

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 328 South Seventh Street, Application Number HDC17-158

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** August 9, 2017

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, August 7, 2017

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Raymond Maturo	Same
<b>Address:</b>	328 S Seventh St Ann Arbor, MI 48103	
<b>Phone:</b>	(734) 223-2563	

**BACKGROUND:** This one-and-three-story gable-fronter features a nearly-full-width front porch with turned posts, a sculpted-block foundation, and wide board trim beneath the eaves. It was first occupied in 1911 by Percy L. Judd, a collector for the Home Telephone Company, and his wife Jessie. (The Judds, like nearly every other family in Ann Arbor, did not yet have a telephone in their home.)

**LOCATION:** The property is located on the west side of South Seventh Street, south of Murray Court and north of West Liberty.

**APPLICATION:** The applicant seeks HDC approval to: remove a non-original rear porch and construct a 1 ¾ story rear addition with two shed dormers and a new covered rear porch; replace the front porch stair and skirting; add a window on the south elevation of the original house; remove the brick chimney and add three sun-tunnel skylights on the roof; install a backyard patio; and raise the wood-frame garage up to 9 1/2" on new concrete walls.

#### **APPLICABLE REGULATIONS:**

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

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will 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):**

**New 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.

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

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

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

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.

**District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

**Windows**

Recommended: Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

**Masonry**

Recommended: Designing and installing a new masonry feature such as steps or a door

pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

### **From the City of Ann Arbor Design Guidelines:**

#### **Guidelines for All Additions**

Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

#### **STAFF FINDINGS:**

1. The original floor area of the house is 1,136 square feet. The proposal adds 568 square feet, or 50%. The footprint of the original house is 568 square feet, and the footprint of the additions adds 284 square feet, or 50%.

This proposal is in keeping with the Ann Arbor design guideline that says "The addition should exceed neither half of the original building's footprint nor half of the original building's total floor area".

2. The addition features fiber cement or poly-ash lap siding and trim. The 3 ½" exposure of the siding matches the original wood siding. The windows on the addition are aluminum clad Marvin's. The addition is inset 8" to 12" on both sides, and the roof is 8" to 11" below the existing soffit, to clear the trim board. An original double-hung window on the rear elevation will be salvaged and reinstalled on the second-floor rear of the new addition. The design of the addition and proportions of the windows are simple and appropriate.
3. The covered back porch is also fiber cement or poly ash, with steel cable or rod guardrails and tongue and groove wood decking. In front of the back porch, next to the stairs, is a hatch/bilco/Dorothy door with a tunnel extension that allows the door to open into the basement. This is unique and an efficient way to have both a rear porch and hatch door.
4. The 200 square foot paver patio behind the house fits the space and is appropriate.
5. The new window proposed near the back of the south (side) elevation is for light and ventilation for a new bathroom. The window is appropriate because its design is compatible with the historic structure but distinguished by materials. The three new solar tube skylights on the roof are probably not visible, or minimally visible at best, from the street. The chimney is red brick, relatively small, and has no architectural detailing. It is not used for any venting, and its removal would free up interior space in the kitchen, a bedroom, and the basement.
6. Raising the garage and adding a concrete or CMU curb and wood sill plate that are up to 9 ½" tall will minimally affect the appearance of the garage while squaring up the building and correcting existing problems with rotting wood.
7. The application includes replacing the front porch stair and porch skirting, and replacing them with more historically appropriate versions.

8. Staff believes the proposal makes clear what is original and what is new, the work is generally appropriate, the new additions are inconspicuously located, and the application is compatible with the historic house and surrounding neighborhood.

## MOTION

(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 328 South Seventh Street, a contributing property in the Old West Side Historic District, to remove a non-original rear porch and construct a 1 ¾ story rear addition with two shed dormers and a new covered rear porch; replace the front porch stair and skirting; add a window on the south elevation of the original house; remove the brick chimney and add three sun-tunnel skylights on the roof; install a backyard patio; and raise the wood-frame garage up to 9 1/2" on new concrete walls. The work as proposed 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 all additions and residential patios, 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 New Additions, District or Neighborhood Setting, Windows, and Masonry.

## MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 328 S Seventh 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, photos, drawings

328 S Seventh Street, May 2008 file 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>328 S 7th Street</u>
Historic District: <u>Old West Side</u>
Name of Property Owner (If different than the applicant): <u>Same as below</u>
Address of Property Owner: _____
Daytime Phone and E-mail of Property Owner: _____
Signature of Property Owner: _____ Date: _____
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>Raymond Maturro</u>
Address of Applicant: <u>328 S 7th Street</u>
Daytime Phone: ( <u>734</u> ) <u>223-2563</u> Fax:( _____ ) _____
E-mail: <u>ramaturro@aol.com</u>
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: _____ Date: _____
<b>Section 3: Building Use (check all that apply)</b>
<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
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."  <b>Please initial here:</b> _____

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

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

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

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

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

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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:

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# Ann Arbor Historic District Commission Application

## Owner

Raymond Maturo  
328 S 7th St  
Ann Arbor, MI 48103

## Existing Conditions

The existing house is a 1 3/4 story, three bedroom, wood frame house on a half lot with a shared gravel driveway. The house has many of its original character defining features including exterior wood siding, wood trim, original wood windows and interior wood trim. There is a contributing wood frame garage with wood siding and parapet front and side walls that step down to the rear wall.

The house is on the west side of 7th Street between Liberty Street and Washington Street.

## Project Description

Remove non-contributing back porch and stair to allow for a proposed 1 3/4 story wood frame rear addition with gable end, one shed roof pop-up dormer and one shed roof wall dormer. The addition includes a proposed Back Porch and a cellarway access to the Basement.

Remove non-contributing front porch stair and replace with stair with painted wood or composite treads and risers. Remove the non-historic existing lattice skirt and replace with painted wood square lattice skirt.

Install proposed backyard patio along driveway to connect to back porch stairs and to cellarway stairs.

Square-up and raise garage maximum 9 1/2" and install proposed concrete or CMU block curb with sill plate at existing garage walls.

Remove existing interior brick chimney (there are no fireplaces for this chimney).

The two extant historic wood windows on the existing West elevation shall be salvaged. The first floor window shall be restored and remain in place as an interior window. The second floor window (W5) shall be restored and reused in a similar location on the proposed West facade, flanked by new awning windows.

The existing house has three bedrooms and one full bath; the proposed house would have three bedrooms and two full and one-half baths.

## Reasons for Proposed Changes

The Owner proposes these changes for the rehabilitation of this historic property with the intention of preserving the existing historic features; removing and replacing inappropriate items; and creating an addition that adds spaces and services to the home to make it more livable and viable well into the future.

The removal of the chimney is proposed to allow for the necessary countertop space next to the oven in the Kitchen.

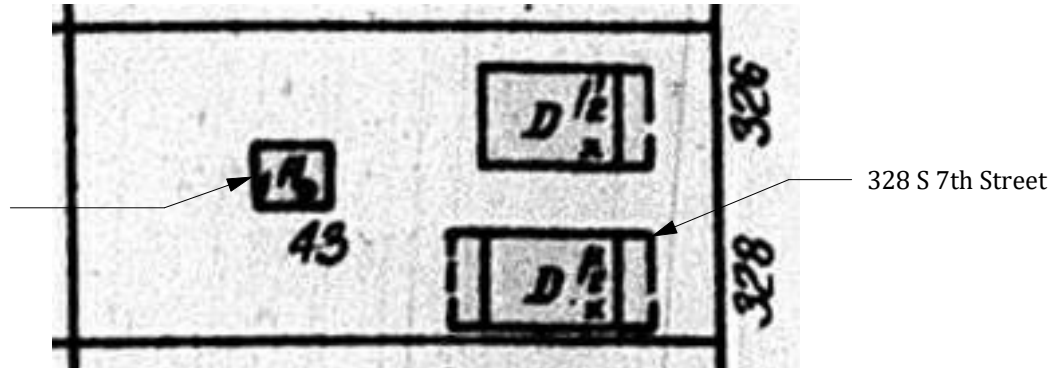
## Sheet List

HDC - 0.0	Cover Sheet
HDC - 0.1	Sanborn Map
HDC - 0.2	Existing Photos
HDC - 0.3	Existing Photos
HDC - 0.4	Site Plans
HDC - 1.0	Basement Plans
HDC - 1.1	First Floor Plans
HDC - 1.2	Second Floor Plans
HDC - 1.3	Roof Plans
HDC - 2.1	North Elevations
HDC - 2.2	South Elevations
HDC - 2.3	East Elevations
HDC - 2.4	West Elevations
HDC - 3.0	Section
HDC - 4.0	Window and Door Schedule
HDC - 4.1	Materials Schedule
HDC - 4.2	Area Plans
HDC - 5.0	Attachment Index



On this map, this accessory building is not shown in the current location of the existing garage.

The existing garage, a contributing historic structure, is located further south than shown here.



**1925 Sanborn Map**  
(1931 and 1948 similar)





**View from Southeast**



**View from Northeast**



**View from West**



**View from Northwest**



**Front Porch**



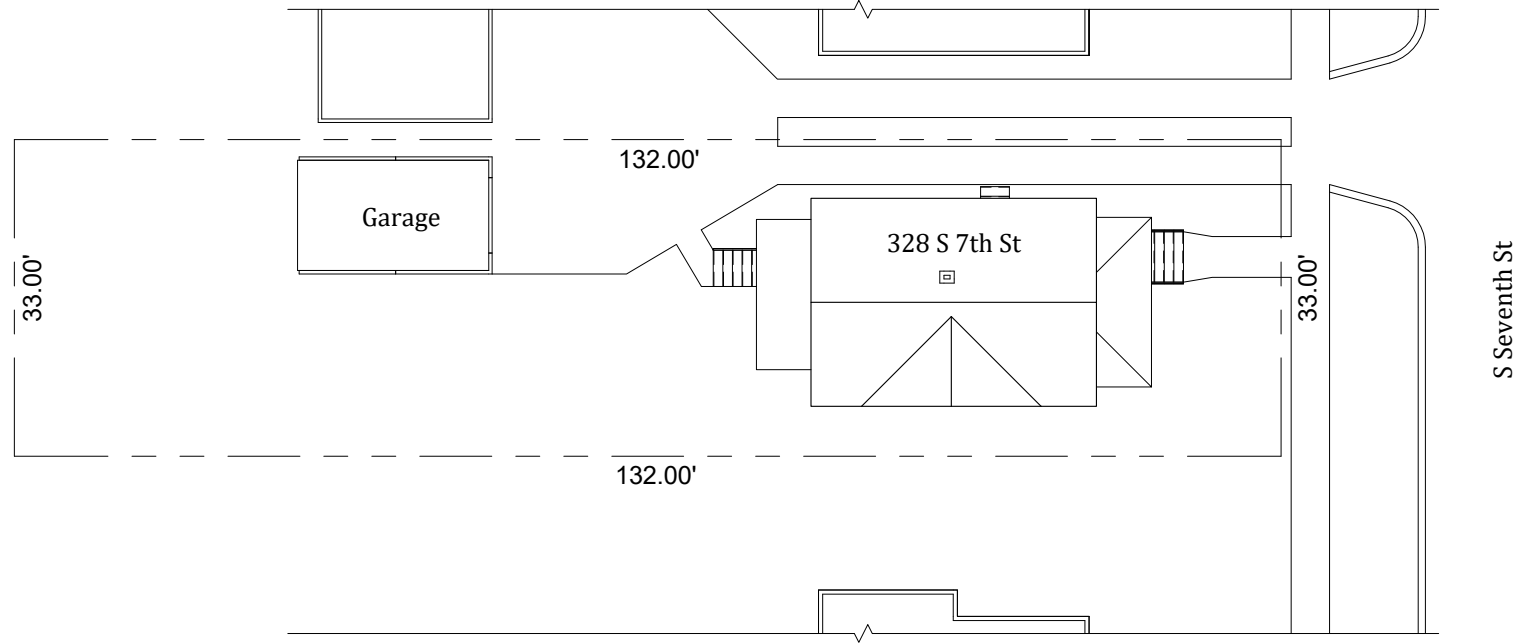
**Back Porch**



**Garage from Southeast**



**Garage from Southwest**



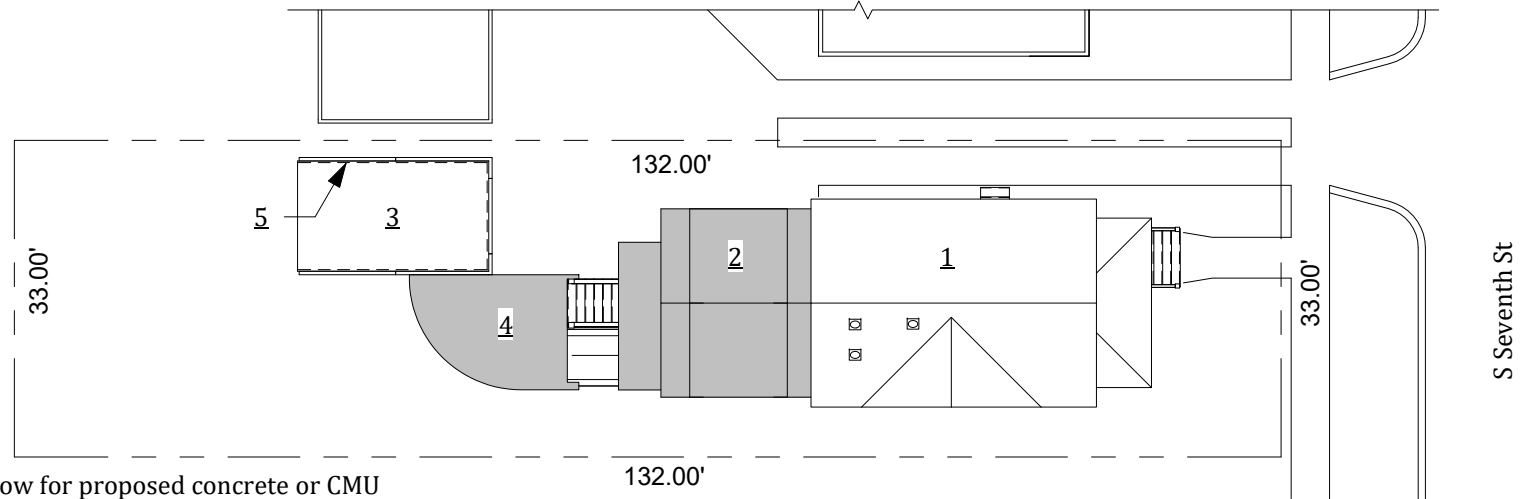
① HDC - Site - Existing  
1" = 20'-0"

**Legal Description:**  
S 1/2 LOT 43 JEWETTS ADDITION

**Zoning:**  
R2A

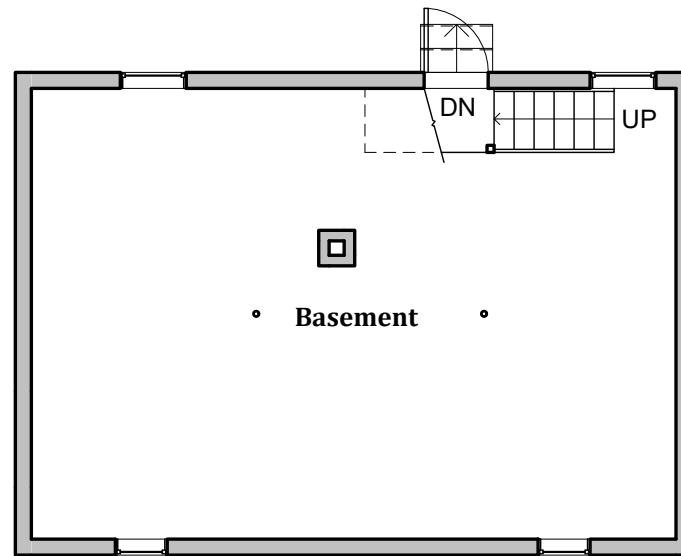
**Notes:**

- ① Existing house.
- ② Proposed rear addition.
- ③ Existing garage.
- ④ Proposed 200 square foot patio.
- ⑤ Square-up and raise garage to allow for proposed concrete or CMU block curb with 2x presure treated sill plate at existing garage walls.

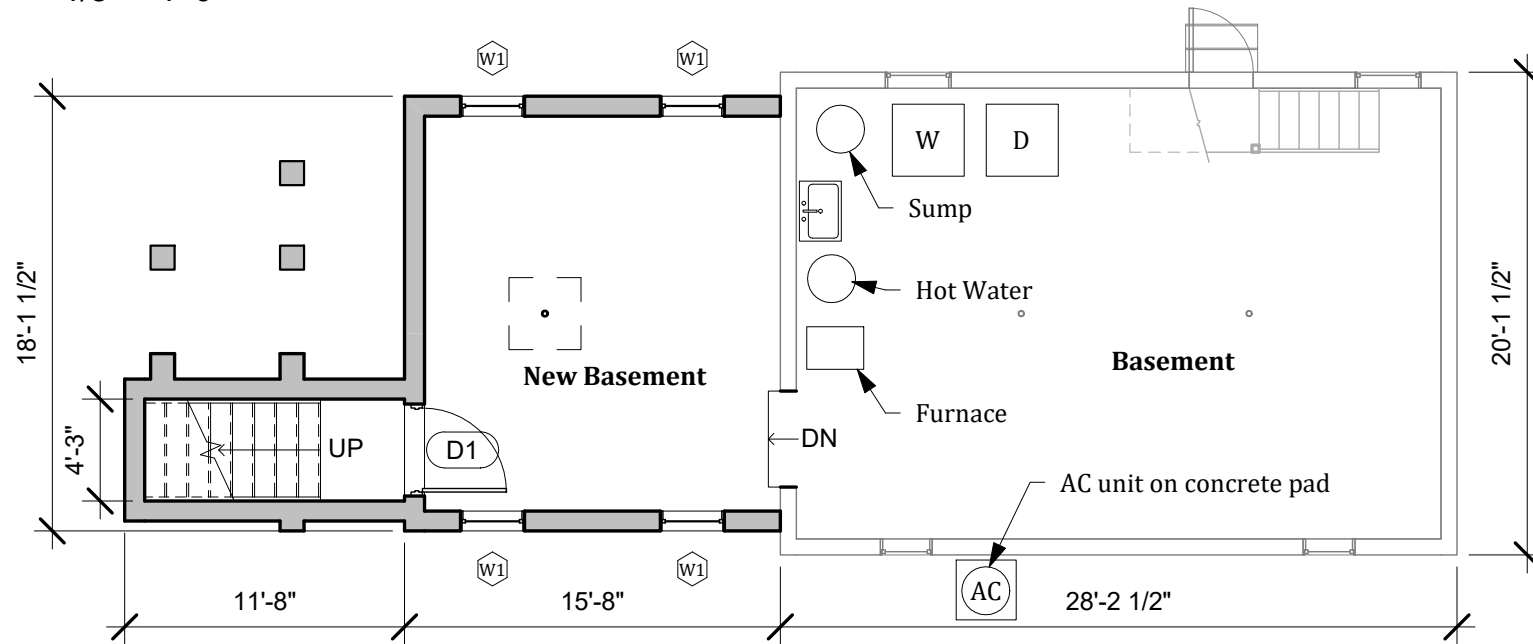


② HDC - Site - Proposed  
1" = 20'-0"





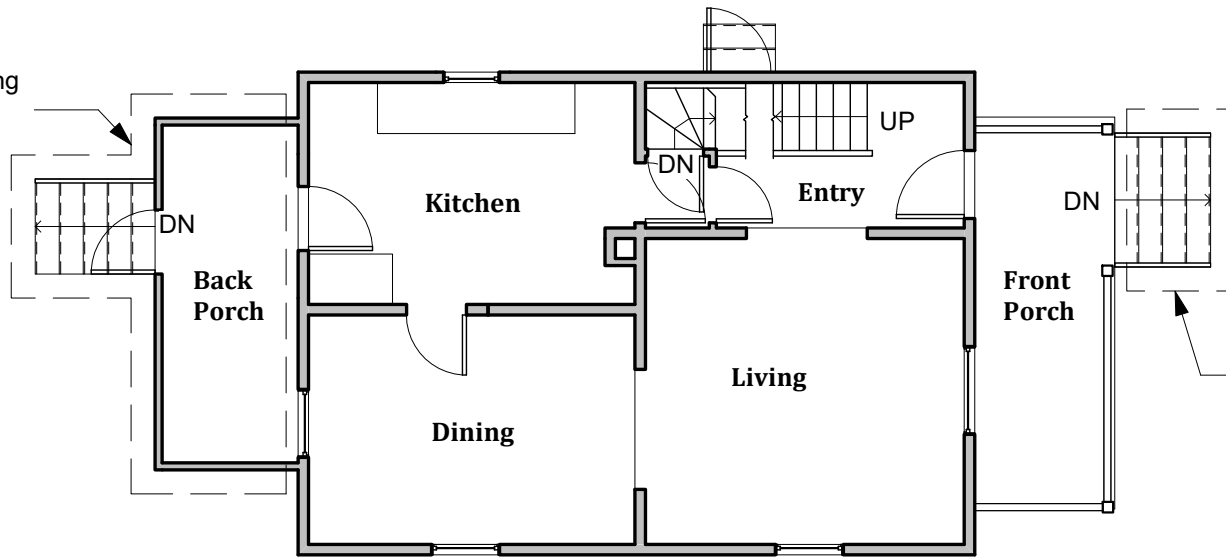
① HDC - Basement - Existing  
1/8" = 1'-0"



② HDC - Basement - Proposed  
1/8" = 1'-0"

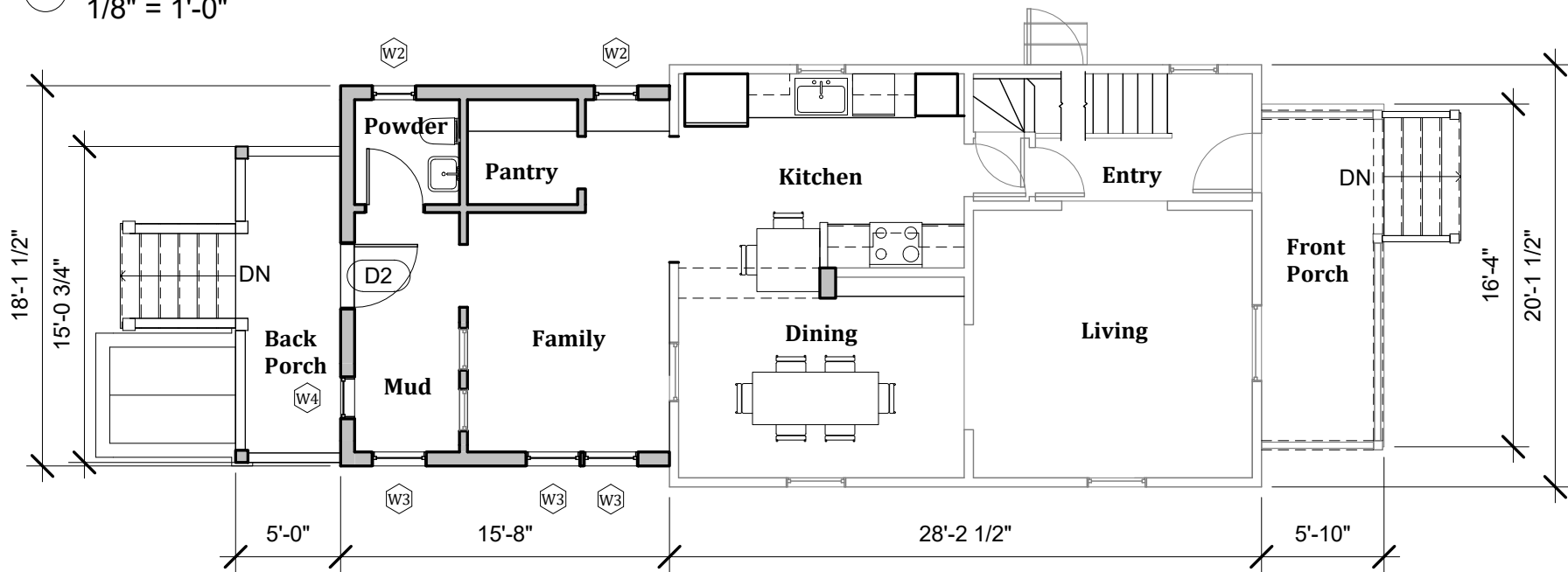


Remove non-contributing back porch walls, floor and stairs.



Remove non-contributing stair and handrail.

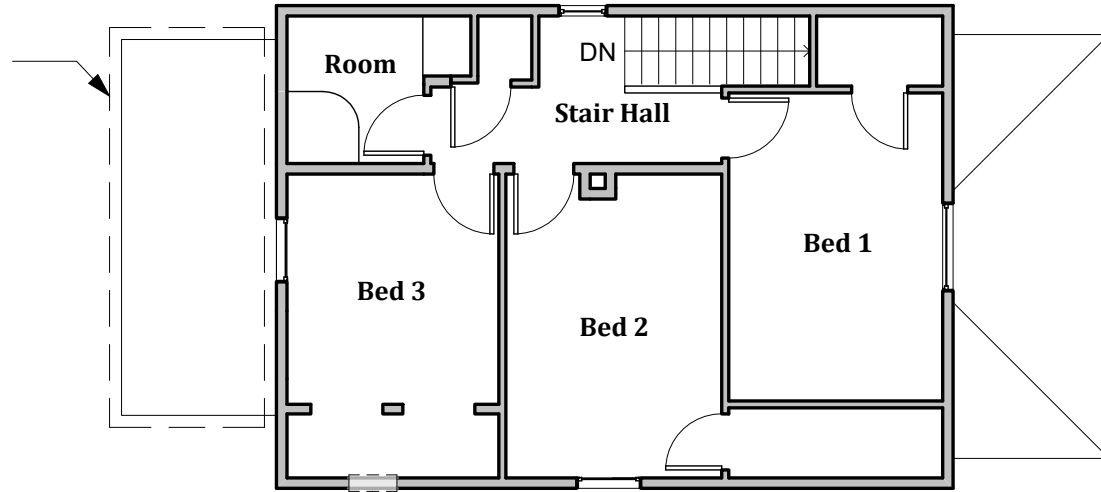
① HDC - First Floor - Existing  
1/8" = 1'-0"



② HDC - First Floor - Proposed  
1/8" = 1'-0"

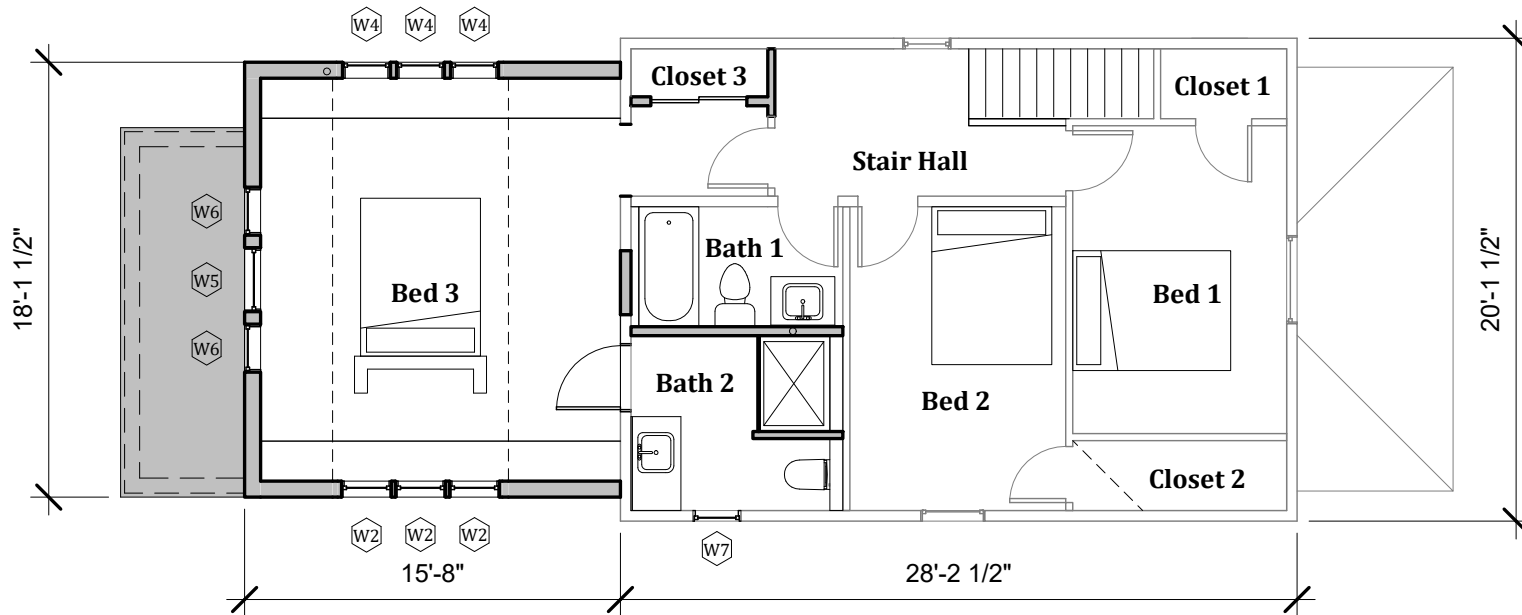


Remove non-contributing back porch roof.

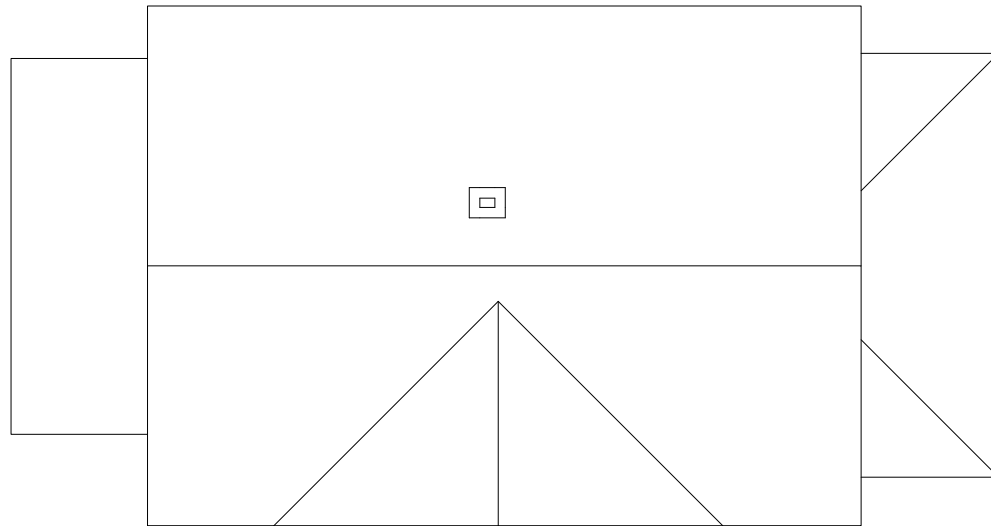


Proposed opening for new window.

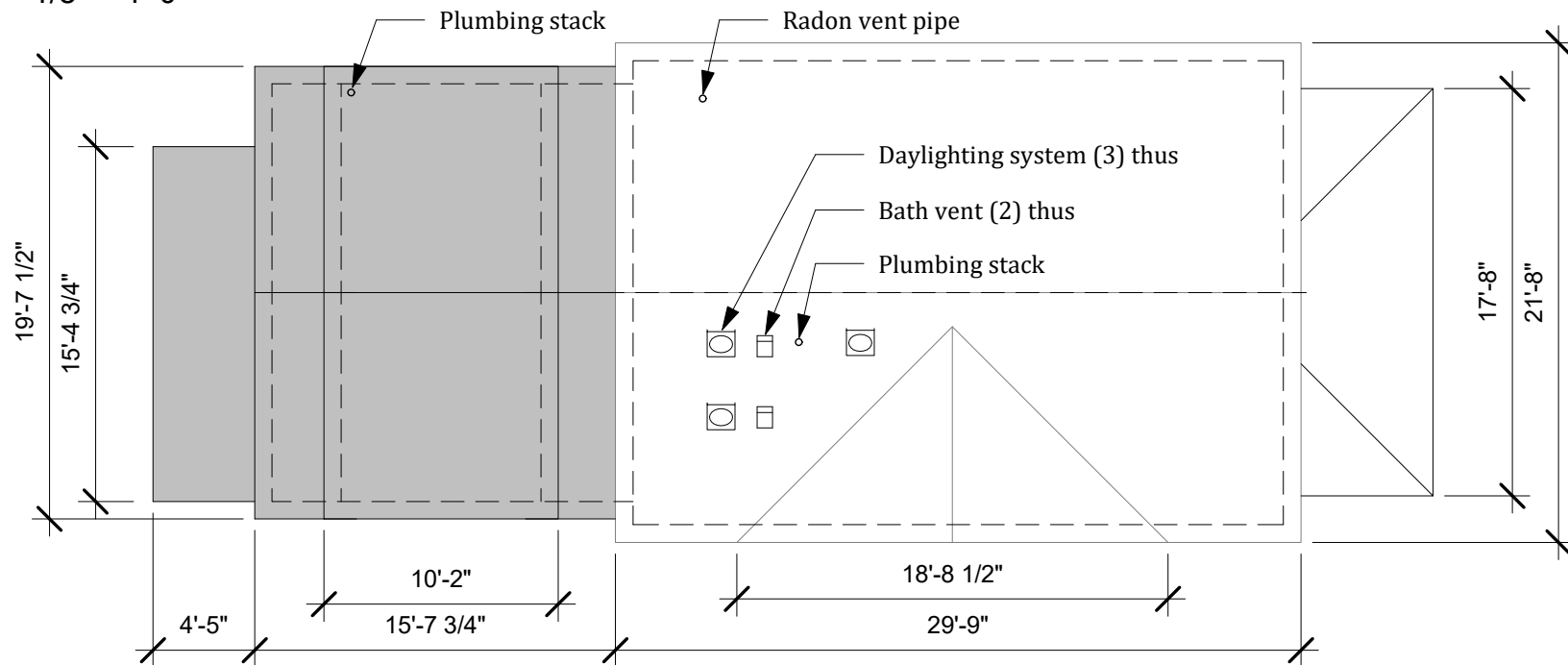
1 HDC - Second Floor - Existing  
1/8" = 1'-0"



2 HDC - Second Floor - Proposed  
1/8" = 1'-0"



① HDC - Roof - Existing  
 1/8" = 1'-0"



② HDC - Roof - Proposed  
 1/8" = 1'-0"





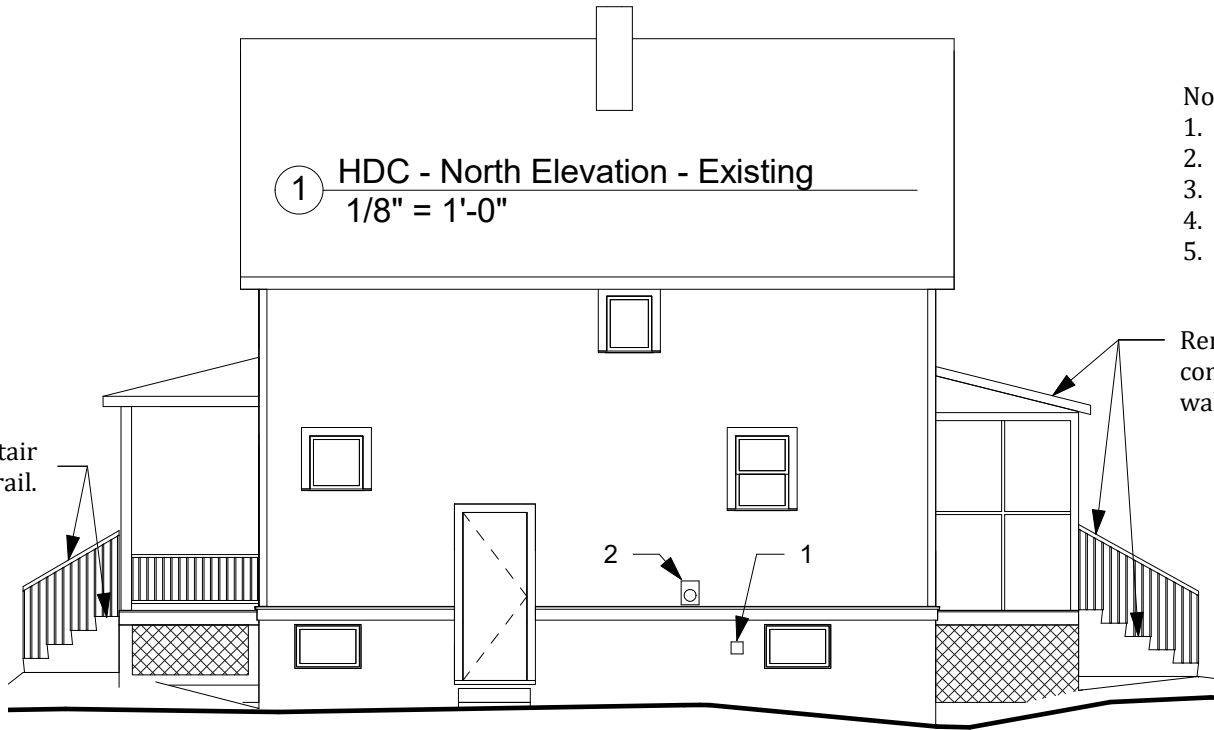
① HDC - North Elevation - Existing  
1/8" = 1'-0"


Notes:

1. Existing dryer exhaust.
2. Existing electrical panel.
3. Proposed kitchen exhaust.
4. Proposed location for furnace intake and exhaust.
5. Proposed sump discharge pipe.


Remove stair and handrail.


Remove non-contributing back porch walls, floor and stairs.




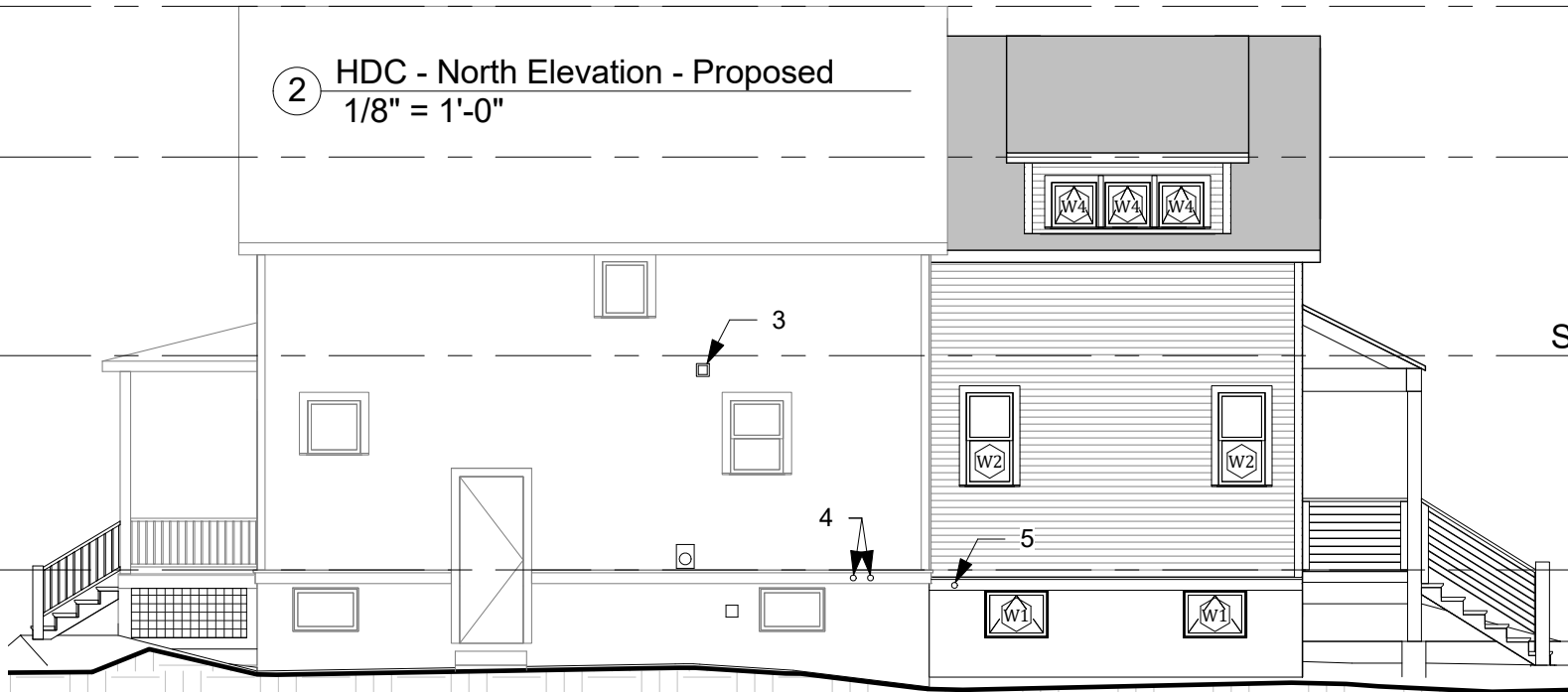
Roof Ridge  
23'-8" 

② HDC - North Elevation - Proposed  
1/8" = 1'-0"

Attic  
17'-4" 


Second Floor  
9'-0" 

First Floor  
0" 






① HDC - South Elevation - Existing  
1/8" = 1'-0"

Roof Ridge  
23'-8" 

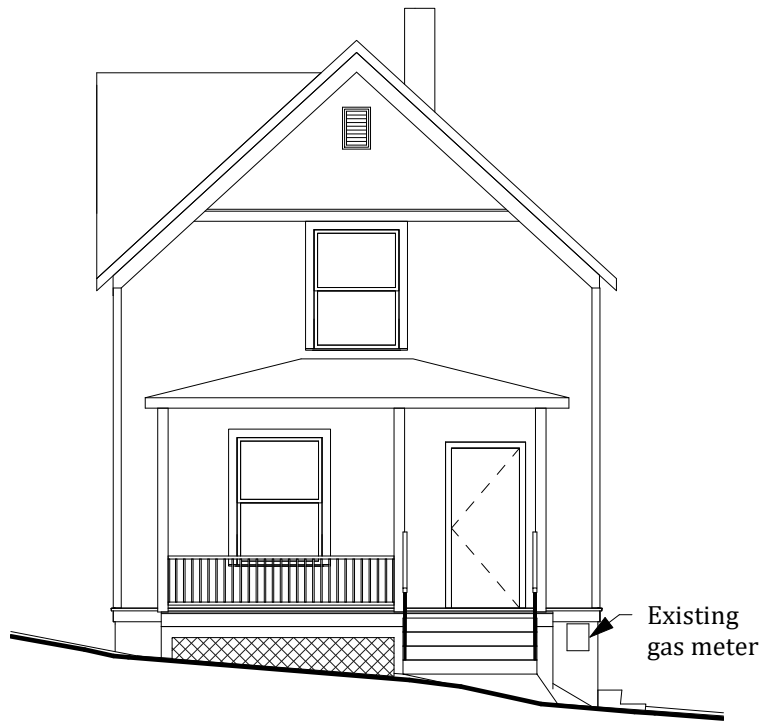


Attic  
17'-4" 

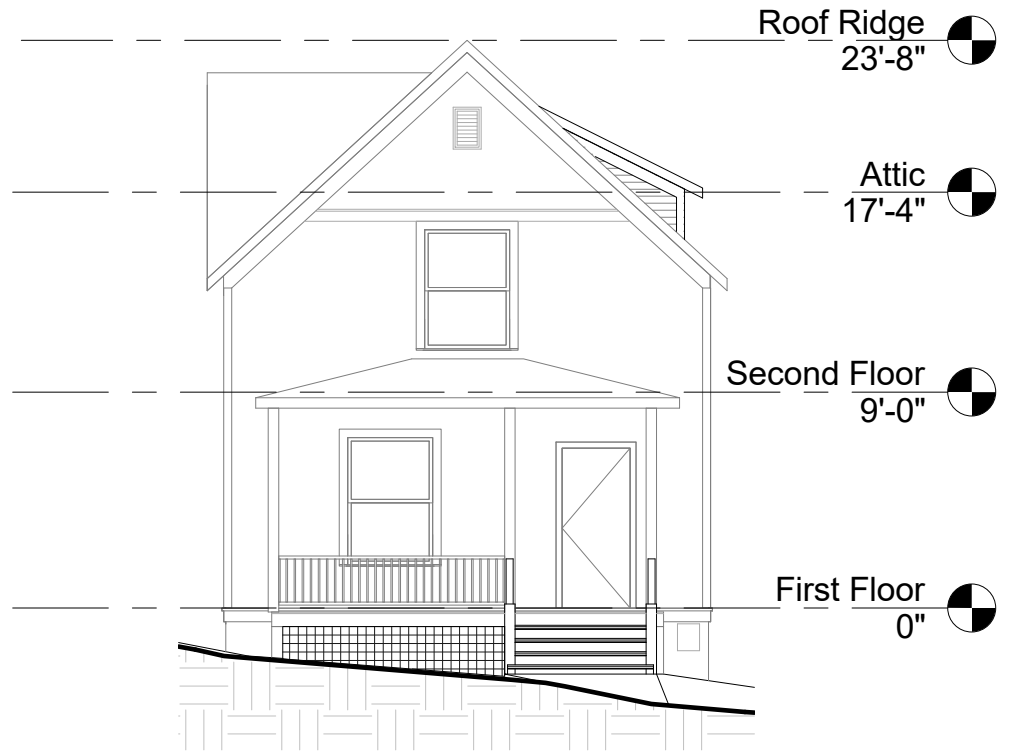
Second Floor  
9'-0" 

First Floor  
0" 

② HDC - South Elevation - Proposed  
1/8" = 1'-0"



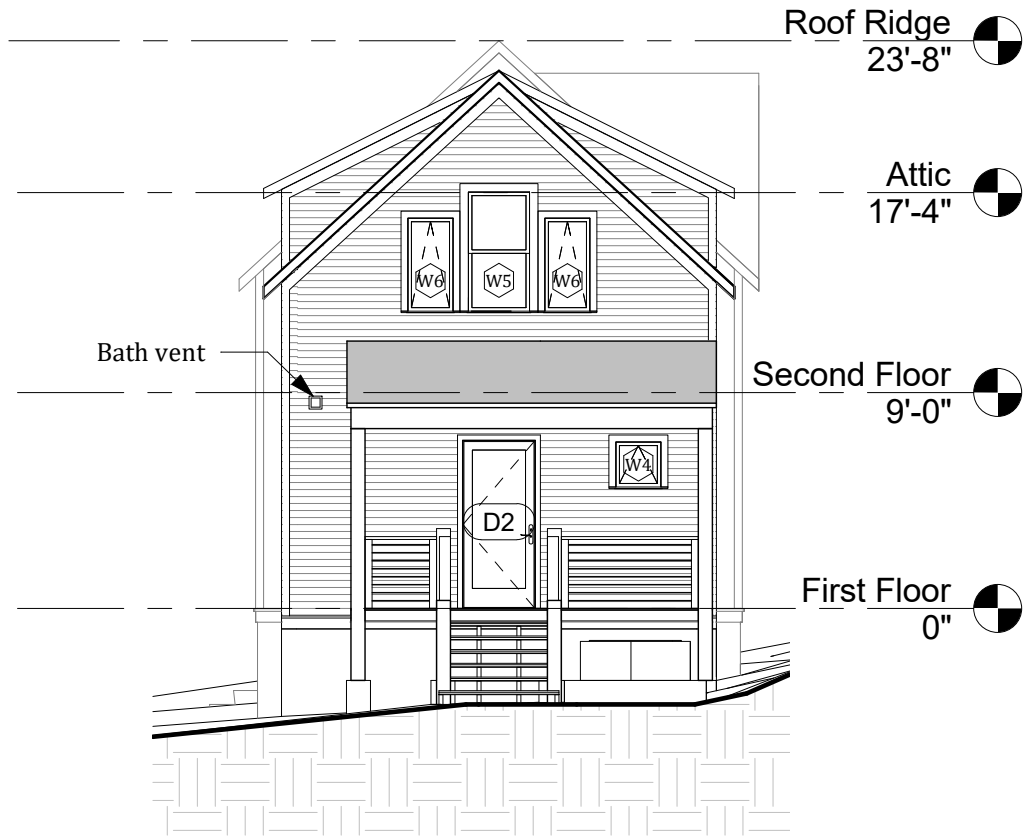
① HDC - East Elevation - Existing  
1/8" = 1'-0"



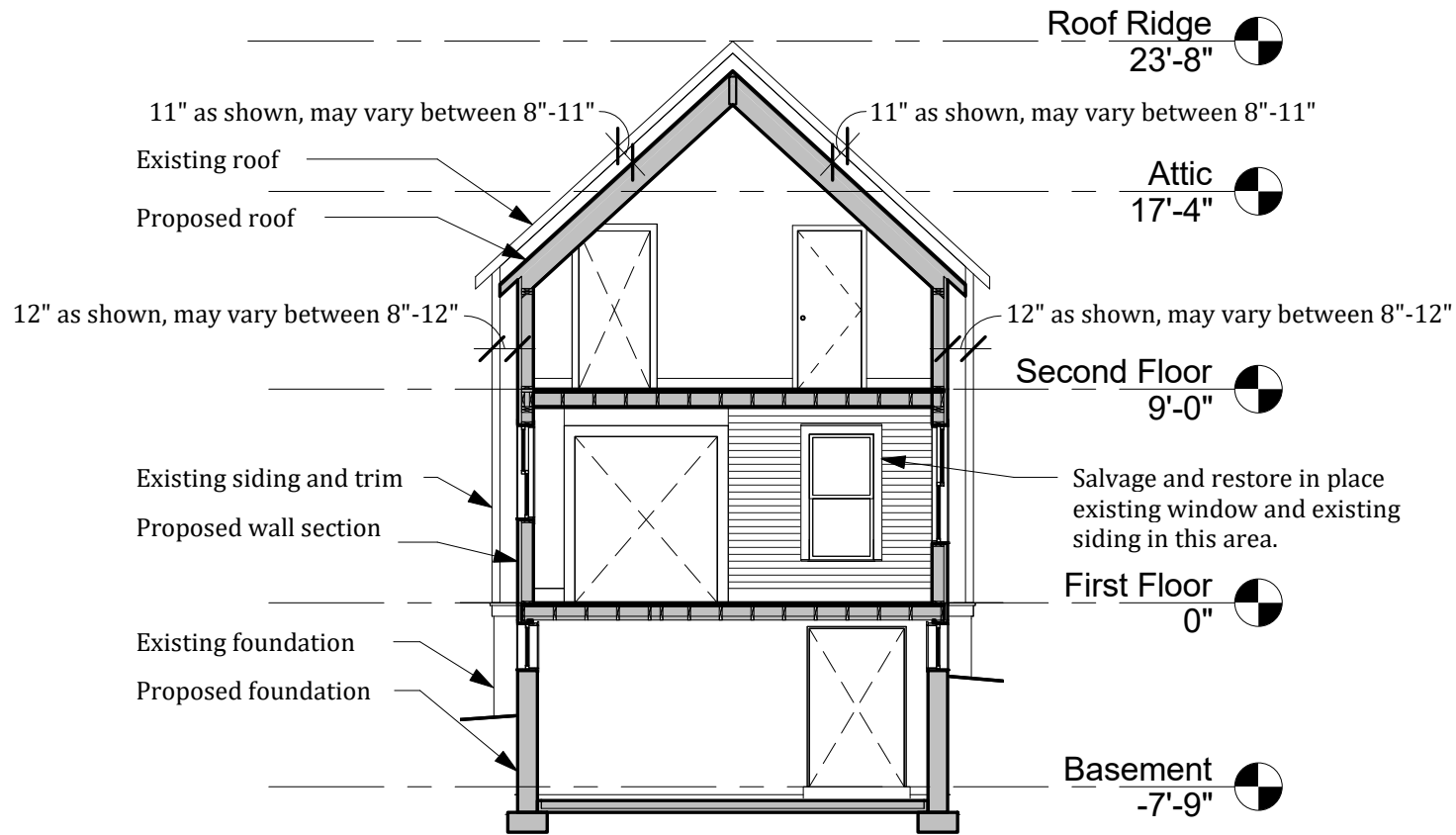
② HDC - East Elevation - Proposed  
1/8" = 1'-0"



② HDC - West Elevation - Existing  
1/8" = 1'-0"



① HDC - West Elevation - Proposed  
1/8" = 1'-0"



① HDC - N-S Section, Where Addition Meets Existing House, Looking East  
1/8" = 1'-0"

### Window Schedule

Type Mark	Description	Width	Height	Manufacturer	Comments
W1	Awning	2'-8"	2'-0"	Marvin	Wood with aluminum exterior cladding
W2	Double Hung	2'-1"	4'-0"	Marvin	Wood with aluminum exterior cladding
W3	Double Hung	2'-7"	5'-0"	Marvin	Wood with aluminum exterior cladding
W4	Awning	2'-0"	2'-0"	Marvin	Wood with aluminum exterior cladding
W5	Double Hung	2'-8"	5'-1"	Existing	Wood - existing
W6	Awning	2'-0"	4'-0"	Marvin	Wood with aluminum exterior cladding
W7	Awning	2'-0"	2'-8"	Marvin	Wood with aluminum exterior cladding

### Door Schedule

Mark	Function	Description	Width	Height	Manufacturer	Comments
D1	Exterior	Cellarway Entry Door	3'-6"	6'-8"	TBD	Door material TBD
D2	Exterior	Wood Entry Door with Full Light	3'-0"	7'-0"	Marvin	Wood with aluminum exterior cladding

## Material Schedule

<b>Item</b>	<b>Description</b>
Addition and Back Porch Gutters:	K-style or half-round aluminum
Addition and Back Porch Roofing:	Asphalt shingle
Addition Cladding:	Fiber cement or poly-ash clapboard with ~3 1/2" exposure
Foundation:	Concrete or CMU block
Addition Rake Board / Fascia Board:	1 x 6 fiber cement or poly-ash board
Addition Soffit Board:	1x fiber cement or poly-ash board
Addition Frieze board:	1 x 6 fiber cement or poly-ash board
Addition Corner board:	1 x 4 fiber cement or poly-ash board
Addition Skirt Board:	Match existing (2" x 1 1/4" wood drip cap over 3/4" x 5 1/2" wood board) with fiber cement or poly-ash board
Addition Window and Door Head Trim:	Match existing (1" x 4 1/4" wood board) with fiber cement or poly-ash board
Addition Window and Door Side Trim:	Match existing (1" x 4 1/4" wood board) with fiber cement or poly-ash board
Addition Window and Door Sill:	Match existing (2" x 1 3/4" wood board) with fiber cement or poly-ash board
Addition Cellarway Door:	Bilco cellar door with extension
Front Porch Guardrail:	Match existing porch guardrail (2x4 chamfered rails with square baluster)
Front Porch Stair Treads:	2x painted board - wood or composite
Front Porch Stair Risers:	1x painted board - wood or composite
Front Porch Skirt:	Square wood lattice
Back Porch Posts and Beam:	Painted fiber cement or poly-ash board wrapped wood post or beam
Back Porch Guardrail:	Horizontal cable rail or steel rod, with wood top rail
Back Porch Decking:	Tongue and groove wood
Back Porch Stair Treads:	2x painted board - wood or composite
Garage Door:	Hinged wood doors
Patio Pavers:	Brick, stone or concrete pavers
Daylighting System:	Velux Sun Tunnel Skylight - Flat Glass, TLR

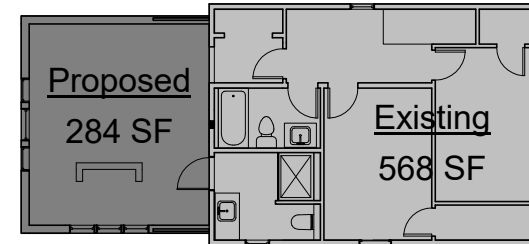
## Floor Area

### Floor Area Notes

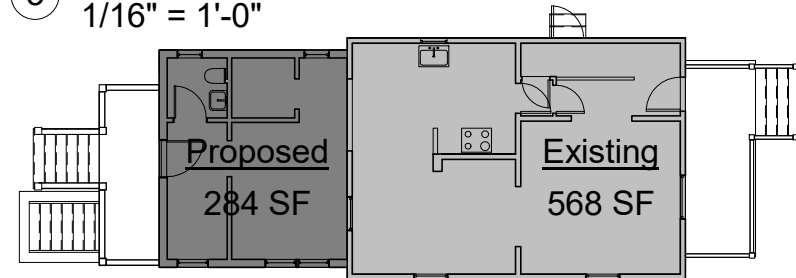
Existing First Floor Area: 568 square feet  
Existing Second Floor Area: 568 square feet  
 Existing Total Floor Area: 1,136 square feet

Proposed Addition First Floor Area: 284 square feet  
Proposed Addition Second Floor Area: 284 square feet  
 Proposed Addition Total Floor Area: 568 square feet

Proposed Addition / Existing:  $586 / 1,136 = 50\%$



③ Floor Area - Second Floor  
 $1/16" = 1'-0"$



② Floor Area - First Floor  
 $1/16" = 1'-0"$

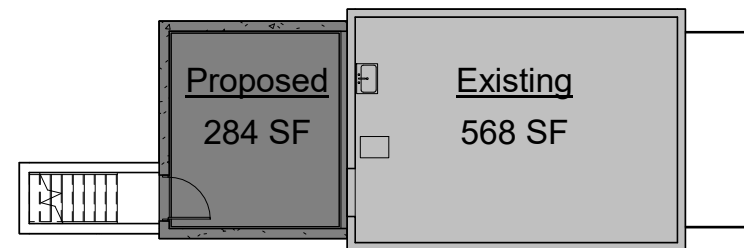
## Footprint Area

### Footprint Area Notes

Existing Footprint Area: 568 square feet

Proposed Addition Footprint Area: 284 square feet

Proposed Addition / Existing:  $284 / 586 = 50\%$



① Footprint Plan  
 $1/16" = 1'-0"$



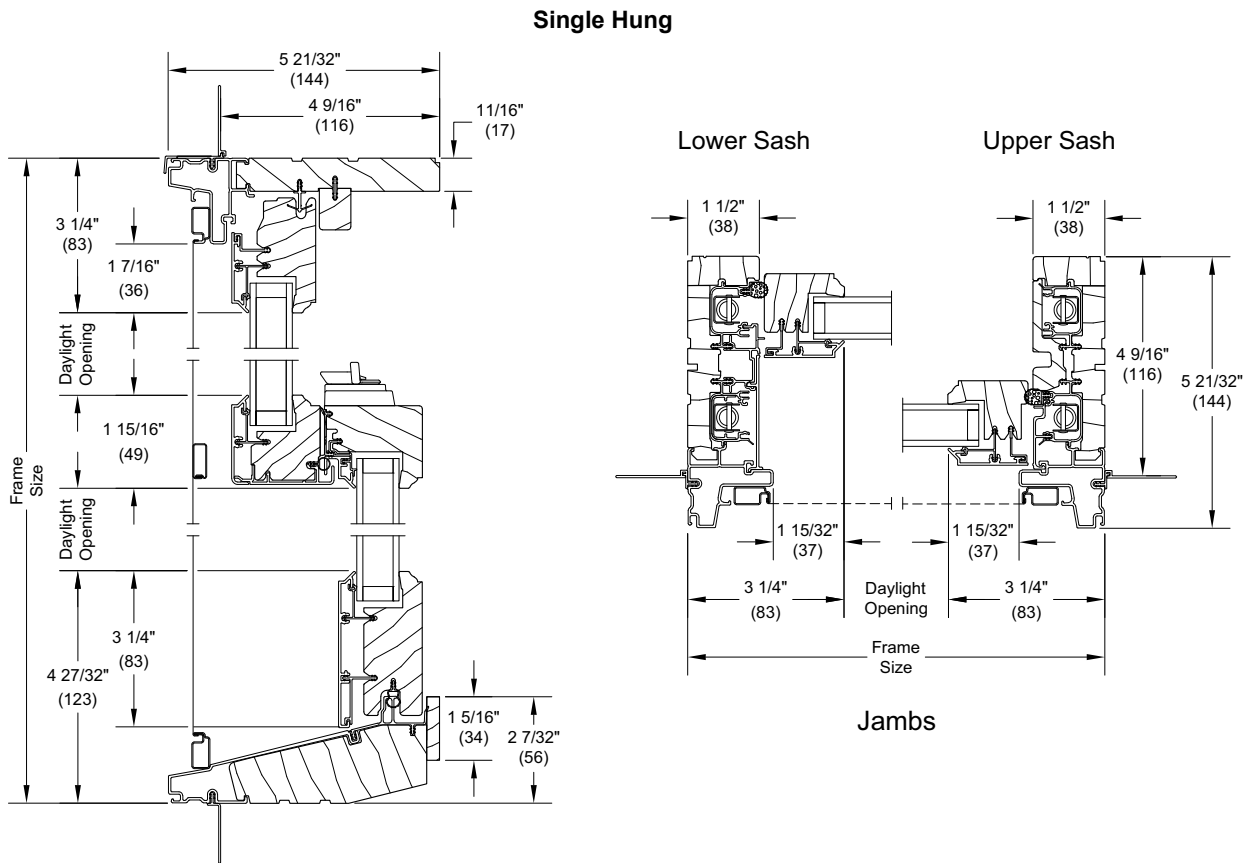
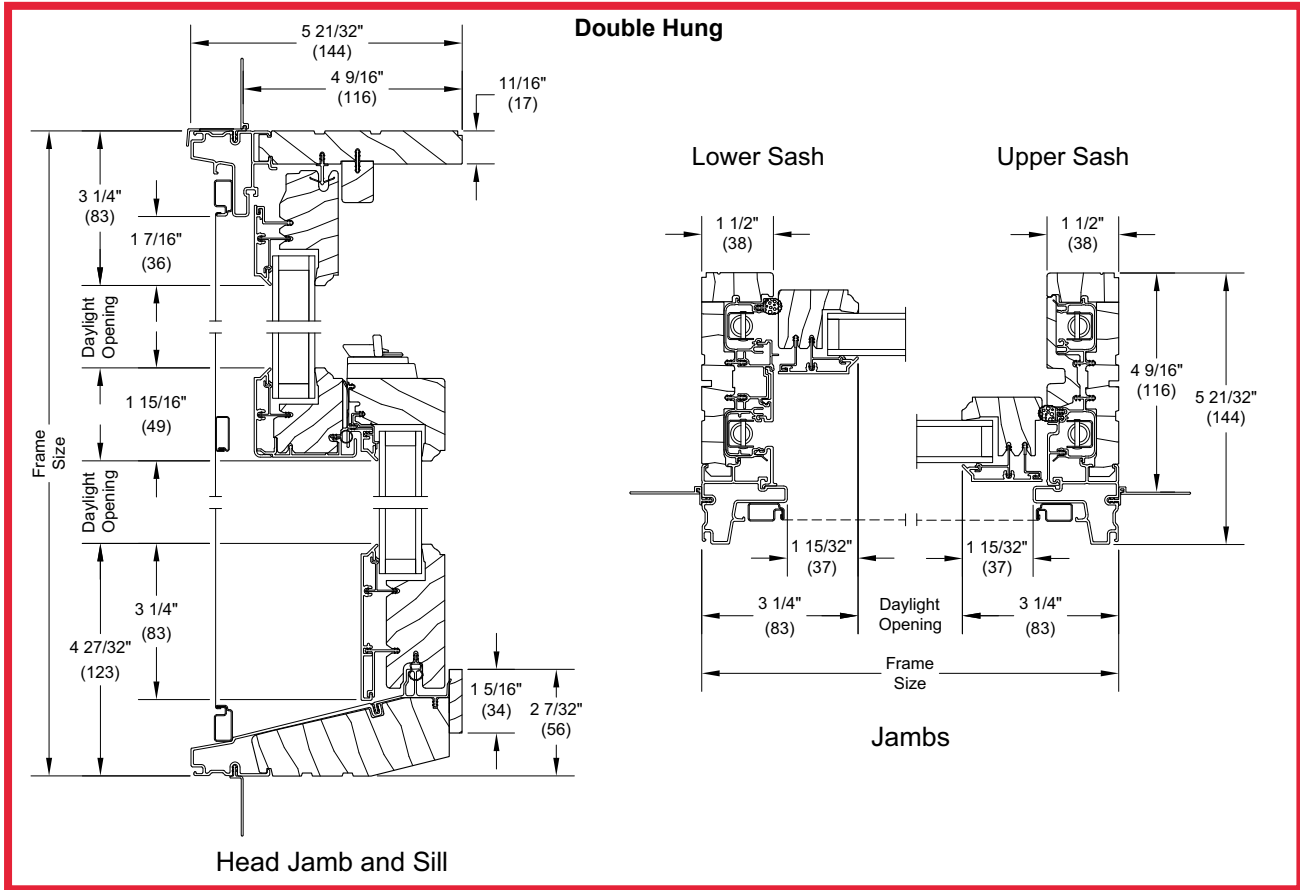
## Attachment Index

<b>Page</b>	<b>Manufacturer</b>	<b>Description</b>
1	Marvin Windows and Doors	Double hung window head, jamb and sill sections
2	Marvin Windows and Doors	Double hung window vertical mullion section
3	Marvin Windows and Doors	Awning window head, jamb and sill sections
4	Marvin Windows and Doors	Awning window vertical mullion section
5	Marvin Windows and Doors	Swinging entry door head, jamb and sill sections.
6	Bilco	Basement door description
7	Bilco	Basement door dimensions
8	Bilco	Basement door extension description
9	Velux	Sun Tunnel Skylight daylighting system description

# Clad Ultimate Double Hung - Next Generation 2.0

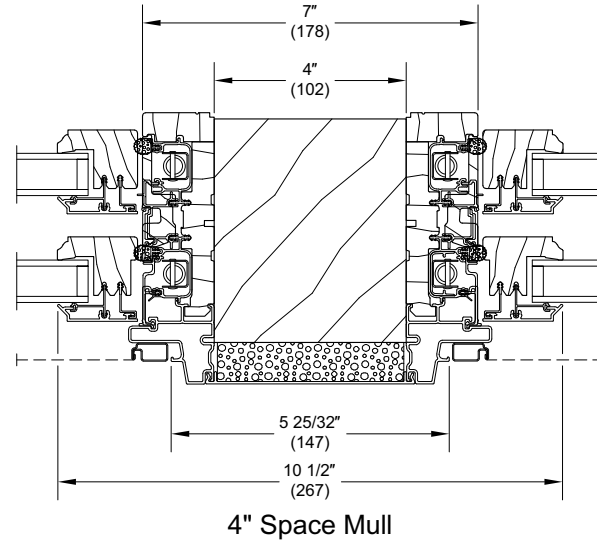
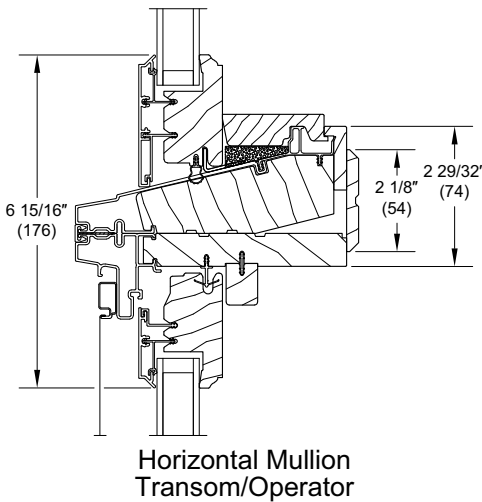
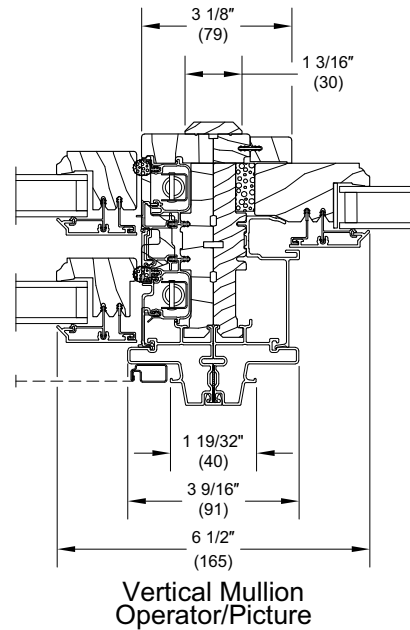
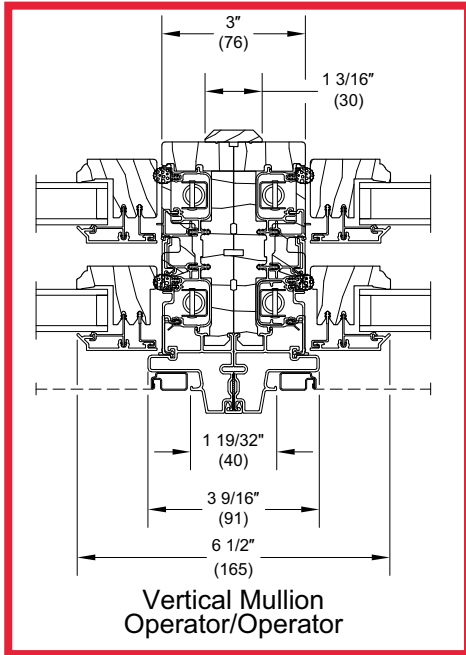
## Section Details: Operating

Scale: 3" = 1' 0"



**Section Details: Mullions**

Scale: 3" - 1' 0"



Certified Mull Limitations				
Product	Max Mull Span	Max Tributary Width	Max DP	
CUDH-NG 2.0 2W1H	71 1/2 (1816)	45 1/4 (1149)	DP-50	
CUDH-NG 2.0 1W2H	69 1/4 (1759)	53 19/32 (1361)	DP-50	
CUDH-NG 2.0 IZ3 2W1H	63 1/2 (1613)	45 1/4 (1149)	DP-65	
CUDH-NG 2.0 IZ3 1W2H	49 1/4 (1251)	53 19/32 (1361)	DP-65	
CUDH-NG 2.0 IZ3 2W1H 3/8" MRF	79 1/2 (2019)	45 1/4 (1149)	DP-65	
CUDH-NG 2.0 2W2H 1" LVL	75 11/16 (1922)	45 1/4 (1149)	DP-50	
CUDH-NG 2.0 2W2H 3/8" MRF	83 2/3 (2126)	45 1/4 (1149)	DP-65	

**NOTE:** 2W1H or 1W2H assemblies CUDH-NG 2.0 mull to CUDH-NG 2.0 only

If an individual unit in the assembly has a lower design pressure than the mull then the entire assembly is rated at the lower design pressure

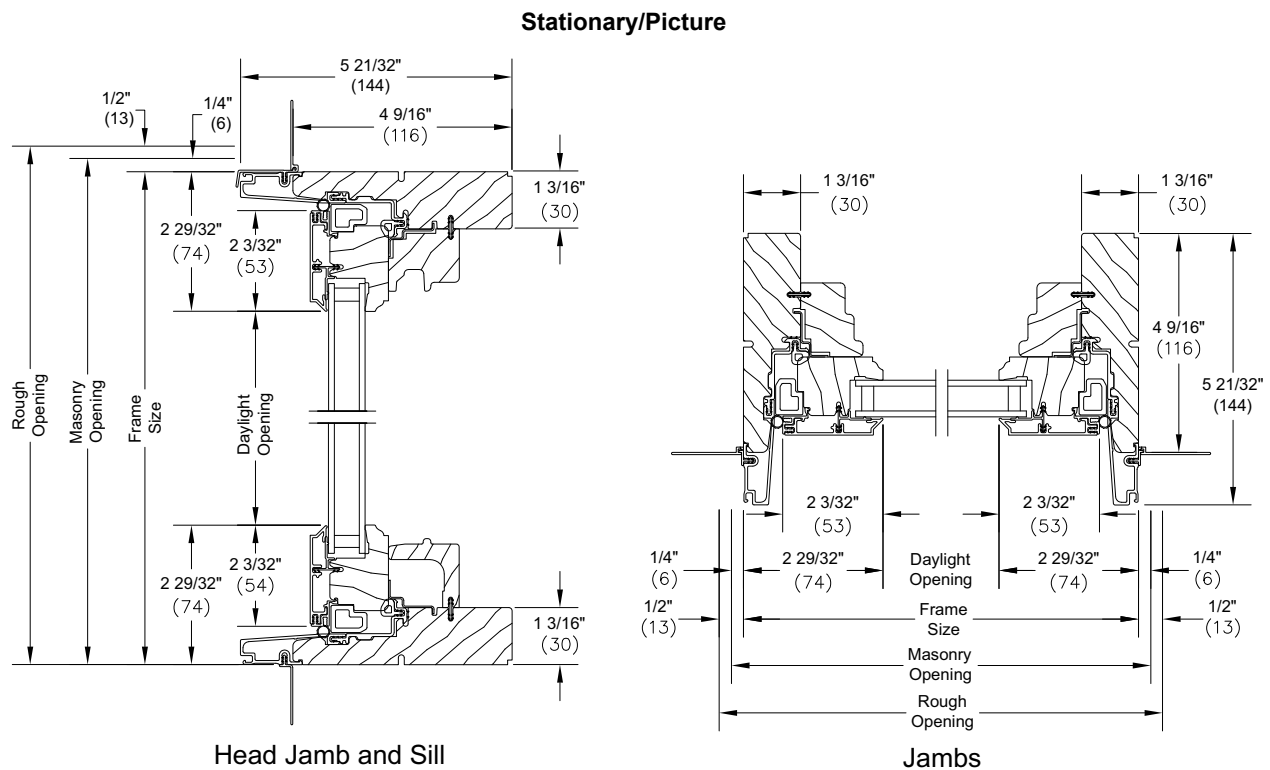
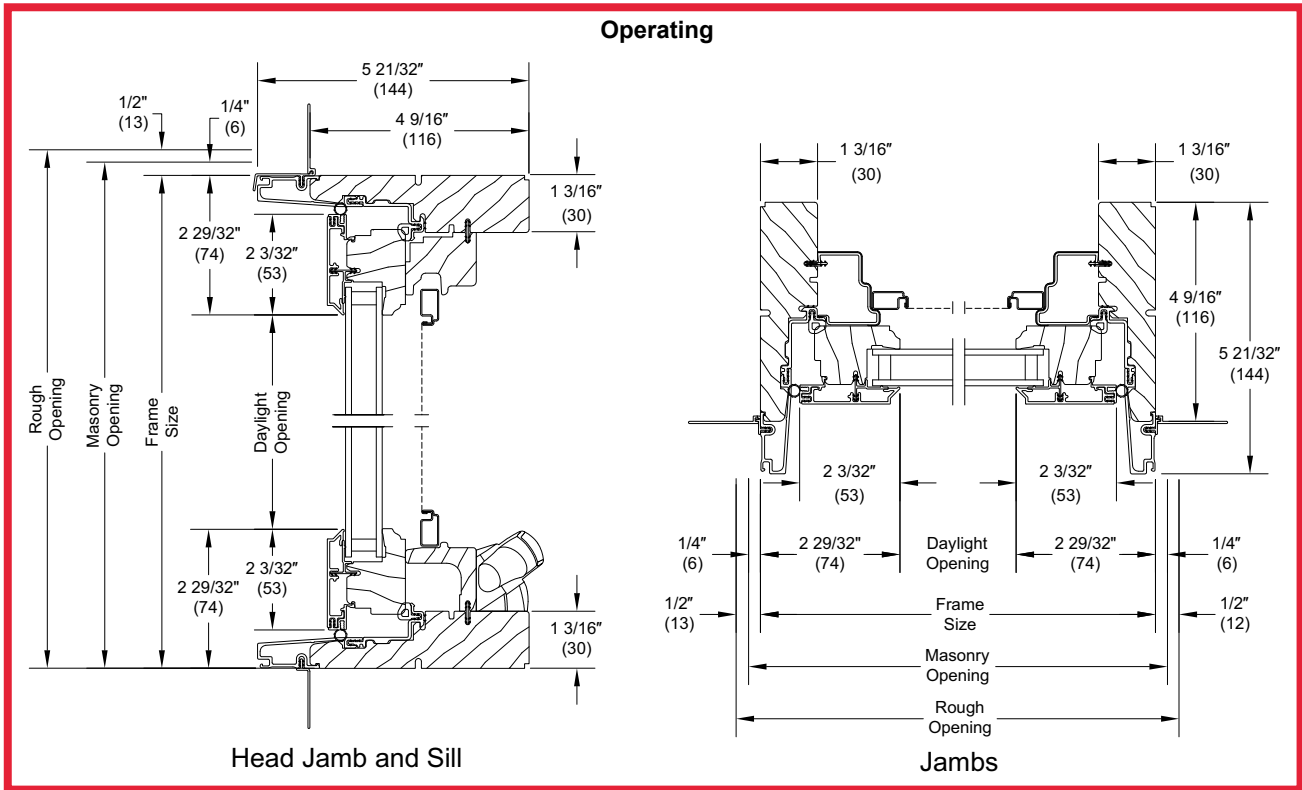
Not included in the certified mulls – Space Mulls, Stud pockets, unreinforced multi-wide/multi-high assemblies and assemblies without continues header or sills (stepped mulls)

For CE mull limitations, refer to CE Performance Section.

# Clad Ultimate Casement, Awning and Picture

## Section Details: Operating/Stationary/Picture - 3/4" (19) IG

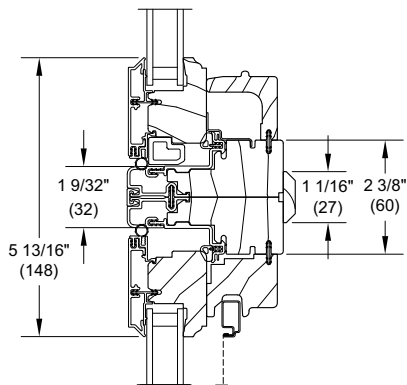
Scale: 3" = 1' 0"



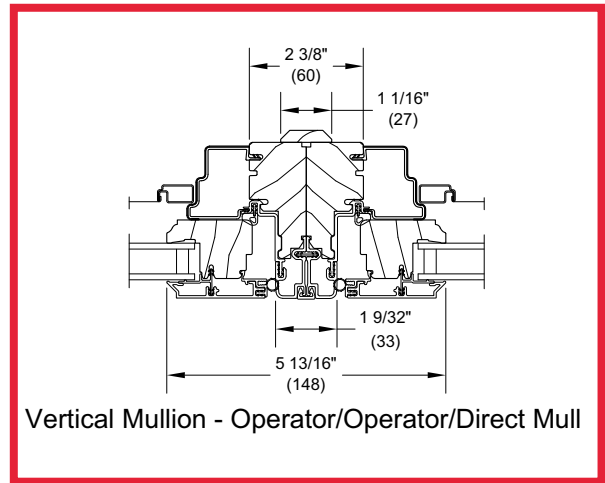
# Clad Ultimate Casement, Awning and Picture

## Section Details: Replacement / Contemporary Casement/Awning Mullion Options

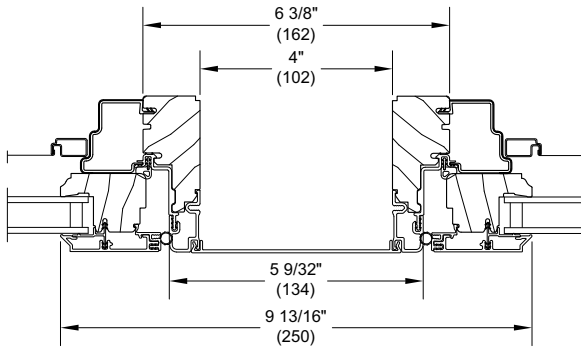
Scale: 3" - 1' 0"



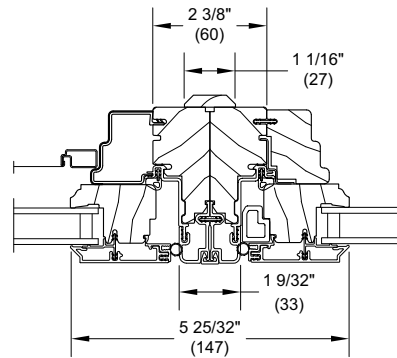
Horizontal Mullion - Stationary/Operator



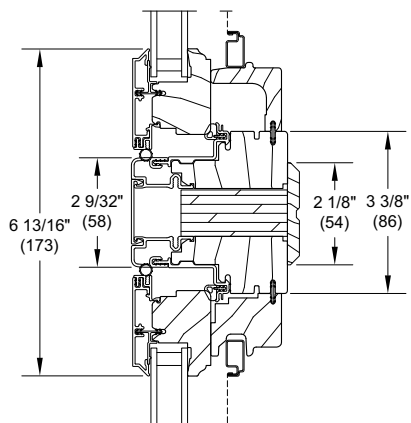
Vertical Mullion - Operator/Operator/Direct Mull



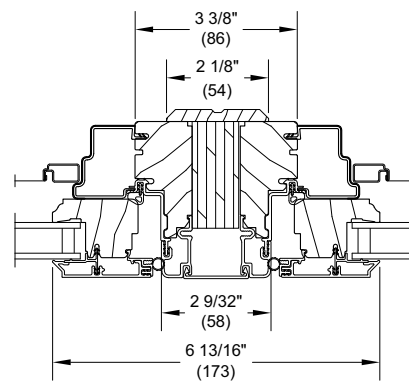
Vertical Mullion - with 4" Space Mull  
Operator/Operator



Vertical Mullion - Operator/Picture/Direct Mull



Horizontal Mullion - LVL Operator/Operator



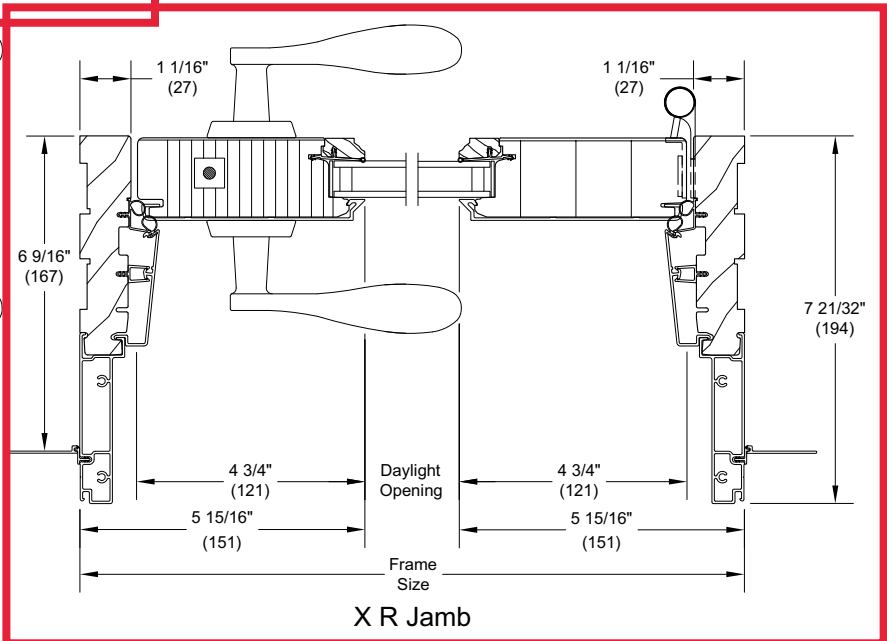
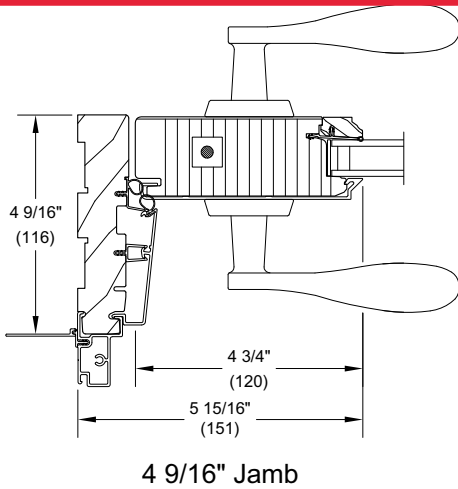
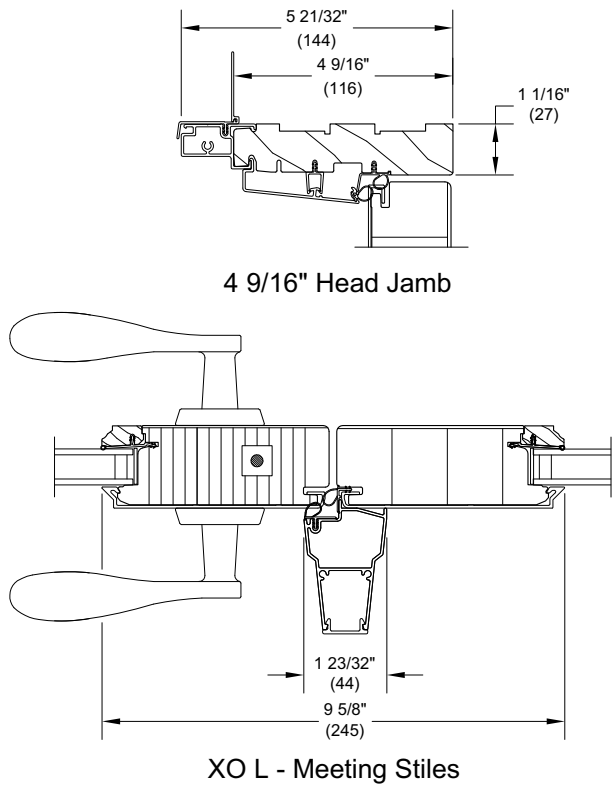
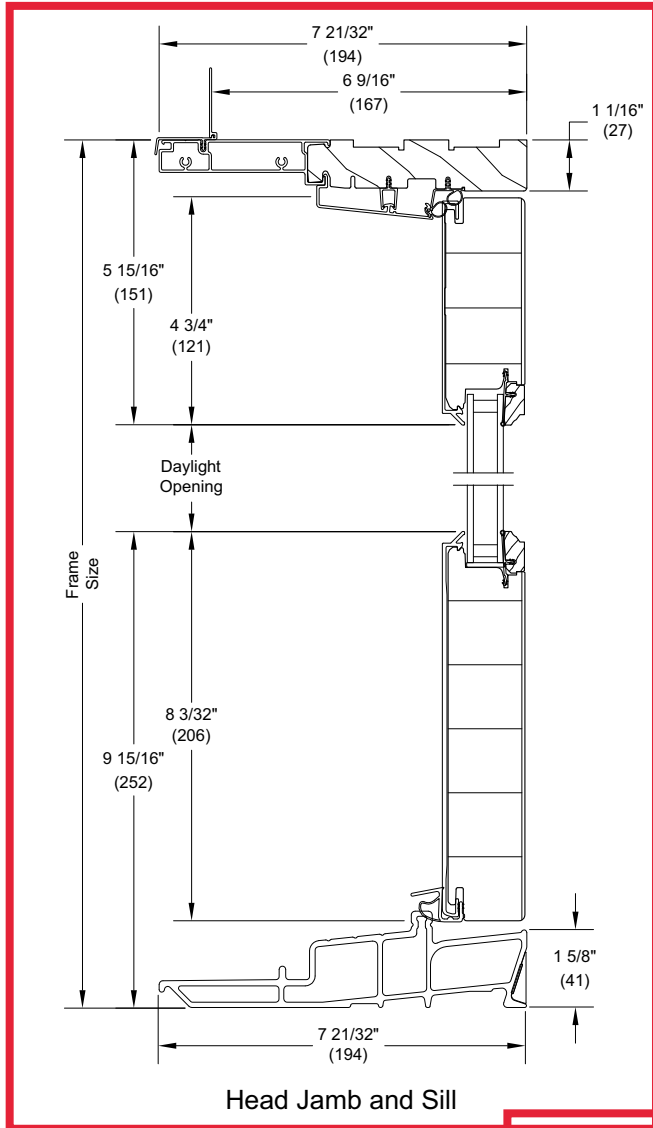
Vertical Mullion - LVL Operator/Operator

NOTE: Square sticking is the default for the contemporary product.

# 1 3/4" Clad Ultimate Swinging French Doors

## Inswing Section Details: Operating

Scale: 3" = 1' 0"



# Basement Doors



Basement doors are ideal for access to basement storage areas and for moving large items into finished basement areas. The wide opening allows storage items such as deck and patio furniture, and large items such as pool tables and furniture, to be easily moved in and out of a basement. Doors meet IRC 2015 building code requirements for emergency egress in finished basement living areas and feature weather resistant construction.



## Classic Series Steel Sided

### Features:

- Patented gas spring lift assistance for improved operation
- Baked-on Sherwin Williams primer provides durable base for finish paint
- Slide bolt locking mechanism (optional keyed lock kit available)
- Flanged construction and J-channel header shed water and prevent binding due to ice and snow, permitting all-season use

### Available with a Powder Coat Paint Finish

Eliminates the time and expense of painting the door yourself.

#### Color Choices



Only available on Classic Series doors, sizes B and C and extension panels.



*For use on existing masonry sidewalls  
Door shown with optional foundation plates,  
extensions and keyed lock kit.*

## Classic Series Sloped Wall

### Features:

- Heavy-duty steel construction
- Baked-on Sherwin Williams primer provides durable base for finish paint
- Corrosion-resistant zinc-plated, chromate-sealed hardware
- Lift assistance provides easy, one-hand operation
- Slide bolt locking mechanism (optional keyed lock available)
- Versatile frame design and optional foundation plates and extension panels allow the door to accommodate virtually any areaway



*Available in Size C only*

## Ultra Series

### Features:

- Corrosion-resistant high-density, polyethylene construction
- Simulated wood design
- Pleasing driftwood color
- Will not rust and never needs painting
- Interchangeable side panel inserts allow homeowners to add light and/or ventilation to their basement areaway
- Motion dampers provided for safe and controlled door operation
- Slide bolt locking mechanism



Louver and screen side panel window inserts



Wood grain texture

**For new home construction, see PermEntry Basement Entrance on page 6.**

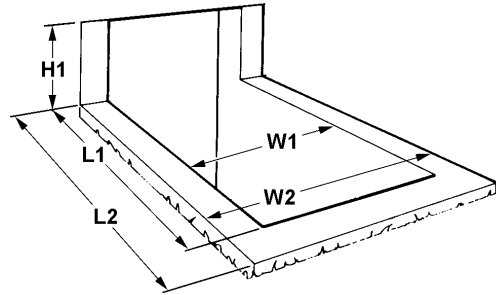


## Basement Door Measuring Guide

Follow the instructions below to calculate the proper size door for your areaway. An electronic version of this sizing guide is also available at [www.bilco.com](http://www.bilco.com). Please contact Bilco if you are unable to find a standard door to fit your areaway.

### Areaway — Flat Foundation Ultra Series and Classic Series Doors

1. Discard your old door and measure (in inches) the dimensions of the areaway foundation.
2. Measure dimension W1, the inside width, and dimension W2, the outside width of the areaway foundation walls. Record your dimensions and make the calculation shown.
3. Measure dimension L1, the inside length, and dimension L2, the outside length of the areaway foundation walls. Record your dimensions and make the calculation shown.
4. Measure dimension H1, the height from the top of the areaway foundation to the top of the opening in the house foundation.
5. Select the door from the table to the right with a width between W1 and W2 and length between L1 and L2.



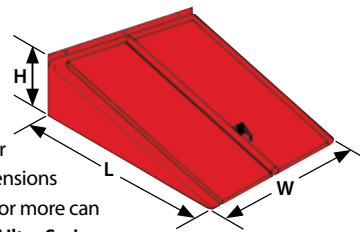
Record your foundation dimensions here

**Width**  
W1 + 4" = \_\_\_\_  
W2 = \_\_\_\_

**Length**  
L1 + 2" = \_\_\_\_  
L2 = \_\_\_\_

**Height**  
H1 = \_\_\_\_

**Extensions** are available to increase the door length for Size C Ultra and Classic Series doors. **Classic Series** extensions are available in 6", 12", 18", 24" and 30" lengths and two or more can be mounted back to back to increase the door length. **Ultra Series** extensions are available in 6" and 12" lengths and two extensions can be combined to increase the door length.



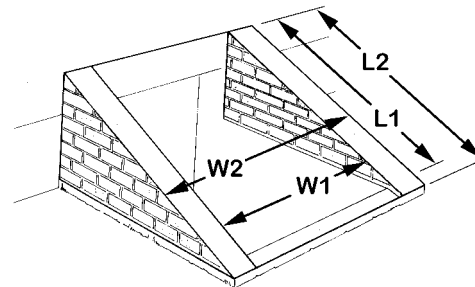
### Basement Door Dimensions

Door Size	Width (W) (inches)	Length (L) (inches)	Height (H) (inches)	Door Opening	
				Length (inches)	Width (inches)
B	51	64	22	60	44
C*	55	72	19½	67	48
O	47	58	30	58	40
SL	51	43¼	52	60	44

\*Ultra Series Doors are available in Size C only

### Areaway — Sloped Masonry Classic Series SLW Doors

1. Discard your old door and measure the dimensions of the areaway foundation as shown.
2. Measure dimension W1, the inside width, and W2, the outside width of the foundation sloped sidewalls. Walls may not be uniformly spaced, so check at several points for the narrowest dimension.
3. Measure dimension L1, the inside length, and L2, the outside length of the areaway foundation. Record your dimensions and make the calculation shown.
4. Select the widest and longest SLW Door from the table to the right that will fit between the foundation sidewalls. Frame length should be between L1+2" and L2. Frame length can be extended with optional extension panels.



Record your foundation dimensions here

**Width**  
W1 (minimum) = \_\_\_\_  
W2 = \_\_\_\_

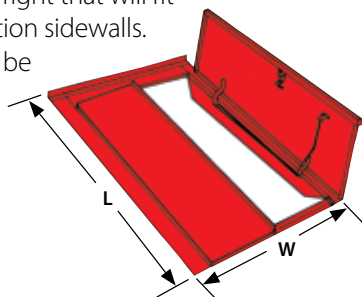
**Length**  
L1 + 2" = \_\_\_\_  
L2 = \_\_\_\_

### Sloped Wall Basement Door Dimensions

For inside width (inches) (W1) of:	Select Door Model	*Outside Width (W) (inches)	**Length (L) min - max (inches)	Door Opening	
				Length (inches)	Width (inches)
36 - 41	SLW3641	45¼	65¼ - 67¾	57	30
46 - 51	SLW4651	55¼	65¼ - 67¾	57	40
47 - 51	SLW4751	55¼	74½ - 77	67	40
50 - 55	SLW5055	59¾	67¾ - 70¼	60	44
54 - 59	SLW5459	63¼	74½ - 77	67	48

\* The frame of the door must overlap the foundation sidewalls by at least 2" on each side.  
\*\* The SLW door length is adjustable for installation flexibility.

**Extensions** are available to increase the door length in 6" and 12" sizes. Two or more extensions can be over-lapped to make longer extensions.





# Installation Instructions

## Size C Bilco Basement Door Extensions

(Used to increase the length when required to fit a longer stairwell)

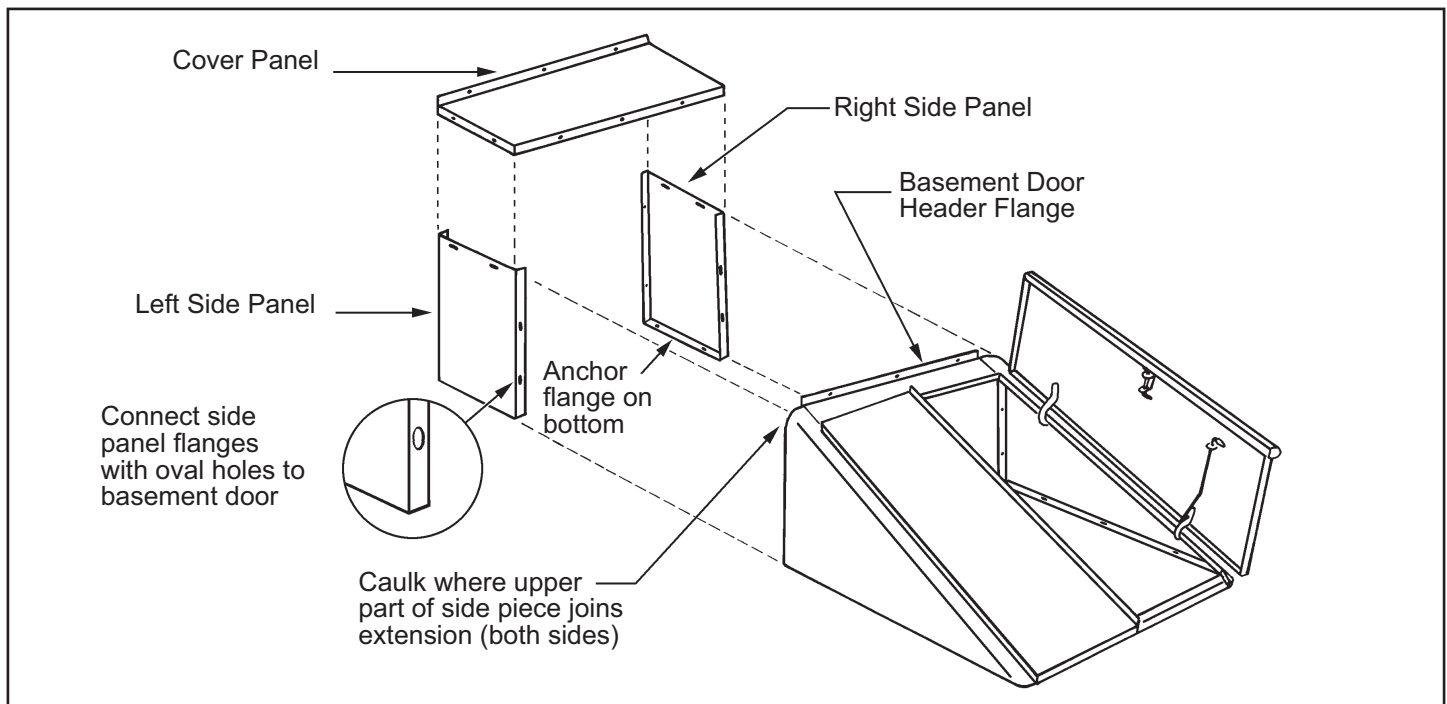
1. First assemble the size C Bilco Door in accordance with the installation instructions in the Door package.
2. The extension assembly consists of three parts: left side panel, right side panel, and cover panel. With the non-flanged portion of the extension side panels facing upward and the oval holes facing the basement door as shown, fasten the extension side panels to the back angle of the Bilco Door side pieces with the 1/4" x 1/2" bolts and nuts provided.
3. Install cover panel so *flanges overlap* the side panels and the header flange of the Bilco Door. Secure this with 1/4" x 1/2" bolts, with nuts on inside.
4. Follow Basement Door instructions for installation of extension header against masonry building or to fit it properly under the shingles or clapboards on a frame building.
5. Using holes provided at bottom of each side panel, fasten extension to concrete using Tapcon screws as described in Basement Door instructions.  
(note: 24" & 30" sides panels have two holes, 12" & 18" side panels have one hole and 6" side panels have no holes as concrete anchorage is not required).

### Hardware Supplied with Extension

- (13) 1/4" x 1/2" round head bolts
- (13) 1/4" nuts
- (8) 1/4" x 1-3/4" Tapcon Screws

Extension Size	Shipping Weight
6"	26 lbs.
12"	41 lbs.
18"	58 lbs.
24"	73 lbs.
30"	91 lbs.

6. When caulking around the exterior of the Bilco Door and extension be sure to caulk where side pieces join extension.
7. Bilco extension panels are supplied in either a red oxide primer or powder coat paint finish. If your extension panels have a powder coat finish, no additional finishing is required. **Important:** Extension panels supplied with a primer must be painted within forty-five days of installation. See paint label on the interior of the basement door leaf or go to [www.bilco.com](http://www.bilco.com) for complete painting instructions.



"It's only **Genuine Bilco...**  
if it says so on the handle"

### Customer Service

(800)854-9724

E-mail: [bilco@bilco.com](mailto:bilco@bilco.com)

[www.bilco.com](http://www.bilco.com)

# VELUX Sun Tunnel Skylights

Flat glass - TLR  
Curb-metal flashing - TCR



Flat glass - TLR





Curb-metal flashing - TCR

## Benefits:

- Low-profile glass design creates sleek appearance on any roofline.
- Perfect for developments where local ordinances do not allow acrylic dome tubular skylights.
- Available in 14-in. rigid only.
- Prefabricated light tunnel makes it easy to install.

- One piece metal curb-mounted flashing.
- Low-profile dome - acrylic or polycarbonate.
- Pivoting tunnel system.

Model TLR	 14° - 60° 3:12 - 20:12	014
Outside flashing	in.	25 3/8 x 30 1/2
Rough opening (ceiling)	in.	14 1/2
Rough opening (roof deck)	in.	14 1/2 x 17 3/4
Daylight area	sq. in.	138
Net wt (w/ acrylic)	lbs.	29
Standard tubing kit length	in.	48
Maximum recommended install length & orientation dependent	ft.	30

Model TCR	 0° - 60° 0:12 - 20:12	014
Outside flashing	in.	20 7/8 x 20 7/8
Rough opening (ceiling)	in.	14 1/2
Rough opening (roof deck)	in.	16 3/4 x 16 3/4
Daylight area	sq. in.	138
Net wt (w/ acrylic)	lbs.	29
Standard tubing kit length	in.	48
Maximum recommended install length	ft.	30