

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 829 W Washington Street, Application Number HDC13-048

DISTRICT: Old West Side Historic District

REPORT DATE: May 3, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, May 6 for the May 9, 2013 HDC meeting

OWNER

Name: Donald & Kathryn Sleeman
Address: 829 W Washington Street
 Ann Arbor, MI 48103
Phone: (734) 274-1781

APPLICANT

Kevin Stansbury
 811 Miner Street
 Ann Arbor, MI
 (734) 274-1781

BACKGROUND: This two-story Queen Anne style house features a cut stone foundation, a porch spanning half of the front elevation with elaborate turned posts and brackets, a sunburst pattern in an attic gable dormer, two cantilevered windows, and a front-facing gable with fishscale shingles, diagonal siding, and decorative bargeboard. The house first appears in the 1894 Polk Directory with the address 87 W Washington. Fred O. Marty is listed as the occupant, a clerk at HJ Brown.

In March, 2011 the HDC approved a roof alteration for a stair addition at the rear of the house.

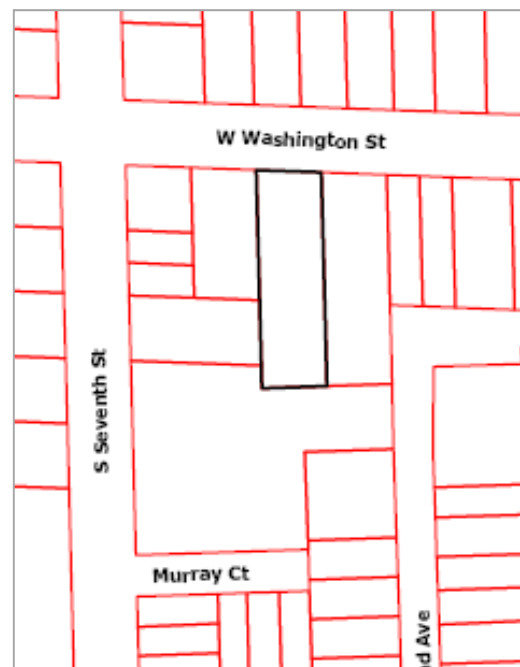
LOCATION: The site is located on the south side of West Washington Street, between South Seventh Street and Mulholland Avenue.

APPLICATION: The applicant seeks HDC approval to (1) remove a non-original window near the rear of the house and restore the window opening to its original size; (2) remove an enclosed porch at the rear of the house; and (3) construct a new 111 square foot rear addition that is slightly wider than the existing rear porch.

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.



- (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.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

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.

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 to appear older or the same age as the original building.

STAFF FINDINGS:

1. The applicant seeks permission to demolish a one-story enclosed rear porch that measures approximately eight feet wide by eight feet deep. The non-original porch is a simple design with no character-defining features.
2. The proposed one-story addition measures 13' 6" wide and 8' deep, compared to the existing porch that measures approximately 8' wide and 8' deep. The proposed addition is inset slightly on the east and west (side) elevations to distinguish it from a previous addition. The gabled roof on the proposed addition is a continuation of the roof of the older addition. The older addition was present in 1925 and may be older.
3. The proposed rear addition features a series of three clad wood double-hung windows on the south (rear) elevation. The proposed siding will be wood or fiber cement board. The proposed wood corner boards and trim will be painted to match existing trim. The roof will be asphalt to match the existing roof.
4. The addition is simple and compatible in massing to the main house and neighborhood. The addition is differentiated from the house by the slight inset from the existing addition. To further differentiate the addition, using cementitious siding would be more appropriate than wood siding.
5. The applicant also proposes removing two non-original double-hung windows from the existing rear addition and replacing them with two smaller windows. The applicant states that this will be done to return the windows to roughly their original configuration. The existing windows were installed during a 1991 renovation and measure 22 inches wide and 53 inches high. The proposed replacement windows measure 22 inches wide and 37 inches high. The proposed windows will be clad wood double-hung windows. The gap created by the smaller window replacements will be patched with salvaged wood siding to match the existing siding.
6. Staff believes the work meets the Ann Arbor and the Secretary of the Interior's guidelines, and the SOI 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 829 W Washington Street, a contributing property in the Old West Side Historic District, to remove a rear porch and construct a new 13'6" x 8' one story rear addition. 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, 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 829 W Washington 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.

829 W Washington Street (April 2008 survey photos)





City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 829 West Washington St.

Historic District: Old West Side

Name of Property Owner (If different than the applicant):
Donald & Kathryn Sleeman

Address of Property Owner: 829 West Washington St.

Daytime Phone and E-mail of Property Owner: (734) 417-7390, kath@umich.edu, sleeman@umich.edu

Signature of Property Owner: *Donald P. Sleeman* Date: 4.14.13

Section 2: Applicant Information

Name of Applicant: Kevin Stansbury

Address of Applicant: 811 Miner Street

Daytime Phone: (734) 274-1781 Fax: ()

E-mail: tenFAABC@gmail.com

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant: *Kevin Stansbury* Date: 4.14.13

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental

Commercial Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act
(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: KS

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

1. Provide a brief summary of proposed changes. The owners would like to remove a non-original window, restore the opening to roughly its original configuration, and install a new window. They would also like to remove an enclosed rear porch and expand their kitchen area into roughly the same area.

2. Provide a description of existing conditions. The existing original one-story kitchen structure was remodeled in 1991, which included lowering the sill of the window they would like to replace. The kitchen is not conducive to an efficient layout and doesn't accommodate their use very well. The porch effectively severs views to the rear yard.

3. What are the reasons for the proposed changes? To improve the layout and function of the kitchen and to better connect the living space with the rear yard.

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

See Attachments

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: 4/12-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-048 Fee Paid: 250.00

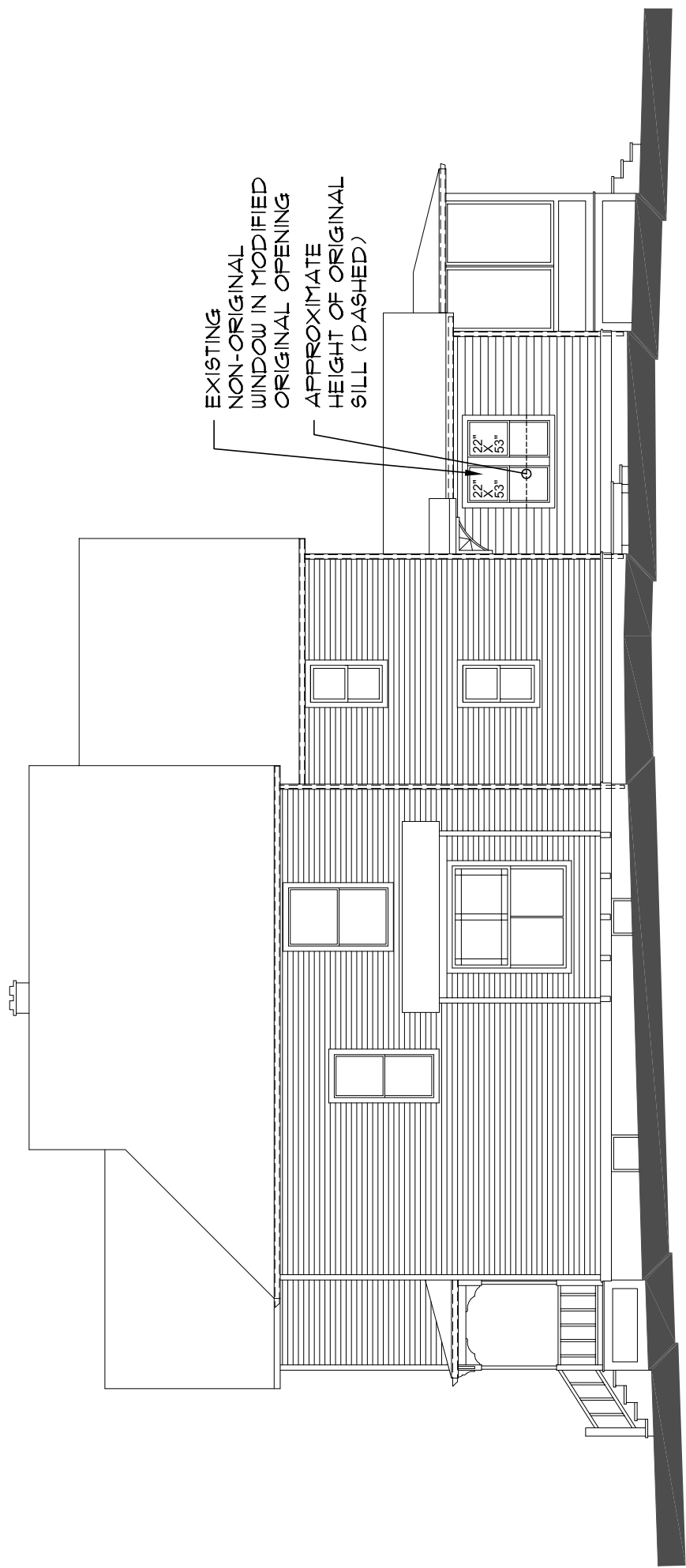
Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 5/9-2013

Application Filing Date: 4/12-2013 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.
ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013
EXISTING OVERALL
WEST ELEV
1/8" = 1'-0"



SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013

EXISTING ENLARGED
SOUTH ELEV
 $\frac{1}{4}'' = 1'-0''$

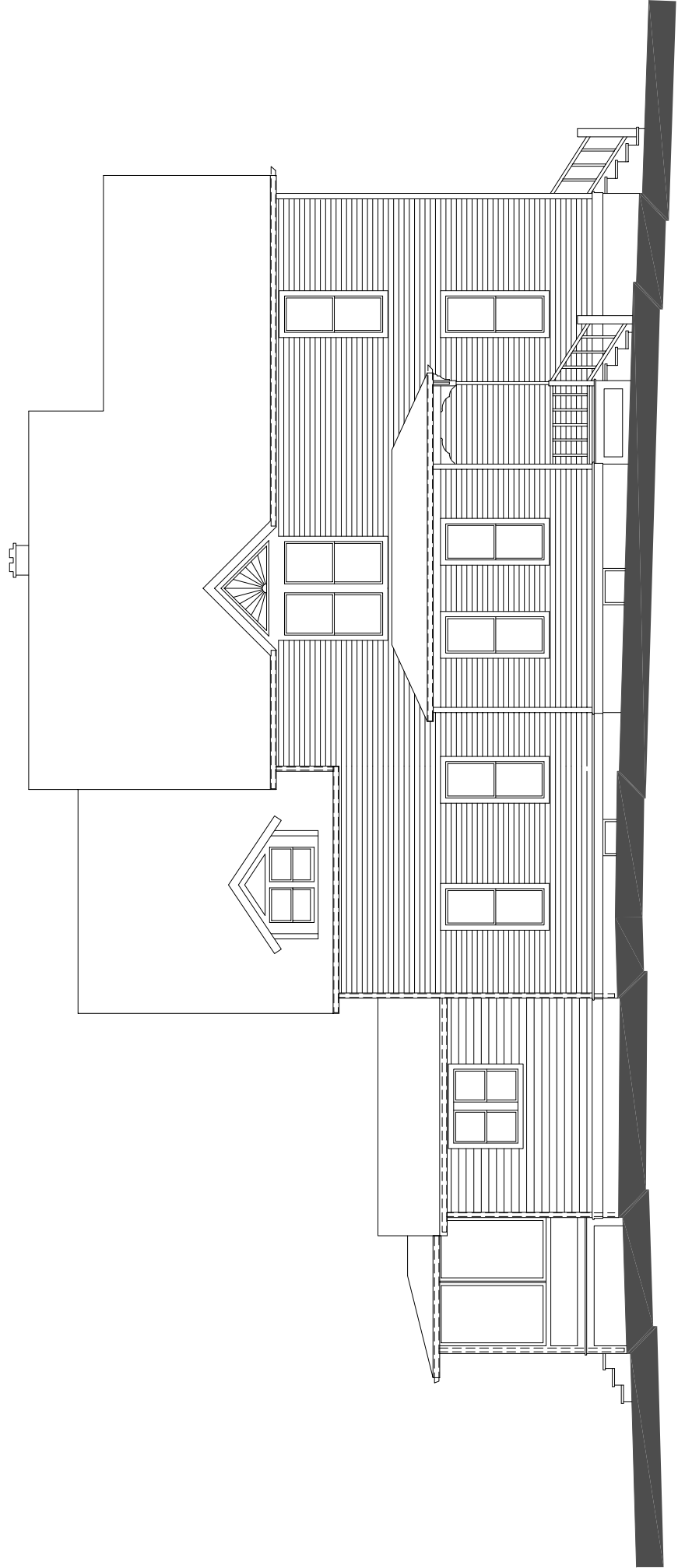


SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013

EXISTING OVERALL
EAST ELEV

1/8" = 1'-0"

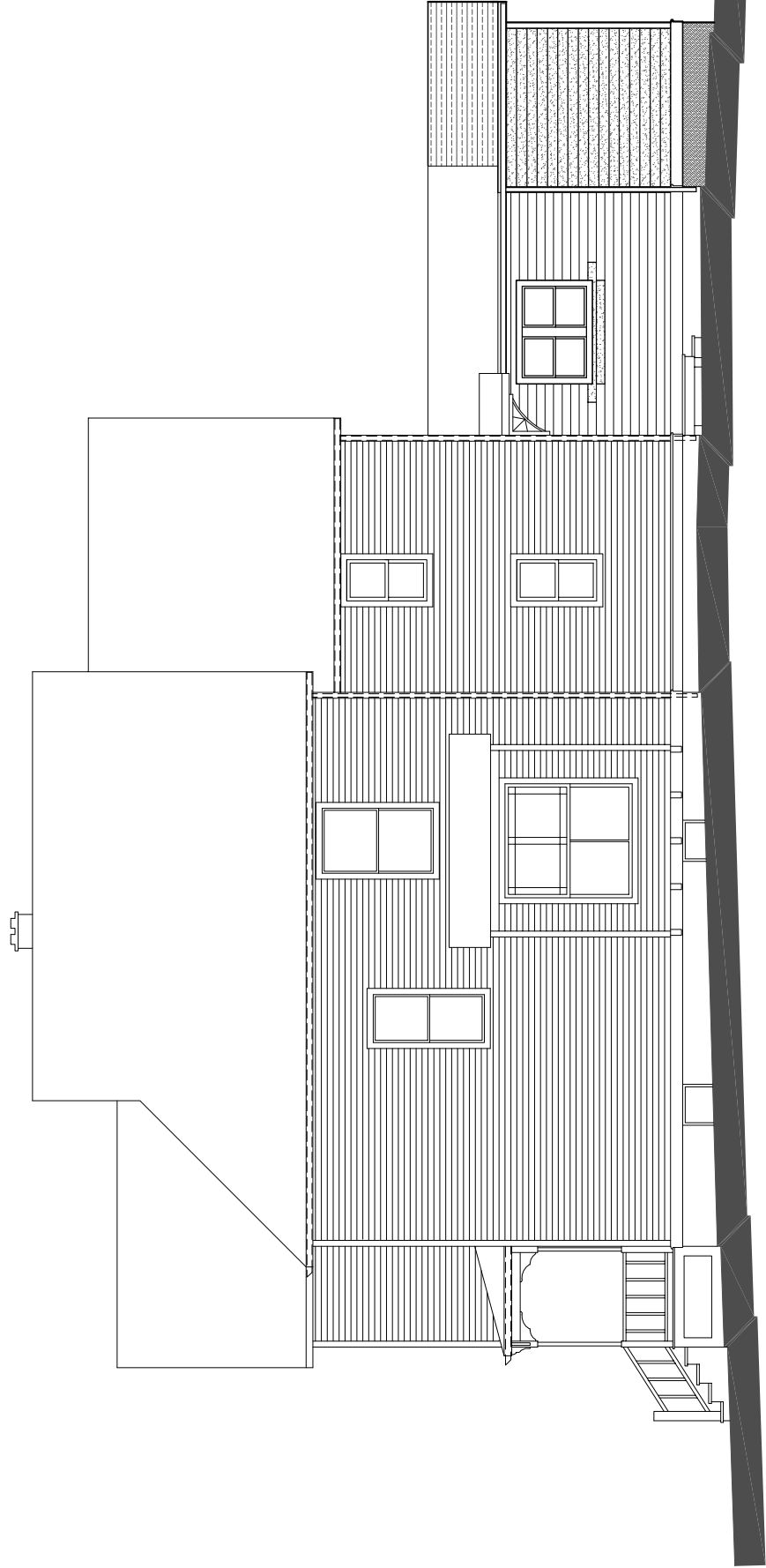


SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013

PROPOSED OVERALL
WEST ELEV
1/8" = 1'-0"

SEE 'PARTIAL' ELEVYS
FOR NOTES

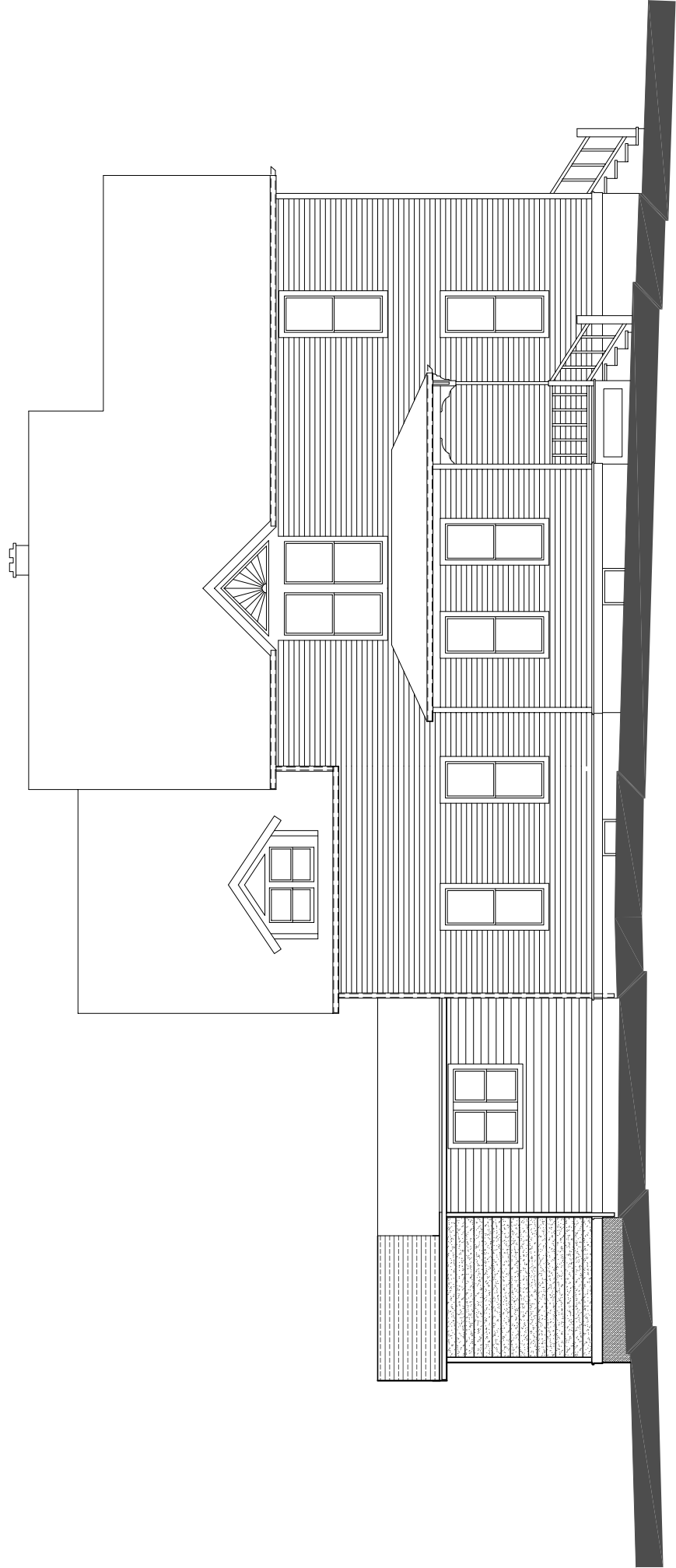


SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013

PROPOSED OVERALL
EAST ELEVATION
1/8" = 1'-0"

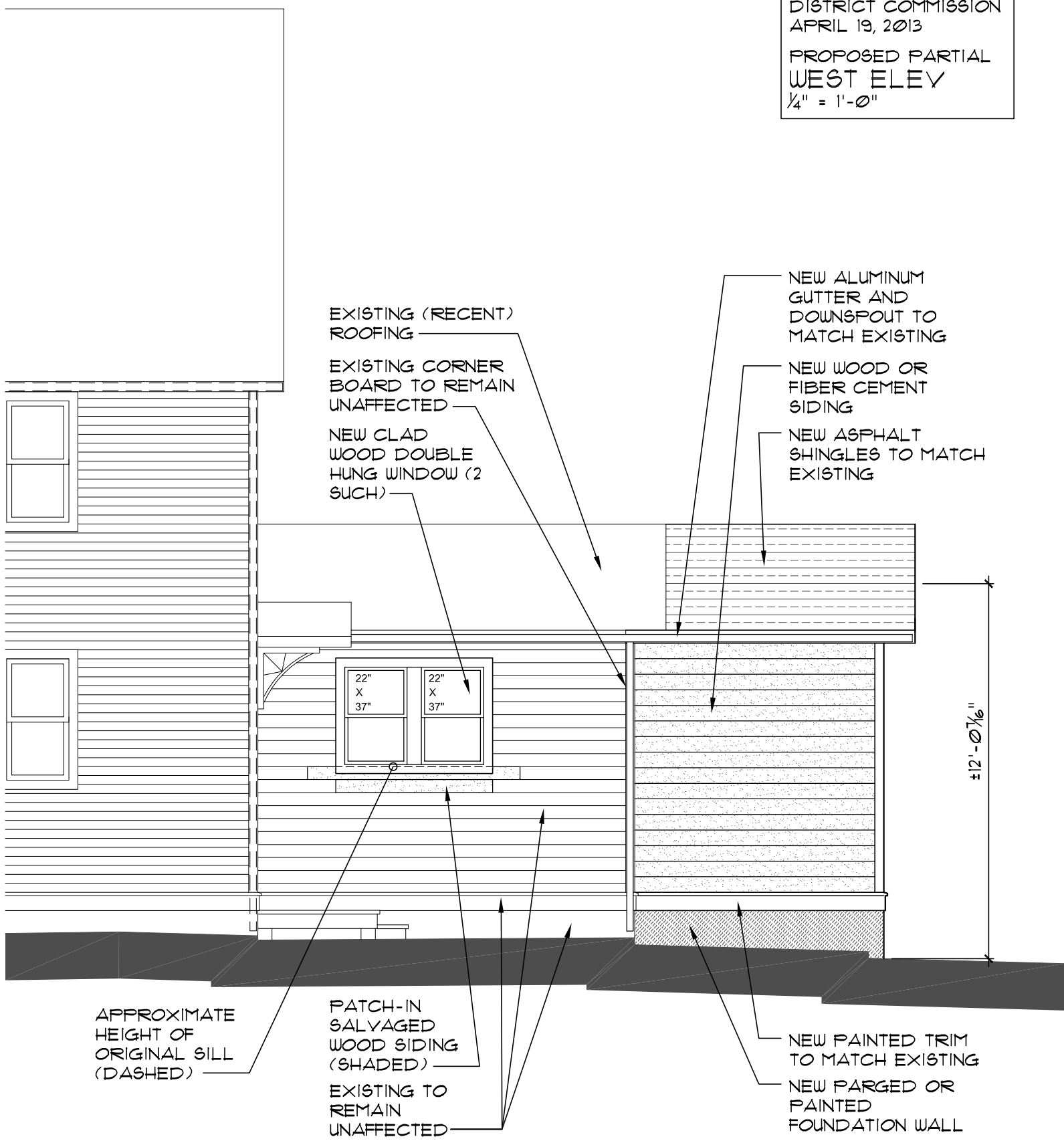
SEE 'PARTIAL' ELEVATIONS
FOR NOTES



SLEEMAN RESIDENCE
 829 WEST WASHINGTON
 ANN ARBOR, MI.

ANN ARBOR HISTORIC
 DISTRICT COMMISSION
 APRIL 19, 2013

PROPOSED PARTIAL
 WEST ELEV
 $\frac{1}{4}'' = 1'-0''$



EXISTING (RECENT)
 ROOFING

EXISTING CORNER
 BOARD TO REMAIN
 UNAFFECTED

NEW CLAD
 WOOD DOUBLE
 HUNG WINDOW (2
 SUCH)

NEW ALUMINUM
 GUTTER AND
 DOWNSPOUT TO
 MATCH EXISTING

NEW WOOD OR
 FIBER CEMENT
 SIDING

NEW ASPHALT
 SHINGLES TO MATCH
 EXISTING

22"
 X
 37"

22"
 X
 37"

±12'-0 7/16"

APPROXIMATE
 HEIGHT OF
 ORIGINAL SILL
 (DASHED)

PATCH-IN
 SALVAGED
 WOOD SIDING
 (SHADED)

EXISTING TO
 REMAIN
 UNAFFECTED

NEW PAINTED TRIM
 TO MATCH EXISTING

NEW PARGED OR
 PAINTED
 FOUNDATION WALL

SLEEMAN RESIDENCE
 829 WEST WASHINGTON
 ANN ARBOR, MI.

ANN ARBOR HISTORIC
 DISTRICT COMMISSION
 APRIL 19, 2013

PROP. ENLARGED
 SOUTH ELEV
 1/4" = 1'-0"

EXISTING TO REMAIN
 UNAFFECTED

NEW PAINTED TRIM
 TO MATCH EXISTING

MATCH 12
 EXIST.

34"X63"

34"X63"

34"X63"

EXISTING CORNER
 BOARD TO REMAIN
 UNAFFECTED

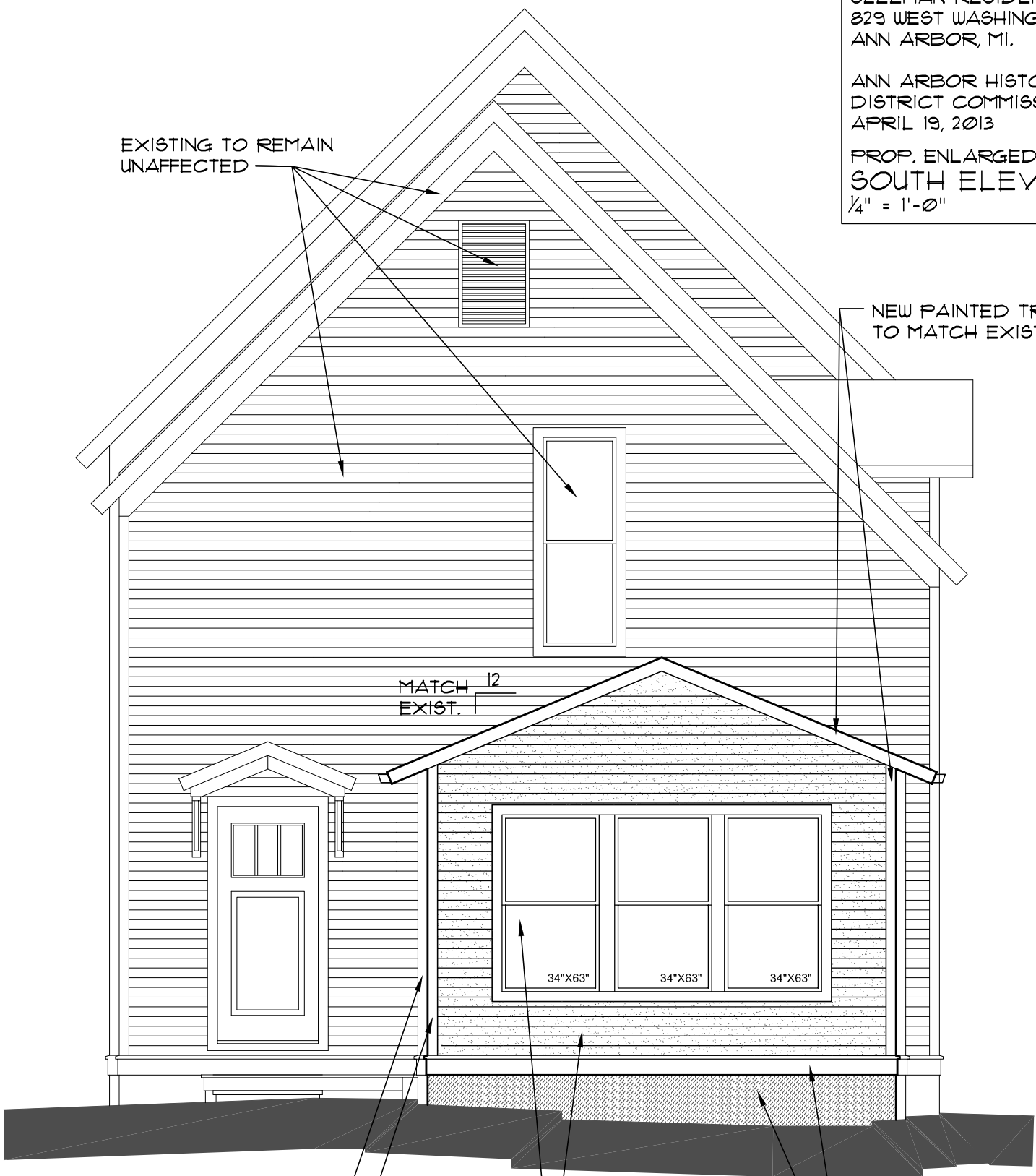
NEW PAINTED WOOD
 CORNER BOARD

NEW WOOD OR
 FIBER CEMENT
 SIDING

NEW CLAD WOOD
 DOUBLE HUNG
 WINDOW (3 SUCH)

NEW PAINTED TRIM
 TO MATCH EXISTING

NEW PARGED OR
 PAINTED
 FOUNDATION WALL



SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013

PROPOSED PARTIAL
EAST ELEV
 $\frac{1}{4}'' = 1'-0''$

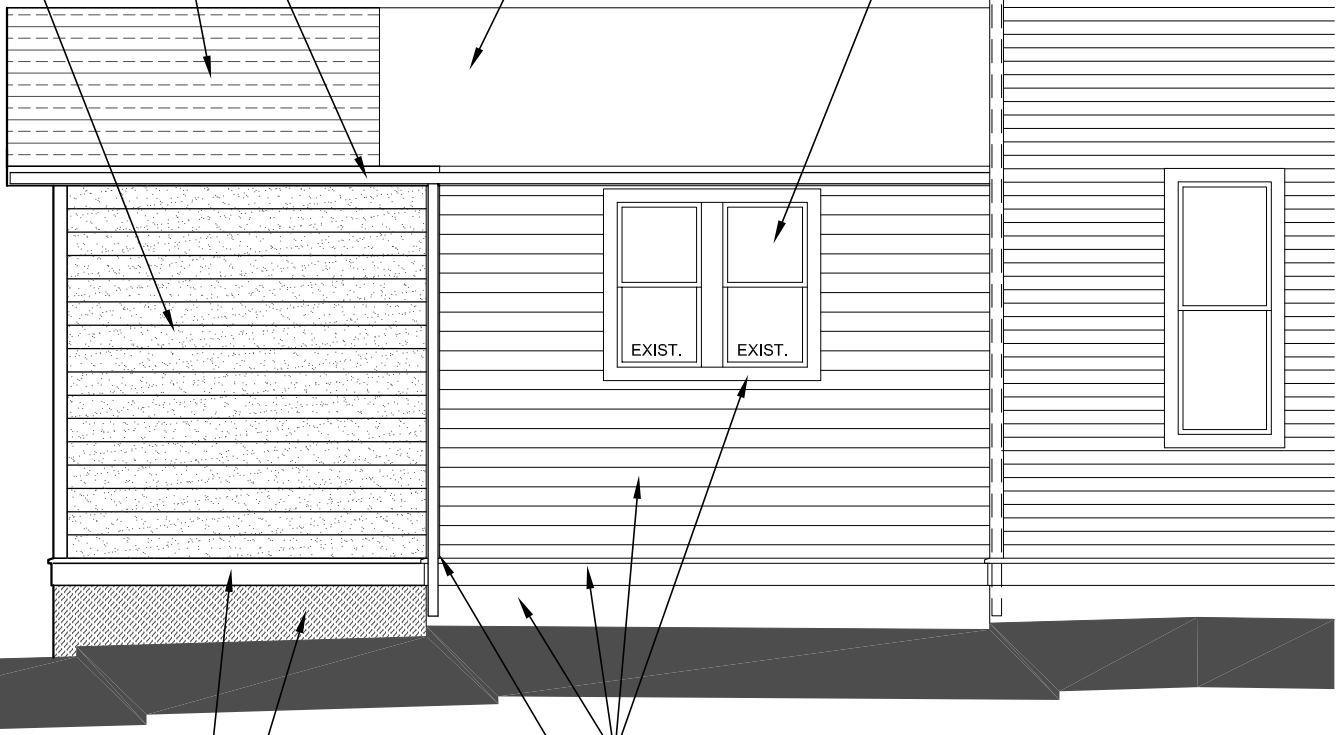
NEW ALUMINUM
GUTTER AND
DOWNSPOUT TO
MATCH EXISTING

NEW ASPHALT
SHINGLES TO
MATCH EXISTING

NEW WOOD OR
FIBER CEMENT
SIDING

EXISTING
(RECENT)
ROOFING

EXISTING
WINDOW TO
REMAIN
UNAFFECTED

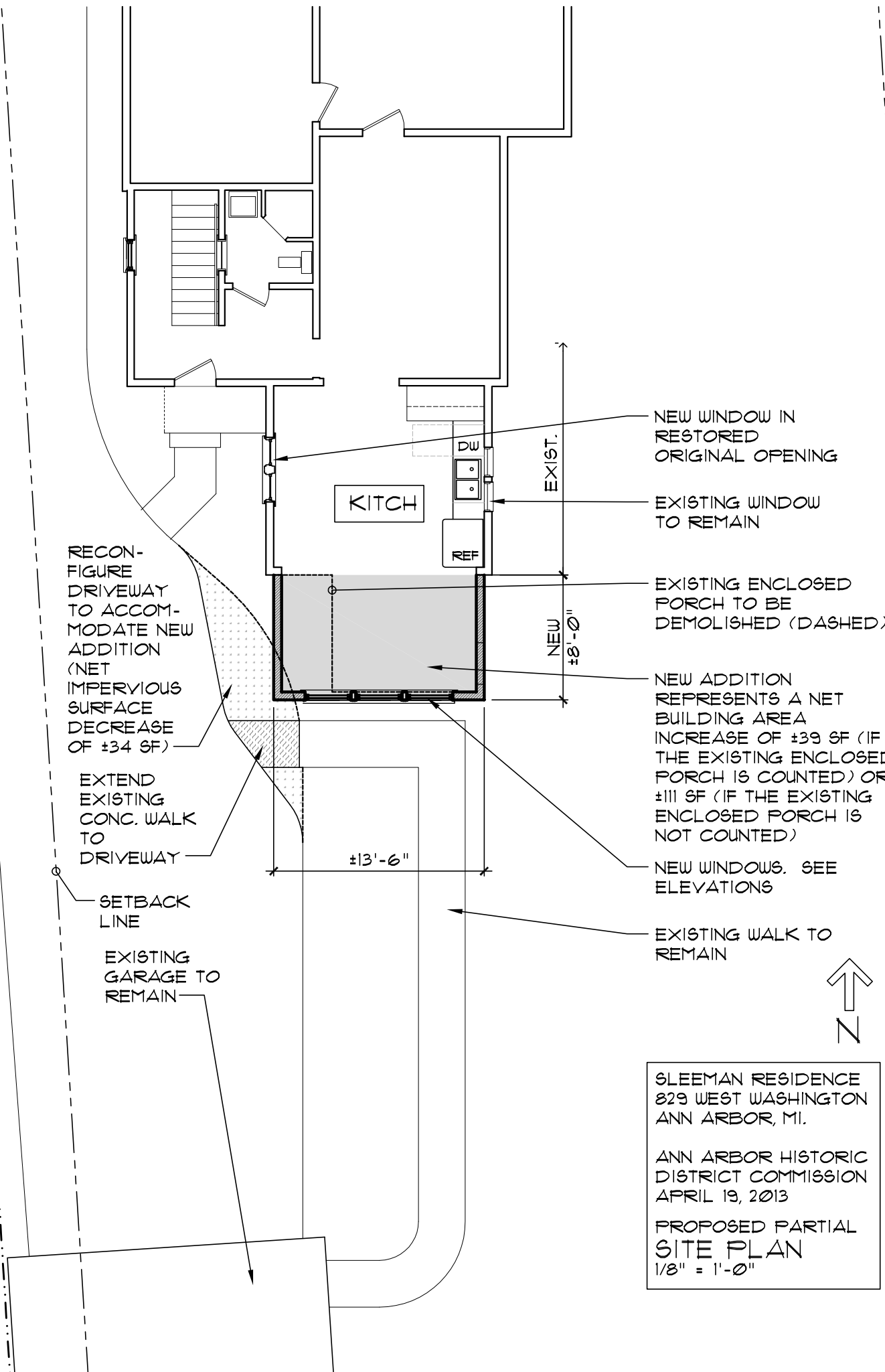


NEW PAINTED TRIM
TO MATCH EXISTING

NEW PARGED OR
PAINTED
FOUNDATION WALL

EXISTING TO
REMAIN
UNAFFECTED

EXISTING CORNER
BOARD TO REMAIN
UNAFFECTED



RECON-
FIGURE
DRIVEWAY
TO ACCOM-
MODATE NEW
ADDITION
(NET
IMPERVIOUS
SURFACE
DECREASE
OF ±34 SF)

EXTEND
EXISTING
CONC. WALK
TO
DRIVEWAY

SETBACK
LINE

EXISTING
GARAGE TO
REMAIN

KITCH

DE

REF

EXIST.

NEW
±8'-0"

±13'-6"

NEW WINDOW IN
RESTORED
ORIGINAL OPENING

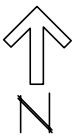
EXISTING WINDOW
TO REMAIN

EXISTING ENCLOSED
PORCH TO BE
DEMOLISHED (DASHED)

NEW ADDITION
REPRESENTS A NET
BUILDING AREA
INCREASE OF ±39 SF (IF
THE EXISTING ENCLOSED
PORCH IS COUNTED) OR
±111 SF (IF THE EXISTING
ENCLOSED PORCH IS
NOT COUNTED)

NEW WINDOWS. SEE
ELEVATIONS

EXISTING WALK TO
REMAIN



SLEEMAN RESIDENCE
829 WEST WASHINGTON
ANN ARBOR, MI.

ANN ARBOR HISTORIC
DISTRICT COMMISSION
APRIL 19, 2013

PROPOSED PARTIAL
SITE PLAN
1/8" = 1'-0"



RECYCLE
FO346528



RECYCLE
CITY OF ANN ARBOR
e2gov.org/recycle











3 6 9 1

400 SERIES

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

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

SECTION REFERENCE

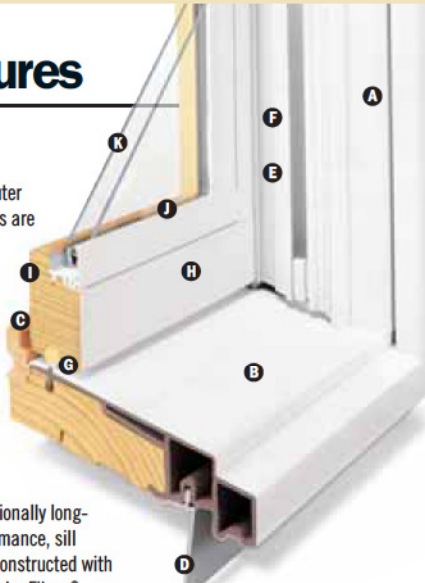
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TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Features

FRAME

- A** Exterior outer frame members are covered with a pre-formed rigid vinyl PVC 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® composite material exterior. Sill ends are protected and sealed with weather-resistant covers.
- C** Wood stops are made of treated pine that can be finished to match the interior décor. On white prefinished interior units the stops are white PVC.



- D** A factory-applied rigid vinyl anchoring flange on the head, sill and side 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 the sash into wash mode position.

- F** For units with White exterior color, exterior jamb liner is white. For all other units the exterior jamb liner is gray.
- G** 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.
- Unique block and tackle counter balances feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. To help prevent accidental release when in wash mode, they automatically lock into position with a stainless steel retainer clip.



SASH

- H** A polyester stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.
- I** Wood sash members are treated with a water-repellent wood preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance painted white interiors are also available.

GLASS

- J** A glazing bead and silicone provide superior weathertightness and durability.
- K** High-Performance™ glass options include:
- Low-E4® glass
 - Low-E4® SmartSun™ glass
 - Low-E4® Sun glass
- Tempered glass and other glass options are available. Contact your Andersen supplier. (Glass option must be specified.)

PATTERNED GLASS

Patterned glass options are available. See page 12 for details.

*Flexacron® is a registered trademark of PPG Industries, Inc.

* For complete information on our limited warranties, visit andersenwindows.com or contact your Andersen supplier.

Exterior



Specify a unit exterior option and an interior option to complete your order.

Hardware

Sold separately except where noted.

Lock & Keeper



The cam-operated lock & keeper is designed for easy operation and long life* and comes standard with double-hung windows. Stone finish is standard with natural interior units. White finish comes with prefinished white interiors.

Available in white or stone finish.



Optional Estate lock & keeper. Available in bright brass, antique brass, polished chrome, brushed chrome, oil rubbed bronze, satin nickel, distressed bronze and distressed nickel finishes.

Estate lock & keeper reduces the clear opening height by 1/32". Check with local building code officials to determine compliance with egress requirements.

Double-Hung Lifts

CLASSIC SERIES™



Sash Lift



Hand Lift



Finger Lift

Optional Classic Series lifts are available in white or stone finish.

Interior



Naturally occurring variations in grain, color and texture make each window one-of-a-kind.

ESTATE™



Hand Lift



Finger Lift

Optional ESTATE lifts are available in bright brass, antique brass, polished chrome, brushed chrome, satin nickel, oil rubbed bronze, distressed nickel and distressed bronze finishes.

TRADITIONAL



Bar Lift



Hand Lift

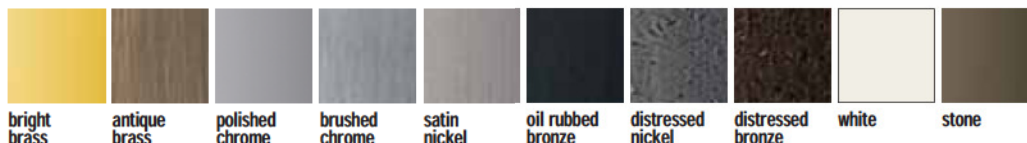


Finger Lift

Optional Traditional lifts are available in bright brass, antique brass, polished chrome, brushed chrome, oil rubbed bronze, white and stone.

Bold names denote finish shown.

Hardware Finishes



Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

Accessories Sold Separately.

PERFORMANCE GRADE (PG) UPGRADE

A high inside sill stop and interior/exterior brackets are available to provide additional structural support for Andersen® tilt-wash units, allowing the windows to achieve PG 50 performance. Performance Grade Ratings replace Design Pressure Ratings for measuring product performance. See page 269. Use of this package will subtract 5/8" from clear opening height.

PG 50 upgrade not available for 72" and 76" heights.



Tilt-wash double-hung windows are available with Stormwatch® protection. For a copy of the Andersen® Coastal Product Guide, contact your Andersen supplier.

COTTAGE STYLE UNITS ALSO AVAILABLE



Cottage Style



Reverse Cottage Style

For more information about glass, patterned glass, art glass, grilles, TruScene® insect screen and installation accessories, see pages 12–32 or visit

andersenwindows.com

FRAME



Extension Jamb

Standard jamb depth is 4 1/2". Jamb depth can be 4 1/8" if installation flange is reversed. Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-Applied Extension Jamb

Available in 6 9/16" size. Extension jambs can be factory-applied to either three sides (stool and apron application) or four sides (picture frame casing).

Non-Applied Extension Jamb

Non-applied extension jambs are available for the following wall depths:

- 5 1/4"
- 6 9/16"
- 7 1/8"



Pine Stool

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

GLASS

Andersen® Art Glass

Available for tilt-wash transom and picture units. Andersen art glass panels come in eleven original patterns, including four Frank Lloyd Wright® Series designs. See page 139 for details on Andersen art glass or visit andersenwindows.com/artglass for pattern information.

INSECT SCREENS

EXCLUSIVE

TruScene® Insect Screen

TruScene insect screens are made with a micro-fine stainless steel mesh that's one-third the diameter of our aluminum screen wire. They provide over 50% more clarity than our conventional insect screens. They also let more sunlight and fresh air into the home.

Conventional Insect Screen

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



Insect Screen Frames

Choose full insect screen or half insect screen (shown above). Half insect screen configurations allow ventilation without affecting the view through the upper sash. Frames are available in White, Sandtone, Terratone® and Forest Green colors to match product exteriors.

GRILLES

Tilt-wash units with high-profile exterior grilles include a unique exterior glazing bead to accommodate grille depth.



Opening Control Device Kit

A Window Opening Control Device Kit is available, which limits raising the sash to less than 4 inches when the window is first opened. Available in Stone and White.

NEW

EXTERIOR TRIM

This product now available with Andersen Exterior Trim. See pages 141–144 for details.

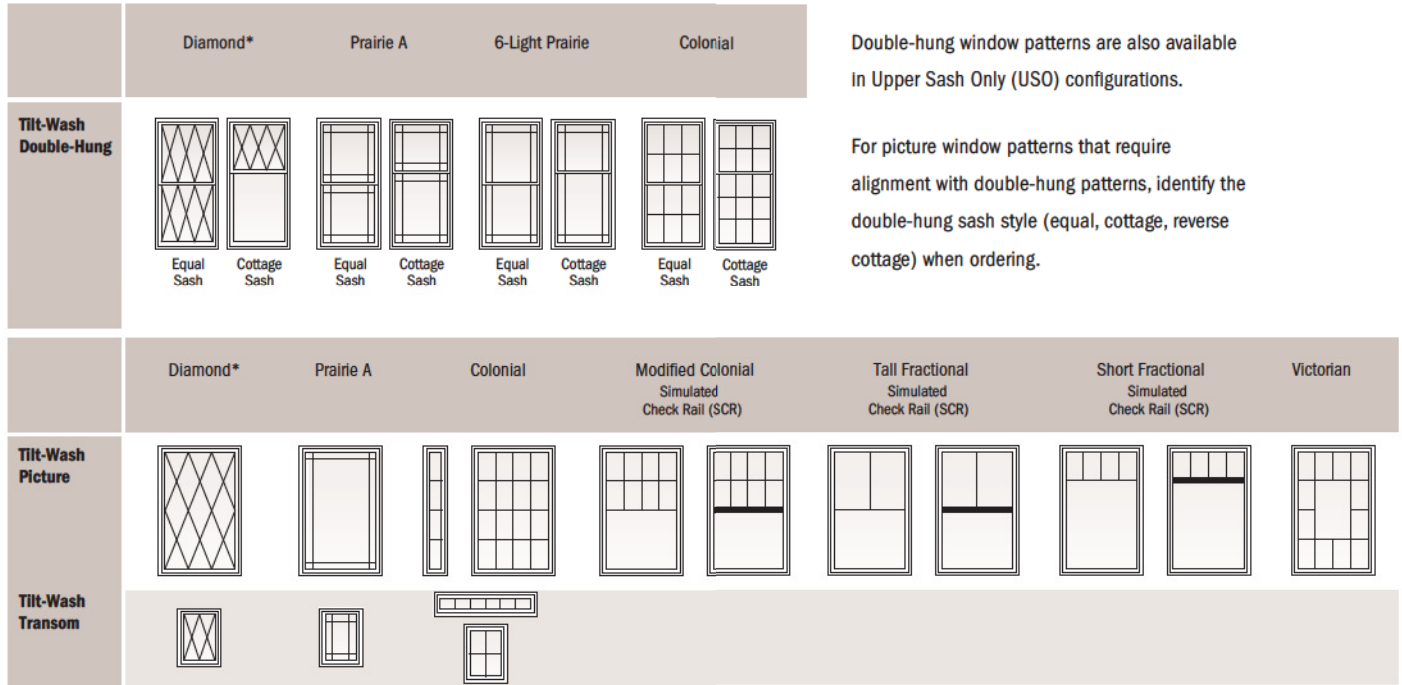
"Frank Lloyd Wright" is a registered trademark of the Frank Lloyd Wright Foundation and is used with permission.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Products in Sandtone or Terratone® color may be painted any color lighter than Terratone using quality oil-base or latex paint. Submit color samples to Andersen for approval when painting White. Submit color samples to Andersen for approval when painting Sandtone or Terratone any color darker than Terratone.
- Do not paint Forest Green exteriors.
- Creosote-based stains should not come in contact with Andersen products.
- Do not paint weatherstripping.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Andersen does not warrant the adhesion of paint to vinyl.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

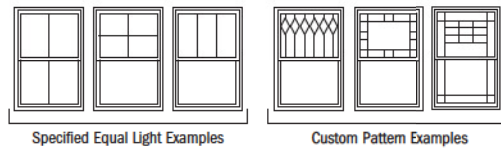
Divided Light Patterns



Double-hung window patterns are also available in Upper Sash Only (USO) configurations.

For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering.

*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" and 7/8" widths.

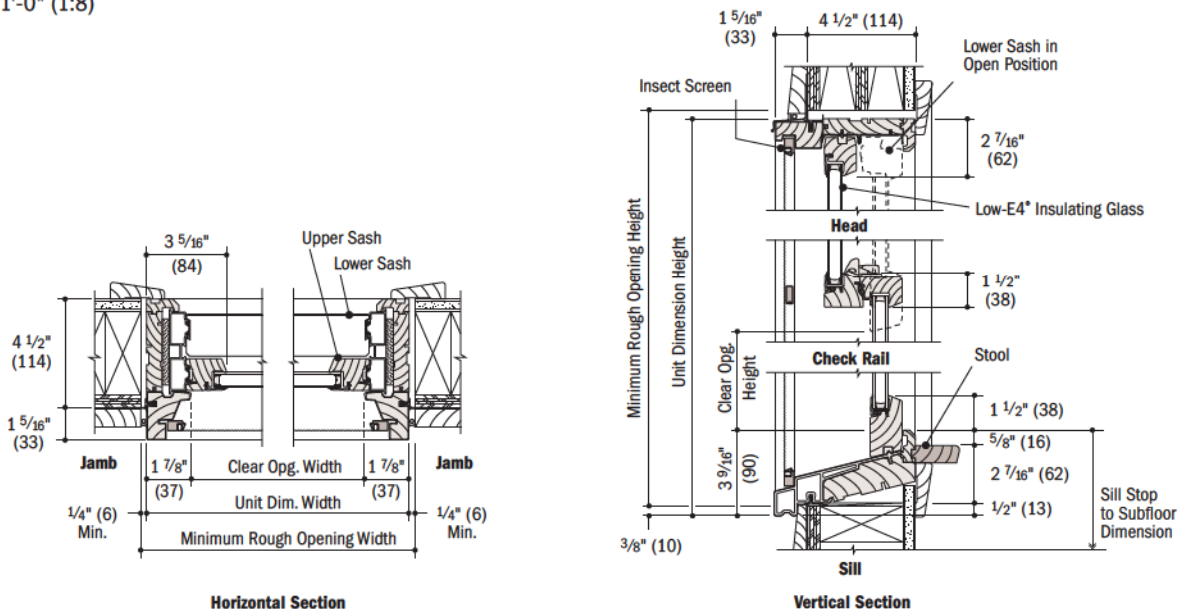


Number of lights and overall pattern varies with window size. Patterns are not available in all configurations.

Specified equal light and custom patterns are also available. For more information on divided light see page 13 or visit andersenwindows.com/grilles.

Tilt-Wash Double-Hung Window Details

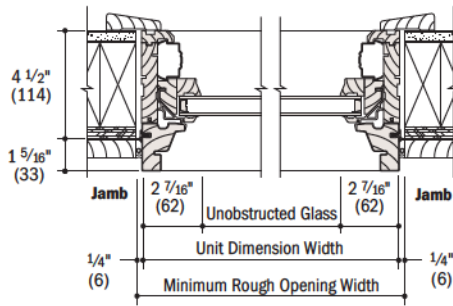
Scale 1 1/2" = 1'-0" (1:8)



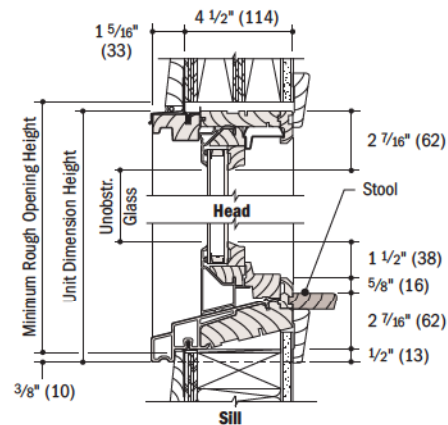
- 4 5/16" jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on page 33.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

Tilt-Wash Picture Window Details

Scale 1 1/2" = 1'-0" (1:8)



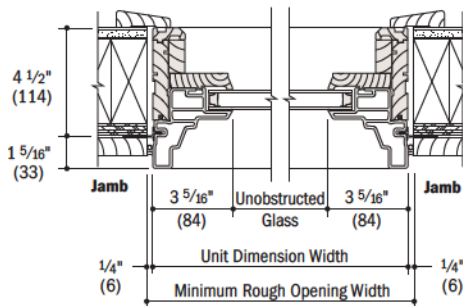
Horizontal Section



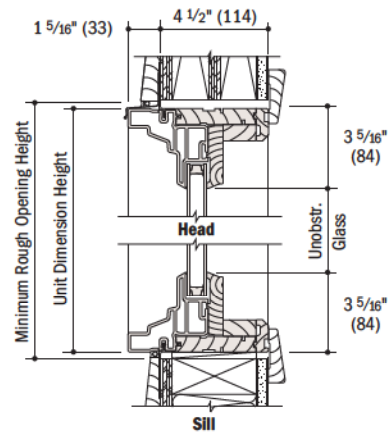
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" = 1'-0" (1:8)



Horizontal Section



Vertical Section

Horizontal (stack) Non-Reinforced Joining Detail

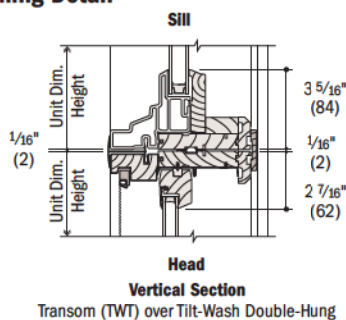
Scale 1 1/2" = 1'-0" (1:8)

Overall Window Dimension Height

Sum of individual window heights plus 1/16" for each join.

Overall Rough Opening Height

Overall window dimension height plus 1/2".

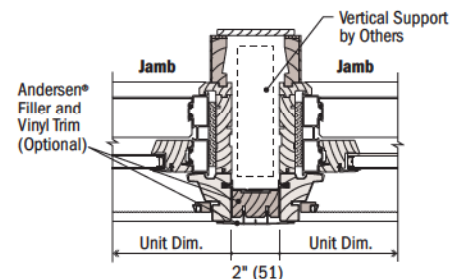


Vertical Section
Transom (TWT) over Tilt-Wash Double-Hung

Separate Rough Openings Detail

Scale 1 1/2" = 1'-0" (1:8)

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

Vertical (ribbon) Non-Reinforced Joining Detail

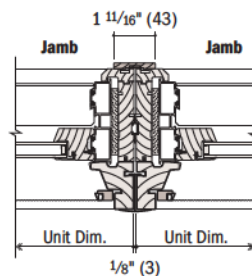
Scale 1 1/2" = 1'-0" (1:8)

Overall Window Dimension Width

Sum of individual window widths plus 1/8" for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2".



Horizontal Section
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more joining information see the combination design section starting on page 259.

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on page 33.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to structural installation guides at andersenwindows.com.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.