329 sf



**HUDSON / SWEEDER**  
**RESIDENCE**  
 Lewis Greenspoon Architects  
 ground floor  
 1/8" = 1'-0" Mar 22 2016

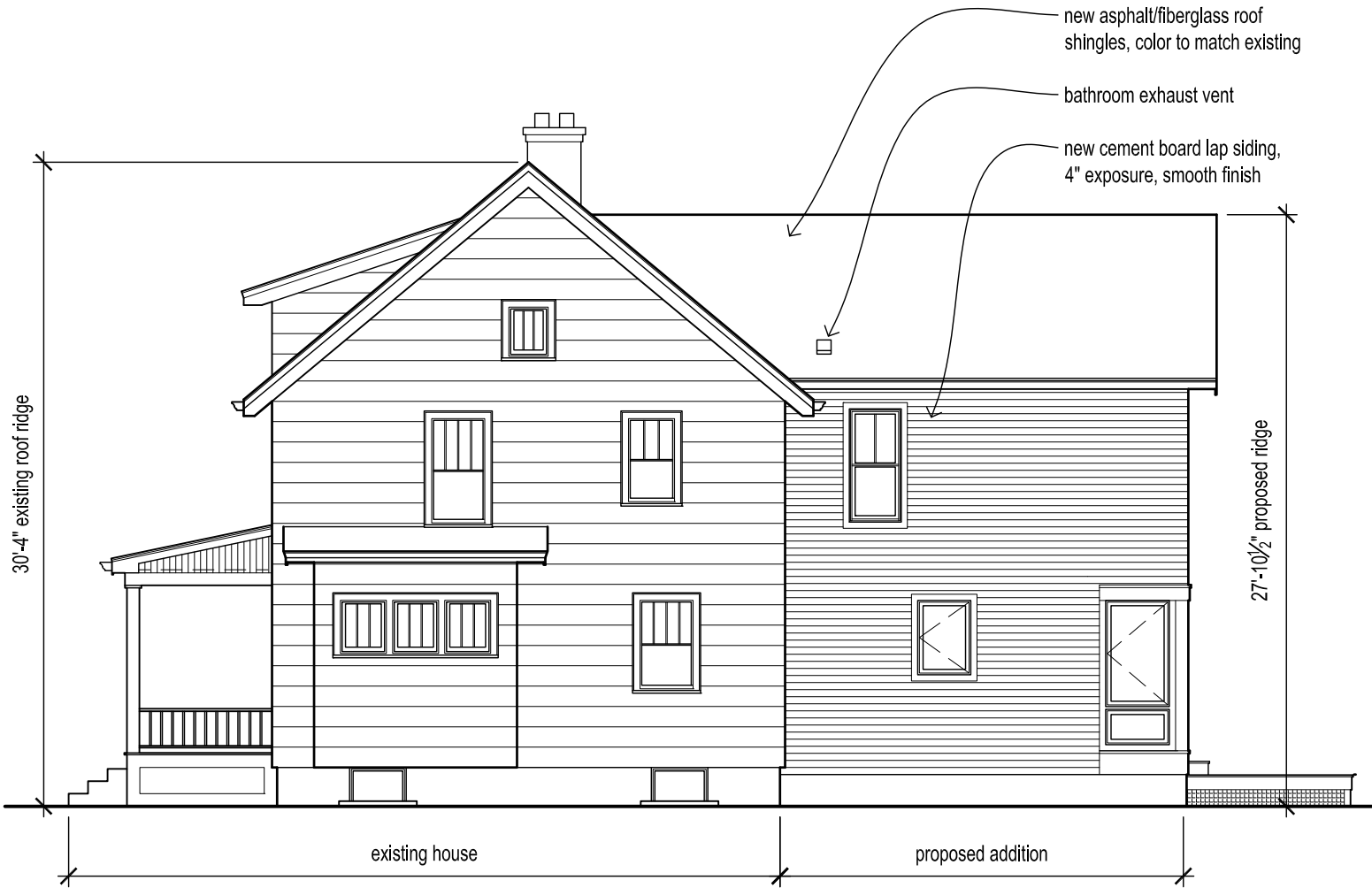


floor area (existing, total): 1,364 sf  
 floor area (addition, total): 630 sf

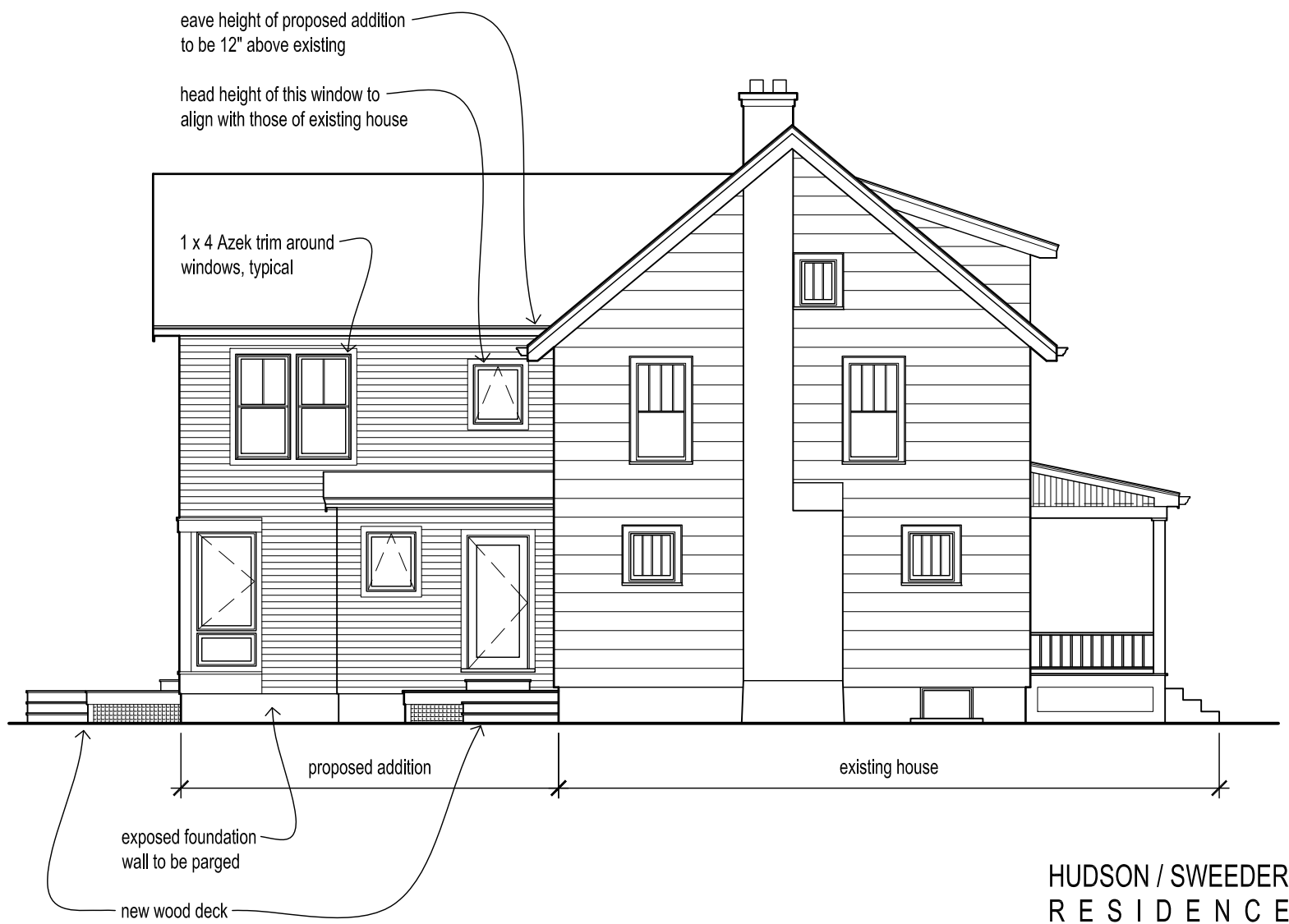
floor area (existing, second floor): 672 sf  
 floor area (addition, second floor): 301 sf



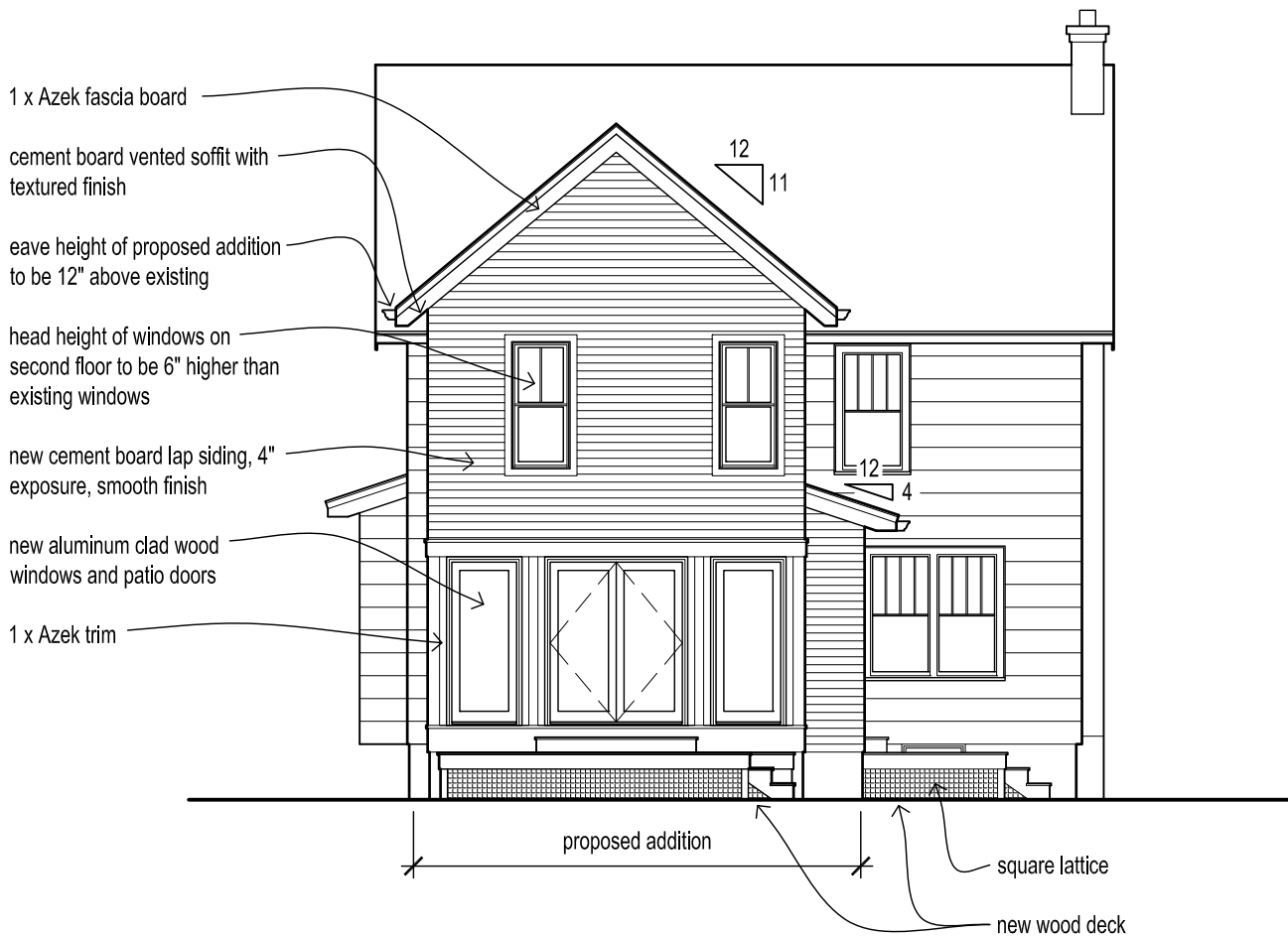
**HUDSON / SWEEDER  
 RESIDENCE**  
 Lewis Greenspoon Architects  
 second floor  
 1/8" = 1'-0" Mar 22 2016



HUDSON / SWEEDER  
 RESIDENCE  
 Lewis Greenspoon Architects  
 north elevation - PROPOSED  
 1/8" = 1'-0" Mar 22 2016



HUDSON / SWEEDER  
 RESIDENCE  
 Lewis Greenspoon Architects  
 south elevation - PROPOSED  
 1/8" = 1'-0" Mar 22 2016



HUDSON / SWEEDER  
 RESIDENCE  
 Lewis Greenspoon Architects  
 west elevation - PROPOSED  
 1/8" = 1'-0" Mar 22 2016

## AZEK Trim (Traditional & Frontier)

Trim that is easy to work with and offers long lasting durability, AZEK Trim is the perfect replacement for wood in all non-stress and non-load bearing applications. It can be easily milled, routed, and heat formed for custom looks. AZEK Trim doesn't require paint for protection, but can be easily painted for aesthetics.



### 5/8 x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

### 4/4 x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 11 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

### 5/4 x Thickness

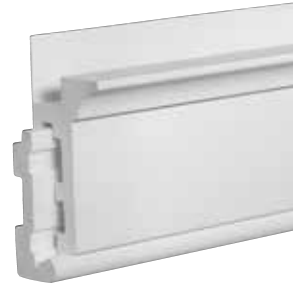
Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

### 6/4 x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

## AZEK Finish Grade Trim\* (Traditional Only)

Two-piece trim system installs quickly and easily, saving time and labor costs while providing a beautiful, smooth, fastener-free trim surface. No need to fill, paint and sand nail holes. Perfect for door and window surrounds, but could be used in nearly any trim application.



Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.

### Finish Grade Trim\*

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 4"	18'
6/4 x 6	1 1/4" x 6"	18'
3" x 3" (Miter Key Corner Reinforcement)		

## AZEK Universal Skirt Board\*

Providing the perfect transition between the siding and trim, as well as assisting in water management, the two piece Universal Skirt Board includes a reversible trimboard that is routed to accept a proprietary universal siding interface.



Unlike other skirtboards, AZEK Universal Skirt Board will work equally well with a variety of siding products including fiber cement, vinyl, cedar shingles or wood.

The AZEK Universal Skirt Board reduces labor, saves installation time and costs, and replaces the need for starter strips. It is perfect for use where water tables are not needed or desired.

### Universal Skirt Board\*

Nominal	Actual	Lengths
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'
5/4 x 10	1" x 9 1/4"	18'
1 1/2" nailing flange length		
1/4" drip edge overhang		

\* Patent Pending  
†Traditional only



# LANDMARK<sup>®</sup> with STREAKFighter<sup>®</sup>

**“Best Buy”**

As ranked by a leading Consumer Magazine.



Shown in Weathered Wood

## takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

## specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

### Wind Driven Rain Resistance:


- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

### Quality Standards:

- ICC-ES-ESR-1389

*Landmark Silver Birch is an ENERGY STAR<sup>®</sup> rated product and may qualify for a federal tax credit.*

## warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter<sup>®</sup> algae-resistance warranty 
- 10-year SureStart<sup>™</sup> protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*

## LANDMARK<sup>®</sup> color palette



Silver Birch



Cobblestone Gray



Birchwood



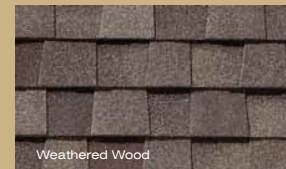
Georgetown Gray



Driftwood



Resawn Shake



Weathered Wood



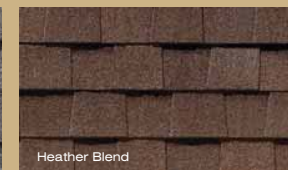
Pewterwood



Granite Gray



Colonial Slate



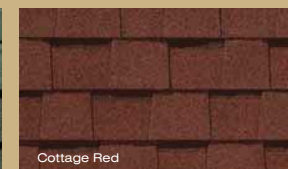
Heather Blend



Atlantic Blue



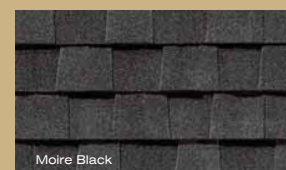
Hunter Green



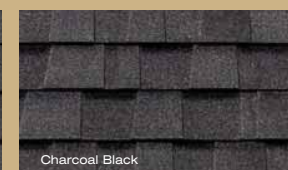
Cottage Red



Burnt Sienna

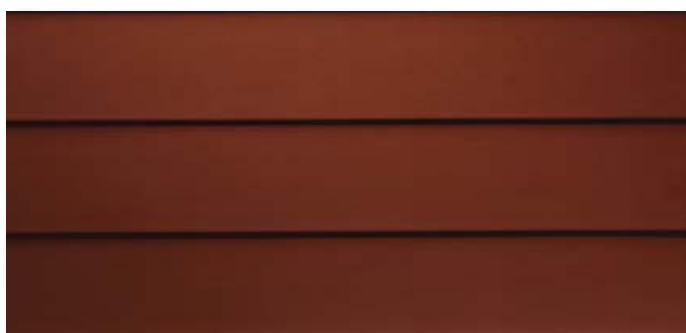


Moire Black



Charcoal Black

Siding	Trim	Soffit	HardieWrap®	Finishing Touches
● HardiePlank® Lap Siding		HardiePanel® Vertical Siding		HardieShingle® Siding



**SMOOTH**

*Countrylane Red*

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

\*9.25 in. only available primed.  
 \*\*12 in. only available primed and in select areas.

Siding

Trim

Soffit

HardieWrap®

Finishing Touches

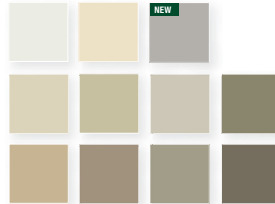


**VENTED CEDARMILL®**

*Cobble Stone*

Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100

Available Colors



[View all HardieSoffit Products](#)



Home » Windows » Siteline Wood » Casement » Siteline Wood Casement Window

## SITELINE WOOD CASEMENT WINDOW



[Product Overview](#)

[Design Options](#)

[Glass Options](#)

[Build & Installation](#)

[Tech Documents](#)

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

### FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes

- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

## **SIZING**

**Elevations - Siteline - Clad Awning - Standard Sizing**

**Elevations - Siteline - Clad Casement - Standard Sizing**

**Elevations - Siteline - Clad DH - Standard Sizing**

**Elevations - Siteline - Clad Direct Set - Standard Sizing**

**Elevations - Siteline - Clad InSwing Patio Door - ADM**

**Elevations - Siteline - Clad OutSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing**

**Elevations - Siteline - Wood Awning - Standard Sizing**

**Elevations - Siteline - Wood Casement - Standard Sizing**

**Elevations - Siteline - Wood Double Hung - Standard Sizing**

**Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing**

**Elevations / Sections - Siteline - Clad Awning - ADM**

**Elevations / Sections - Siteline - Clad Casement - ADM**

**Elevations / Sections - Siteline - Clad Direct Set - ADM**

**Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing**

**Elevations / Sections - Siteline - Clad Double Hung - ADM**

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## SITELINE WOOD DOUBLE-HUNG WINDOW



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Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

### FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine

- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

## SIZING

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