

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 435 S First Street, Application Number HDC15-226

DISTRICT: Old West Side Historic District

REPORT DATE: December 10, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: December 7, 2015

	OWNER	APPLICANT
Name:	Miller Building, LLC	Carl O. Hueter, AIA
Address:	801 W. Liberty Ann Arbor, MI 48103	1321 Franklin Ave Ann Arbor, MI 48103
Phone:	(734) 730-4800	(734) 276-8175

BACKGROUND: This 1 ¾ story gable-fronter features a full-width front porch, wide board trim under the front gable eaves, one-over-one double-hung windows, and side knee-wall windows with divided lights. It appears in the 1883 Polk City Directory as the home of Carl Jorandt on the “east side of South First Street between William and Jefferson”. The home is later listed as number 73 South First, and in 1898 as the home of Karl and Sophia Joerndt. Joerndts lived in the home until 1903, when they are listed as “removed to Whitmore Lake” and Frank Kleinschmidt, a packer, and his wife Bertha E. rented the home. The next available City Directory in 1910 lists Ernest C. and Augusta Bock residing in the home and operating from it a “Knitting Works, Sweater Jackets and Skirts, All Kinds of Knitting and Repairing”. The Bocks also had a home telephone, which was rare, and Herman Bock is listed as a boarder. Bocks lived in the house until at least 1940.

LOCATION: The site is located on the east side of South First Street, south of West William and north of West Jefferson Streets.

APPLICATION: The applicant seeks HDC approval to: replace steel front porch columns with wood columns; replace non-original front and side doors; add a pair of double-hung windows on the north elevation near the rear of the house; construct a small second-floor gabled dormer on the center of the north elevation; construct a 21’10” x 18’ rear addition over a garage; replace four basement windows; and construct a gable-roofed dormer on the rear wing of the south elevation.

APPLICABLE REGULATIONS:

From the Secretary of the Interior’s Standards for Rehabilitation:

- (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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

Windows

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

Not Recommended: Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

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

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.

Designing a new addition so that the size and scale in relation to the historic property are out of proportion.

STAFF FINDINGS:

1. The house is currently an up-and-down duplex, which would be converted back to single-family if this application is approved. (Zoning note: if made single-family, the house cannot be converted back into a duplex because of insufficient lot area.) The house has been vacant for four years, and has a number of maintenance issues. The lot slopes significantly toward the backyard.
2. The front porch metal column replacement with square wood columns is simple and appropriate. The porch is low enough off the ground that no guardrails are required or proposed. The front door and side door are proposed to be fiberglass, but staff has contacted the applicant to determine the age of the front door and to try to secure more appropriate wood doors if replacement is appropriate.

3. The four basement windows are proposed to be replaced with single-pane Andersen wood replacement windows. These can be installed as awnings or hoppers. The condition of the existing windows will need to be assessed at the site visit. Wood replacement windows are appropriate if they are deteriorated beyond repair, but should have two lites and replicate the existing windows.
4. Two windows are proposed to be added to the existing rear wing on the north elevation. There are currently no windows on this wall. The proposed pair of double-hung, vinyl-clad wood Andersen 200 series windows will be the only paired windows on the house and are shorter than the other first-floor windows. Also proposed on the north elevation is a 5' wide wall dormer to provide headroom in the upstairs bathroom.
5. The proposed addition houses a master suite on top of a two-car garage. The rear half of the existing house is in the Allen Creek floodplain, so the addition must allow water to flow through the bottom 2' of the structure. The base of the addition would have screen panels to allow water to pass through, as well as permeable flooring inside. The main house block is clad in wood beveled siding with 4 5/8" exposure, and the rear wing has horizontal tongue and groove cladding. The addition is proposed to be clad in 5" exposure hardie lap siding on the upper living space, and 5/16" hardie panels on the garage below. The dormers would also be clad in 5" hardie lap siding. Windows on the addition are simple and appropriate casements and awnings, with a larger pair of boxed double-hungs on the rear. The rear corners are modestly preserved, and the addition's garage foundation and lowered roof on the north face delineate it from the original. The addition is separated from the contributing garage by 5'6", which staff believes is adequate to protect that structure.

The rear (east) elevation of the house currently contains three non-original double-hung windows on the main floor, and two windows and a door opening into the basement. Per Sanborn maps, the basement level has been altered (the door used to be on the other side). Staff's opinion is that taken together, this elevation's remaining character-defining features are limited, and would not preclude an appropriate addition.

6. The site features a number of constraints – an extremely narrow, sloping lot, located in a flood plain – and Staff feels the addition works well for this set of circumstances. The new work is delineated from the old, and steps down the hill, centered on the house. The work is compatible with the rest of the building and the surrounding neighborhood, and meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

MOTION

I move that the Commission issue a certificate of appropriateness for the application at 435 S First Street, a contributing property in the Old West Side Historic District, to replace steel front porch columns with wood columns; replace non-original front and side doors; add a pair of double-hung windows on the north elevation near the rear of the house; construct a small second-floor gabled dormer on the center of the north elevation; construct a 21'10" x 18' rear addition over a garage; replace four basement windows; and construct a gable-roofed dormer on the rear wing of the south elevation, on the following conditions: the basement windows are replaced with appropriate two-light windows that are reviewed by staff. As conditioned, the work is compatible in exterior design, arrangement, materials, and relationship to the house and the surrounding area and meets the *City of Ann Arbor Historic District Design Guidelines* for additions, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for*

Rehabilitating Historic Buildings, in particular standards 2, 5, 9, and 10 and the guidelines for Additions, Building Site, and Windows.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 435 S First Street in the Old West Side 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, letter, photos, drawings

435 S First Street (April, 2008 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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property:	<u>435 FIRST STREET</u>
Historic District:	<u>OLD WEST SIDE</u>
Name of Property Owner (If different than the applicant):	<u>MILLER BUILDING LLC</u>
Address of Property Owner:	<u>301 WEST LIBERTY</u>
Daytime Phone and E-mail of Property Owner:	<u>734-730-4800 bob@millerbuildingllc.com</u>
Signature of Property Owner:	<u>[Signature]</u> Date: <u>Nov 20, 2015</u>
Section 2: Applicant Information	
Name of Applicant:	<u>CARL O. HUETER A.I.A.</u>
Address of Applicant:	<u>1321 FRANKLIN BLVD.</u>
Daytime Phone: (734) <u>276-8175</u> Fax: () _____	
E-mail:	<u>carl@hueterarchitects.com</u>
Applicant's Relationship to Property:	<input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:	<u>[Signature]</u> Date: <u>11/20/15</u>
Section 3: Building Use (check all that apply)	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>[Signature]</u>	

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

1. Provide a brief summary of proposed changes. _____

SEE ATTACHED

2. Provide a description of existing conditions. _____

SEE ATTACHED

3. What are the reasons for the proposed changes? _____

SEE ATTACHED

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

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

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

435 FIRST STREET

HISTORIC DISTRICT COMMISSION SUBMISSION NOVEMBER 2015

1) SUMMARY OF PROPOSED CHANGES

- a. Reduce building use and occupancy from two-family to its original single family.
- b. Restore building exterior
 - i. Repair and/or replace damaged siding and trim with matching materials.
 - ii. Repair existing windows to remain and provide storm windows.
 - iii. Replace steel porch columns with period correct wood columns.
 - iv. Various necessary repair to roof.
 - v. Paint all building exteriors.
 - vi. Improve landscaping and driveway.
- c. Add on a 21'10" width (north / south) by 18'0" (west / east) addition to rear (east) of building off the first floor with a corresponding garage below. This addition consists of a first floor at grade master bedroom suite to allow use of home by someone aging in place or differently abled.
- d. Garage will have lower two feet open screened to allow flood passage and the floor is to be a permeable surface to reduce impervious area impact of addition.
- e. Renovate first floor with all new finishes and new kitchen.
- f. Add new windows to existing north elevation at new dining room.
- g. Renovate second floor to give two distinct bedrooms and a compliant bathroom.
- h. Add a dormer to the second floor north elevation to allow sufficient headroom in new bathroom.
- i. Add dormer off south elevation of second floor to allow additional headroom in rear study.
- j. Place new open stair serving all floors in one location.
- k. Replace all out of date mechanical, plumbing and electrical services/devices.

2) DESCRIPTION OF EXISTING CONDITIONS

- a. Existing house is in severe disuse/disrepair from not being inhabited from the past four years. Prior to this abandonment it has been used as an owner occupied duplex rental property since an unknown date.
- b. This rental occupancy broke up the first floor with two bedrooms.
- c. The second floor one bedroom unit had a bathroom tucked under the eaves and suffered from a lack of headroom.
- d. The walkout basement held a laundry and was built on wood sleepers, now deteriorating. This basement is access from an illegal stair (too steep and narrow) from the first floor.
- e. House is in two distinct sections built at two separate times. The front 18 X 40 feet was the original two story wood frame structure with stone foundation erected in 1900, sided with 1/2 X 6 beveled wood siding with a 4 5/8 inch exposure and 3 inch coner and trim casing.. To this a single story 22 X 12 foot rear addition was added around 1908 with patten #116 siding run horizontally and 4 inch corner and trim casing. This addition was placed on a walk-out concrete block basement/foundation. There is a detached single story wood framed garage 22'6" to the rear (east) of this structure, designated as a contributing structure. There have been at least three garages on this site, the existing one was built around 1934.
- f. The majority of the building site sits in the Allen Creek Floodway, including a portion of the existing basement.
- g. The property is vegetated with trash trees (box elder mostly).

3) REASON FOR CHANGES

- a. Restore this derelict building to be a contributing asset to the Old West Side neighborhood.
- b. Return it to its single family occupancy.
- c. After the restoration and addition, place the home up for sale

4) ADDITIONAL INFORMATION

- a. Site plan (with noted photo points)
- b. Proposed Basement Plan
- c. Proposed First Floor Plan
- d. Proposed Second Floor Plan
- e. Proposed West and East Elevations
- f. Proposed North Elevation
- g. Proposed South Elevation
- h. West elevation photo
- i. North elevation photo
- j. South elevation photo
- k. East elevation photo
- l. Garage photo
- m. Andersen clad wood window information
- n. Pella Fiberglass window information
- o. Andersen Basement window information
- p. Trapp pre-finished storm window information
- q. McNichols flod screen information
- r. Hardie lap siding information
- s. Hardie panel siding information
- t. Therma-Tru Entry door information
- u. Clopay garage door information



801 W LIBERTY ST
ANN ARBOR, MI 48103
CELL 734 - 730 - 4800
FAX 734 - 669 - 4148

Nov 18, 2015

To whom it may concern,

Miller Building LLC here by grants Carl O. Hueter AIA, Architect, Power of Attorney to represent our interests in regards to any and all issues pertaining to the property at 435 South First Street, Ann Arbor, Michigan 48103 and its petition before the Ann Arbor Historic District Commission from November 1, 2015 to February 27 2016.

Robert A. Miller
Owner-Miller Building LLC

CHRISTOPHER M BAKER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MONROE
My Commission Expires November 8, 2018
Acting in the County of *Washington*



WEST (FRONT)

- REMOVING STEEL LATTICE COLUMNS & RAILINGS
- REPLACE W/ 4 PERIOD CORRECT WOOD COLUMNS
- REPLACE FRONT DOOR



↑
PAIR
NEW
DBL.
HUNG
WINDOWS

↑
NEW
FIXED
DOOR
(5 PNL)

NORTH

↑
ADD SECOND
STORY DORMER

↑
REPLACE
COLUMNS



REPLACE
PORCH
COLUMNS

SOUTH



REPLACE
BASEMENT
WINDOWS



ADD
DORMER
OVER
REAR



EAST (BEAR)
THIS ELEVATION WILL
BE COVERED BY THE
ADDITION.

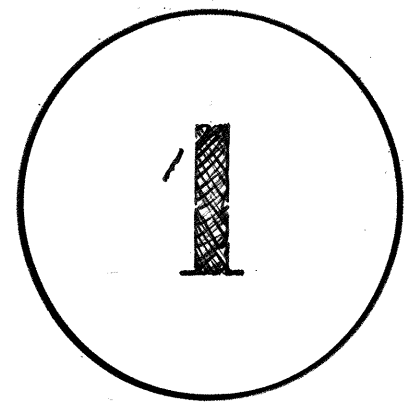
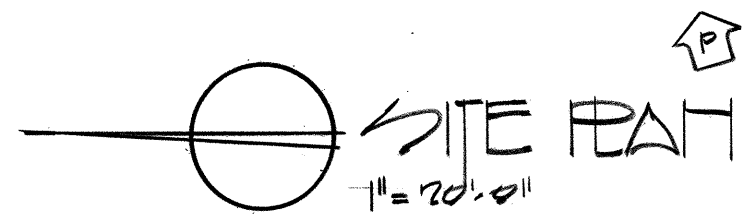
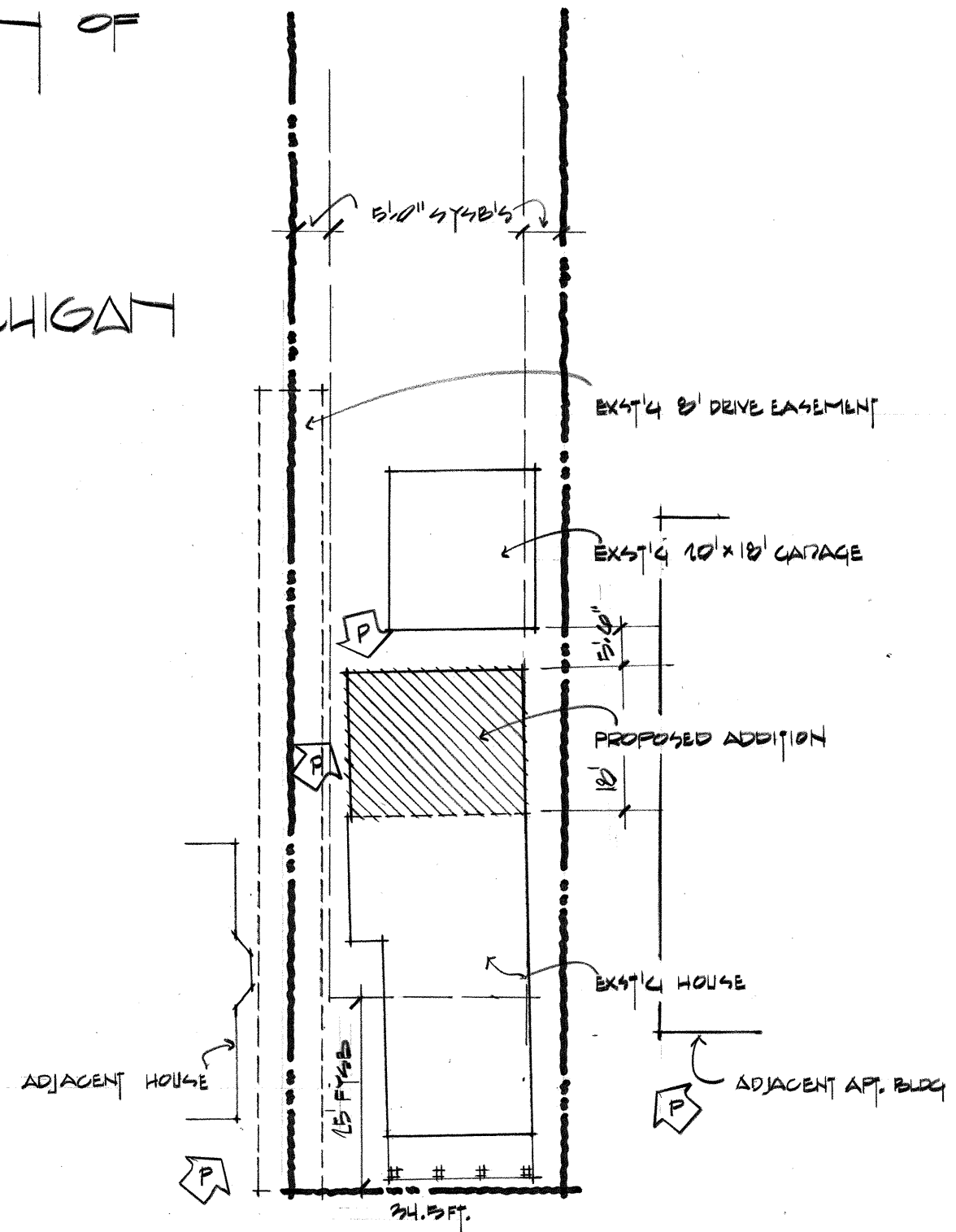


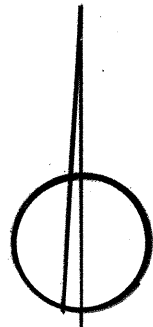
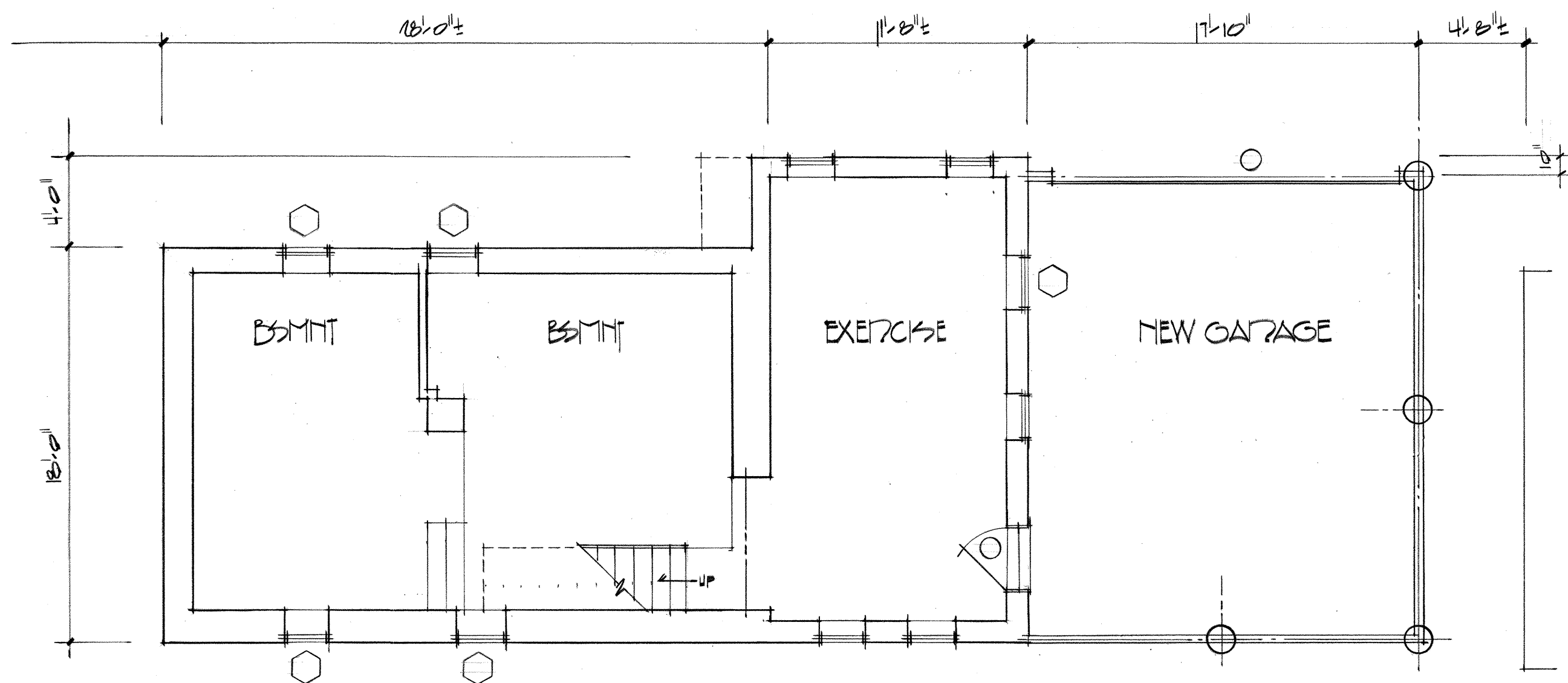
GARAGE (WEST & NORTH)

ADDITION & RENOVATION OF 435 FIRST ST.

ANN ARBOR,

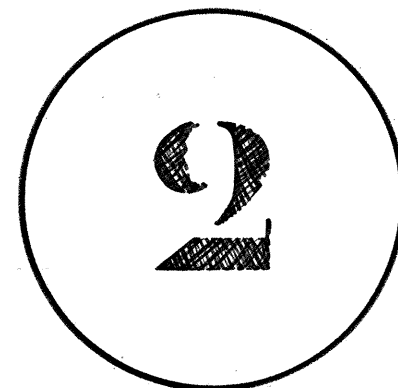
MICHIGAN

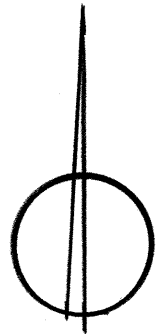
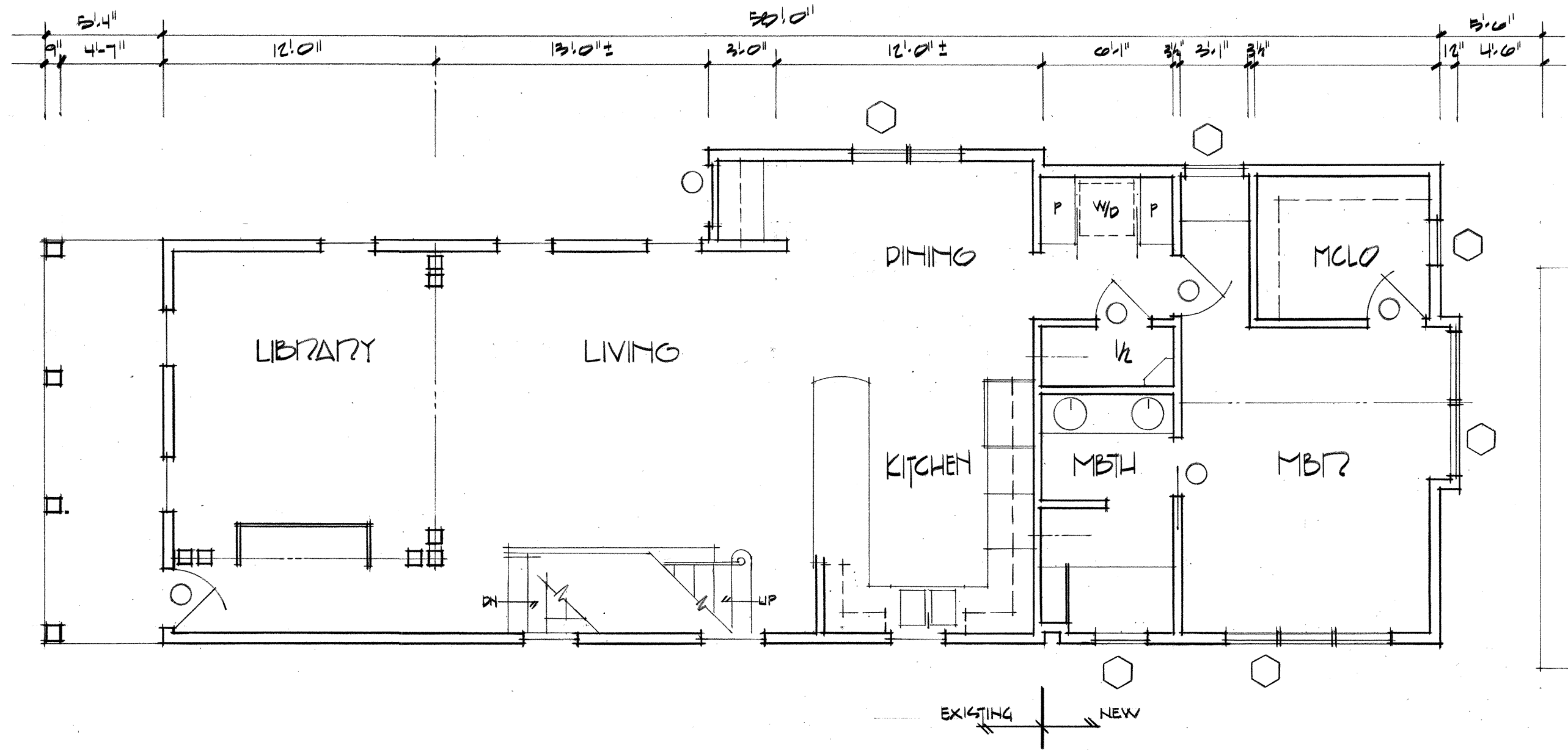




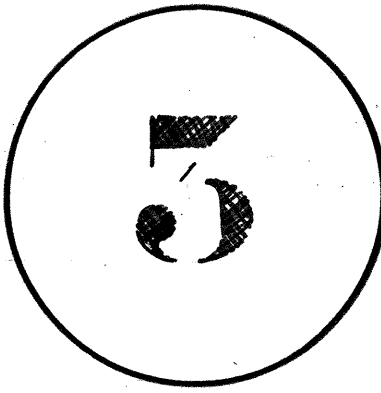
FOUNDATION & BASEMENT PLAN

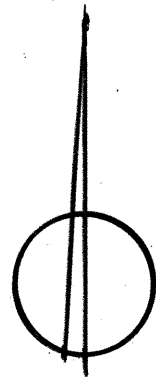
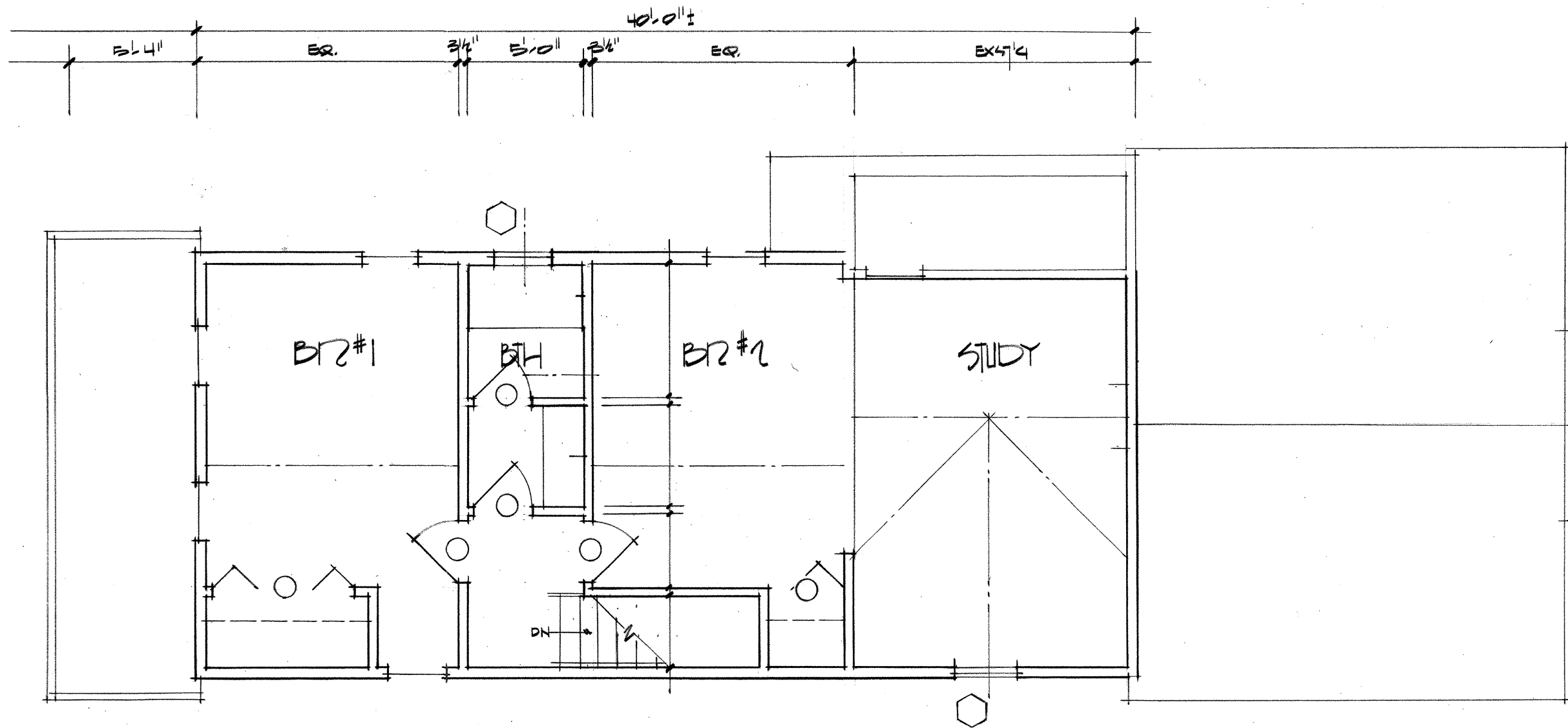
3/16" = 1'-0"



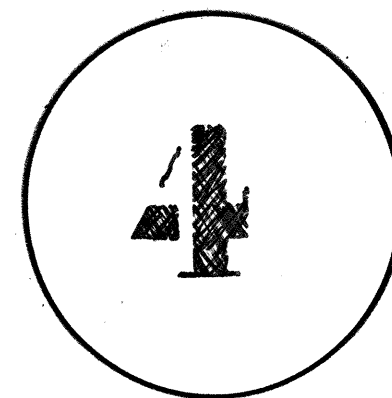


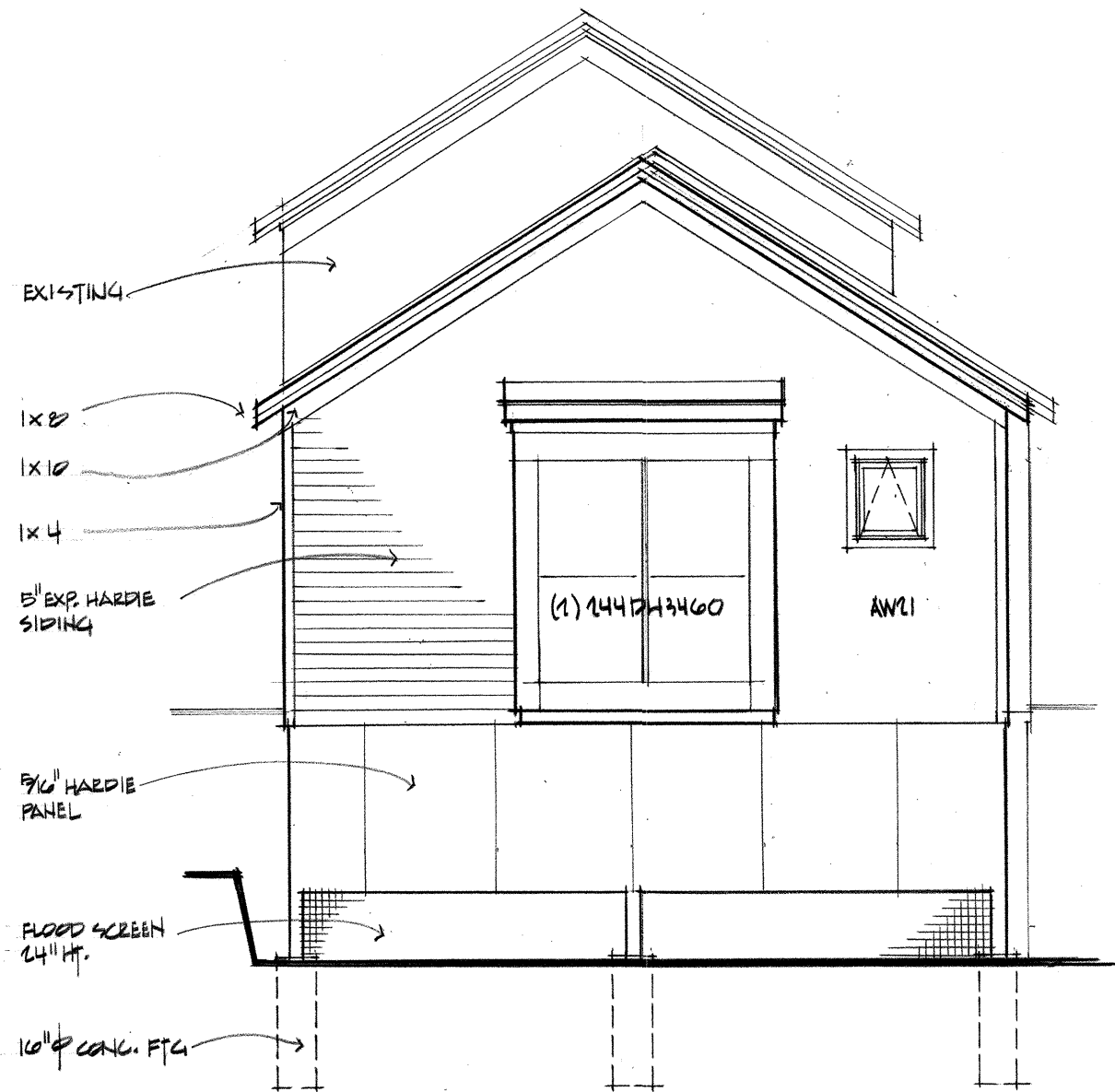
FIRST FLOOR PLAN



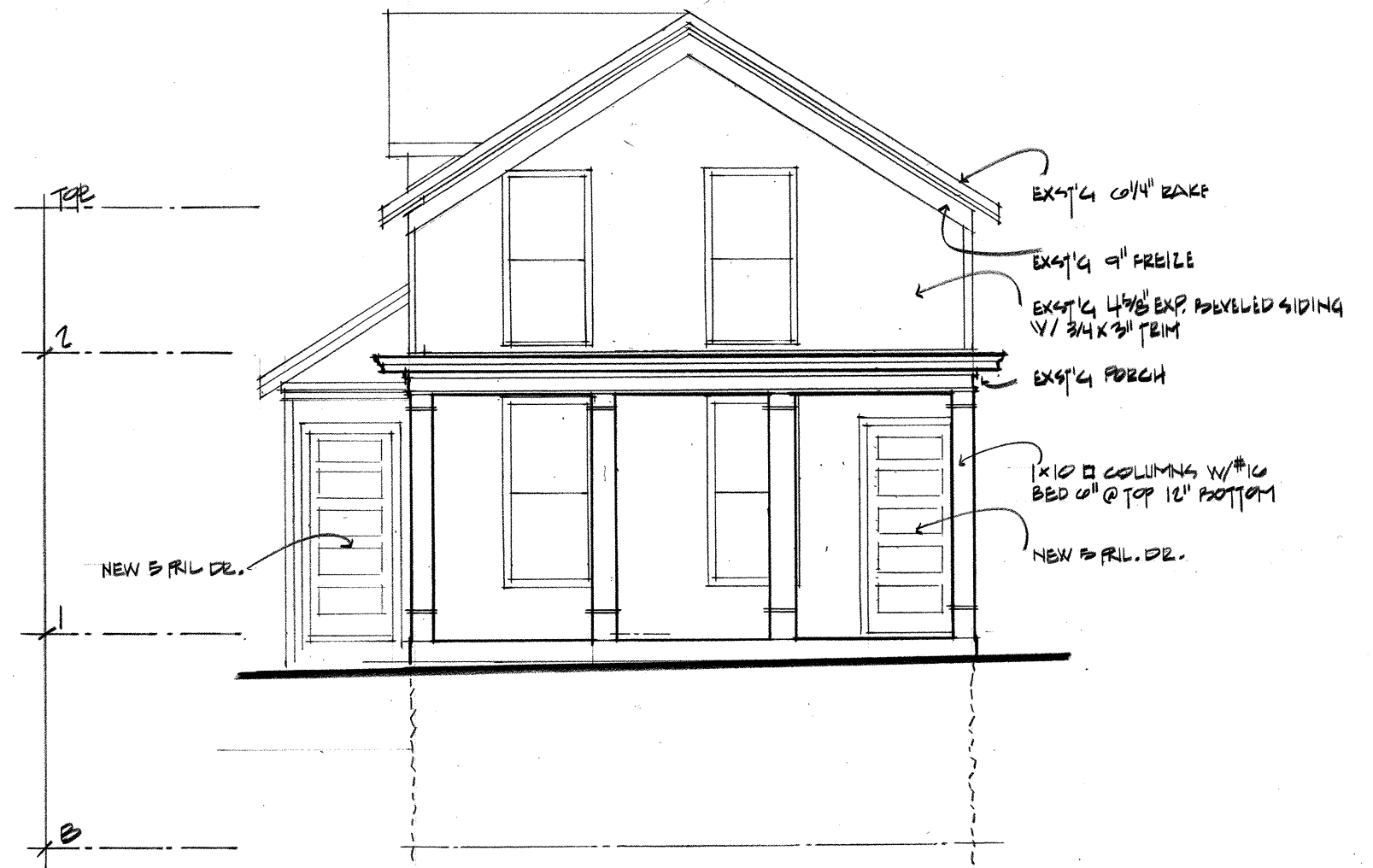


SECOND FLOOR PLAN

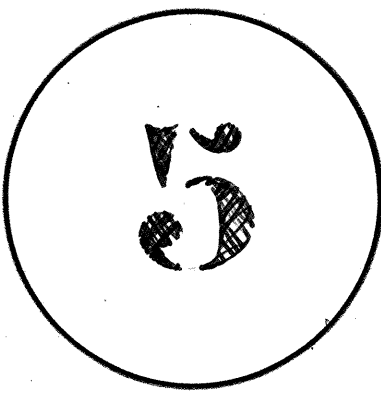


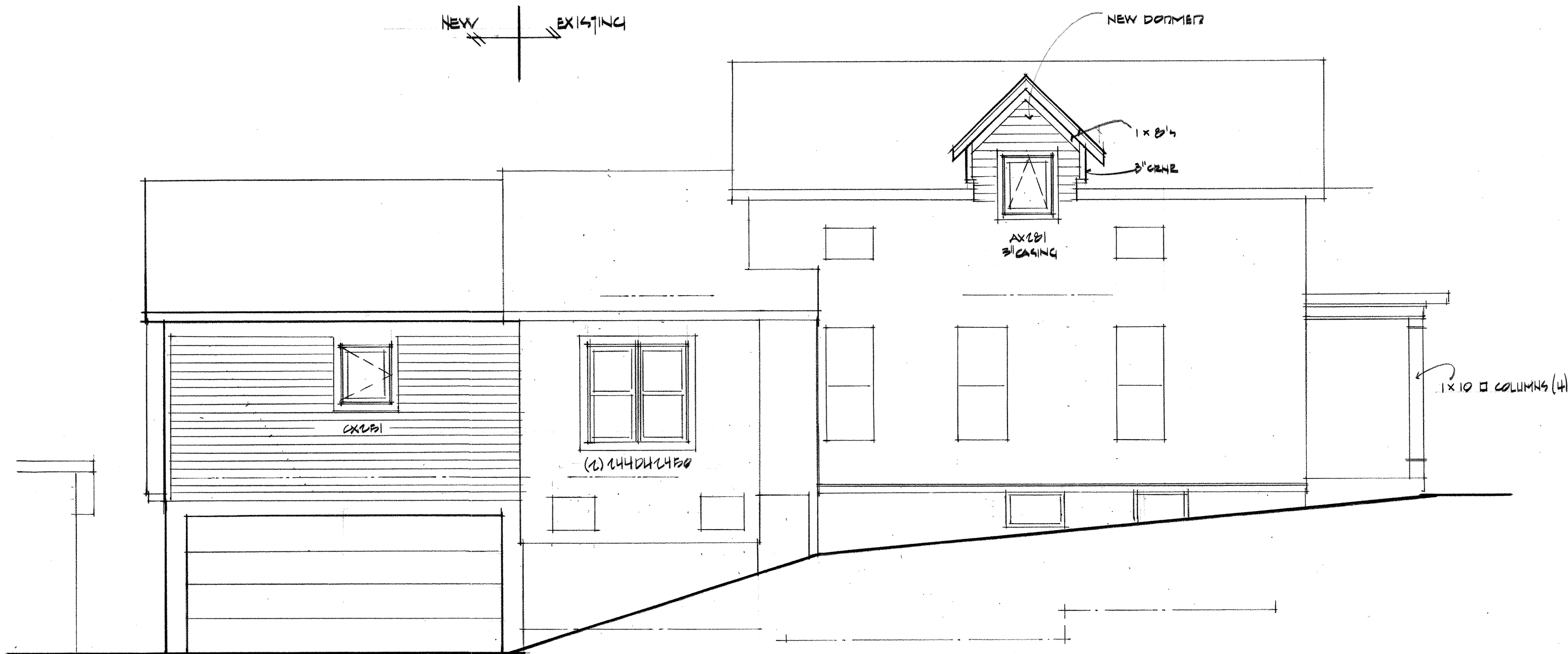


EAST
3/16" = 1'-0"

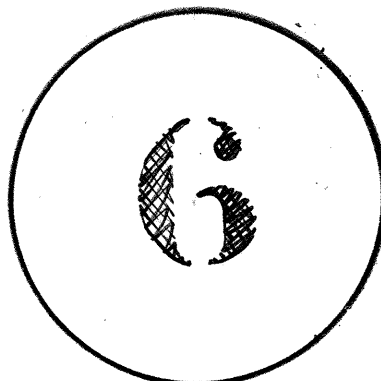


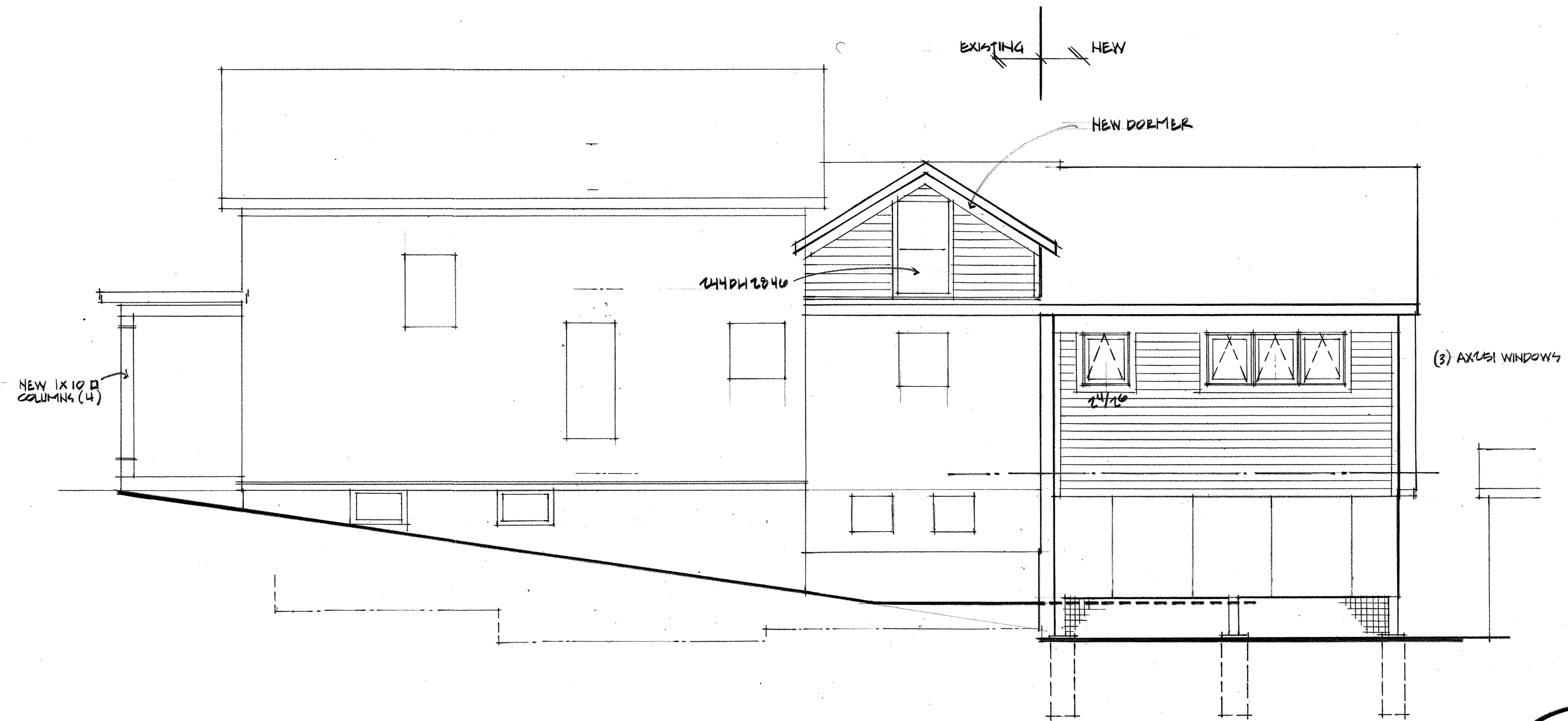
WEST (STREET)



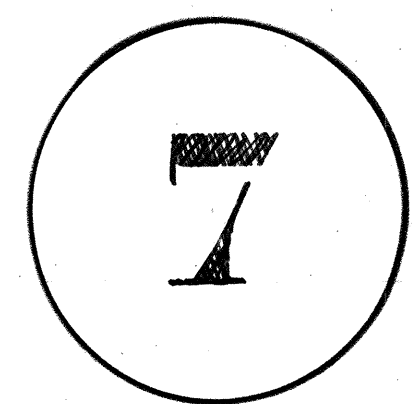


NORTH





SOUTH
 3/16" = 1'-0"



425 NEW AWNING WINDOWS

CASEMENT/AWNING WINDOWS

Table of Awning Window Sizes
Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	2'-0 1/8" (613)	2'-4 3/8" (721)	2'-7 1/2" (800)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	4'-4 13/16" (1341)	4'-11 7/8" (1521)	5'-4 13/16" (1646)	5'-11 7/8" (1819)
Minimum Rough Opening	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	4'-5 3/8" (1356)	5'-0 3/8" (1534)	5'-5 3/8" (1660)	6'-0 3/8" (1832)
Unobstructed Glass (single sash only)	19 5/16" (491)	23 9/16" (598)	26 11/16" (678)	31 1/8" (791)	36" (914)	43 3/16" (1097)	48" (1219)	55 1/16" (1399)	60" (1524)	67 1/16" (1703)

CUSTOM WIDTHS - 2'-0 1/8" to 5'-11 7/8"											
CUSTOM HEIGHTS - 1'-5" to 2'-11 15/16"	1'-5" (432)	AR21	AR251	AR281	AR31	AR351	AR41	AR451	AR51	AR551	AR61
	1'-8 1/2" (521)	AN21	AN251	AN281	AN31	AN351	AN41	AN451	AN51	AN551	AN61
	2'-0 1/8" (613)	A21	A251	A281	A31	A351	A41	A451	A51	A551	A61
	2'-4 3/8" (721)	AW21	AW251	AW281	AW31	AW351	AW41	AW451	AW51	AW551	AW61
	2'-7 1/2" (800)	AX251	AX281	AX31	AX351	AX41	AX451	AX51	AX551	AX61	
	2'-11 15/16" (913)	AXW281	AXW31	AXW351	AXW41	AXW451	AXW51				
CUSTOM WIDTHS > 4'-11 7/8" stationary only											
										AXW551	AXW61

CUSTOM WIDTHS - 2'-0 1/8" to 4'-0" venting only											
CUSTOM HEIGHTS 2'-11 7/8" to 4'-0" venting only	3'-4 3/4" (1035)	A335	A3535								
	4'-0" (1219)	AP32V	AP352V	AP42V							

Window Dimension	2'-0 1/8" (613)	2'-11 15/16" (913)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	2'-0 1/8" (613)	2'-11 15/16" (913)
Minimum Rough Opening	2'-0 5/8" (625)	3'-0 1/2" (927)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	2'-0 5/8" (625)	3'-0 1/2" (927)
4'-0" (1219)	A212 (A21/A21)		A312 (A31/A31)				
4'-11 13/16" (1519)			PA3050 (AXW31/A31)	PA3550 (AXW351/A351)			
5'-11 5/8" (1826)			PA3060 (AP32V/A31)	PA3560 (AP352V/A351)	PA4060 (AP42V/A41)		
6'-0 1/8" (1832)						A213 (A21/A21/A21)	A313 (A31/A31/A31)

- * "Window Dimension" always refers to outside frame to frame dimension.
- * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- * Dimensions in parentheses are in millimeters.

Table of Tilt-Wash Transom and Double-Hung Window Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-7 1/2"	1'-11 1/2"	2'-3 1/2"	2'-7 1/2"	2'-11 1/2"	3'-3 1/2"
	(495)	(597)	(699)	(800)	(902)	(1003)
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"	3'-4"
	(508)	(610)	(711)	(813)	(914)	(1016)
Unobstructed Glass (lower sash only)	13 1/2"	17 1/2"	21 1/2"	25 1/2"	29 1/2"	33 1/2"
	(343)	(445)	(546)	(648)	(749)	(851)


See Half Circle chart	244CT18	244CT20	244CT24	244CT28	244CT30	244CT34
11 1/2"	244FX1810	244FX2010	244FX2410	244FX2810	244FX3010	244FX3410
11 1/2"	(292)	(305)	(305)	(305)	(305)	(305)
1'-5 1/2"	244FX1816	244FX2016	244FX2416	244FX2816	244FX3016	244FX3416
1'-5 1/2"	(445)	(457)	(457)	(457)	(457)	(457)
1'-11 1/2"	244FX1820	244FX2020	244FX2420	244FX2820	244FX3020	244FX3420
1'-11 1/2"	(597)	(610)	(610)	(610)	(610)	(610)
2'-11 1/2"	244DH1830	244DH2030	244DH2430	244DH2830	244DH3030	244DH3430
2'-11 1/2"	(902)	(914)	(914)	(914)	(914)	(914)
3'-5 1/2"	244DH1836	244DH2036	244DH2436	244DH2836	244DH3036	244DH3436
3'-5 1/2"	(1054)	(1067)	(1067)	(1067)	(1067)	(1067)
3'-11 1/2"	244DH1840	244DH2040	244DH2440	244DH2840	244DH3040	244DH3440
3'-11 1/2"	(1207)	(1219)	(1219)	(1219)	(1219)	(1219)
4'-5 1/2"	244DH1846	244DH2046	244DH2446	244DH2846	244DH3046	244DH3446
4'-5 1/2"	(1359)	(1372)	(1372)	(1372)	(1372)	(1372)
4'-8 1/2"	244DH1849	244DH2049	244DH2449	244DH2849	244DH3049	244DH3449
4'-8 1/2"	(1435)	(1448)	(1448)	(1448)	(1448)	(1448)
4'-11 1/2"	244DH1850	244DH2050	244DH2450	244DH2850	244DH3050	244DH3450
4'-11 1/2"	(1511)	(1524)	(1524)	(1524)	(1524)	(1524)
5'-5 1/2"	244DH1856	244DH2056	244DH2456	244DH2856	244DH3056	244DH3456
5'-5 1/2"	(1664)	(1676)	(1676)	(1676)	(1676)	(1676)
5'-11 1/2"	244DH1860	244DH2060	244DH2460	244DH2860	244DH3060	244DH3460
5'-11 1/2"	(1816)	(1829)	(1829)	(1829)	(1829)	(1829)

Table of Tilt-Wash Half Circle Window Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-7 1/2"	1'-11 1/2"
	(495)	(597)
Minimum Rough Opening	1'-8"	2'-0"
	(508)	(610)
Unobstructed Glass	13 1/2"	17 1/2"
	(343)	(445)

244CT18	244CT20	244CT24	244CT28	244CT30	244CT34
1'-4 5/8"	1'-2 5/8"	1'-4 5/8"	1'-6 5/8"	1'-4 5/8"	1'-10 5/8"
(321)	(371)	(371)	(473)	(371)	(575)
1'-1 1/8"	1'-3 1/8"	1'-5 1/8"	1'-7 1/8"	1'-9 1/8"	1'-11 1/8"
(333)	(384)	(435)	(486)	(537)	(587)
6 5/8"	8 5/8"	10 5/8"	12 5/8"	14 5/8"	16 5/8"
(168)	(219)	(270)	(321)	(371)	(422)

* "Window Dimension" always refers to outside frame to frame dimension.
 * "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
 • Dimensions in parentheses are in millimeters.
 ◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

SEARCH 

Home (/) Windows (/windows) Doors (/doors) Installation Details (/installation-systems) Project Gallery (/project-gallery)

Architectural Design Manual (/adm) Support and Training (/support)





Window Lines Overview (/windows) Features and Options (/windows/features-and-options)

[Return to Window Lines Overview \(/windows\)](#)

Related Windows: Pella® Impervia® Awning Windows

Print [Send \(mailto:To Email&subject=Thought you'd be interested in this window and door information&body=Found this excellent information on professional.pella.com and thought it would be helpful to you. Pella has complete window and door product information, performance specifications and interesting case studies on this site - check it out.%0D%0A%0D%0Ahttp://professional.details/awning-impervia\)](#)

Pella® Impervia® Awning Windows

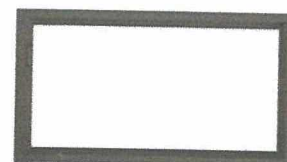
Specifications & Downloads	
2D Cross Section (Fiberglass)	
2D Elevation (Fiberglass)	
3D BIM (Fiberglass)	
Specifications (Fiberglass)	

- Made with Pella's patented Duracast® fiberglass composite material
- Standard awnings in operable sizes up to 4' 5-1/2" x 2' 5-1/2"
- Large awnings in operable sizes up to 4' 11-1/2" x 4' 11-1/2"
- Performance Grade up to PG50
- Limited opening hardware available

[Installation Guides \(http://www.installpella.com\)](http://www.installpella.com) [Warranty Info \(/warranties\)](#)

A local Pella team member is ready to help you with your project.

Enter zip code



Features & Options

Sizes and Shapes

Sizes and Shapes - Pella Impervia Awning Window

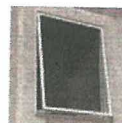
- Built-to-order in 1/4" increments.
 - [View size tables \(http://media.pella.com/professional/adm/Fiberglass/F2AW_SZTAB.pdf\)](http://media.pella.com/professional/adm/Fiberglass/F2AW_SZTAB.pdf)
- Add transoms or adjacent windows for flexible combinations.
 - [View window combinations \(http://media.pella.com/professional/adm/Fiberglass/F2AW_COMB.pdf\)](http://media.pella.com/professional/adm/Fiberglass/F2AW_COMB.pdf)
- Design data available for egress, vent opening, clear opening, visible glass and frame area.
 - [View design data \(http://media.pella.com/professional/adm/Fiberglass/F2AW_DD.pdf\)](http://media.pella.com/professional/adm/Fiberglass/F2AW_DD.pdf)

Sizes

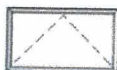
Standard awnings are available in operable sizes up to 4' 5-1/2" wide x 2' 5-1/2" high. The operator is at the jamb, and the locking system is at the sill.



Large awnings are available in operable sizes up to 4' 11-1/2" wide x 4' 11-1/2" high. The operator is at the sill, and the locking system is at the jambs.



Shapes



[Performance Values](#)

[Materials](#)

[Interior Finishes](#)

[Exterior Finishes](#)

[Glazing](#)

[Grilles](#)

[Hardware](#)

[Screens](#)



Case Studies & Projects

For Pella® Impervia® Awning Windows

[View All in the Project Gallery \(/project-gallery\)](#)



[\(/support/lead\)](#)

Find potential LEED credits for this project [\(/support/lead\)](#)

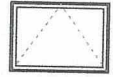
[Order Pella Replacement Parts Online » \(http://parts.pella.com/OA_HTML/ibeCZzpHome.jsp?sitex=10040\)](http://parts.pella.com/OA_HTML/ibeCZzpHome.jsp?sitex=10040)

- Window Parts
- Patio Door Parts
- Supplies

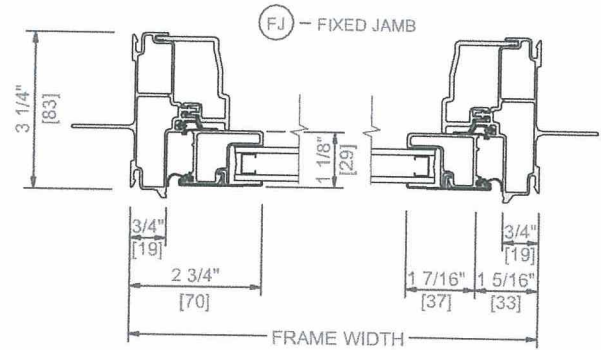
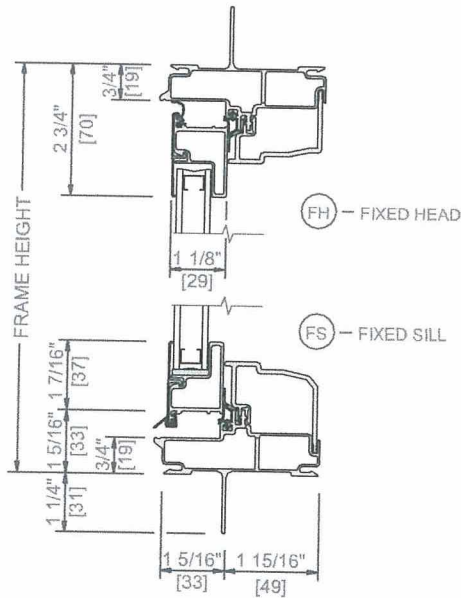
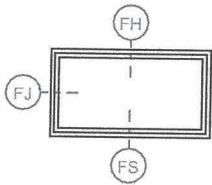
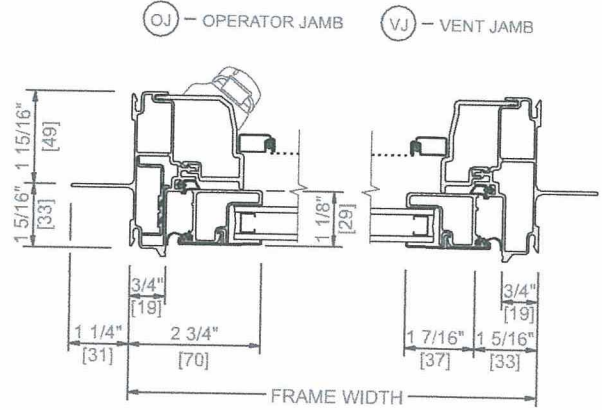
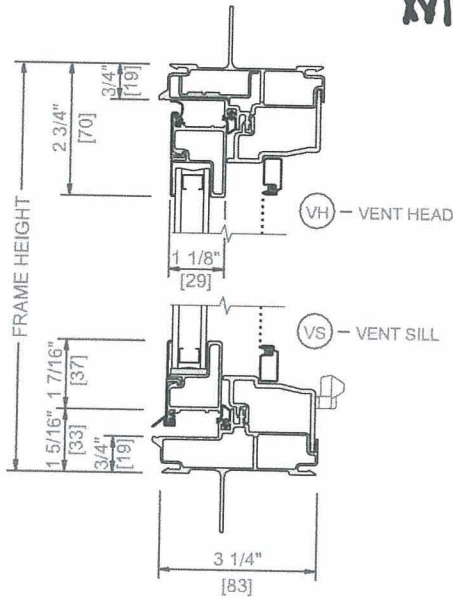
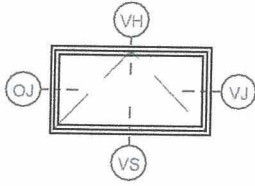


UNIT SECTIONS Integral Nailing Fin

FIBERGLASS WINDOW SECTION/DETAILS



AWNING



Scale 3" = 1' 0"

All dimensions are approximate.

435
 BASEMENT REPLACEMENT
 WINDOWS

Part Number: 0240808

Sash, White Color, Single Pane Glass, Size 2813



\$110.40

Qty.

ADD TO CART

Need help with installation? 

Color: White




[Size Chart](#)


[Email to a friend](#)

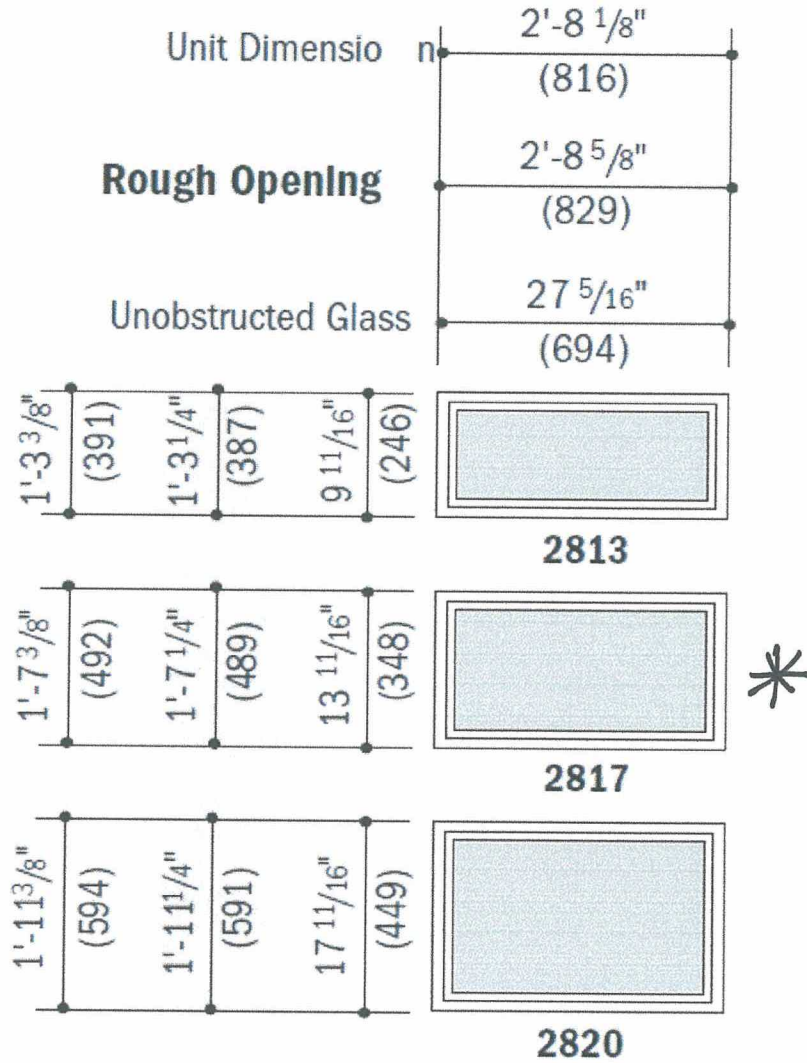
Click to enlarge

PRODUCT DESCRIPTION

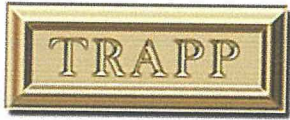
Andersen® replacement sash for basement and utility windows manufactured between 1934 and 2004. Sash is white in color and uses single pane glass. Visible glass dimensions are 27 5/16 inches wide by 9 11/16 inches high. Use existing hardware on replacement sash.

435 BASEMENT REPLACEMENT WINDOWS

Basement and Utility Windows 1934 to 2004



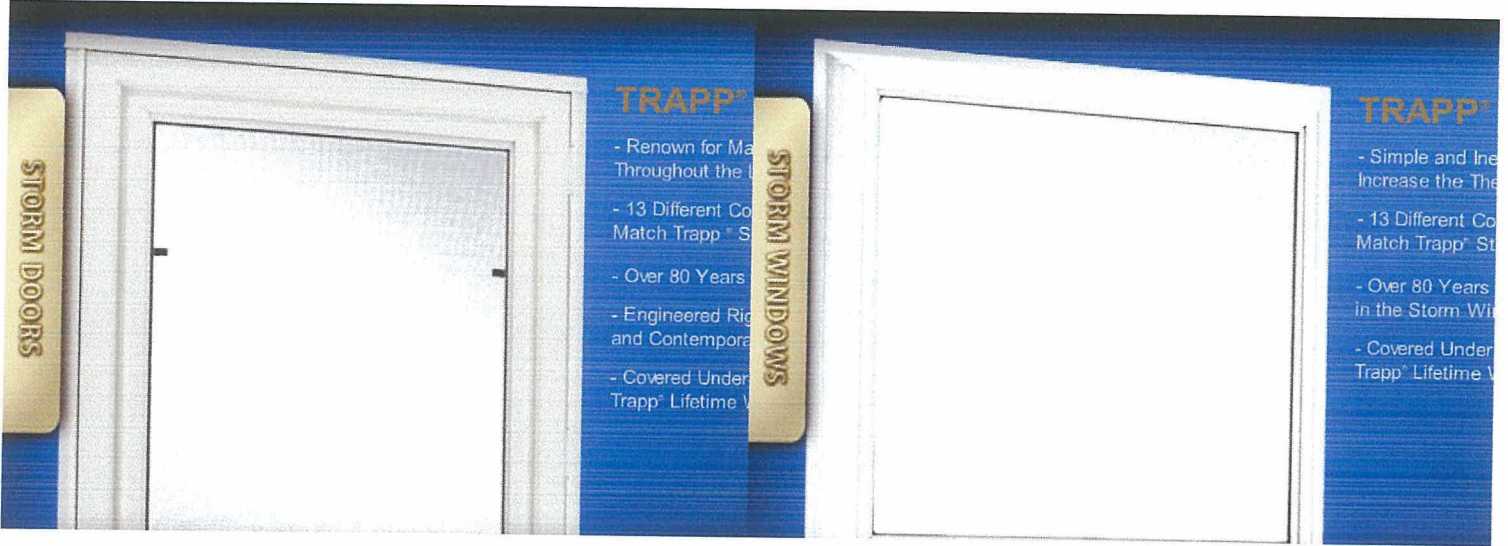
Basement and Utility Window Unit Sizes



435 STORM WINDOWS BLACK FINISH

Designed for Beauty
BUILT TO LAST
Quality Products Since 1930

- HOME
- ABOUT
- STORM DOORS
- STORM WINDOWS
- ART & SCIENCE
- NEWS
- DEALERS
- CONTACT



Quality Products

Thermal Performance

Custom Sizes

The Welded Corner

12 Matching Colors

Installation

Made in the USA

Where to Buy



12 Matching Colors

Introducing the George W. Trapp Company's 12 Matching Colors. Our baked-on finish is durable and easy to maintain.

- The Welded Corner
- Custom Sizes
- Warranty
- 12 Matching Colors
- Measuring for Storm Doors
- Measuring for Storm Windows
- Storm Door Care
- Storm Window Care

- Storm Doors**
- Classic:** 120, 220, 140, 108
- Full View:** 100, 108, 200
- Ventilating:** 108 Self Storing, Self Storing
- Designer:** 1508, Borderlite, Patina
- Diamond, Craftsman, Ovalite, 108 w/Corner Grills, 308 w/Side Panels

- Accessories**
- Latches
- Kick Plates/Expanders
- Sidelites
- Screen Saver
- Screen Options
- Corner Grills

- Art & Science**
- Storm Doors
- Storm Windows

Dealers

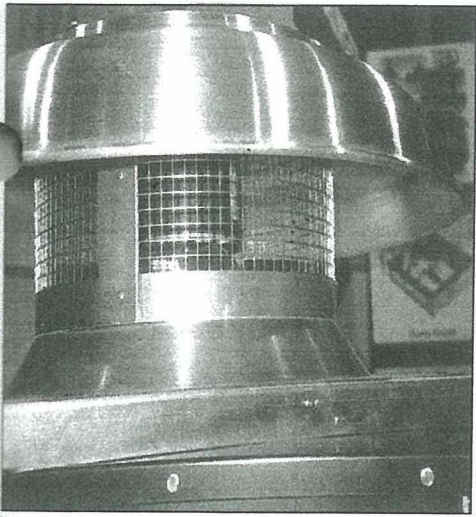
- Storm Windows**
- Replacement or Storm?
- Snow bird Collection
- Fullscreen Storm Window**
- Picture Storm Window**
- Basement Storm Window**

- Contact Us**
- Information Request
- Become A Dealer
- Employment

435 FLOOD SCREEN

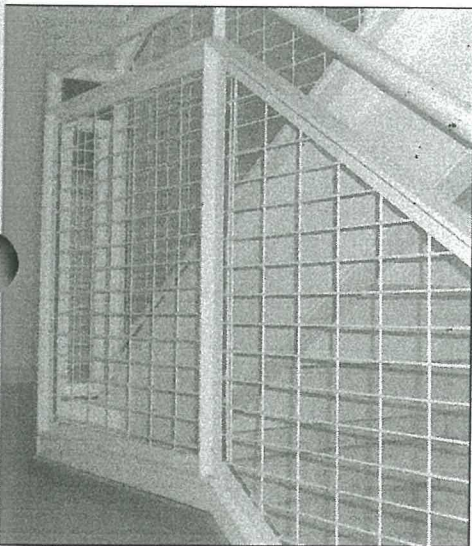
See stock list p. 24

Wire Cloth Welded

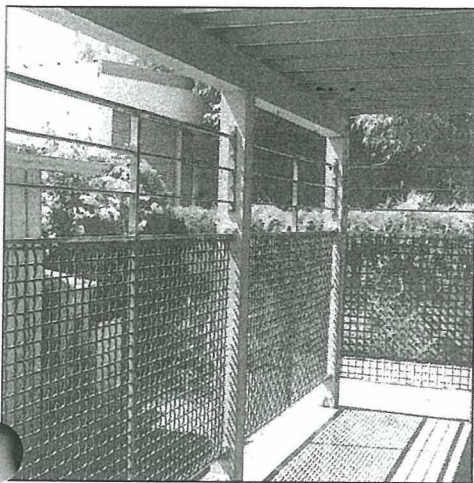


This roof vent fan has a welded wire cloth guard.

McNICHOLS has solutions for all of your hole metal needs!

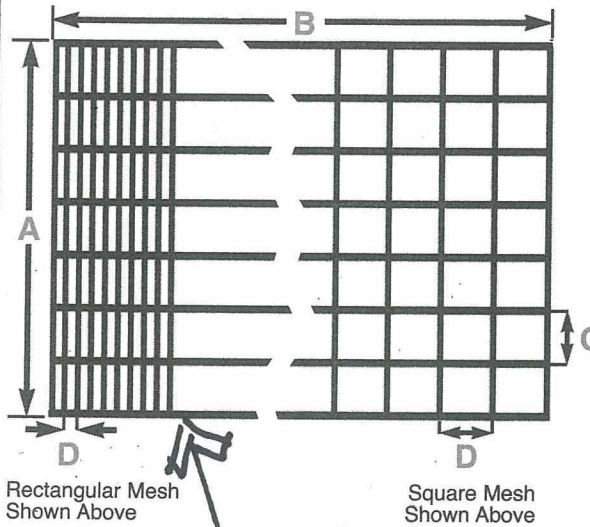


Infill panels of strong welded wire mesh add safety to this attraction stairway.



The wire mesh used for this parking garage enclosure provides security and visibility.

HOW TO ORDER/SPECIFY



McNICHOLS® Welded Wire Cloth should be specified as **“Trimmed”** or **“Untrimmed”** and **stub options** required. Please see the following examples for assistance in specifying or ordering **welded wire cloth**.

Note: Please specify if clear opening is required instead of mesh. For cut-to-size or non-standard panel sizes, there may be stubs on one or more sides.

A = Panel Width
B = Panel Length

C = Mesh Size on Width
(center to center of wire)

D = Mesh Size on Length
(center to center of wire)

Handwritten: 24 x 96 x 4/003 x 2/003 WNF

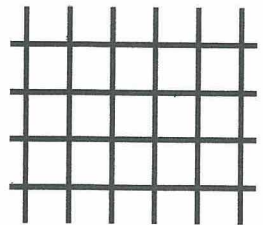
Example of: “Trimmed”

Stub Option: Minimum on all four sides- approximately 1/16"-1/8" long. Trimmed flush (no stubs) must be specified when required.



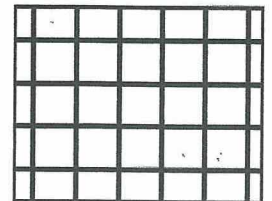
Example of: “Untrimmed Balanced Stubs”

Stub Option: Equal stubs on opposite sides only. Stubs will not exceed opening unless specified.



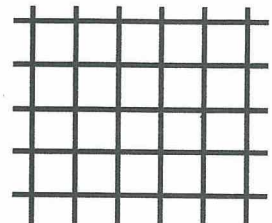
Example of: “Balanced Stubs with Edge Wire”

Stub Option: Equal stubs on opposite sides with welded edge wire.



Example of: “Untrimmed Random Stubs”

Stub Option: Varies on all four sides. Results from shearing a larger sheet, pieces will not be identical.



435 NEW ADDITION SIDING

Save Idea Share

3/3

HardiePlank® Lap Siding **SMOOTH**

THICKNESS:	0.312"			
LENGTH:	144" boards			
WIDTHS:	5.25"	6.25"	7.25"	8.25"
EXPOSURES:	4"	5"	6"	7"
	12"*	9.25"*		
	10.75"	8"		
		*		

*Sizes/exposures not available in ColorPlus® Technology, only primed.

Product Catalog Pdf

James Hardie Co.

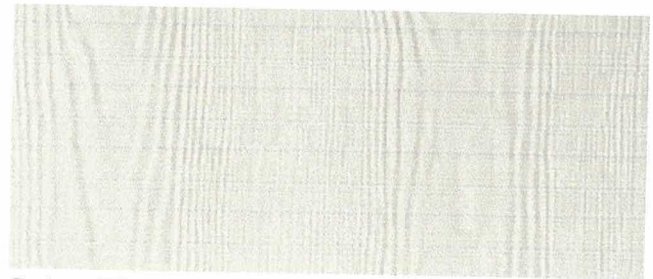
HardiePanel®

HardiePanel® Vertical Siding Product Description

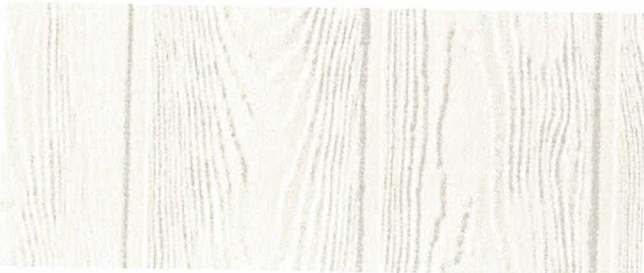
HardiePanel® vertical siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 7.5mm (5/16 in.) thick and is available in 4x8, 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.

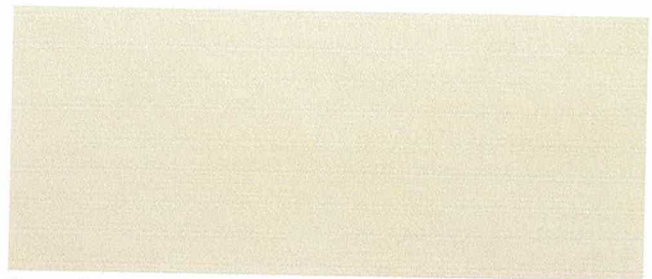
Stucco



Cedarmill®



Sierra 8



Smooth



General Product Information

Working Safety

Tools for Cutting and Fastening

General Installation Requirements

General Fastener Requirements

Finishing and Maintenance

HardieTrim® Boards/Battens

HardieSoffit® Panels

HardiePlank® Lap Siding

HardieShingle® Siding

HardiePanel® Vertical Siding

Appendix/Glossary

CCMC Report

Door Details



Email



Post It



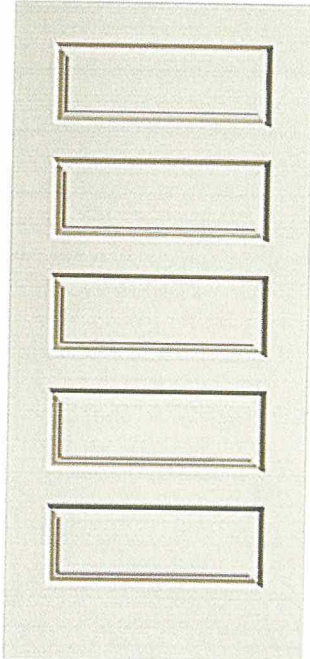
Share



Print

Save My Door

435 NEW ENTRY DOORS



Introducing the latest in great entrances with the new Classic-Craft® Canvas Collection™ – the first premium, smooth fiberglass door to carry the Therma-Tru brand name. The collection is designed with all of the beauty and performance of the Classic-Craft line with a smooth, paintable surface for ease of adapting to home interior and exterior finishes. The doors feature architecturally correct facets, including wide center panels and rich embossment details that rival high-end custom wood doors, as well as heavy-gauge steel doors. And they deliver all the benefits of a premium fiberglass door system including security, durability and energy efficiency.

Fiberglass Entry Door Systems: Classic-Craft Canvas

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

**5 Panel
Style IDs**

**Available
Sizes**

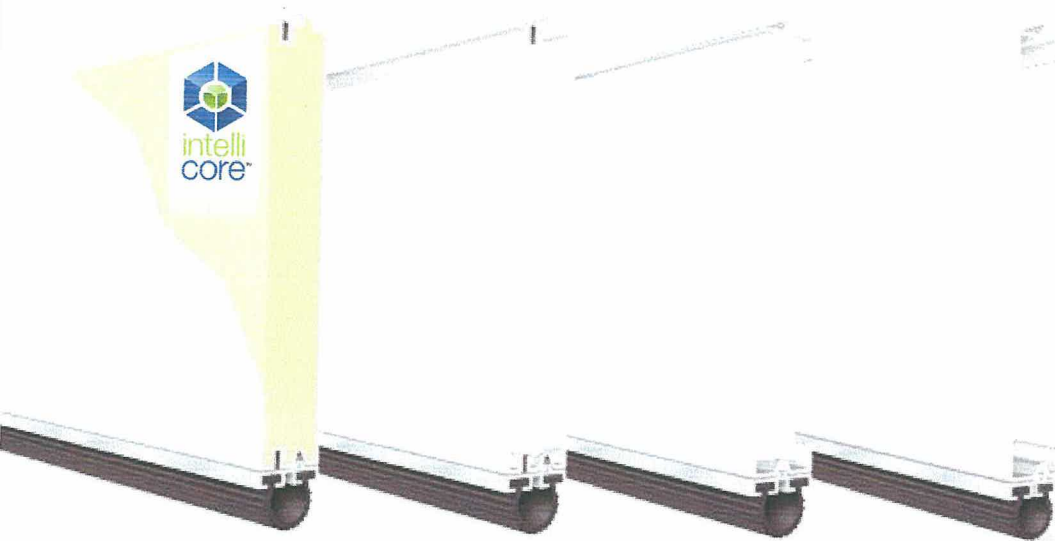
**Available
Options**

435 NEW GARAGE DOOR

MODERN STEEL™

collection

Modern Steel™ Collection garage doors perfectly complement contemporary and mid-century modern home styles. Doors are available with or without grooves in multiple paint and Ultra-Grain® finishes to create the perfect look for your home.



intellcore[®]
insulation technology

Warmer. Quieter. Stronger.

Garage doors featuring Intellcore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore is a proprietary polyurethane foam that is injected into our Modern Steel™ Collection doors, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency.

3-Layer Polyurethane Models

27 GAUGE STEEL
9202 flush panel
9201 flush panel
9205 grooved panel

2"
POLYURETHANE
EFFICIENCY
18.4
R-VALUE*

3-Layer Polystyrene Models

27 GAUGE STEEL
4302 flush panel
4301 flush panel
4305 grooved panel

2"
POLYSTYRENE
EFFICIENCY
9.0
R-VALUE*

2-Layer Polystyrene Models

24 GAUGE STEEL
T42F flush panel

1 5/16"
POLYSTYRENE
EFFICIENCY
6.3
R-VALUE*

1-Layer Non-Insulated Model

24 GAUGE STEEL
T40F flush panel

EFFICIENCY
4.4
R-VALUE*

27 GAUGE STEEL
9132 flush panel
9131 flush panel

1 3/8"
POLYURETHANE
EFFICIENCY
12.9
R-VALUE*

26 GAUGE STEEL
4132 flush panel
4051 flush panel

1 3/8"
POLYSTYRENE
EFFICIENCY
6.5
R-VALUE*

24 GAUGE STEEL
T41F flush panel
T51F[†] flush panel

7/8"
POLYSTYRENE
EFFICIENCY
4.4
R-VALUE*

* Calculated door section R-value is in accordance with DASMA TDS-163. [†] Model T51F is 25 gauge steel.
Note: Models 9202, 9205, 9132, 4302, 4305 and 4132 are constructed using 18", 21" and 24" section heights.
9201, 9131, 4301 and 4051 are constructed using 18" and 21" section heights.



9205 Modern Grooved Panel shown in Mocha Brown

COLORS



Modern Flush

(9202, 9201, 9132, 9131, 4302, 4301, 4132, 4051, T42F, T41F, T51F, T40F)

Modern Grooved

(9205 and 4305)

CUSTOM PAINT OPTION



Color Blast™ offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable factory finish has been thoroughly tested and is backed by a five-year warranty.

- Exterior steel on standard color flush doors has a natural woodgrain texture. Grooved doors have a stucco texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Popular in select markets, Glacier White is a brighter white.*

***Not available on 2-Layer or 1-Layer Models.*

†Not available on 4132, 4051, 2-Layer or 1-Layer Models.

‡Not available on 9202, 9205, 9132, 4302, 4305, 4132, 2-Layer or 1-Layer Models.

ULTRA-GRAIN® PAINT OPTION



Medium Cypress Finish Walnut Cypress Finish

Due to the printing process, colors may vary.

Not available on 9132, 9131, 4301, 4051, 2-Layer or 1-Layer Models.

Ultra-Grain® painted steel surface with woodgrain texture simulates a real stained door without the need of staining or the ongoing maintenance of wood.







