

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 454 Second Street, Application Number HDC18-263

DISTRICT: Old West Side Historic District

REPORT DATE: December 13, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, December 10, 2018

	OWNER	APPLICANT
Name:	David and Lauryn Rochlen	Same
Address:	454 Second Street Ann Arbor, MI 48103	
Phone:	(734) 546-6309	

BACKGROUND: Mr. and Mrs. Walz occupied this Queen Anne home in 1894, then known as 30 Second Street. It features a cut stone foundation, elaborate gable trim, three bay windows, a full width front porch, and a wide side porch facing Jefferson on the rear 1 ½ story wing. The 1899 Sanborn Map shows a much smaller front porch facing second, and no bay window facing Jefferson.

In 2014 the HDC approved the removal of a shed addition, construction of a new wood stoop and stairs, and the renovation of a door.

LOCATION: The site is located on northwest corner of Second Street and West Jefferson Street.

APPLICATION: The applicant seeks HDC approval to replace five basement hopper windows, install a basement egress window in an enlarged opening, construct a single-story rear addition, and replace an asphalt driveway with a two-track concrete driveway and a 540 SF parking area/patio.



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.

- (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 the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

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

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

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.

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. The starting point for this application is the owners' desire to finish the basement, which requires a new basement stair and emergency egress window. They are also requesting replacement of the other five basement windows, which are divided-lite wood hoppers, with new aluminum-clad wood windows in matching dimensions and an applied muntin to simulate the divided lites. The location of the plane of the new window glass matches the plane of the existing window glass (i.e. the new windows are inset to the same depth within the opening as the old). Each basement window has an existing concrete curb that would remain.
2. The egress window well would have an interior dimension of 3'4" x 3'4". The new aluminum-clad wood window would match the width of the existing 29" window, and the height would be increased from 2' to 4'8". The concrete curb would be removed and replaced with a well made of either salvaged granite from the cellarway to be removed, or concrete masonry unit block to match the foundation of the addition. The location of the egress window is near the front of the house, which is less appropriate than a less conspicuous location farther back, but this basement's floorplan does not lend itself to the use of any other existing window opening for a new egress window.

3. All of the existing floor area and the footprint date to the period of significance for the Old West Side Historic District. The current floor area is 2,246 SF and the addition would add 10%. The footprint is 1,114 SF and the new footprint adds 19%. The addition is well within the recommended guidelines for floor area and footprint.
4. The single-story, low-slung addition wraps around the northwest rear corner of the house. One original window opening (with an non-original window) would be lost for the project. The addition contains a new code-compliant basement stair, a mudroom, and a small extension to the kitchen. Each long side is 18' and extends 7' 4" from the existing building. An existing back door opening on the north elevation would remain as access to the new mudroom. This back door would be "removed and salvaged for this project" (though it's not clear what it would be used for). New materials proposed for the addition include: aluminum clad windows, cladding of poly-ash beadboard and cedar clapboard to match the existing exposure, EPDM rubber roofing, half-round aluminum gutters, and all trim would be poly-ash board. The new back door would be wood or fiberglass with a half lite on the top and panels below.
5. The asphalt driveway would be removed and replaced with a combination parking pad/patio that is approximately 30' wide by 18' deep. This pad could accommodate three cars (with some maneuvering necessary), though the homeowners' intent is to also use it as a patio. Staff has some concerns about the size of the concrete pad should it be used only for parking in the future. There is a gravel area between the concrete pad and two-track driveway where a dry well will be buried. Storm water from the new impervious surface and downspouts will be routed to here.
6. The location and installation of the egress window is appropriate given the interior layout of the basement and the proposed new work. Staff will wait until the Review Committee visits the site to comment on the replacement of the basement windows: restoration is always preferable, but their condition must be assessed.

The addition is compatible with the historic house without distracting from it. Its mass is intentionally low and unobtrusive, and it strikes a balance between the modern design and traditional materials. Staff's opinion is that the addition does not destroy historic materials features, spaces, or spatial relationships that characterize the property; that the new addition is adequately differentiated from the old and compatible in size, scale, and design; and could be removed in the future without compromising the historic integrity of the house.

POSSIBLE MOTION: (Note that the motion is only a suggestion.)

I move that the Commission issue a certificate of appropriateness for the application at 454 Second Street, a contributing structure in the Old West Side Historic District, to replace five basement hopper windows, install a basement egress window in an enlarged opening, construct a single-story rear addition, and replace an asphalt driveway with a two-track concrete driveway and a parking area/patio, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the building and the surrounding area and meets *The City of Ann Arbor Historic District Design Guidelines* for additions, windows, and safety codes, and *The Secretary of the Interior's Standards for Rehabilitation* and

Guidelines for Rehabilitating Historic Buildings, in particular standards 2, 9 and 10, and the guidelines for new additions, district or neighborhood settings, windows, and health and safety.

MOTION WORKSHEET

I move that the Commission issue a Certificate of Appropriateness for the work at 454 Second 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, drawings, photos

454 Second Street, South Elevation (West Jefferson Street Side)



East Elevation (Second Street Side)





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 ithacher@a2gov.org
 Fax: 734.994.8460

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

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Lauryn and David Rochlen		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 454 2nd St.			CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 546-6309	EMAIL ADDRESS dave@rochlen.net	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME David Rochlen	DATE 11/16/2018
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APPLICANT INFORMATION

NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i>			
ADDRESS OF APPLICANT			CITY
STATE	ZIPCODE	PHONE / CELL # ()	FAX No ()
EMAIL ADDRESS			

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

SIGN HERE	PRINT NAME X	DATE
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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
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PROPOSED WORK

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

See attached.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

See attached.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

Ann Arbor Historic District Commission Application

Application Information

Owner

Lauryn and David Rochlen
454 2nd St
Ann Arbor, MI

Proposed Work

This project stems from the homeowner's desire to create usable living space in their basement. The current basement has no foundation drainage system, radon mitigation system or insulation. There is a 21" wide, very steep interior stair leading to the basement and also a cellarway with a Bilco door leading from the basement to the exterior. There are six nonfunctional two-lite inswing awning type windows.

The proposed basement renovation encompasses improvements to all the items listed above. The existing windows are proposed to be replaced with aluminum clad wood inswing hopper windows that match the existing windows in size and lite configuration (with an applied muntin) with one exception. One of the windows will be used for emergency egress; this window will match the width of the existing window, but the height will follow the minimum egress requirements. Exterior to the egress window, a window well is proposed that allows for egress to the yard.

The project proposes a single story addition in the rear and side yard that will contain the following: primarily a 36" wide code compliant stairway to the basement level, but also space for mud room storage, an area in the Kitchen for a small dining table, and basement storage.

Conditions That Justify Proposed Changes

The existing basement is not a comfortable or safe living space for the family to use. This project is an investment in this house that will transform the basement area into livable space for the family. The proposed addition allows for code compliant access to the renovated basement.

Sheet List

Sheet Number	Sheet Name
HDC 0.0	Cover Sheet
HDC 0.1	Research
HDC 0.2	Research
HDC 0.3	Sanborn Maps
HDC 0.4	Existing Photos
HDC 0.5	Removal Plan
HDC 0.6	Proposed Addition
HDC 1.0	Existing Site Plan
HDC 1.1	Existing Basement Floor Plan
HDC 1.2	Existing First Floor Plan
HDC 1.3	Existing Second Floor Plan
HDC 2.0	Existing North Elevation
HDC 2.1	Existing South Elevation
HDC 2.2	Existing East Elevation
HDC 2.3	Existing West Elevation
HDC 3.0	Proposed Site Plan
HDC 3.1	Proposed Basement Floor Plan
HDC 3.2	Proposed First Floor Plan
HDC 3.3	Proposed Second Floor Plan
HDC 4.4	Proposed North Elevation
HDC 4.5	Proposed South Elevation
HDC 4.6	Proposed East Elevation
HDC 4.7	Proposed West Elevation
HDC 5.0	Area Plans
HDC 5.1	Proposed Section
HDC 6.0	Window and Door Schedule
HDC 7.1	Basement Windows
HDC 7.2	Basement Windows
HDC 8.0	Material Schedule



454 Second Street, circa 1900

Source: Old West Side. A report on the environmental survey of a neighborhood, The Old West Side Association, 1971

448 and 454 Second

John Christian Walz Houses

1862/c. 1888



These two houses offer a wonderful contrast in the change in architectural styles and tastes that occurred in Ann Arbor between 1860 and 1890. 448 Second was built in the Greek Revival style by carpenter John Christian Walz and his wife Catherine (Burkhardt) in 1862. Exceedingly simple, gable-front Greek Revivals such as this were the dominant form of house constructed throughout the city from the late 1820s through the mid-1860s. The only hints of architectural style are found in the Classical entry with sidelights, Doric pilasters and entablature, and the Greek Revival gable returns. The porch, dormer window, and foundation are

early 20th-century changes. Walz and his wife lived in this house until about 1888 when they built a larger, highly detailed Queen Anne next door at 454 Second. At this time they gave their old house to their daughter Catherine and her new husband William Stoll.

The grander Walz house at 454 Second exhibits detailing that was made possible by advances in the manufacturing of house parts that was taking place at steam-powered planing mills in the 1860s and 1870s. The mechanization and mass production of house parts made elaborate “gingerbread” affordable to middle-class families. In addition, the changeover from heavy timber frames to lighter, more versatile balloon frames allowed more complicated shapes and rooflines, which made the Queen Anne style possible. The later Walz home is heavy on ornamentation, particularly in the gables and bay windows, which exhibit elaborate bargeboards with recessed panels and bull’s eyes, decorative brackets, and unusual lace-like carvings. An upper window on the Jefferson Street side features an interesting double window with excessively ornamental trim. The multicolored “Queen Anne” windows were a popular feature of the time. The porches were added in the early 20th century when classical columns and fieldstone foundations were becoming popular in Colonial Revival and Craftsman-style buildings.



OWSHD

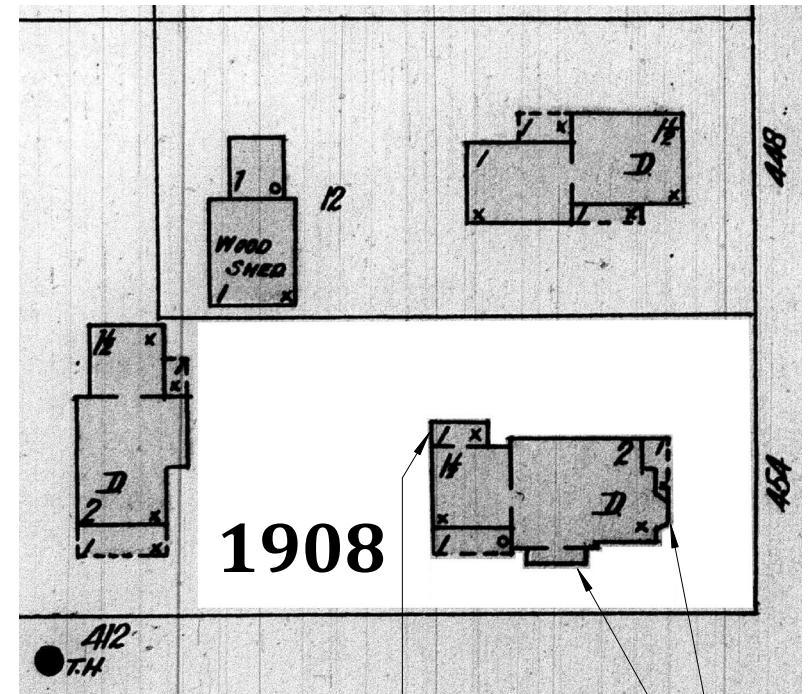
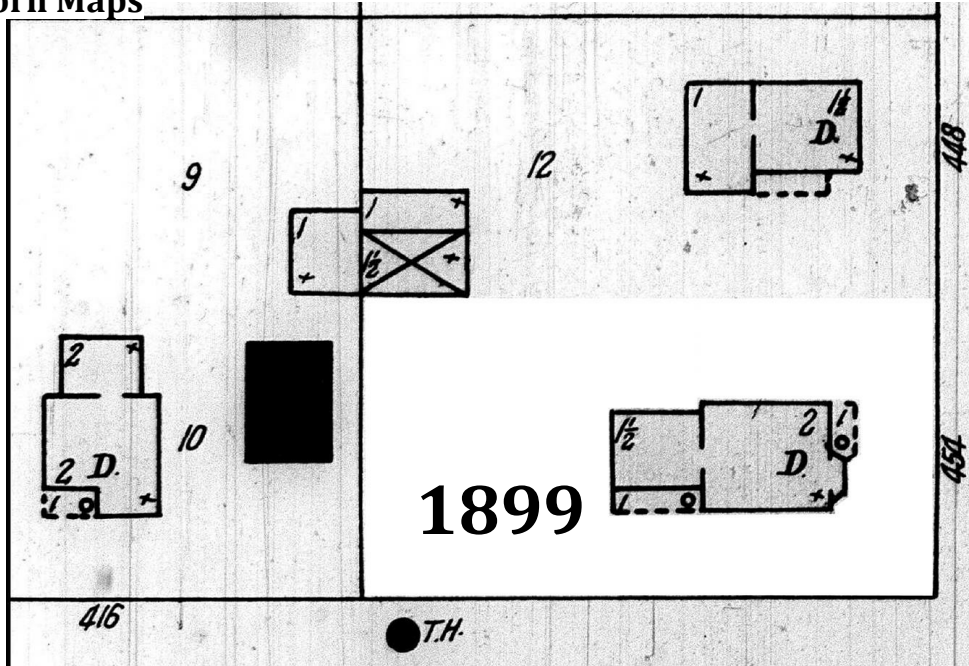
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Source: *Historic Ann Arbor, An Architectural Guide*, Susan Wineberg and Patrick McCauley, Ann Arbor Historical Foundation, 2014.



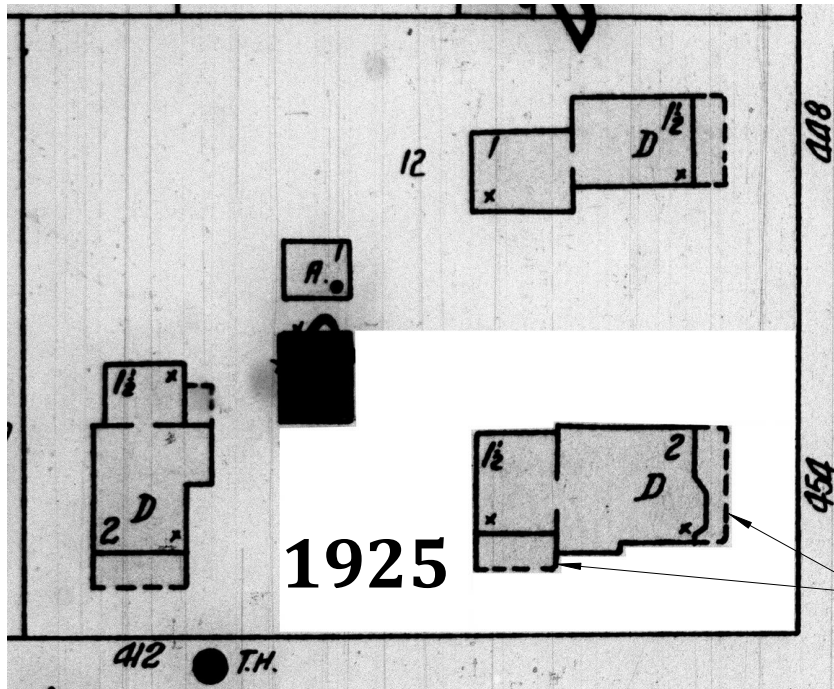
Source: GIS, Washtenaw County, 1947 Aerial

Sanborn Maps



Porch is shown on north side.

Original bay windows are shown on the south and east sides.



Victorian porches removed and masonry porches added.



View of West Elevation



View of South Elevation

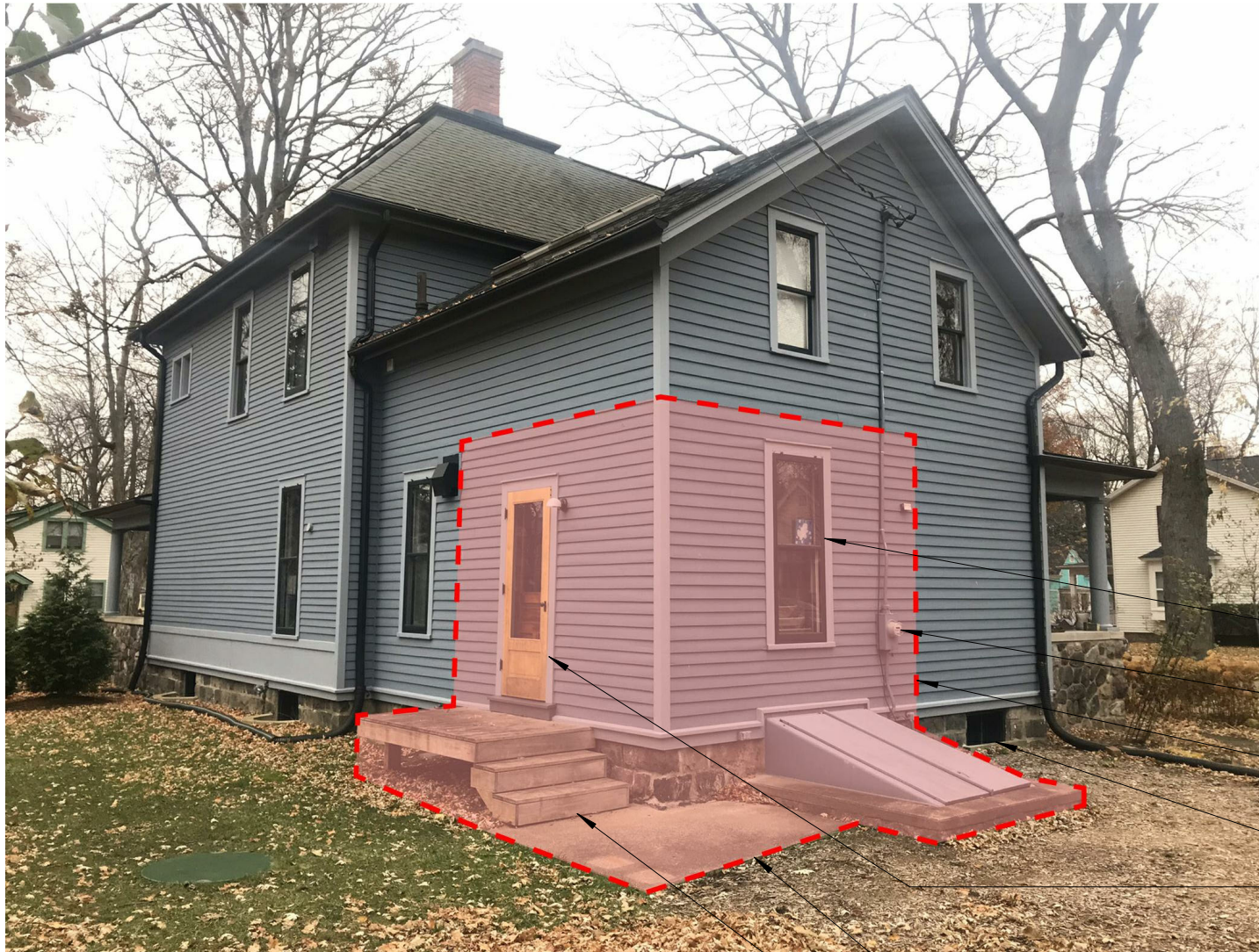


View of East Elevation



View of North Elevation

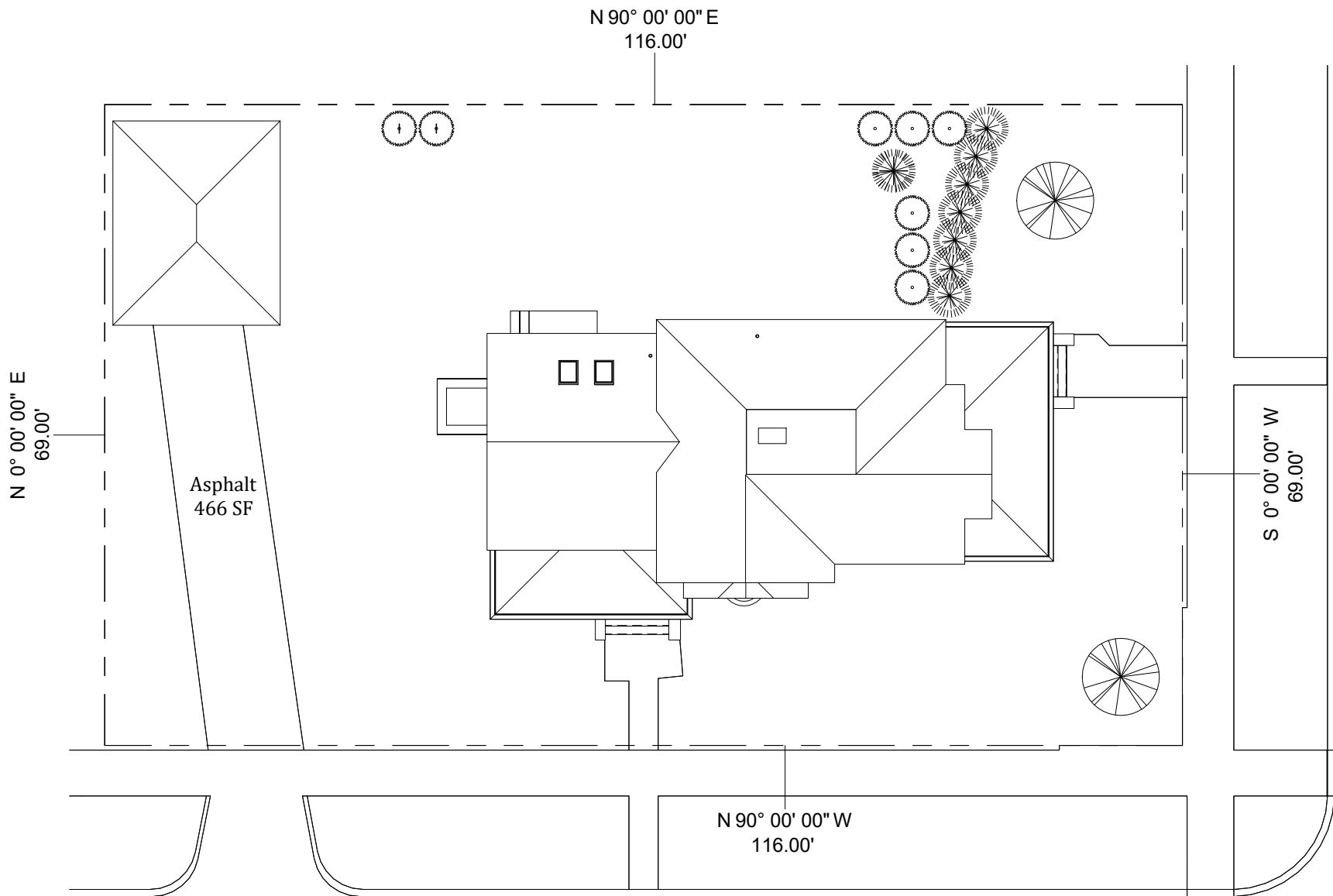
Removal Plan



- Remove non-historic replacement window.
- Move electric meter as required.
- Remove clapboard siding and trim within dashed area.
- Remove basement windows (6 thus).
- Remove entry door and salvage for use on this project.
- Remove concrete slab.
- Remove modern stoop, stairway and structure.

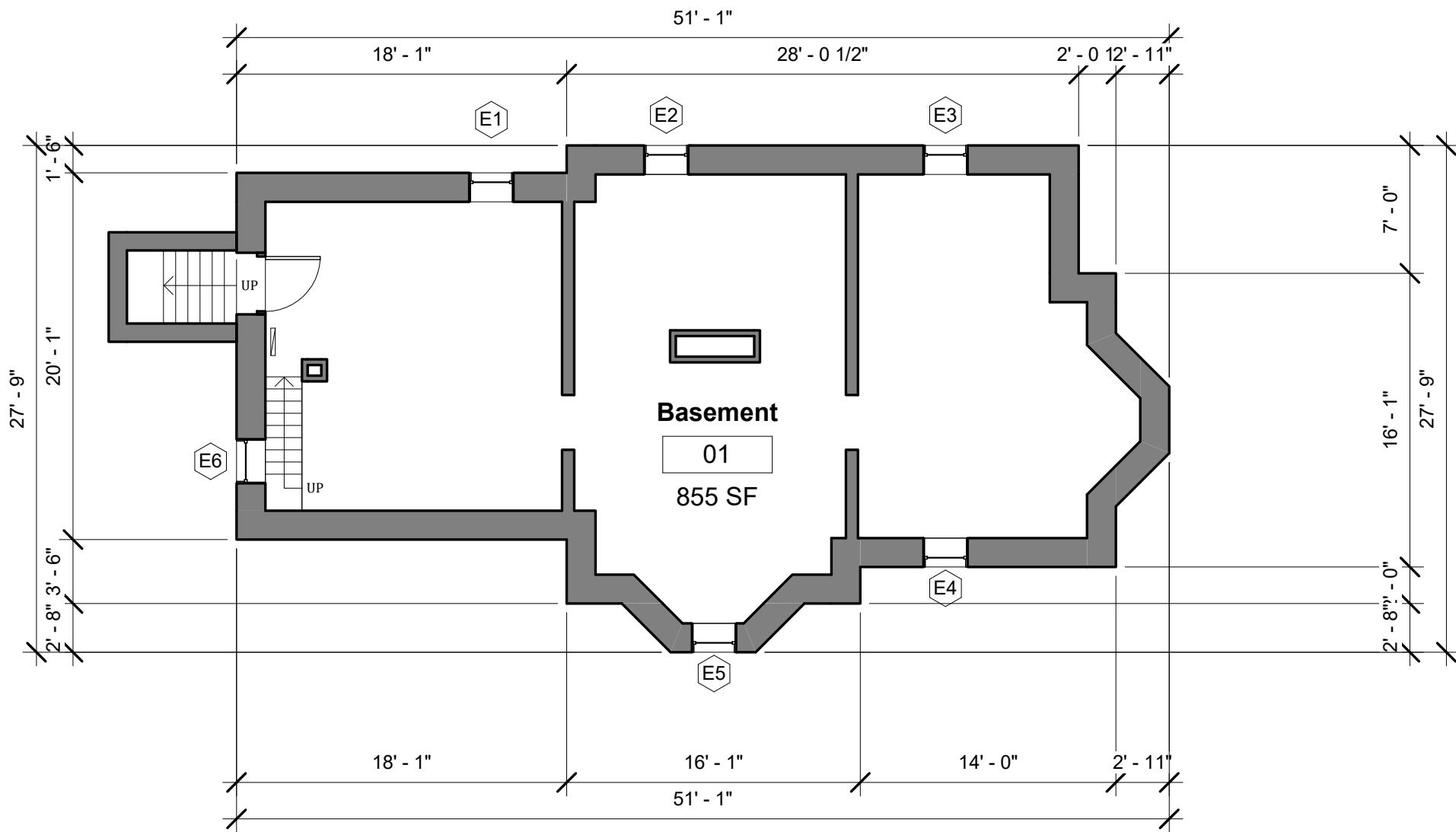
Proposed Addition - View from Sidewalk





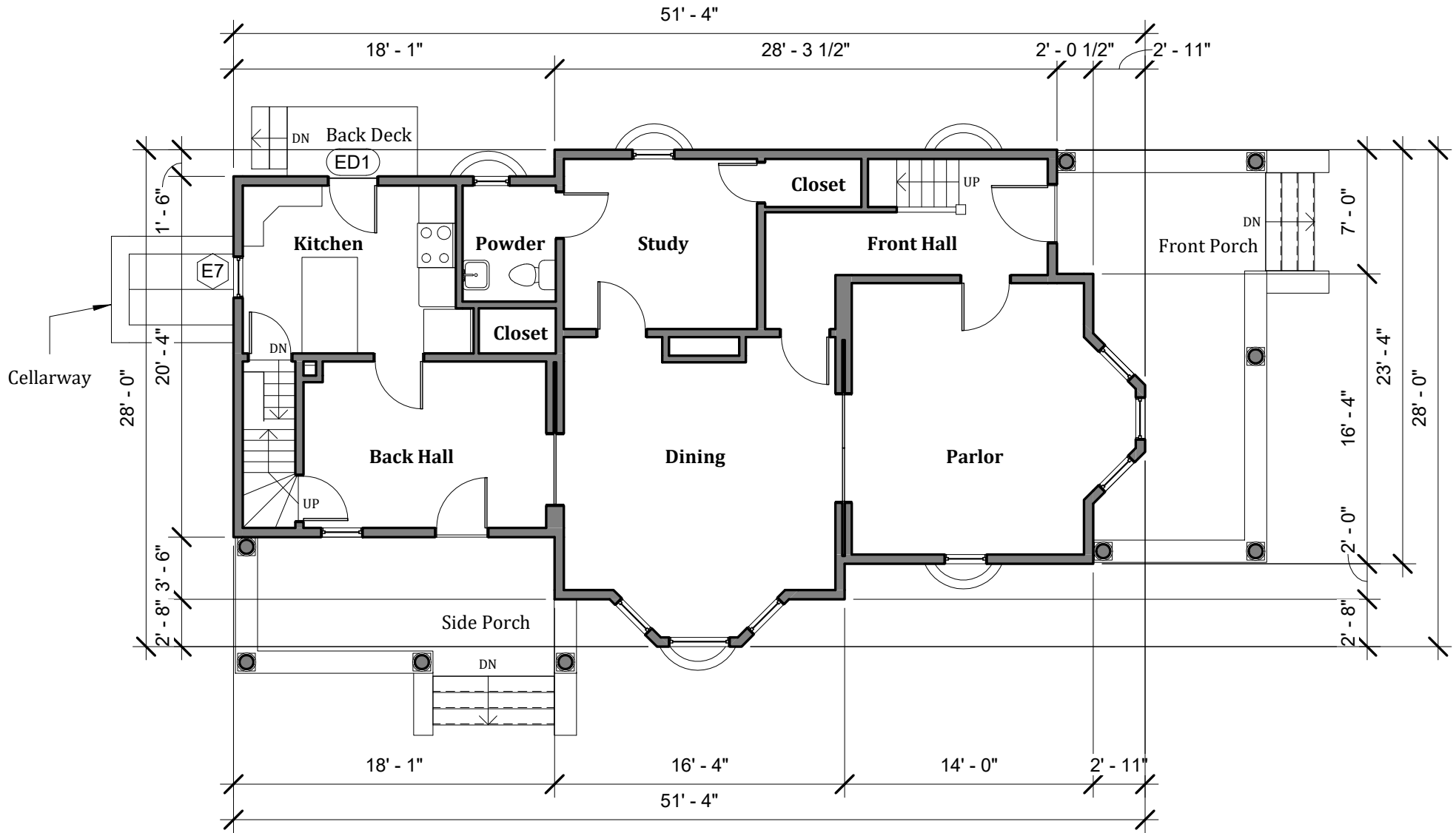
1 Existing Site Plan
1/16" = 1'-0"





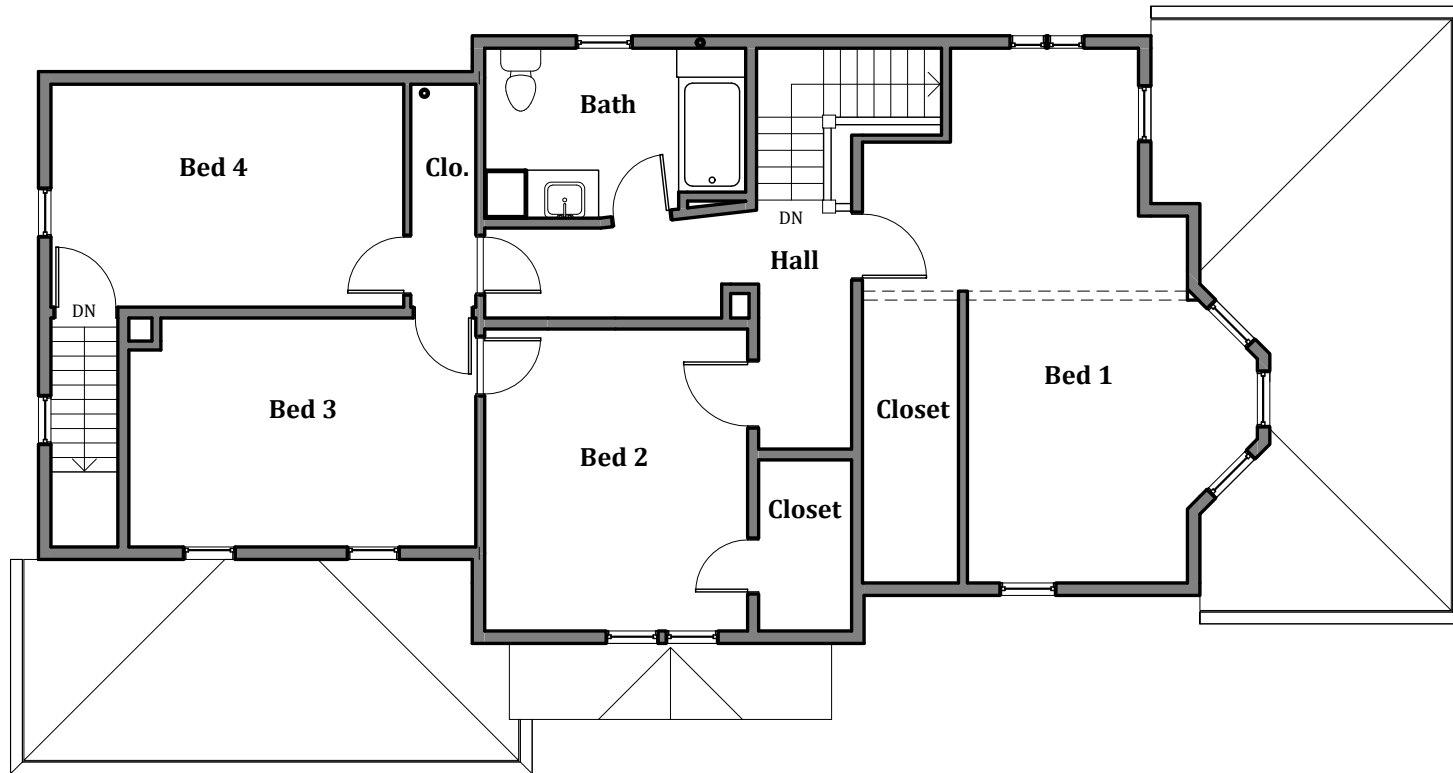
① Existing Basement Floor Plan
 1/8" = 1'-0"





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





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





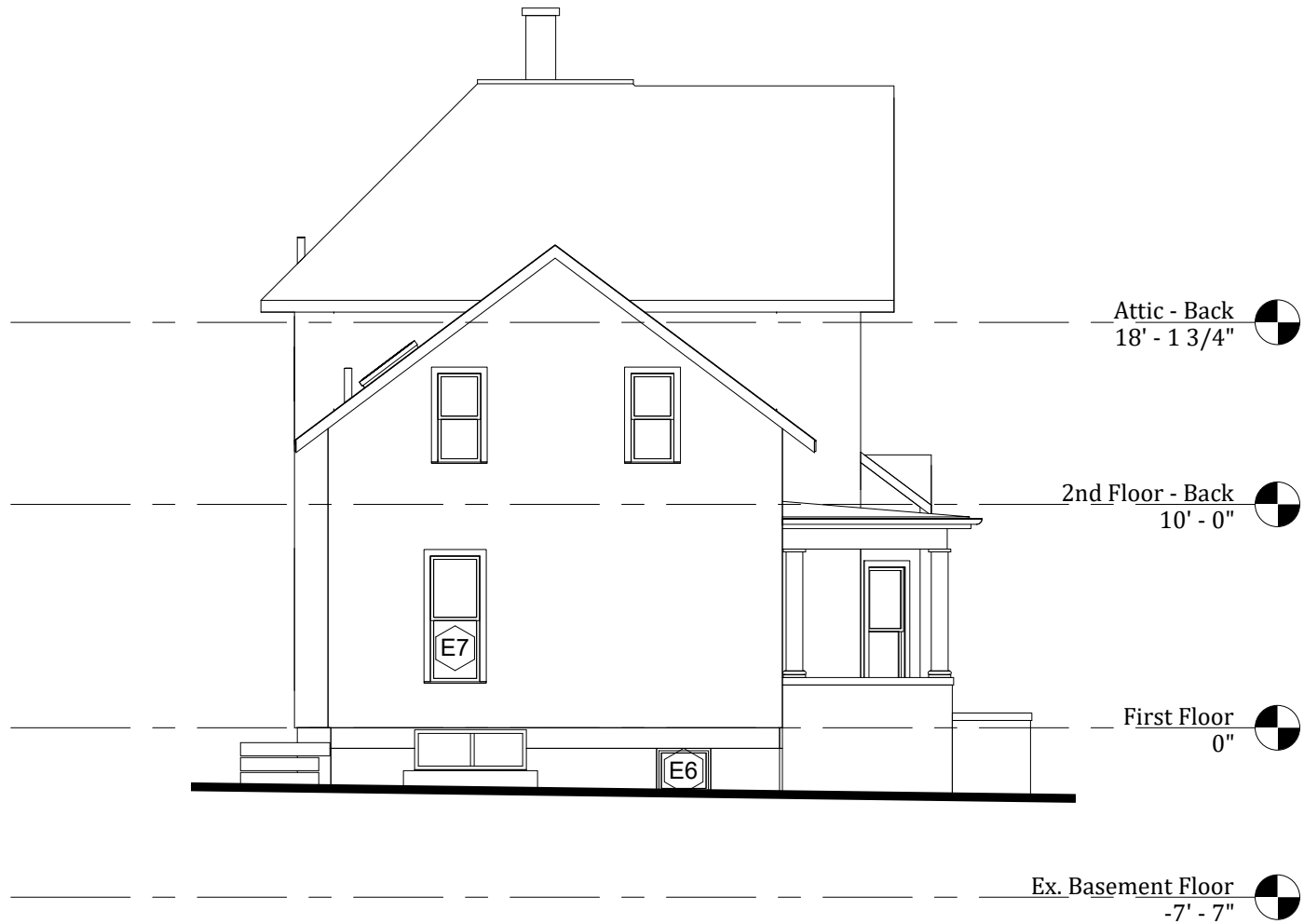
① Existing North Elevation
 1/8" = 1'-0"



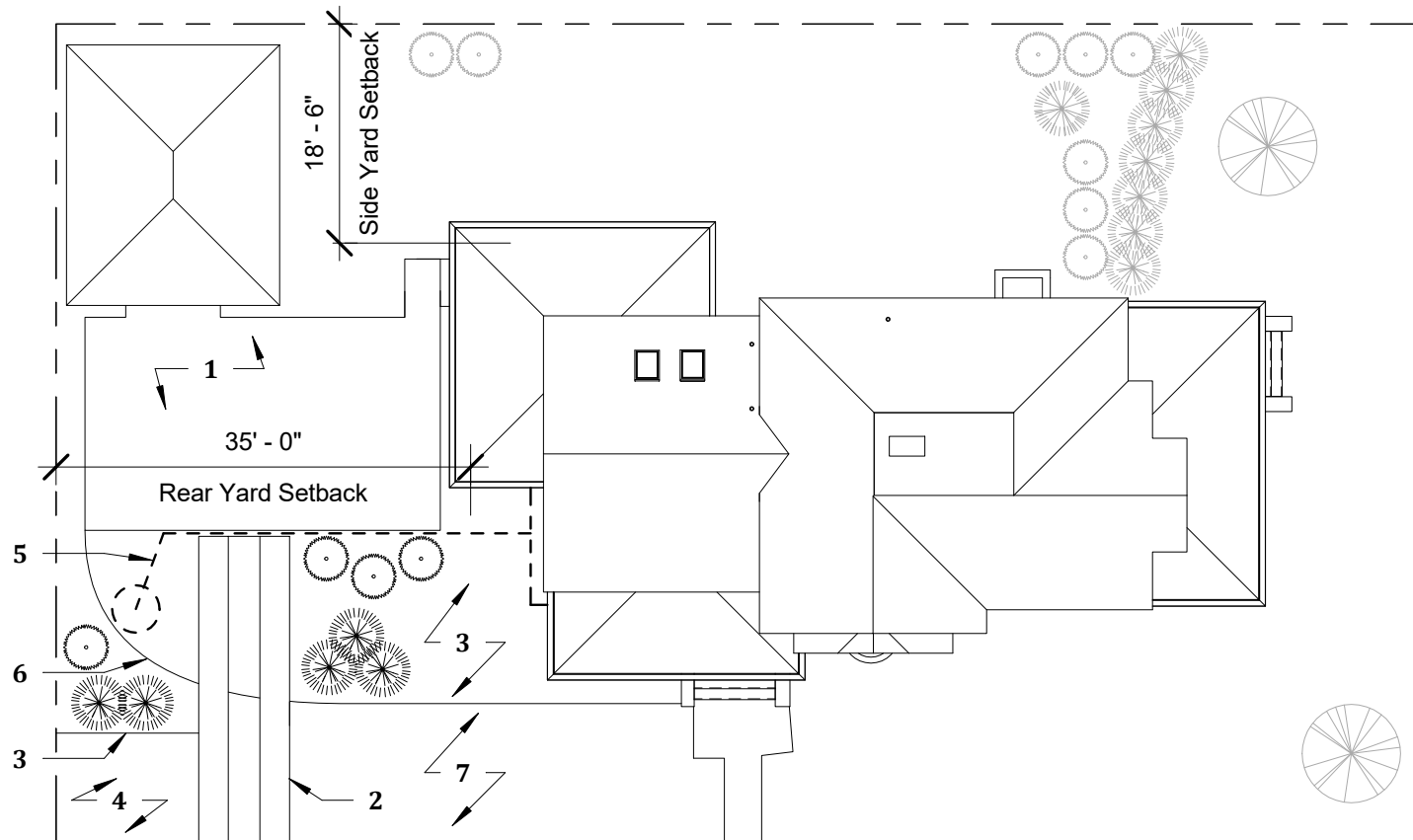
① Existing South Elevation
 1/8" = 1'-0"



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



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

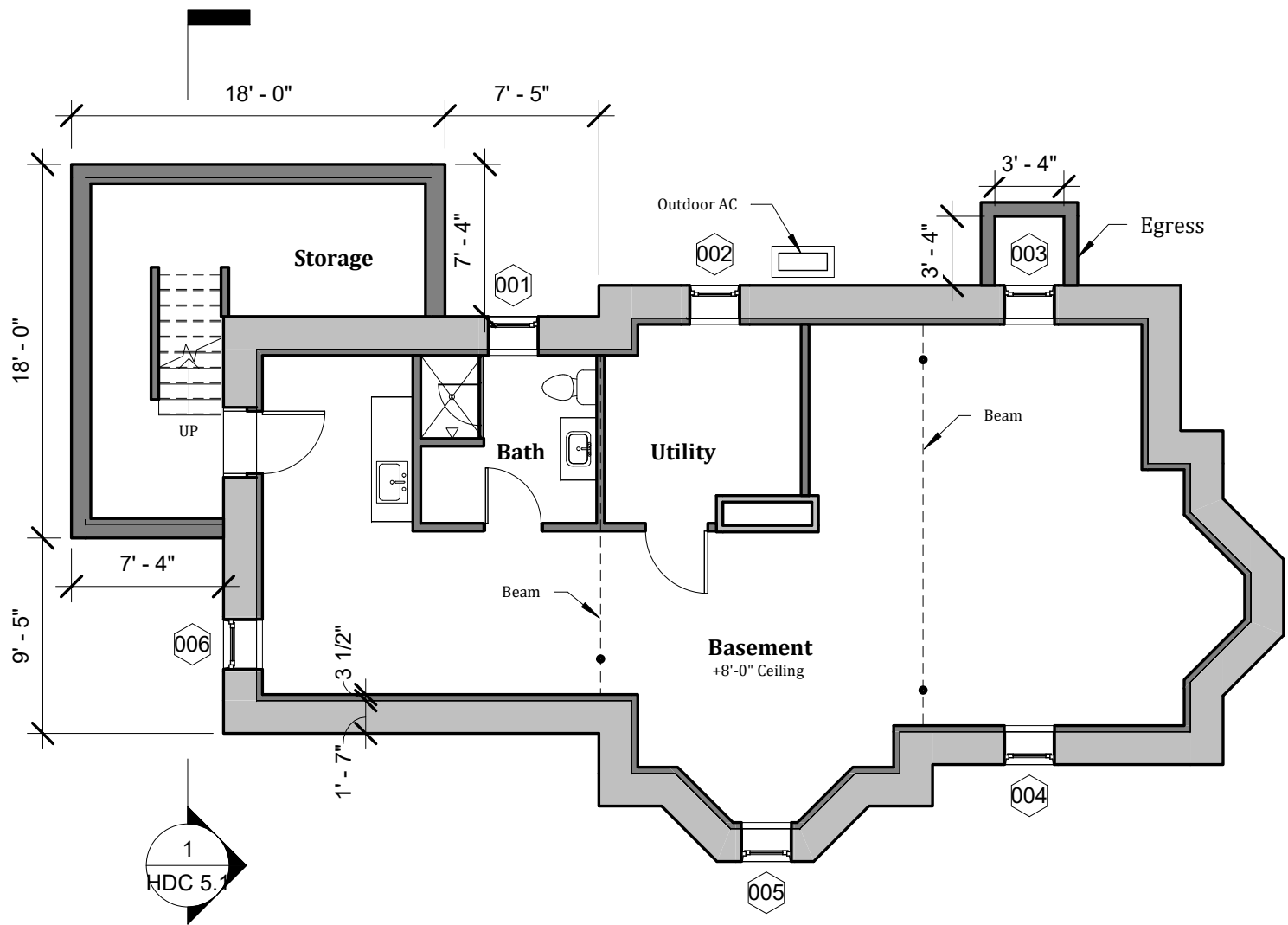


Notes:

1. Concrete patio and driveway: 600 SF.
2. Concrete driveway ribbons.
3. Landscaped area: Arborvitae and Boxwood.
4. Existing lawn to remain.
5. New and existing downspouts and concrete surface drainage connected to linear drain that is connected to buried dry well covered with gravel.
6. Gravel rain garden.
7. Existing landscape to remain.

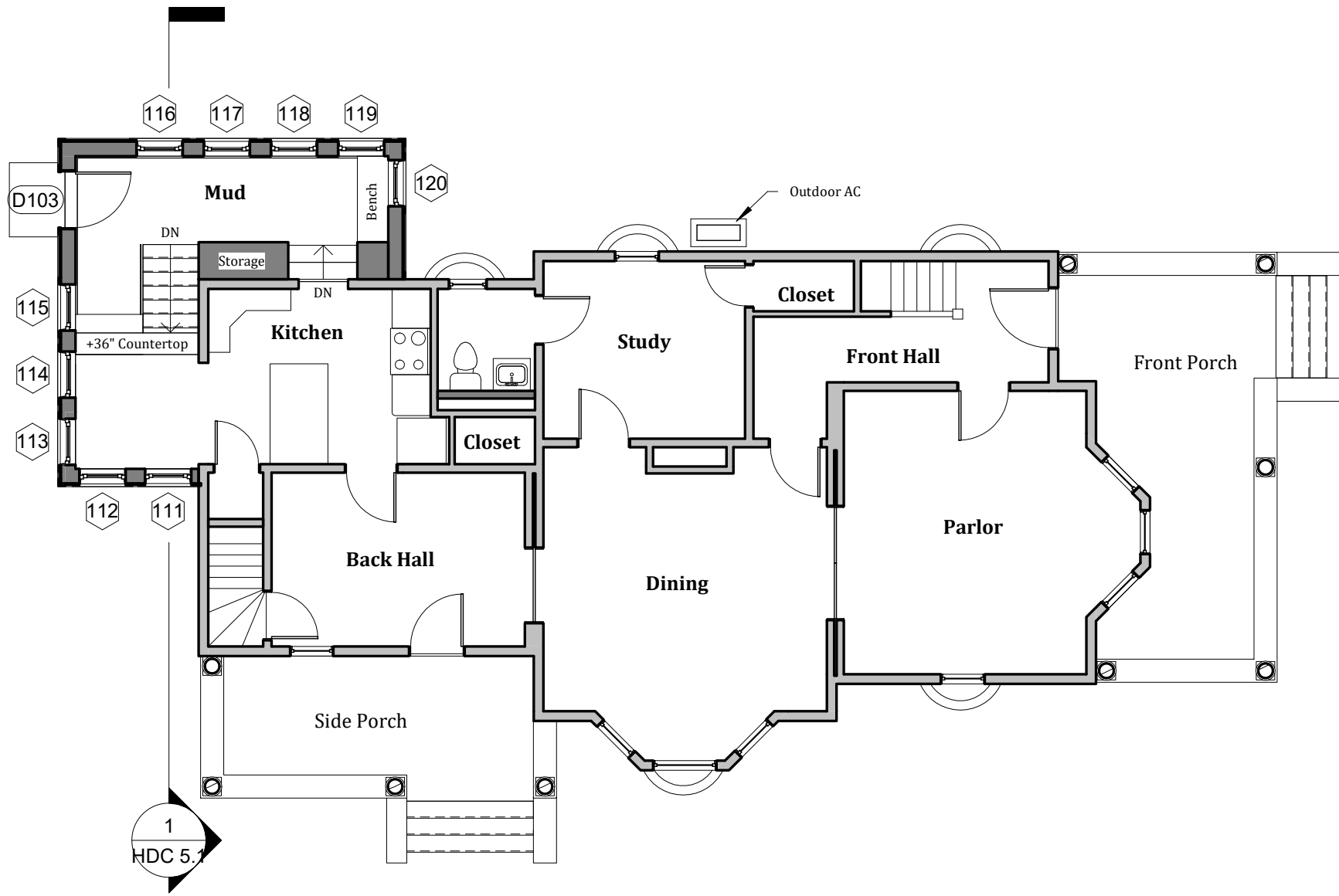
① Proposed Site Plan
1/16" = 1'-0"





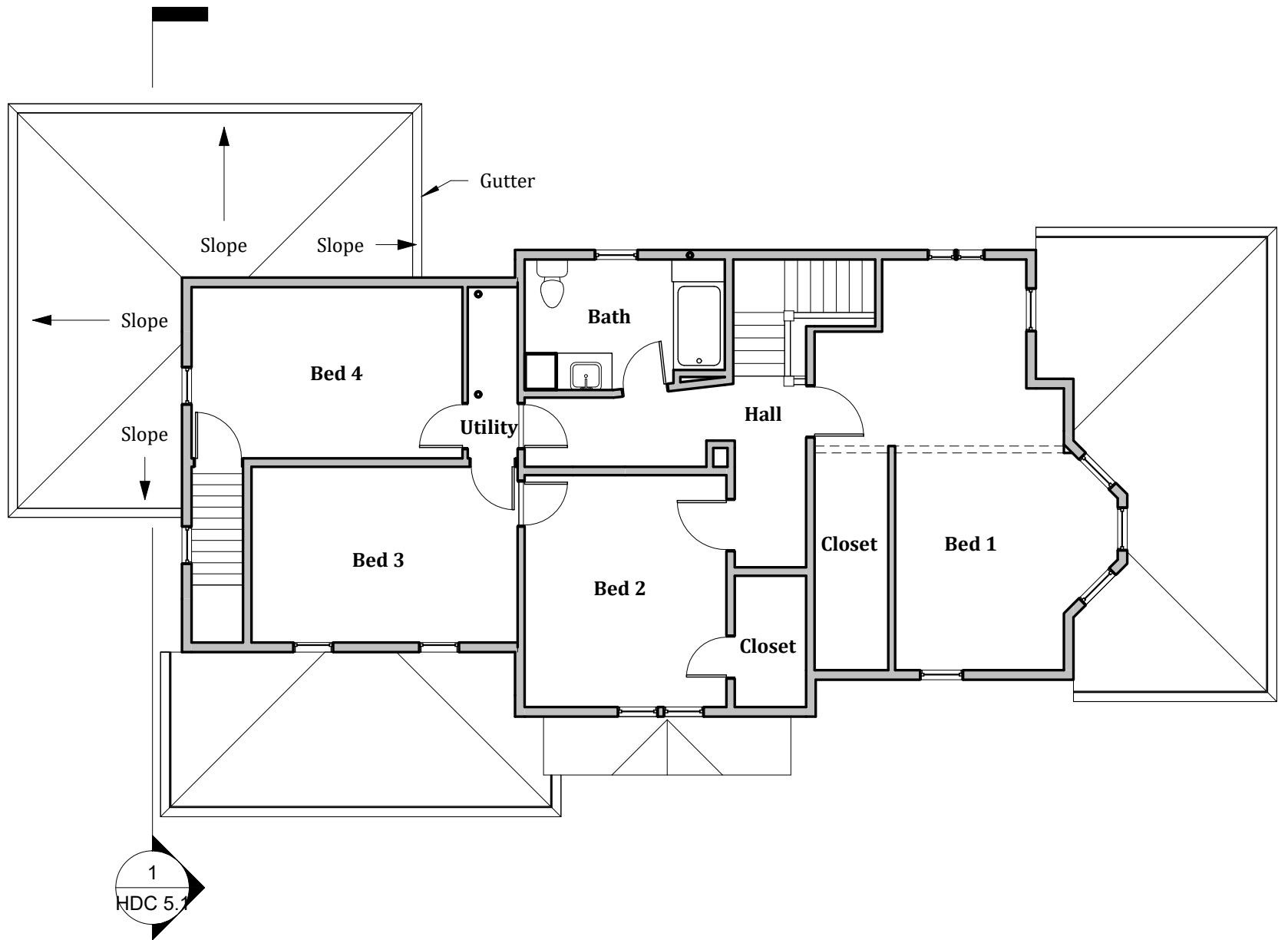
1 Basement Floor Plan
 1/8" = 1'-0"





1 First Floor Plan
 1/8" = 1'-0"



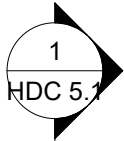


① Second Floor Plan
 1/8" = 1'-0"





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



1st Ceiling - Back
9' - 3 1/2"

First Floor
0"

Mud Room
-2' - 0"

Basement Floor
-8' - 11"

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





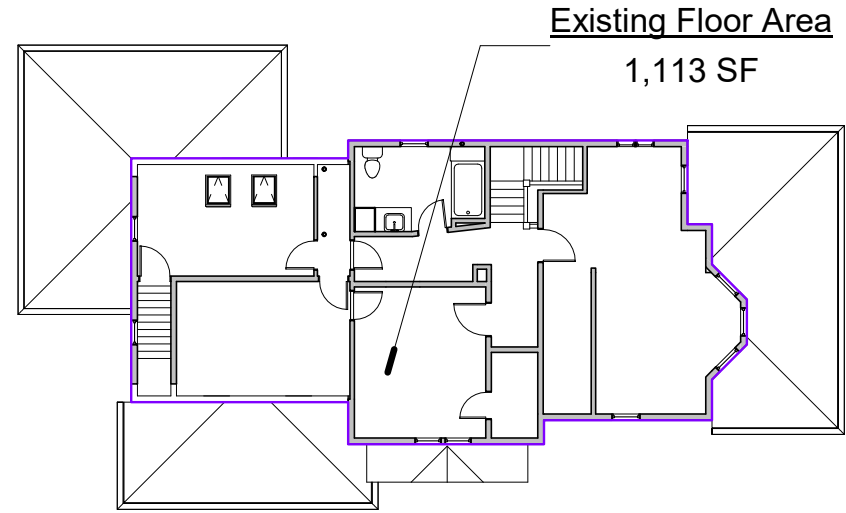
① East Elevation
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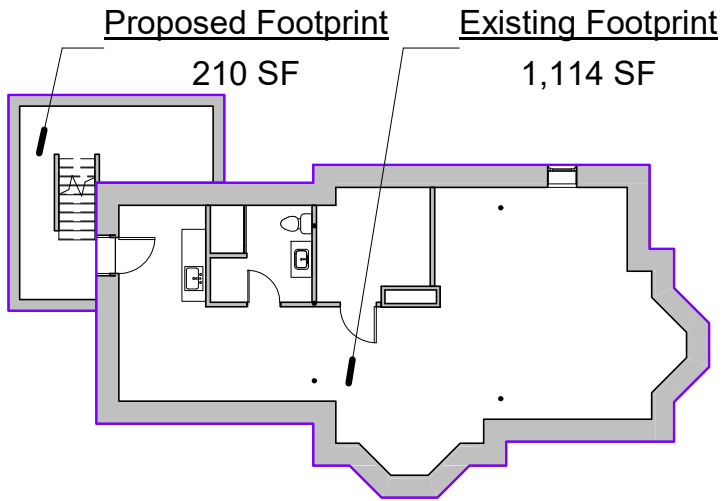
① West Elevation
1/8" = 1'-0"

Area Calculation

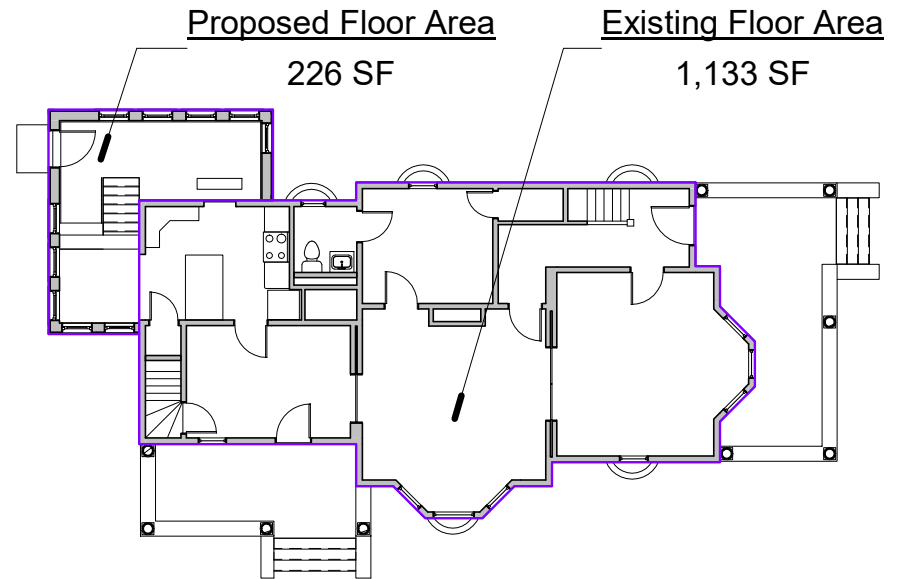
	<u>Footprint</u>	<u>Floor Area</u>
Proposed Area:	210 SF	226 SF
Existing Area:	1,114 SF	2,246 SF
Proposed/Existing:	19%	10%



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

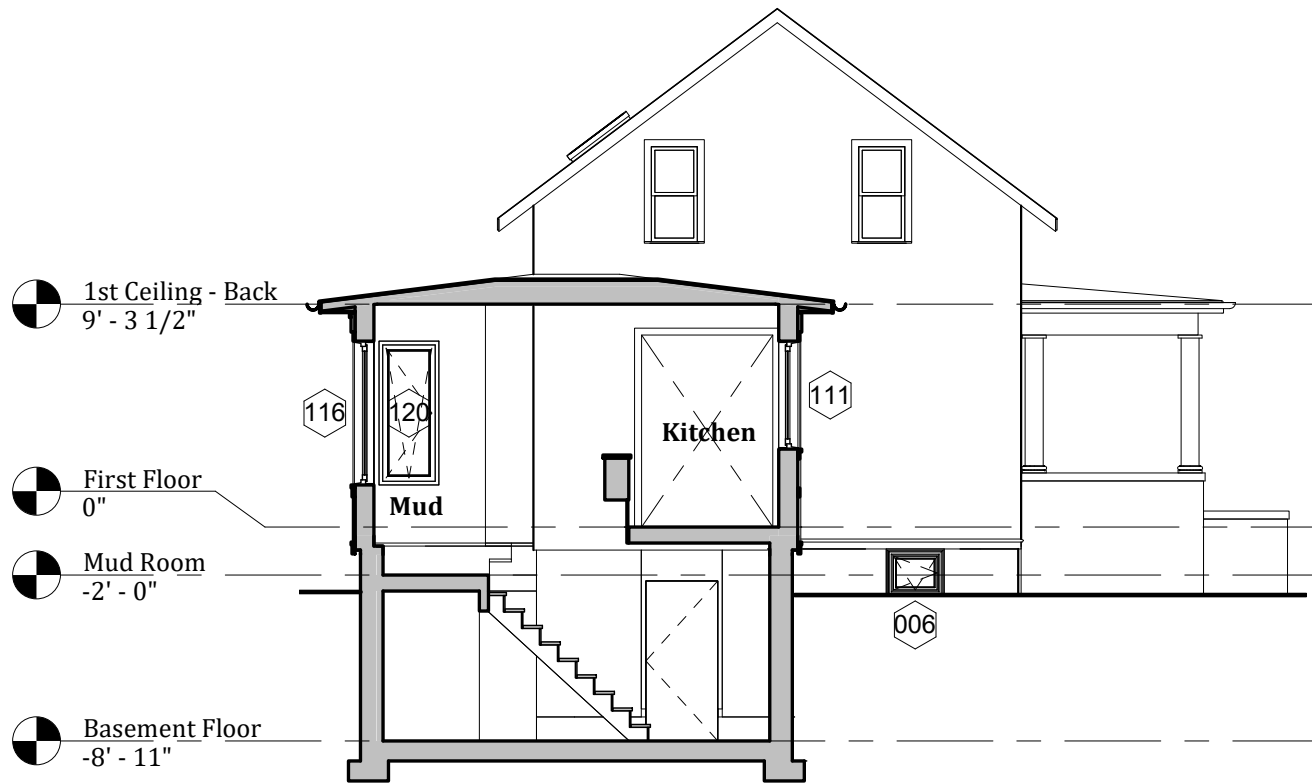


① Footprint Plan
1/16" = 1'-0"



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





① Proposed Section
1/8" = 1'-0"

Window Schedule - Existing To Be Removed

Mark	Level	Function	Material	Width	Height	Description
E1	Basement	Inswing Awning	Wood	2' - 5"	2' - 0"	Two Divided Lites
E2	Basement	Inswing Awning	Wood	2' - 5"	2' - 0"	Two Divided Lites
E3	Basement	Inswing Awning	Wood	2' - 5"	2' - 0"	Two Divided Lites
E4	Basement	Inswing Awning	Wood	2' - 5"	2' - 0"	Two Divided Lites
E5	Basement	Inswing Awning	Wood	2' - 5"	2' - 0"	Two Divided Lites
E6	Basement	Inswing Awning	Wood	2' - 5"	2' - 0"	Two Divided Lites
E7	First Floor	Double Hung	Wood Sash, Plastic Jambs	2' - 4"	5' - 9"	Modern Replacement Window

Window Schedule - Proposed

Mark	Level	Function	Material	Width	Height	Manufacturer
001	Basement	Tilt Turn	Aluminum Clad Wood	2' - 5"	2' - 0"	Marvin Windows and Doors
002	Basement	Tilt Turn	Aluminum Clad Wood	2' - 5"	2' - 0"	Marvin Windows and Doors
003	Basement	Tilt Turn	Aluminum Clad Wood	2' - 5"	4' - 8"	Marvin Windows and Doors
004	Basement	Tilt Turn	Aluminum Clad Wood	2' - 5"	2' - 0"	Marvin Windows and Doors
005	Basement	Tilt Turn	Aluminum Clad Wood	2' - 5"	2' - 0"	Marvin Windows and Doors
006	Basement	Tilt Turn	Aluminum Clad Wood	2' - 5"	2' - 0"	Marvin Windows and Doors
111	First Floor	Fixed	Aluminum Clad Wood	2' - 6"	4' - 6"	Marvin Windows and Doors
112	First Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	4' - 6"	Marvin Windows and Doors
113	First Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	4' - 6"	Marvin Windows and Doors
114	First Floor	Fixed	Aluminum Clad Wood	2' - 6"	4' - 6"	Marvin Windows and Doors
115	First Floor	Fixed	Aluminum Clad Wood	2' - 6"	4' - 6"	Marvin Windows and Doors
116	First Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	6' - 0"	Marvin Windows and Doors
117	First Floor	Fixed	Aluminum Clad Wood	2' - 6"	6' - 0"	Marvin Windows and Doors
118	First Floor	Fixed	Aluminum Clad Wood	2' - 6"	6' - 0"	Marvin Windows and Doors
119	First Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	6' - 0"	Marvin Windows and Doors
120	First Floor	Tilt Turn	Aluminum Clad Wood	2' - 6"	6' - 0"	Marvin Windows and Doors

NOTE: All new Basement windows shall be furnished with one vertical 1 1/8" Simulated Divided Lite with Square Interior muntin profile.

Door Schedule

Mark	Description	Width	Height	Manufacturer
ED1	To be removed and salvaged for use on this project	2' - 8"	6' - 10"	N/A
D103	Aluminum clad wood or fiberglass entry door	3' - 0"	6' - 8"	TBD

Existing Basement Windows To Be Removed



E1

E2

E3

Egress



Line of
Removal

Existing Basement Windows To Be Removed



E4



E5



E6

New Material Schedule

Item for Addition

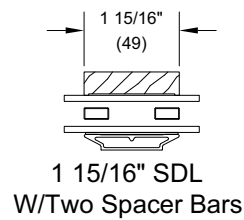
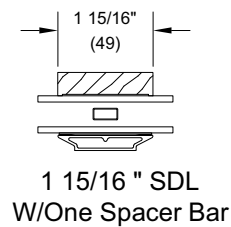
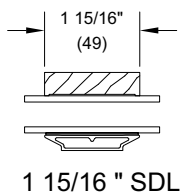
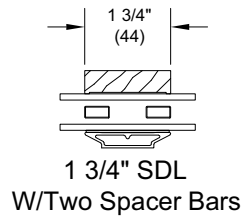
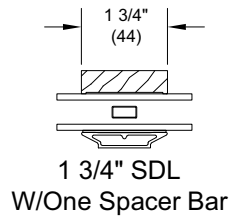
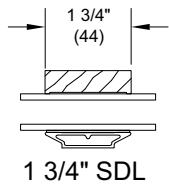
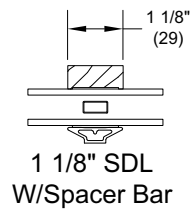
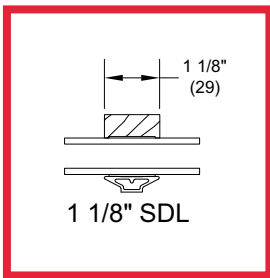
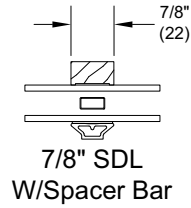
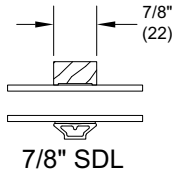
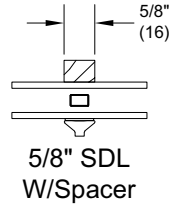
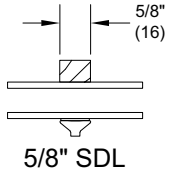
Item for Addition	Description
Roofing:	Black EPDM rubber roofing membrane.
Gutters:	Black Half-round anodized aluminum.
Cladding:	Poly-ash beadboard and Cedar wood clapboard to match existing exposure.
Foundation:	CMU block.
Egress Window Well:	Reclaimed granite from existing cellarway (alternate: CMU block to match foundation).
Fascia Board:	1 x 6 poly-ash board.
Soffit Board:	Poly-ash beadboard.
Frieze board:	2 x 10 poly-ash board.
Corner board:	5/4 x 5 poly-ash board.
Skirt Board:	2x poly-ash board over 5/4 x 5 poly-ash board.
Window and Door Head Trim:	5/4 x 5 poly-ash board.
Window and Door Side Trim:	5/4 x 5 poly-ash board.
Window Sill:	2x poly-ash board over 5/4 x 5 poly-ash board.

Appendix

Window specifications (three pages).

Clad Magnum Tilt-Turn/Hopper

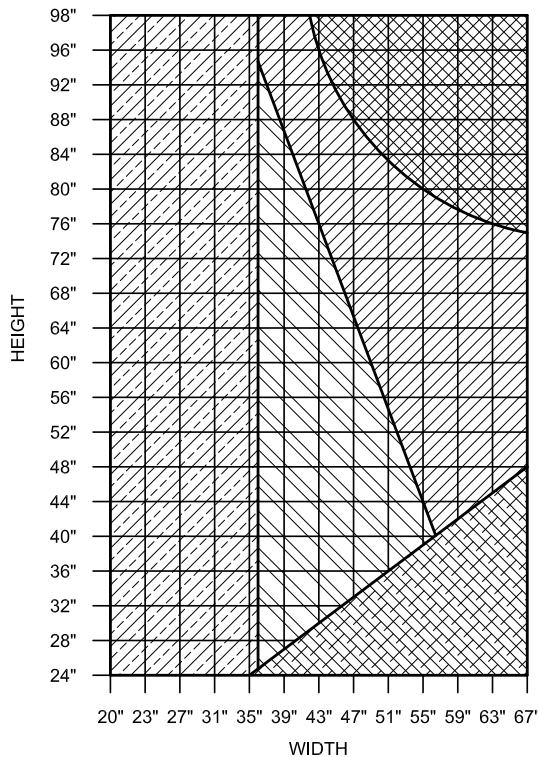
Optional Interior Square Simulated Divided Lites








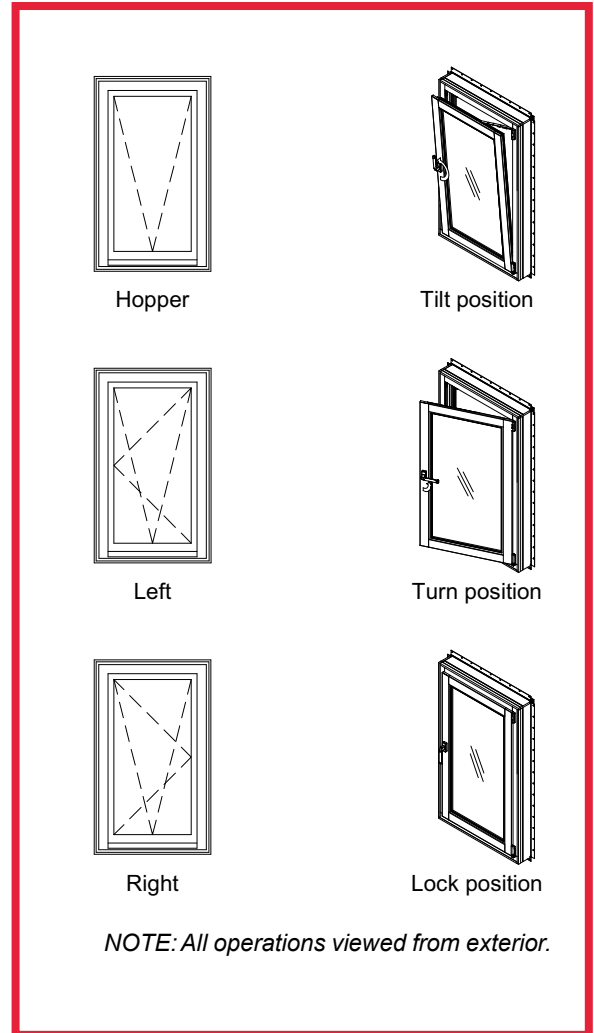
Unit Operation

Tilt-Turn Handle Location			
Frame Size Height 2 13/32" Jamb Unit		Handle Height from Bottom of Sash	
24" - 27 7/8"	(610-708)	7 7/16"	(189)
27 15/16" - 35 3/4"	(710 - 908)	11 1/16"	(281)
35 13/16" - 43 5/8"	(910 - 1108)	17"	(432)
43 11/16" - 51 1/2"	(1110 - 1308)	20 15/16"	(532)
51 9/16" - 75 1/8"	(1310 - 1908)	22 7/8"	(581)
75 3/16" - 96"	(1910 - 2489)	40 1/16"	(1018)

Hardware Size Chart



LEGEND	
	FOR UNITS IN THIS SIZE RANGE CONTACT MARVIN WINDOW ARCHITECTURAL DEPARTMENT
	UNITS IN THIS SIZE RANGE REQUIRE ADDITIONAL SCISSOR STAY HARDWARE
	ADDITIONAL OPTIONAL SCISSOR STAY AVAILABLE
	ADDITIONAL SCISSOR STAY NOT AVAILABLE UNDER 36"
	NOT AVAILABLE

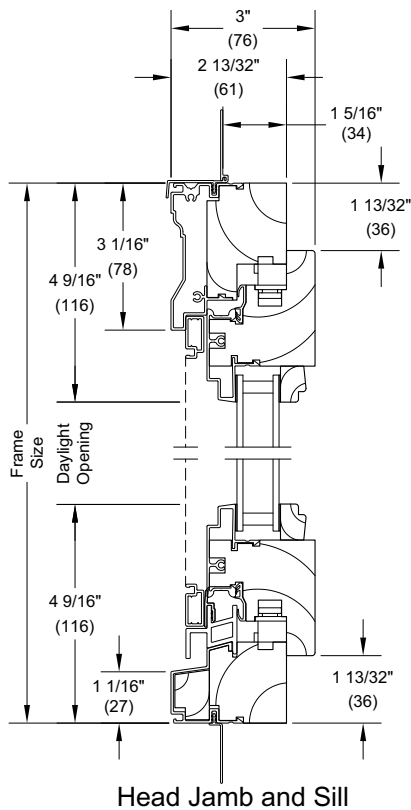


Clad Magnum Tilt-Turn/Hopper

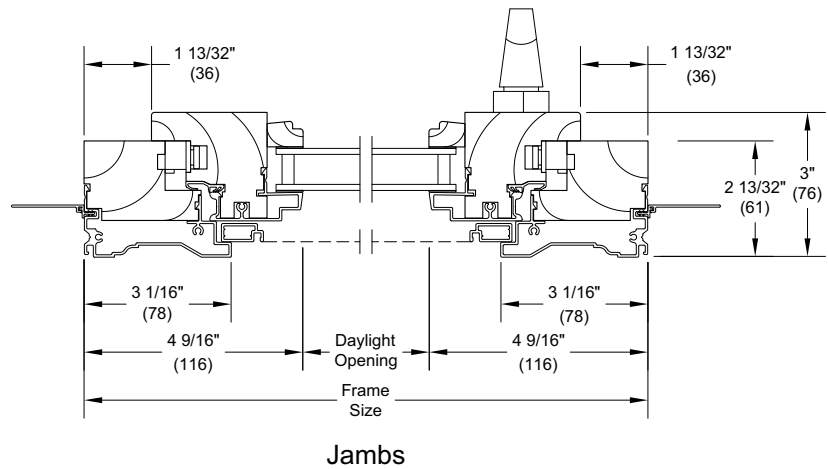
Section Details: Operating

Scale: 3" = 1' 0"

Operating - 2 13/32" Jamb



NOTE: Handle location shown is for Magnum Tilt-Turn. Handle is centered on the top rail for Hopper operation



Operating - 4 9/16" Jamb

