

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1407 Broadway Street, Application Number HDC18-117

**DISTRICT:** Broadway Historic District

**REPORT DATE:** June 14, 2018

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

**REVIEW COMMITTEE DATE:** Monday, June 11, 2018

	<b>OWNER</b>		<b>APPLICANT</b>
<b>Name:</b>	John Gehring		Same
<b>Address:</b>	1407 Broadway Street Ann Arbor, MI 48105		
<b>Phone:</b>	(734) 974-1978		

**BACKGROUND:** The Erastus Leseur House was built c. 1840. It is a very simple, end-gable Greek Revival with features typical of that style: wide frieze boards under the eaves and in the gables; frieze windows; and fluted pilasters and entablature around the front door. Additions to the house include a wrap-around front porch, and a screen room off the south side. Leseur was a teamster, policeman, the City Marshal, and worked for the stage coach lines. He purchased the lot for \$200 in 1841, and by 1855 he had sold the house, lot, and another lot for \$450.

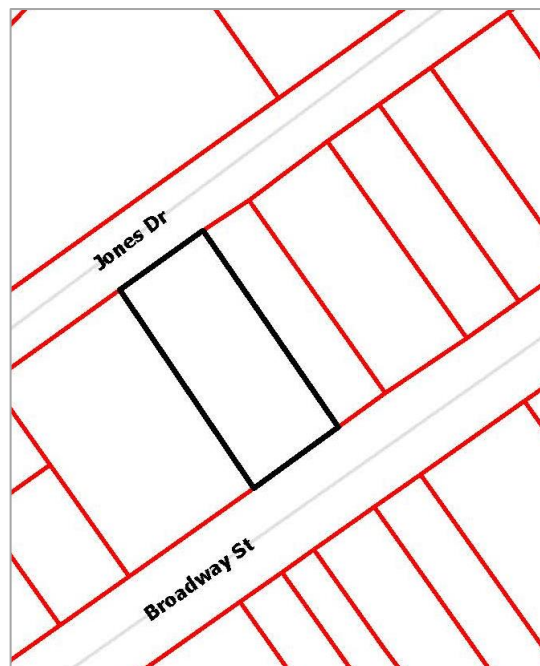
**LOCATION:** The site is located on the northwest side of Broadway, northeast of Jones Drive. It is a through lot to Jones.

**APPLICATION:** The applicant seeks HDC approval to remove a shed that is attached to the rear of the house, plus a small portion of the house, and replace it with a single-story addition in the same footprint and with the same roofline. Also, to remove a door on the north elevation near the back of the house, to enlarge a window on the north elevation to meet egress requirements, and to replace a window with a door on the south side of the house, as proposed.

#### **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.

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. Aerial photos from 1947 show that this surprisingly deep house had the same footprint then as it does today. That probably indicates that all of today's house was built during the period of significance for the Broadway Historic District. For descriptive purposes, this report refers to the front of the house (the 1 ¾ story original house along Broadway), the wing (the one-story wing behind the front) and the shed (a non-weatherized continuation of the wing at the rear of the building).
2. Per the city assessor, the current floor area is 1471 square feet. This includes the first 5' of the wall adjacent to the Dorothy door, but does not include the shed attached beyond that.
3. *Addition*. The shed and 5' of the wing where they are attached are proposed to be removed, and a 354 square foot addition is proposed to be built in the same footprint and with the same roof pitch. Though the footprint wouldn't change, the total floor area (which counts only conditioned or habitable space) would increase by roughly 250 square feet, the area of the shed. The addition would be clad in cementitious lap siding to match the exposure of the wood siding on the front and wing of the house.

While the attached shed is old and unique, staff does not believe that it is important to defining the overall historic character of the property. The proposed work still meets the Secretary of the Interior's Guidelines: The addition is on an inconspicuous elevation, it retains the size, scale, and mass of the existing house, and the proposed materials define it as contemporary. There is loss of historic materials, but staff feels that since the work won't be visible from the street, this is an appropriate way to put on an addition and retain the same form and mass of the house.

4. *Windows.* All of the windows on the wing were replaced during an interior remodel several decades ago. On the north elevation, a room marked “nursery” on the floorplan will require the current double-hung window to be replaced with a casement window that is 2” wider. Details on this window are not provided, but staff proposes the use of an Andersen casement window that closely matches the design and profile of the Andersen windows proposed to be used on the addition, including installing a false meeting rail across the center. Matching applied muntins are optional.

On the south elevation, one original window opening (above the side of the Dorothy door) would be removed and not reinstalled.

5. *Doors.* A west-facing window above the top of the Dorothy door is proposed to be removed and replaced with a single-lite door. Materials are not specified, but wood, clad wood, insulated fiberglass, or steel would be appropriate in this non-original opening.

On the north elevation, a door near the back of the wing is proposed to be removed and infilled. This door’s age and style are not indicated, and it warrants a closer inspection during the Review Committee visit.

6. Staff believes the work is generally sensitive to the site and neighborhood and meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior’s Guidelines and 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 1407 Broadway Street, a contributing property in the Broadway Historic District, to remove a shed that is attached to the rear of the house, plus a small portion of the house, and replace it with a single-story addition in the same footprint and with the same roofline. Also, to remove a door on the north elevation near the back of the house, to enlarge a window on the north elevation to meet egress requirements, and to replace a window with a door on the south side of the house, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *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 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 1407 Broadway Street in the Broadway 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:** Survey sheet, application, drawings, window schedule, photos.

1407 Broadway Street (Google Street View August 2017)







# HISTORIC DISTRICT COMMISSION

## PLANNING AND DEVELOPMENT SERVICES

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

**APPLICATION MUST BE FILLED OUT COMPLETELY**

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER John Gehring		HISTORIC DISTRICT Broadway	
PROPERTY ADDRESS 1407 Broadway St.		CITY ANN ARBOR	
ZIPCODE 48105	DAYTIME PHONE NUMBER ( 517 ) 974-1978	EMAIL ADDRESS gehring.john@gmail.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

<b>SIGN HERE</b> →	<b>PRINT NAME</b> → John Gehring	<b>DATE</b> → 05/14/18
--------------------	----------------------------------	------------------------

### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) The Kolb Company, LLC			
ADDRESS OF APPLICANT 7910 Ann Arbor St.			CITY Dexter
STATE MI	ZIPCODE 48130	PHONE / CELL # ( 734 ) 426-6300	FAX No ( )
EMAIL ADDRESS Kevin@TheKolbCompany.com			

### APPLICANT'S SIGNATURE (if different from Property Owner)

<b>SIGN HERE</b> →	<b>PRINT NAME</b> → X Kevin D. Kolb	<b>DATE</b> → 05/14/18
--------------------	-------------------------------------	------------------------

### BUILDING USE – CHECK ALL THAT APPLY

<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
---	---------------------------------	---------------------------------	--	-------------------------------------	--

### PROPOSED WORK

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

Interior modifications with window replacement/relocation/repair. No change to building footprint with exception to an added egress door porch steps which does NOT occur within original historic portion of home.

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Owners have an upstairs with very steep steps leading up to it and they are having a child and would like to reconfigure the rear interior portion of the house for a second bath and nursery area. The proposed changes do NOT occur within the original footprint of the historic portion of the home. Foundation within the proposed renovated area is just a slab on grade with possibly no footings and is in extreme disrepair so exterior wall and foundation work is required.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)



# HISTORIC DISTRICT COMMISSION APPLICATION

## FEE CHART

DESCRIPTION	
<b>STAFF REVIEW FEES</b>	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
<b>HISTORIC DISTRICT COMMISSION FEES</b>	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
<b>RESIDENTIAL – Single and 2-story Structure</b>	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
<b>COMMERCIAL – includes multi-family (3 or more unit) structures</b>	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
<b>DEMOLITION and RELOCATION</b>	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

### FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

## INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to [building@a2gov.org](mailto:building@a2gov.org).

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

## APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

## OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

**John Gehring and Lisa Leininger Residence**

**1407 BROADWAY ST**

**Ann Arbor, MI 48105**

Parcel Number: 09-09-21-300-007

Zoning Code: R2A

Total Acres: 0.338

Legal Description:

LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

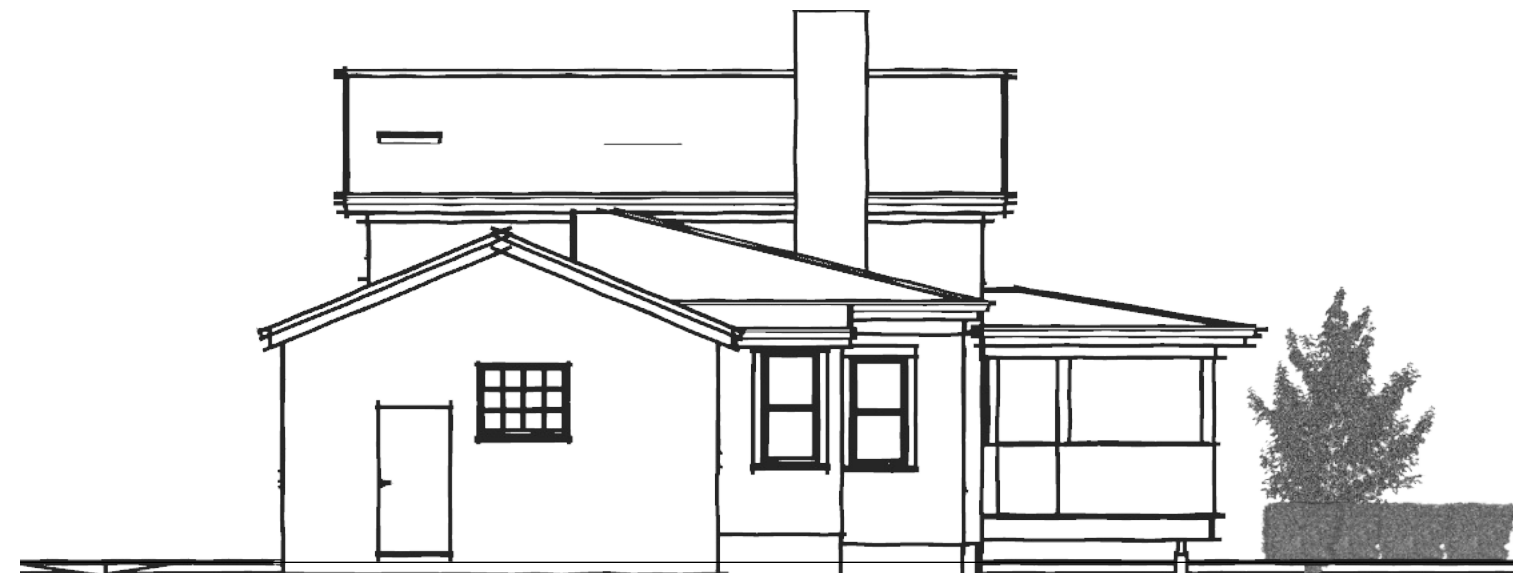
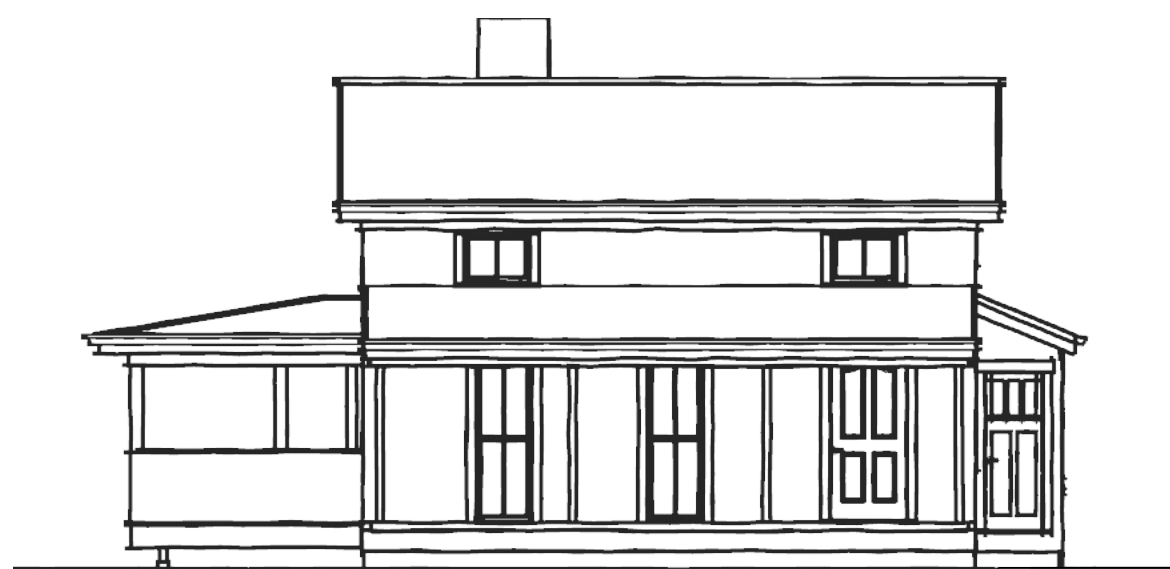
Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

Basement Area: 1,246 sq ft

Foundation Size: 1,246 sq ft

Year Built: 1901



**EXISTING ELEVATIONS**

SCALE: 1/8"



# John Gehring and Lisa Leininger Residence

1407 BROADWAY ST

Ann Arbor, MI 48105

Parcel Number: 09-09-21-300-007

Zoning Code: R2A

Total Acres: 0.338

Legal Description:

LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

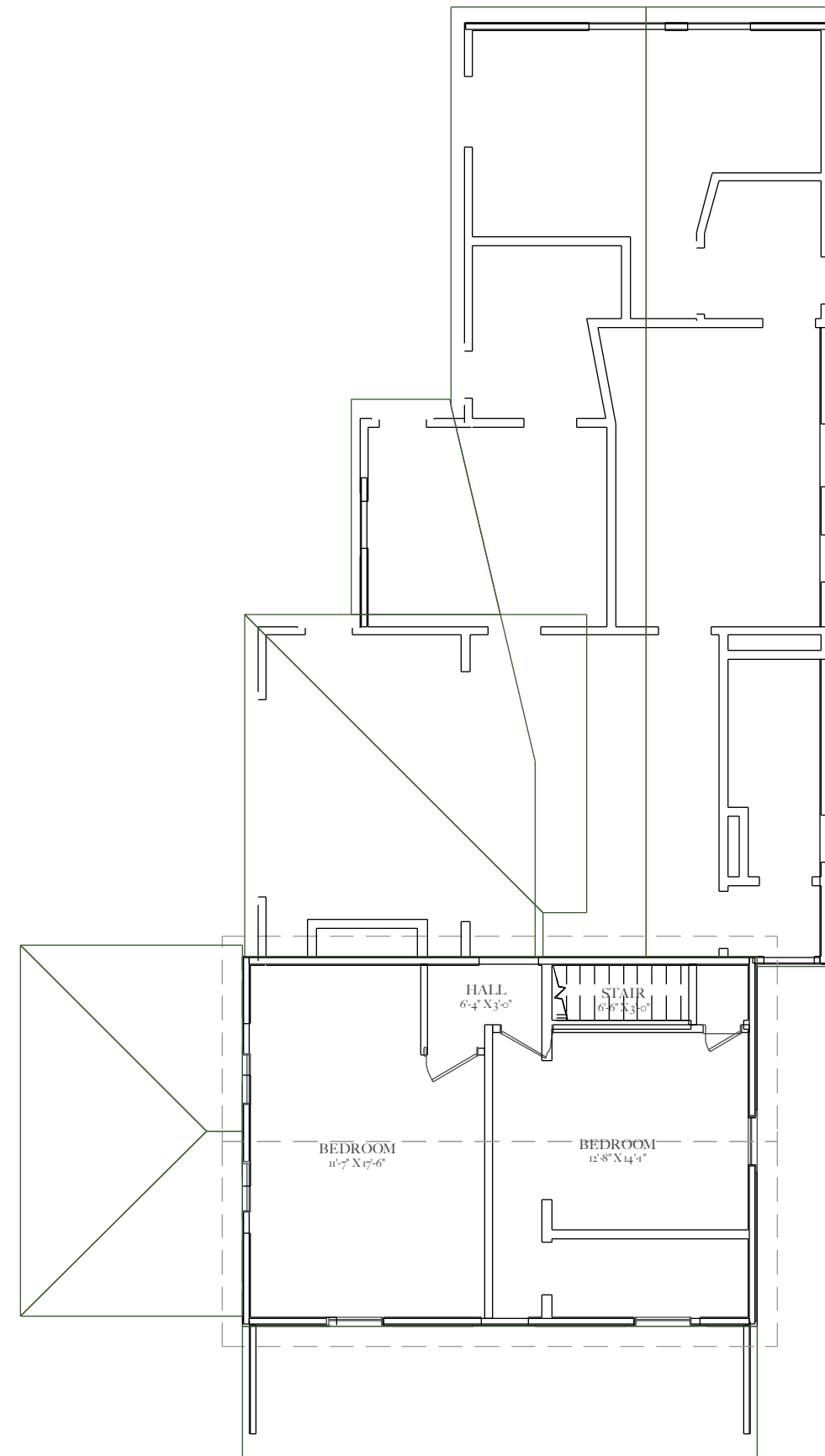
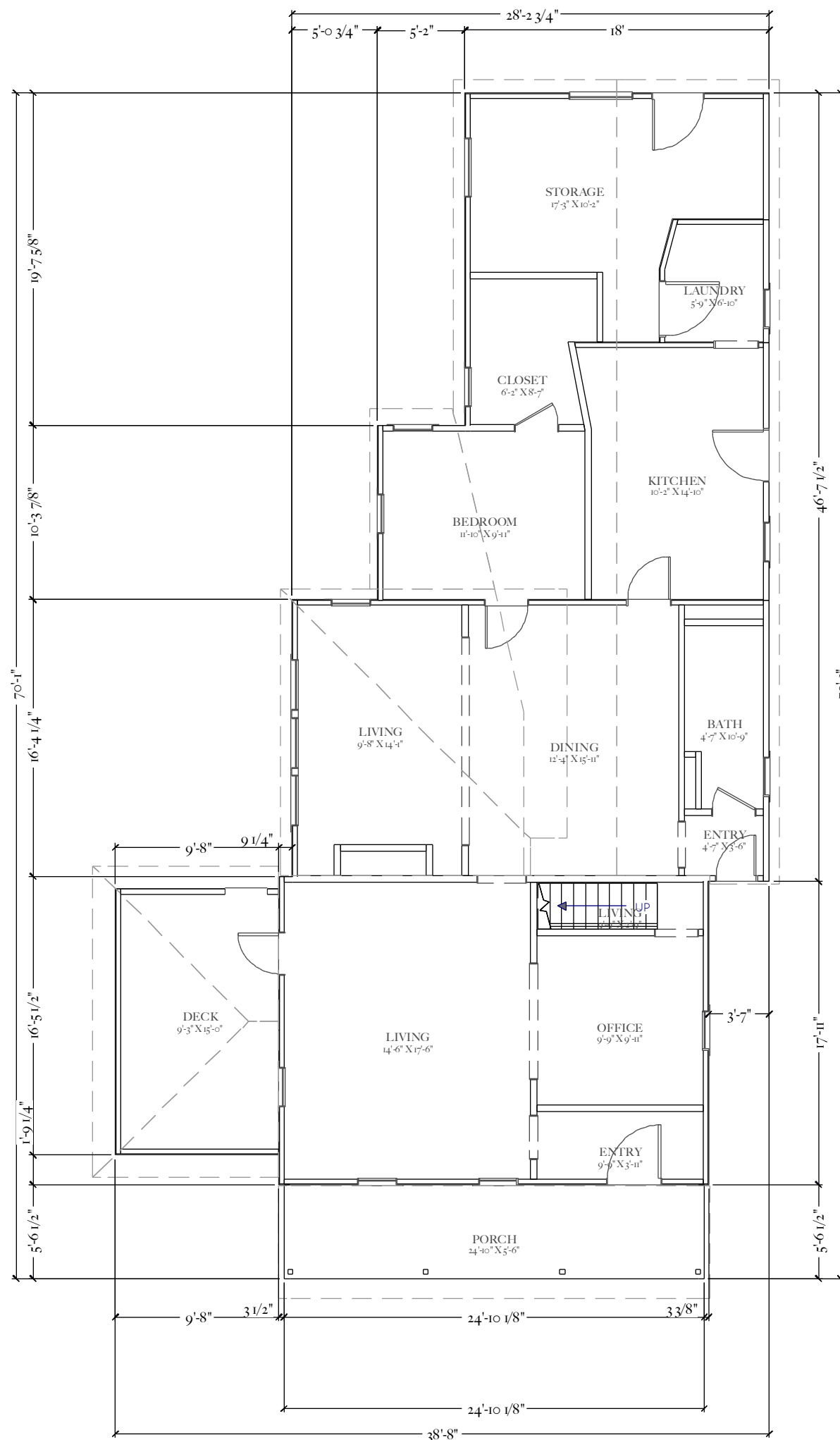
Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

Basement Area: 1,246 sq ft

Foundation Size: 1,246 sq ft

Year Built: 1901



## EXISTING LAYOUT

SCALE: 1/8"

**John Gehring and Lisa Leininger Residence**

**1407 BROADWAY ST**

**Ann Arbor, MI 48105**

Parcel Number: 09-09-21-300-007

Zoning Code: R2A

Total Acres: 0.338



WINDOW CONFIGURATION CHANGED

Legal Description:  
LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

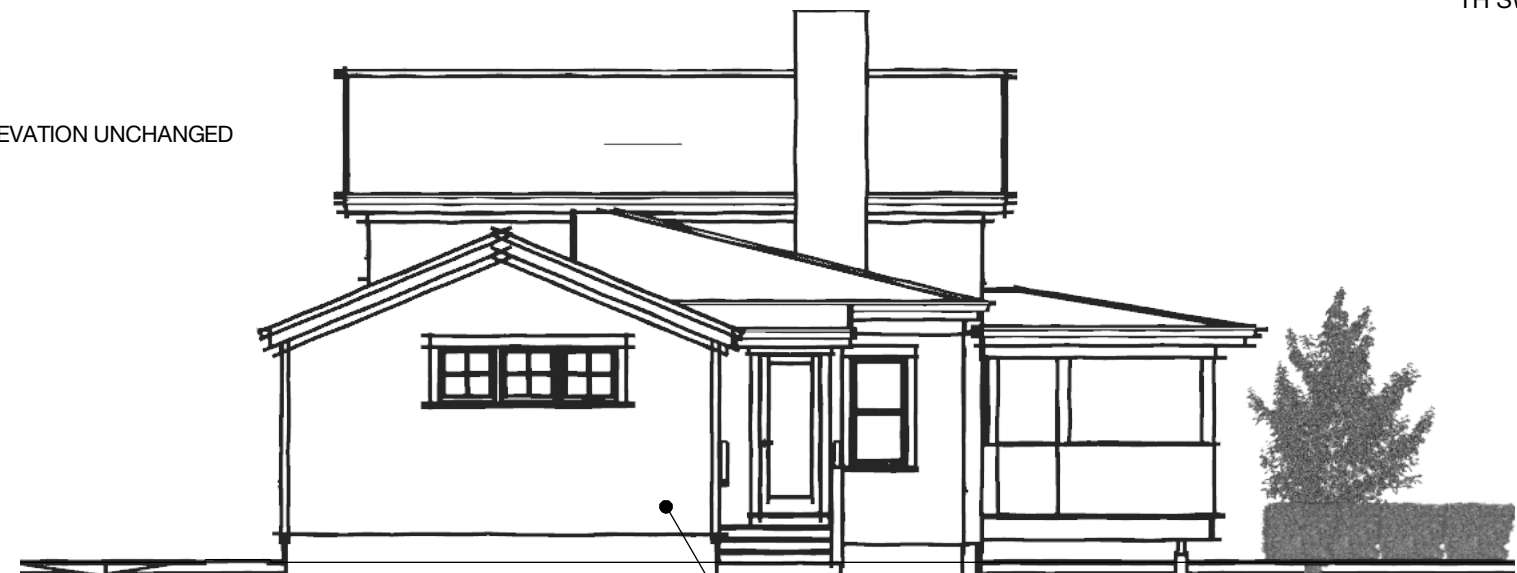
Basement Area: 1,246 sq ft

Foundation Size: 1,246 sq ft

Year Built: 1901



ROADSIDE ELEVATION UNCHANGED



REAR ELEVATION ALTERED FROM EXISTING CONFIGURATION

← RECONSTRUCTED SECTION



**PROPOSED ELEVATIONS**

SCALE: 1/8"

**John Gehring and Lisa Leininger Residence**

**1407 BROADWAY ST  
Ann Arbor, MI 48105**

Parcel Number: 09-09-21-300-007

Zoning Code: R2A  
Total Acres: 0.338

Legal Description:  
LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

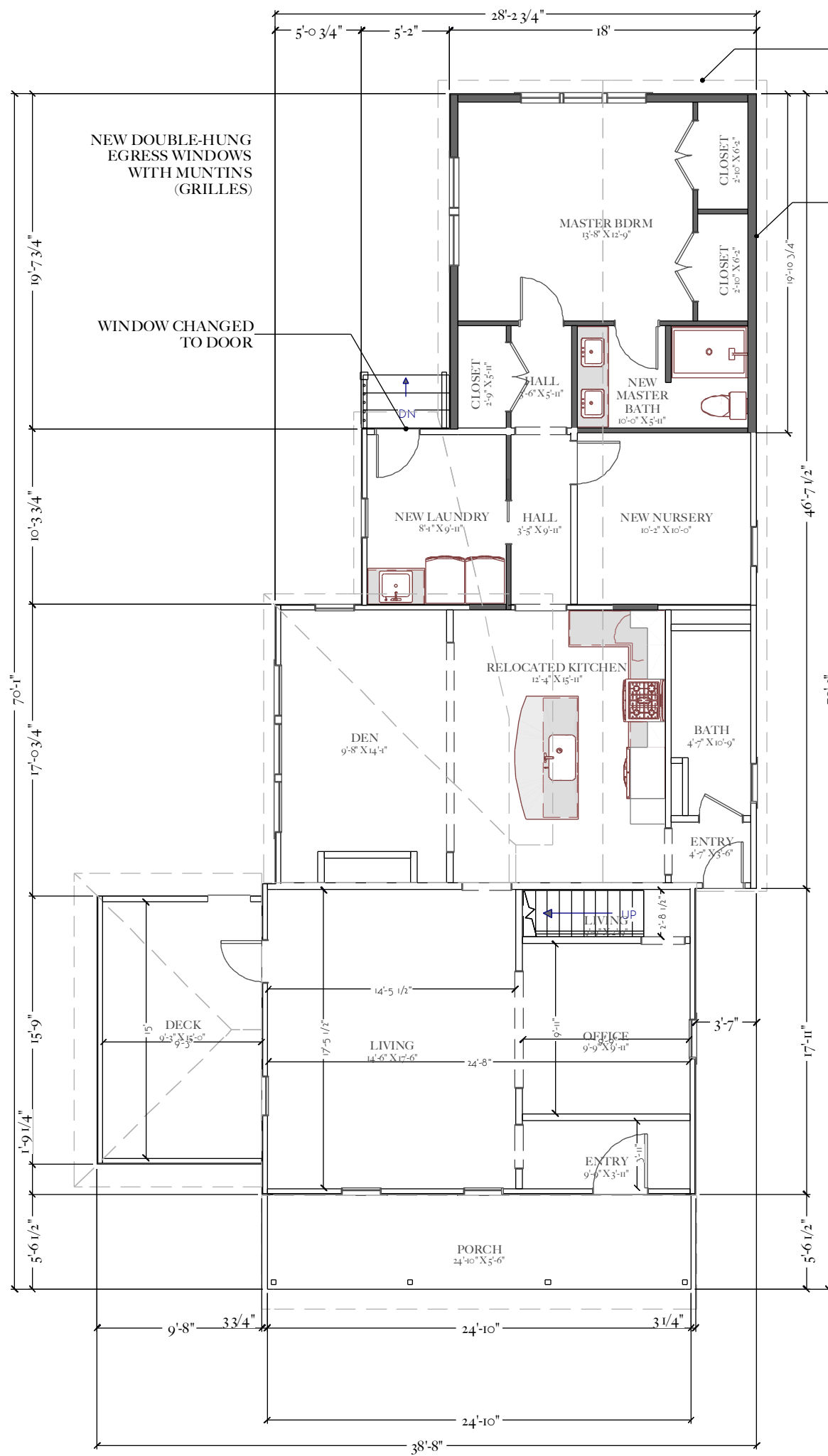
Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

Basement Area: 1,246 sq ft

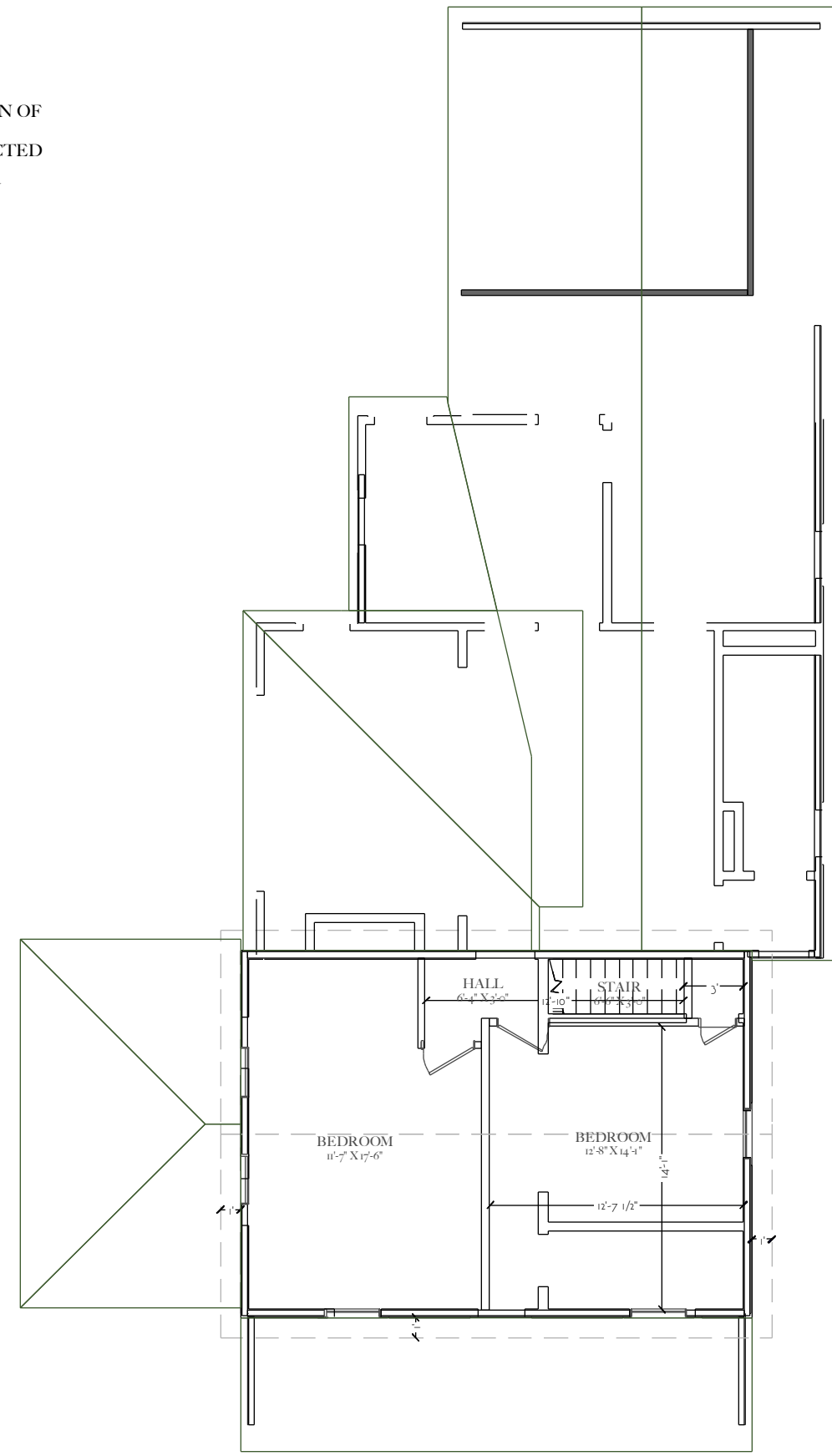
Foundation Size: 1,246 sq ft

Year Built: 1901



ROOF MAINTAINED IF STRUCTURAL FEASIBLE, IF NOT - REPLACED WITH IDENTICAL

REAR PORTION OF HOUSE HAS RECONSTRUCTED WALLS AND FOUNDATION



**PROPOSED LAYOUT**

SCALE: 1/8"

**John Gehring and Lisa Leininger Residence**  
**1407 BROADWAY ST**  
**Ann Arbor, MI 48105**

Parcel Number: 09-09-21-300-007

Zoning Code: R2A  
Total Acres: 0.338

Legal Description:  
LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

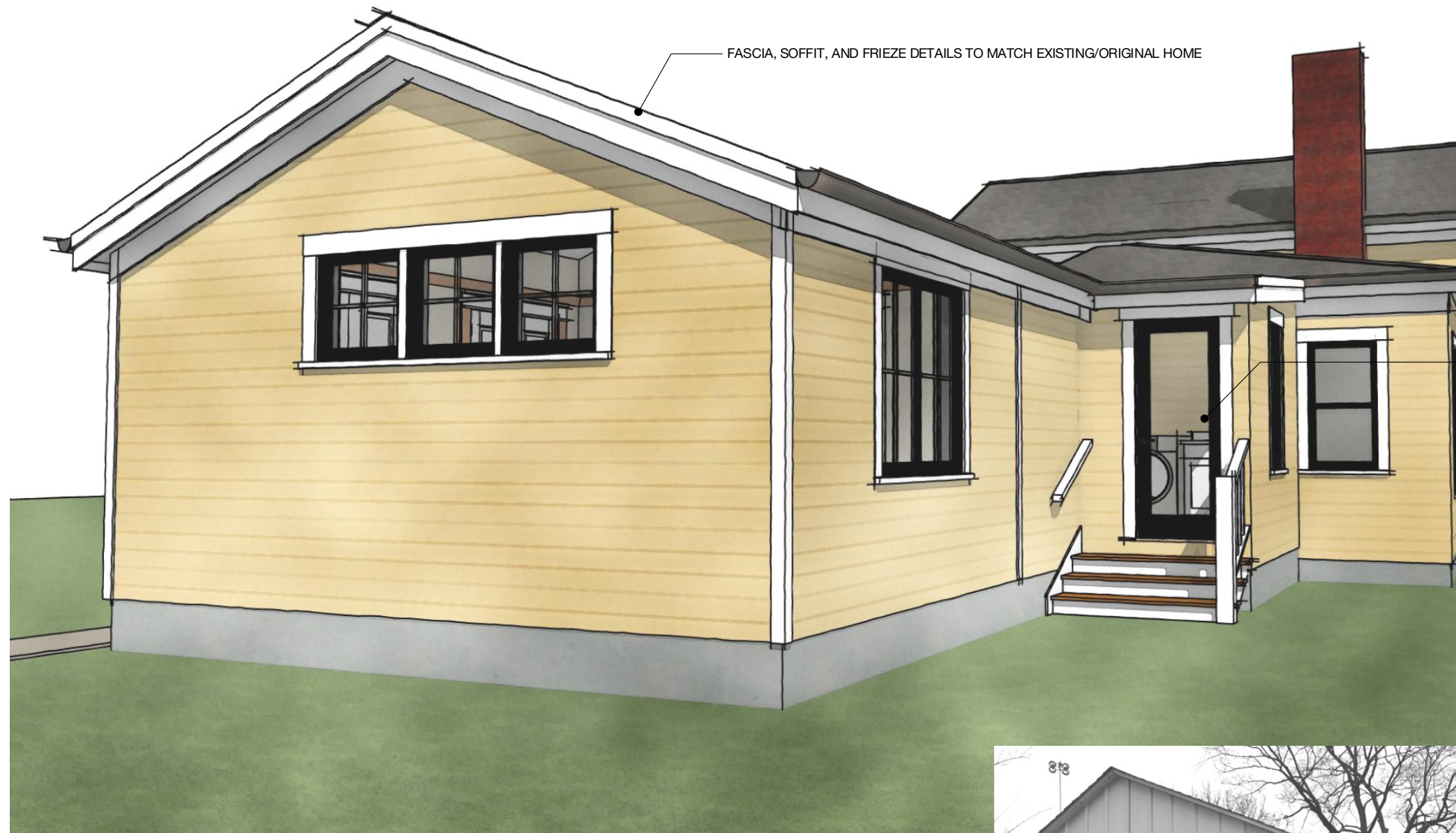
Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

Basement Area: 1,246 sq ft

Foundation Size: 1,246 sq ft

Year Built: 1901





**John Gehring and Lisa Leininger Residence**

**1407 BROADWAY ST**

**Ann Arbor, MI 48105**

Parcel Number: 09-09-21-300-007

Zoning Code: R2A

Total Acres: 0.338

Legal Description:

LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

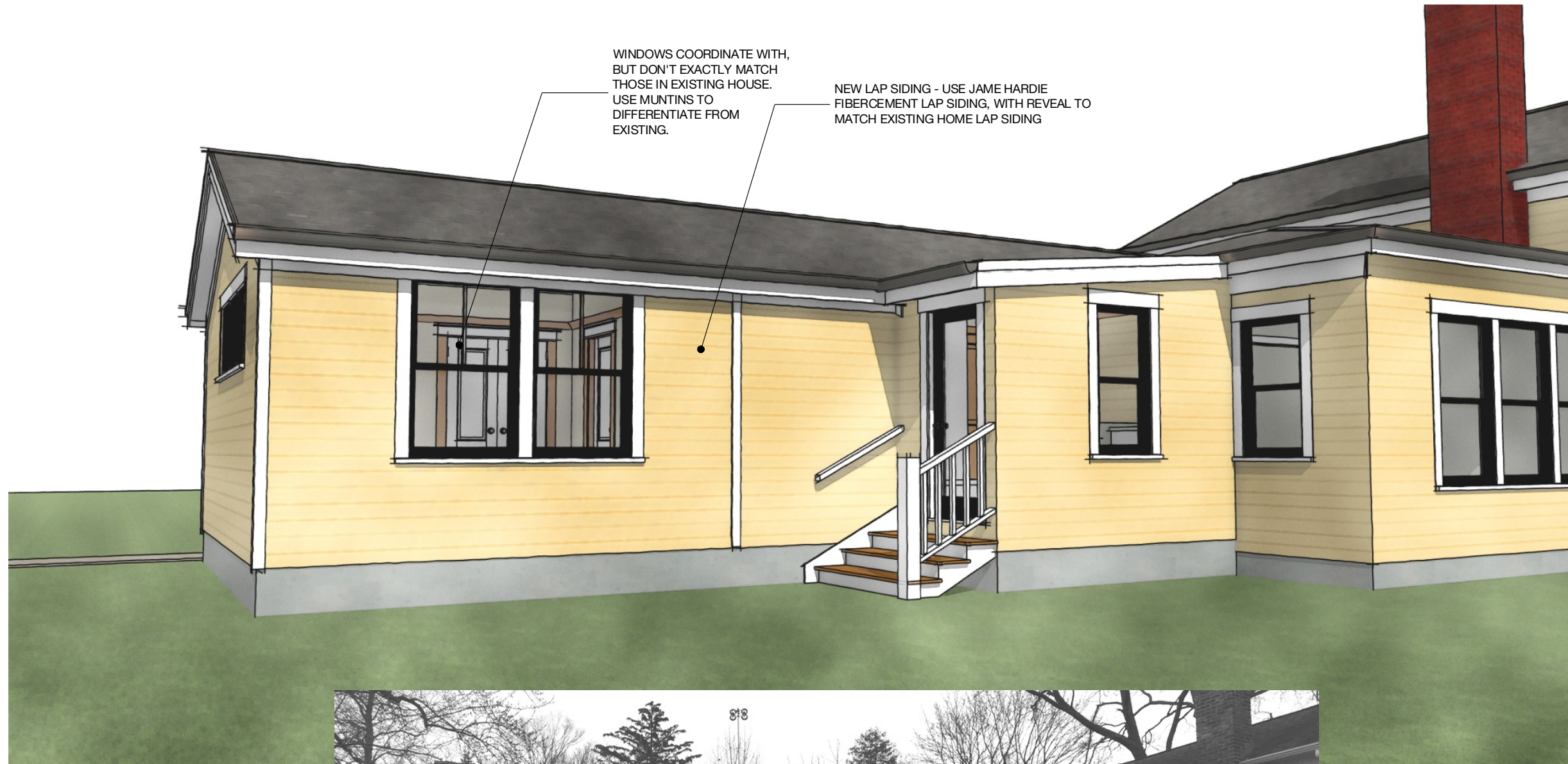
Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

Basement Area: 1,246 sq ft

Foundation Size: 1,246 sq ft

Year Built: 1901



WINDOWS COORDINATE WITH,  
BUT DON'T EXACTLY MATCH  
THOSE IN EXISTING HOUSE.  
USE MUNTINS TO  
DIFFERENTIATE FROM  
EXISTING.

NEW LAP SIDING - USE JAME HARDIE  
FIBERCEMENT LAP SIDING, WITH REVEAL TO  
MATCH EXISTING HOME LAP SIDING

EXISTING WALLS AND FOUNDATION REPLACED





**John Gehring and Lisa Leininger Residence**

**1407 BROADWAY ST**

**Ann Arbor, MI 48105**

Parcel Number: 09-09-21-300-007

Zoning Code: R2A

Total Acres: 0.338

Legal Description:

LOT 38 AND PRT LOTS 37 AND 39  
BEG PT NW LINE BROADWAY 29.7 FT  
SW OF SE COR LOT 38  
TH NE ALG BROADWAY 84 FT  
TH NW PAR TO NE LINE LOT 38 TO  
SE LINE JONES DR  
TH SW ALG JONES DR 80 FT TH SE  
TO POB TRAVER ADDITION

Floor Area: 1,471 sq ft

Garage Area: 216 sq ft

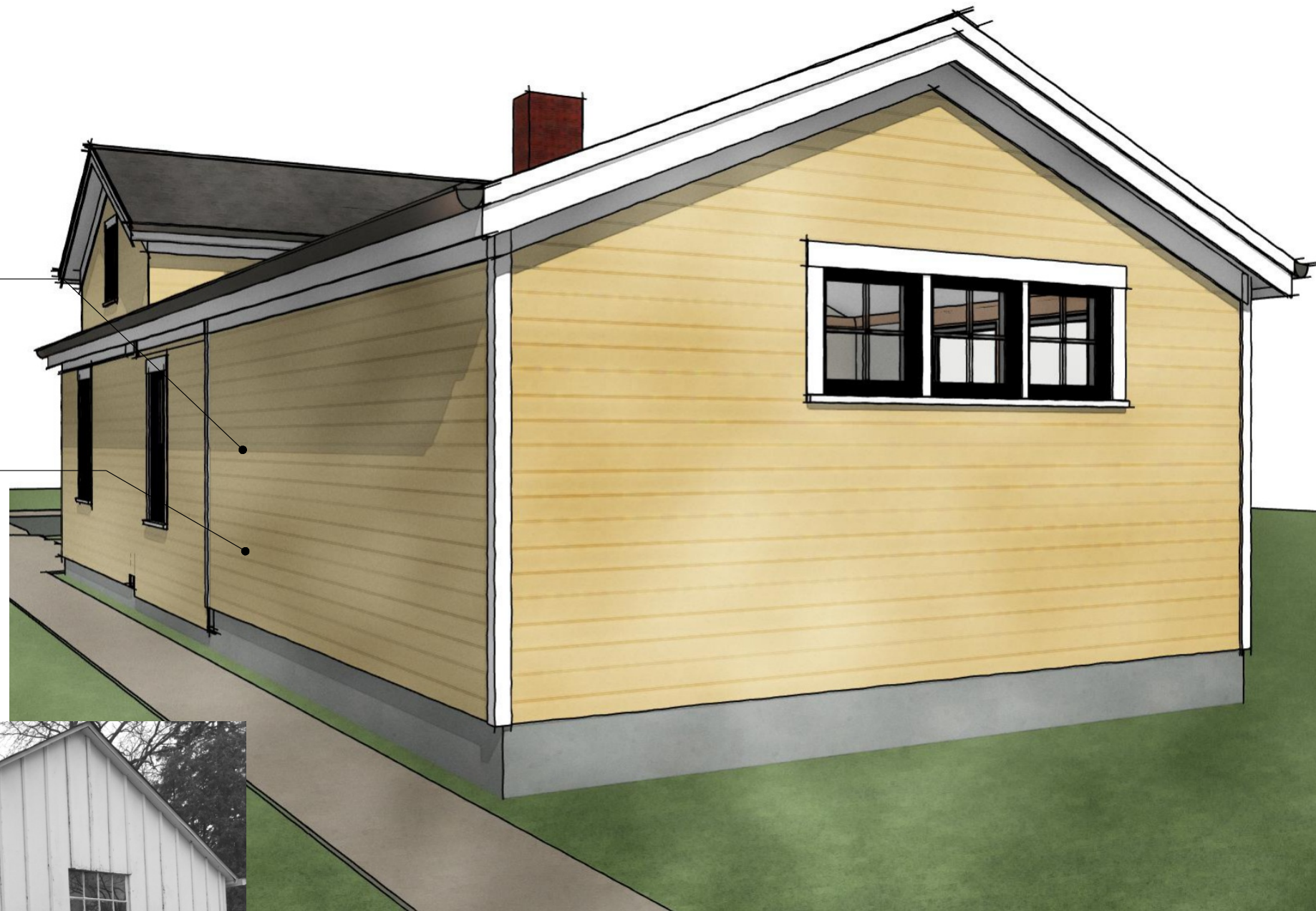
Basement Area: 1,246 sq ft

Foundation Size: 1,246 sq ft

Year Built: 1901

NEW SIDING - HARDIE LAP WITH  
REVEAL TO MATCH EXISTING HOME

DOOR + WINDOW REMOVED THIS SIDE





# The Kolb Company

7810 Ann Arbor Street  
Dexter, MI 48130  
734-417-8389  
kevin@thekolbcompany.com

May 25, 2018

Jill Thacher  
City of Ann Arbor

RE: 1407 Broadway, Historic District Commission Clarifications

Jill -

To answer your email about the 1407 Broadway project, I have the following information:

- Existing window in nursery does not meet egress requirements. It is currently a 28" wide x 57" high double hung window. To meet egress and keep the proportions relatively unchanged, we would need to upgrade to a 30" wide x 57" high casement window.
- Dimensions of the pre-1945 windows are all 28" wide x 57" high double-hung units, except for the triple window in the living room which measures 36" wide x 66" high for each of the three units
- New windows in the master bedroom will be 36" wide x 60" high double hung egress windows, Andersen 400 series with Full Divided Lights (both inside and outside, not just 'between the glass'). Specification sheet attached.
- New transom windows above the master bed will be the same Andersen 400 model, but will each be 28" x 28" Awning style.

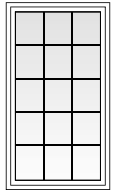
Sincerely,

Kevin Kolb

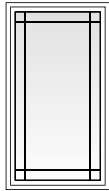
# GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

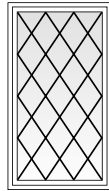
**Note:** Some grille patterns not available in all configurations and products.



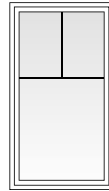
**Colonial**



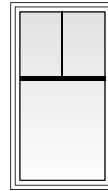
**Prairie**



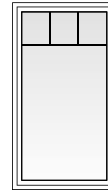
**Diamond**



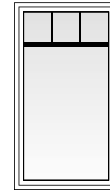
**Tall Fractional**



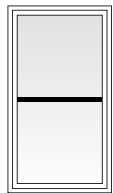
**Tall Fractional with 2 1/4" rail**



**Short Fractional**

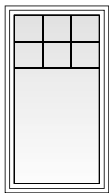


**Short Fractional with 2 1/4" rail**

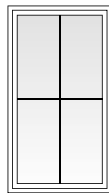


**Simulated Double-Hung**

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.

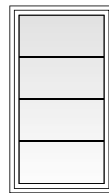


**Specified Equal Light\* Fractional**

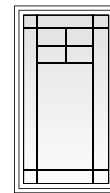
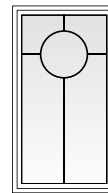
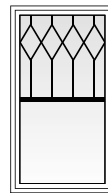


2 x 2

**Specified Equal Light\***



1 x 4



**Custom Patterns**

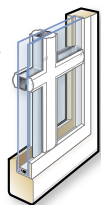
Contact your Andersen supplier for your custom needs.

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

## GRILLE CONFIGURATIONS

### Full Divided Light

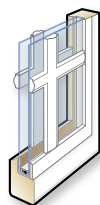
For an authentic look, Full Divided Light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior  
Permanent Interior  
with Spacer

### Simulated Divided Light

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



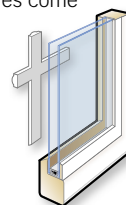
Permanent Exterior  
Permanent Interior



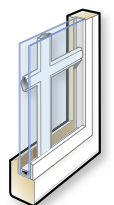
Permanent Exterior  
Removable Interior

### Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.

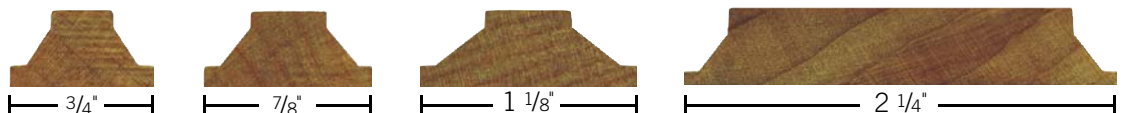


Removable  
Interior Grille



Finelight™ Grilles-  
Between-the-Glass

### Grille Widths (actual size shown)



\*Specify number of same-size rectangles across or down.

# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

**CUSTOM SIZING**  
in 1/8" (3) increments



400 Series  
Tilt-Wash Double-Hung  
Full-Frame Windows

## SECTION REFERENCE

Tables of Sizes .....	90-93
Specifications .....	91-95
Grille Patterns .....	96
Window Details .....	96-97
Joining Details.....	97
Custom Sizing.....	98
Conversion Kits.....	99
Combination Designs .....	255
Product Performance.....	269
Warranty .....	290-291

Dimensions in parentheses are in millimeters.

# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

### Frame

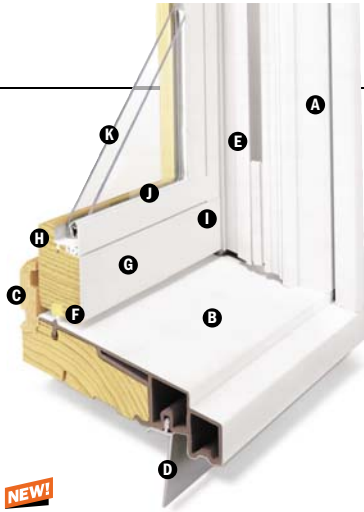
**A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

**B** For exceptionally long-lasting\* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

**C** Natural wood stops are available in pine and prefinished White, Dark Bronze and Black.\*\* A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.

**D** A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

**E** An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



**NEW!**

Jamb liners available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

**F** Weatherstripping throughout the unit provides a long-lasting,\* energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstripping material compresses against. At the check rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstripping with foam inserts.

### Sash

**H** Wood sash members are treated with a water-repellent preservative for long-lasting\* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished White interiors are also available.

**G** A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

**I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through.

## DOUBLE-HUNG STANDARD & OPTIONAL HARDWARE

### STANDARD

Lock & Keeper



Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished White interiors. Other finishes optional.

### CONTEMPORARY

Bar Lift



Antique Brass | Black | Bright Brass  
Brushed Chrome | Distressed Bronze  
**Distressed Nickel** | Gold Dust  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

### ESTATE™

Lock & Keeper



Optional Estate lock & keeper reduces the clear opening height by 3/8" (14). Check with local building code officials to determine compliance with egress requirements.

Hand Lift

Finger Lifts



Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | **Satin Nickel**

*Bold name denotes finish shown.*

### Glass

**J** Silicone bed glazing provides superior weathertightness and durability.

**K** High-Performance glass options include: Low-E4®, Low-E4 HeatLock®, Low-E4 Sun, Low-E4 SmartSun™ and Low-E4 SmartSun HeatLock glass.

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

### Patterned Glass

Patterned glass options are available. See page 10 for more details.

## EXTERIOR

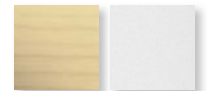


White | Canvas | Sandtone | Terratone



Forest Green | Dark Bronze | Black

## INTERIOR



Pine | White



Dark Bronze\*\* | Black\*\*

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless a prefinished option is specified.

## HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel



Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Estate™ lock & keeper and all lifts are sold separately.

### TRADITIONAL

Hand Lift

Finger Lifts

Bar Lift



Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™

Hand Lift

Finger Lifts

Bar Lift



Stone | **White**

\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\* Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. "Flexacron" is a registered trademark of PPG Industries, Inc. Dimensions in parentheses are in millimeters.



**StormWATCH**  
PROTECTION

400 Series tilt-wash double-hung full-frame windows are available with Stormwatch® protection. Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more details.

**Performance Grade (PG) Upgrade**

A high inside sill stop\* and interior/exterior brackets are available to provide additional structural support for tilt-wash units, allowing standard glass units to achieve higher performance grade ratings. Performance Grade (PG) Ratings replace Design Pressure (DP) Ratings for measuring product performance. For up-to-date performance information of individual products, please visit [andersenwindows.com](http://andersenwindows.com). Use of this option will subtract 3/8" (15) from clear opening height. PG Upgrade not available for 72" (1829) and 76" (1930) heights.

**Sash Options**



Cottage Style

Reverse Cottage Style

For more information about glass, patterned glass, art glass, grilles and TruScene® insect screen see pages 10-17.

For more information about combination designs, product performance, installation accessories and warranty see pages 255-291 or visit

[andersenwindows.com](http://andersenwindows.com)

**ACCESSORIES** Sold Separately

**Frame**

**Extension Jamb**



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished White. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 7/8" (181). Extension jambs can be factory-applied to either three sides (stool and apron application) or four sides (picture frame casing).

**Pine Stool**



A clear pine stool is available and ready for finishing. The tilt-wash stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133), and 6 5/16" (167) for use in wall depths up to 7 7/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings.

**Sash**

**Window Opening Control Device**



A new recessed window opening control device is available factory-applied. It limits the sash travel to 4" (102) when the window is first opened. Available in Stone, White and Black.

**Security Sensors**

**VeriLock® Sensors**

VeriLock sensors are available in five colors. See page 30 for details.

**Open/Closed Sensors**

Wireless open/closed sensors are available in four colors. See page 30 for details.

\* Infringes on the overall net clear opening. Unit clear operable area may not meet egress requirements. See your local building code official for more information. \*\* Do not add combination units to windows with Low-E4® Sun glass, unless window glass is tempered. Application of combination units may affect the performance of Low-E4 and Low-E4 SmartSun™ glass exterior coating. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area. †Values are based on comparison of Andersen® double-hung window conversion kit U-Factor to the U-Factor for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables. Dimensions in parentheses are in millimeters.

**Glass**

**Andersen® Art Glass**

Available for 400 Series tilt-wash transom and picture units. Andersen art glass panels come in a variety of original patterns. See pages 213-214 for details on Andersen art glass. Visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass) for details and pattern information.

**Storm/Insect Screen Combination Unit\*\***



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed. They can be easily installed on the exterior of most 400 Series full-frame double-hung windows. Also available for 200 Series Narroline® double-hung windows (made from 1968 to 2013).

Available in White, Sandtone and Terratone colors to match product exteriors. Canvas, Forest Green, Dark Bronze and Black available by special order.

**Construction**

Constructed with an aluminum frame, single-pane upper and lower glass panels and charcoal powder-coated aluminum screen mesh.

**Energy Efficiency**

400 Series tilt-wash double-hung windows with Low-E4® glass and combination unit is 60% more energy efficient in winter and 57% more energy efficient in summer compared to ordinary dual-pane glass.†

**Sound Reduction**

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments.

For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

**Insect Screens**

**Insect Screen Frames**



Choose full insect screen or half insect screen. Frame colors match product exteriors. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. They are available for most unit sizes and are not available on windows with Stormwatch protection.

**TruScene® Insect Screen**

Exclusive Andersen® TruScene® insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

**Conventional Insect Screen**

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

**Grilles**

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 96.

**Exterior Trim**

This product is available with Andersen® Exterior Trim. See pages 215-220 for details.

**CAUTION:**

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with White, Canvas, Sandtone, Forest Green, Dark Bronze or Black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-base or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstripping.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

400 Series  
Tilt-Wash Double-Hung  
Full-Frame Windows

# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

**Table of Tilt-Wash Double-Hung Window Sizes**

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
<b>Minimum Rough Opening</b>	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15"	19"	23"	25"	27"	29"	31"	35"	39"
	(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)



**CUSTOM WIDTHS – 21 5/8" to 45 5/8"**

CUSTOM HEIGHTS – 36 7/8" to 92 7/8"	CUSTOM WIDTHS – 21 5/8" to 45 5/8"								
	21 5/8"	23 1/8"	25 1/8"	27 1/8"	29 1/8"	31 1/8"	33 1/8"	35 1/8"	37 1/8"
3'-0 7/8" (937)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8" (1038)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8" (1140)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8" (1241)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8" (1343)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8" (1445)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046 <sup>o</sup>	TW3446 <sup>o</sup>	TW3846 <sup>o</sup>
5'-0 7/8" (1546)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410 <sup>o</sup>	TW30410 <sup>o</sup>	TW34410 <sup>o</sup>	TW38410 <sup>o</sup>
5'-4 7/8" (1648)	TW1852	TW2052	TW2452	TW2652	TW2852 <sup>o</sup>	TW21052 <sup>o</sup>	TW3052 <sup>o</sup>	TW3452 <sup>o</sup>	TW3852 <sup>o</sup>
5'-8 7/8" (1749)	TW1856	TW2056	TW2456	TW2656 <sup>o</sup>	TW2856 <sup>o</sup>	TW21056 <sup>o</sup>	TW3056 <sup>o</sup>	TW3456 <sup>o</sup>	TW3856 <sup>o</sup>
6'-0 7/8" (1851)	TW18510	TW20510	TW24510 <sup>o</sup>	TW26510 <sup>o</sup>	TW28510 <sup>o</sup>	TW210510 <sup>o</sup>	TW30510 <sup>o</sup>	TW34510 <sup>o</sup>	TW38510 <sup>o</sup>
6'-4 7/8" (1953)	TW1862	TW2062	TW2462 <sup>o</sup>	TW2662 <sup>o</sup>	TW2862 <sup>o</sup>	TW21062 <sup>o</sup>	TW3062 <sup>o</sup>	TW3462 <sup>o</sup>	TW3862 <sup>o</sup>

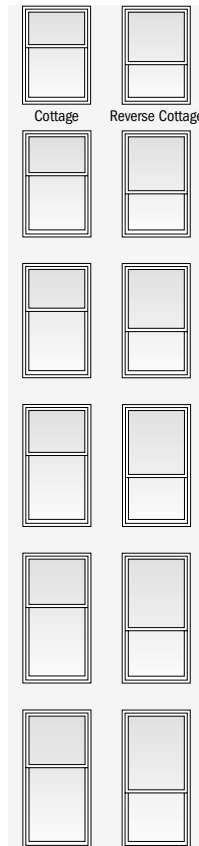
Custom-size windows are available in 1/8" (3) increments. See page 98 for custom sizing.

Grille patterns shown on page 96.

Cottage or reverse cottage sash ratio available for heights shown below in all widths.

**CUSTOM WIDTHS – 21 5/8" to 45 5/8"**

**CUSTOM HEIGHTS – 48 7/8" to 76 7/8"**



Size tables for windows with cottage or reverse cottage sash are now available on [andersenwindows.com](http://andersenwindows.com).

- "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. See pages 288-289 for more details.
- Dimensions in parentheses are in millimeters.
- <sup>o</sup> Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m<sup>2</sup>, clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 94-95.

continued on next page