

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 415 West Jefferson Street, Application Number HDC15-059

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** May 13, 2015

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

**REVIEW COMMITTEE DATE:** Monday, May 11, 2015

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	Acar & Kelly Altinsel	James Bevilacqua
<b>Address:</b>	415 W Jefferson St Ann Arbor, MI 48103	3250 W Liberty Rd Ann Arbor, MI 48103
<b>Phone:</b>	(702) 505-2274	(917) 822-0108

**BACKGROUND:** This handsome 2 ½ story gable-fronter features roof corner returns and a full-width brick and wood front porch. It was constructed between 1925 and 1931 (when it and its garage appear on the Sanborn Fire Insurance map). An earlier one-story structure was removed from this lot and the one at 417 sometime between 1916 and 1925.

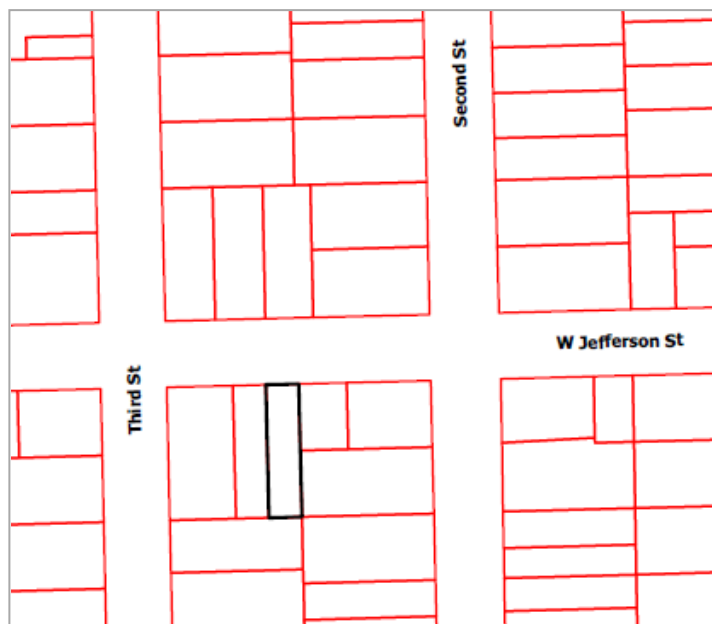
**LOCATION:** The site is located on the south side of West Jefferson Street, between Second Street and Third Street.

**APPLICATION:** The applicant seeks HDC approval to add: a 74 square foot rear addition; an attic dormer on the west roof; a basement egress window on the east elevation; and five skylights on the east roof. A non-original rear entry porch will be removed.

#### 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.

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.

**Roofs**

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

**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.

## District or Neighborhood Setting

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

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

#### 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.

#### Roofs

*Not Appropriate:* Adding chimneys, cupolas, or dormers where not appropriate.

#### 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.

### STAFF FINDINGS:

1. The property owners would like to increase their living space within the existing house by making the basement and attic usable, and adding a small mudroom on the rear of the house.
2. The mudroom, which also contains a half-bath, is 7'6" deep by 12' wide. It encapsulates the existing backdoor, which is not original, though the opening most likely is. The addition does not interfere with any other openings on the rear of the house. The mudroom is clad in 4" exposure cementitious lap siding, and the windows are Andersen vinyl-clad three-over-one doublehangs that match an existing non-original kitchen window. The height of the eave matches the existing covered porch eave, and the west wall is inset 13" from the original corner of the house. The non-original back door would be relocated onto the addition, and the new stairs and guardrail would be cedar. The addition's size, placement, design and materials are compatible with the house and neighborhood, and will not be visible from the street or sidewalk.

3. The gabled dormer will allow an existing staircase from the second floor to the attic to meet headroom requirements, and provide a casement egress window. It does not interfere with the eave or ridge of the roof. Cladding is 4" cementitious lap that matches the mudroom addition. The dormer will be visible from the public right of way, but the design is not obtrusive and is compatible with the house. A small dormer is an appropriate modification to allow the homeowners to take advantage of a large amount of attic space.
4. The five skylights are Velux QPF low-profile (though staff could not find the actual height of the skylight above the roof plane) in a dark color. Each skylight is approximately 1'9" x 3'10". The height and pitch of the roof, combined with the close proximity of the next-door neighbor's house assure staff that the skylights will not be visible from the street or sidewalk. Therefore, the use of skylights to bring light into an underutilized space is appropriate.
5. The basement egress window is on the east elevation and matches the width of an existing basement window. There is another basement window closer to the rear of the house, but the location of the furnace and water heater between it and the finishable space makes it unsuitable for egress. The window well would be 4' wide by 3' deep and built of wood timbers. An Andersen 400 series casement window that is 2'4" by 4' would be installed.
6. The work is inconspicuous from the public right-of-way, and does not damage or destroy character-defining features of this historic house. If the cementitious siding is smooth, and the skylights do not exceed 6" tall, staff finds the work compatible in exterior design, arrangement, material, and relationship to the rest of the building and the surrounding area, and feels that it meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Ann Arbor Historic District Design Guidelines.

**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 415 W. Jefferson Street, a contributing property in the Old West Side Historic District, to add a 74 square foot rear addition, an attic dormer on the west roof, a basement egress window on the east elevation, and five skylights on the east roof, on the conditions that documentation is provided showing that the skylights are 6" tall or less, and that the cementitious siding is smooth (not woodgrained). The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* 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 additions, setting, roofs and windows.

#### **MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 415 W Jefferson 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:** survey sheet, application, drawings.

415 W Jefferson (2008 survey photo)





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>415 W JEFFERSON STREET</u>
Historic District: <u>OLD WEST SIDE HISTORIC DISTRICT</u>
Name of Property Owner (If different than the applicant): <u>ACAR ALTINSEL &amp; KELLY ALTINSEL</u>
Address of Property Owner: <u>415 W JEFFERSON STREET</u>
Daytime Phone and E-mail of Property Owner: <u>702 - 505 - 2274</u>
Signature of Property Owner: <u>Kelly Altinsel</u> Date: <u>4/23/15</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>JAMES BEVILACQUA (MEADOWLARK BUILDERS)</u>
Address of Applicant: <u>3250 WEST LIBERTY ROAD, ANN ARBOR, MI 48103</u>
Daytime Phone: <u>(917) 822-0108</u> Fax: <u>( )</u>
E-mail: <u>Jimmy@homewithmeadowlark.com</u>
Applicant's Relationship to Property: <input type="checkbox"/> owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant: <u>Jimmy Bevilacqua</u> Date: <u>4/23/2015</u>
<b>Section 3: Building Use (check all that apply)</b>
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: " the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."
Please initial here: <u>J</u>

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

1. Provide a brief summary of proposed changes. (see additional sheets)

The proposed design includes an attic dormer on the west side to provide code compliant access to the attic, an egress window in the basement, a small mudroom addition at the rear of the home and skylights on the east roof plane.

2. Provide a description of existing conditions. (see additional sheets)

There is a non-contributing small rear deck that will be removed for the rear mudroom addition. All roof lines, eaves, and historical corners will be preserved. All historical windows and doors will remain.

3. What are the reasons for the proposed changes? (see additional sheets)

Finishing the attic and basement will provide necessary living space without the need for a large addition. The mudroom addition allows for a transition space between the outside and the kitchen.

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

(see additional sheets)

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

**STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

# ALTINSEL RESIDENCE

REMODEL & SMALL MUDROOM ADDITION

415 W JEFFERSON STREET

ANN ARBOR, MI 48103

ANN ARBOR HISTORIC DISTRICT COMMISSION SUBMISSION



## SHEET INDEX

A0.01	COVER SHEET
A0.02	PHOTOS
A0.03	NORTH (FRONT) ELEVATION
A0.04	WEST (DRIVEWAY SIDE) ELEVATION
A0.05	SOUTH (REAR) ELEVATION
A0.06	EAST (SIDE) ELEVATION
A0.07	SITE PLANS
A0.08	BASEMENT PLANS
A0.09	FIRST FLOOR PLANS
A0.10	SECOND FLOOR PLANS
A0.11	ATTIC PLANS
A0.12	WINDOW & DOOR SUMMARY

### DESCRIPTION OF PROPOSED PROJECT:

THE PROJECT CONSISTS OF A SMALL (74 SQ FT) ADDITION AT THE REAR (SOUTH SIDE) OF THE HOUSE, AN ATTIC DORMER ON THE DRIVEWAY (WEST) SIDE OF THE HOUSE, A BASEMENT EGRESS WINDOW ON THE EAST SIDE OF THE HOUSE, AND SKYLIGHTS ON THE EAST ROOF PLANE. THE INTENTION OF THIS PROJECT IS TO TAKE ADVANTAGE OF THE EXISTING SPACES WITHIN THE HOUSE (BASEMENT & ATTIC) AND TO KEEP THE ADDITION LIMITED TO A NON-CONTRIBUTING ELEMENT THAT IS NOT VISIBLE FROM THE FRONT OF THE HOUSE. THE MUDROOM ADDITION WILL PROVIDED THE HOMEOWNERS WITH A MUCH NEEDED TRANSITION SPACE UPON ENTERING THE HOUSE AT THE REAR AS WELL AS A POWDER ROOM ON THE FIRST FLOOR FOR GUESTS TO USE. CURRENTLY, THE ENTRANCE TO THE HOUSE FROM THE OUTSIDE IS DIRECTLY INTO THE KITCHEN AND GUESTS ARE ASKED TO USE THE SINGLE SHARED BATHROOM AT THE SECOND FLOOR. ALL CORNER AND ROOFLINES OF THE HISTORIC HOME WILL BE PRESERVED AND SIDING AND TRIM DETAILS WILL RELATE TO THE ORIGINAL STRUCTURE, BUT VARY IN ORDER TO MAINTAIN A DISTINCTION BETWEEN THE HISTORIC PORTION AND THE ADDITION. THE PRIMARY CHANGE WILL BE A 74 SQ FT ADDITION WITH A SHED ROOF AT THE REAR OF THE HOME THAT WILL REPLACE AN EXISTING NON-CONTRIBUTING SMALL COVERED REAR DECK AND STAIRS THAT ARE NOT VISIBLE FROM THE FRONT OF THE HOUSE. NEW WINDOWS WILL MATCH AN EXISTING NON-HISTORIC WINDOW ALREADY IN THE HOUSE & THE EXISTING NON-HISTORIC REAR DOOR WILL BE MOVED TO THE NEW REAR ENTRY LOCATION.

### SUMMARY:

- REMOVAL OF NON-CONTRIBUTING SMALL COVERED ENTRY DECK AT BACK OF HOUSE (NOT VISIBLE FROM STREET)
- NEW ONE-STORY ADDITION OFF BACK OF HISTORIC STRUCTURE (NOT VISIBLE FROM THE STREET)
- ADDITION OF ATTIC DORMER TO WEST (DRIVEWAY SIDE) ROOF PLANE TO ALLOW CODE COMPLIANT ACCESS & USE OF ATTIC
- NEW ROOF DORMER TO NOT INTERRUPT HISTORIC ROOF LINE OR EAVES
- ADDITION OF BASEMENT EGRESS WINDOW AND WELL TO EAST (SIDE) OF HOME (NOT NOTICEABLE FROM STREET)
- ADDITION OF FIVE SKYLIGHTS TO THE EAST ROOF PLANE (NOT VISIBLE FROM THE STREET)
- MAINTAINS ALL HISTORIC CORNERS (REAR ADDITION STEPS IN 13"), ROOFLINES, WINDOWS, AND DOORS
- NEW SIDING AND TRIM SIZE AND MATERIAL TO KEEP RELATIONSHIP WITH HISTORIC HOME AND DISTINGUISH HISTORIC FROM NEW ADDITION
- NO CHANGE TO FRONT ELEVATION OF HOUSE

A0.01

141701077  
PROJ. #:  
4/23/13  
DATE

COVER SHEET

ACAR AND KELLY ALTINSEL  
415 W JEFFERSON STREET  
ANN ARBOR, MI 48103

**MEADOWLARK**  
3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
OFFICE: 734.332.1500







EXISTING NON-HISTORIC DOOR TO REMAIN AS REAR ENTRY DOOR



EXISTING REAR ENTRY DECK (PROPOSED MUDROOM LOCATION)



BASEMENT EGRESS WINDOW LOCATION



SKYLIGHTS WILL NOT BE VISIBLE FROM STREET



VIEW OF NORTHWEST CORNER FROM SIDEWALK (ATTIC DORMER ON WEST SIDE)

AO.02

PROJECT # 4125/13  
PROJ. START/END 14/10/07/7

PHOTOS

ACAR AND KELLY ALTINSEL  
415 W JEFFERSON STREET  
ANN ARBOR, MI 48103

**MEADOWLARK**  
3250 W. LIBERTY RD., ANN ARBOR, MI 48103  
OFFICE: 734.332.1500





EXISTING FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

2



ATTIC DORMER ROOF VISIBLE  
FROM NORTHWEST APPROACH

NO CHANGE TO STREET FACING ELEVATION

PROPOSED FRONT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

1

AO.03

PRINT DATE  
4/23/13  
PROJ. START/END  
14/10/07/13

NORTH (FRONT)  
ELEVATION

ACAR AND KELLY ALTINSEL  
415 W JEFFERSON STREET  
ANN ARBOR, MI 48103

**MEADOWLARK**  
3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
OFFICE: 734.332.1500

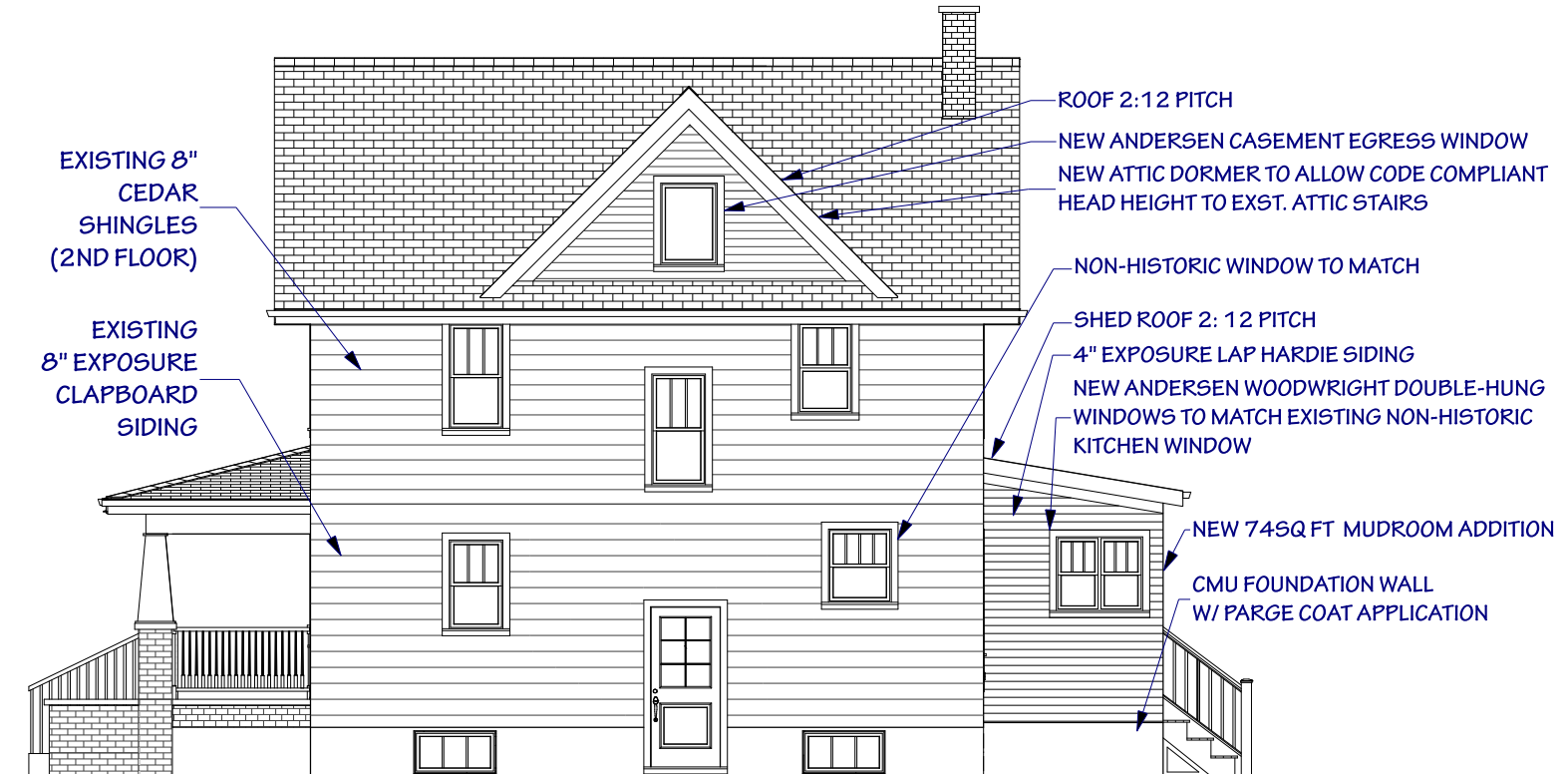




**EXISTING SIDE ELEVATION (WEST)**

SCALE: 1/8" = 1'-0"

2



**PROPOSED SIDE ELEVATION (WEST)**

SCALE: 1/8" = 1'-0"

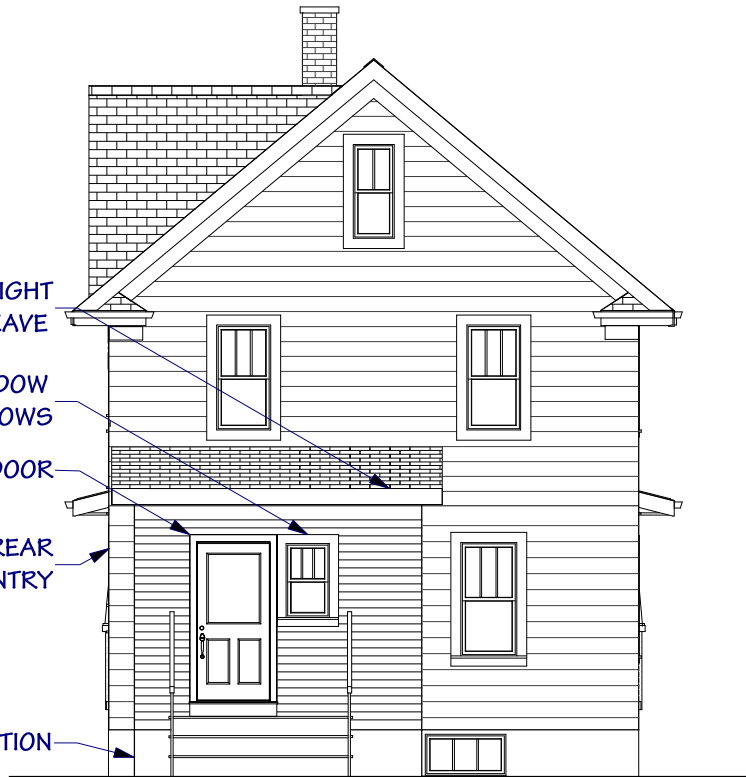
1



**EXISTING BACK ELEVATION (SOUTH)**

SCALE: 1/8" = 1'-0"

2



EAVE OF ADDITION ROOF TO MATCH HEIGHT OF EXISTING REAR DECK ROOF EAVE

NEW ANDERSEN WOODWRIGHT DOUBLE HUNG WINDOW TO MATCH EXISTING NON-HISTORIC KITCHEN WINDOWS

REUSE EXISTING NON-HISTORIC KITCHEN DOOR

PROPOSED 74 SQ FT. MUD ROOM ADDITION @ REAR OF HOUSE TO REPLACE EXISTING COVERED ENTRY

NEW CRAWL SPACE FOUNDATION FOR MUDROOM ADDITION

**PROPOSED BACK ELEVATION (SOUTH)**

SCALE: 1/8" = 1'-0"

1

AO.05

PRINT DATE  
4/25/13  
PROJ. START DATE  
11/10/07

SOUTH (REAR) ELEVATION

ACAR AND KELLY ALTINSEL  
415 W JEFFERSON STREET  
ANN ARBOR, MI 48103

**MEADOWLARK**  
3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
OFFICE: 734.332.1500

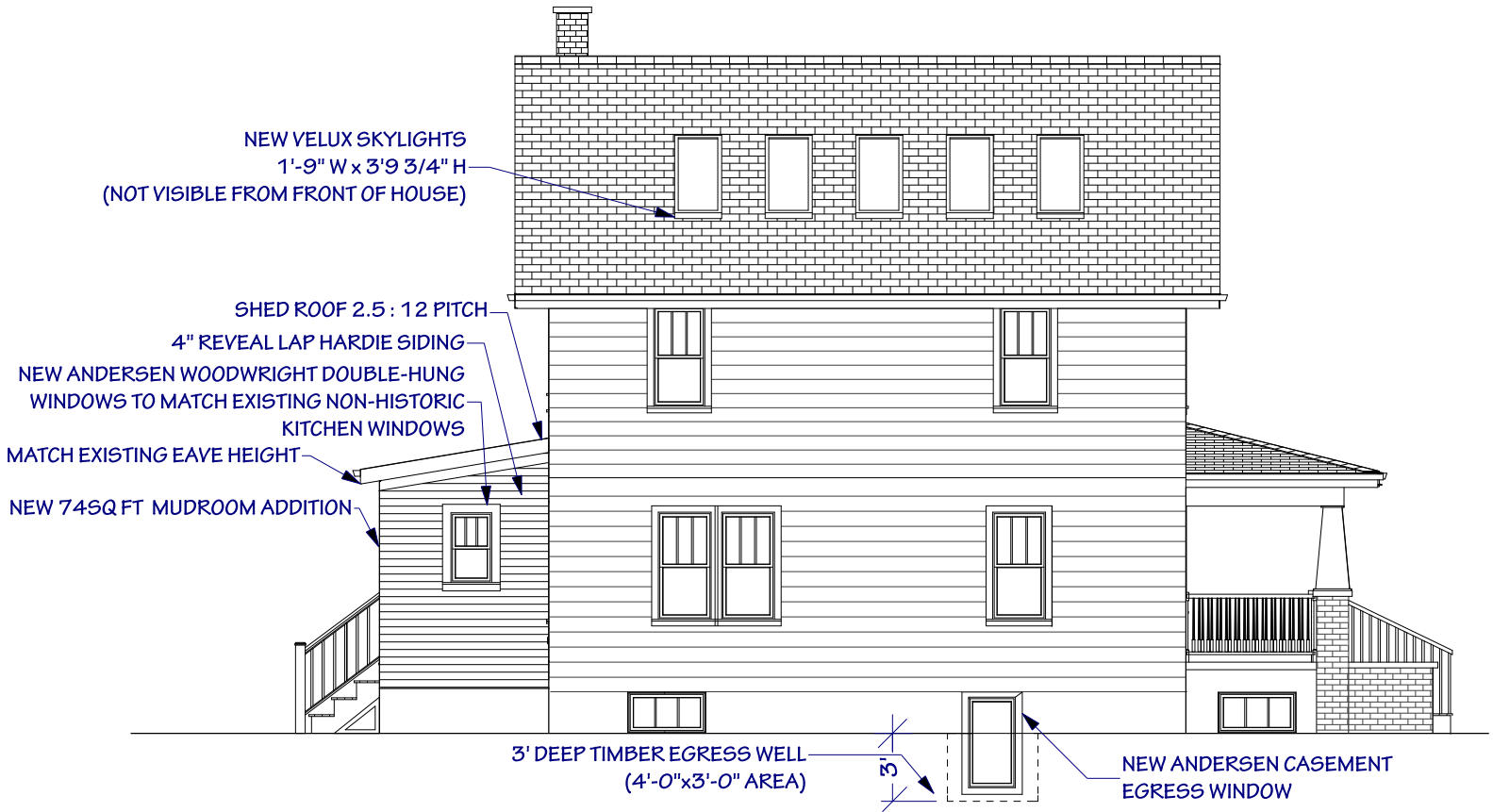




**EXISTING SIDE ELEVATION (EAST)**

SCALE: 1/8" = 1'-0"

2

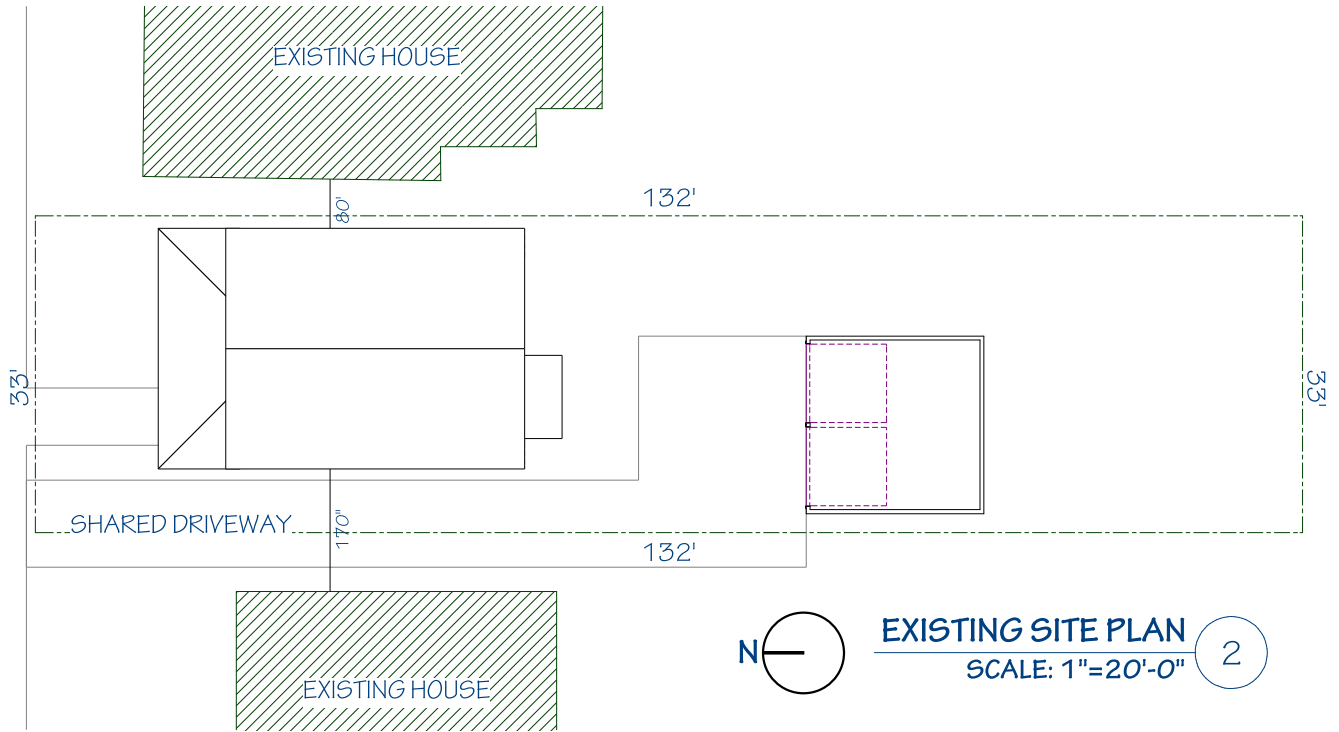


**PROPOSED SIDE ELEVATION (EAST)**

SCALE: 1/8" = 1'-0"

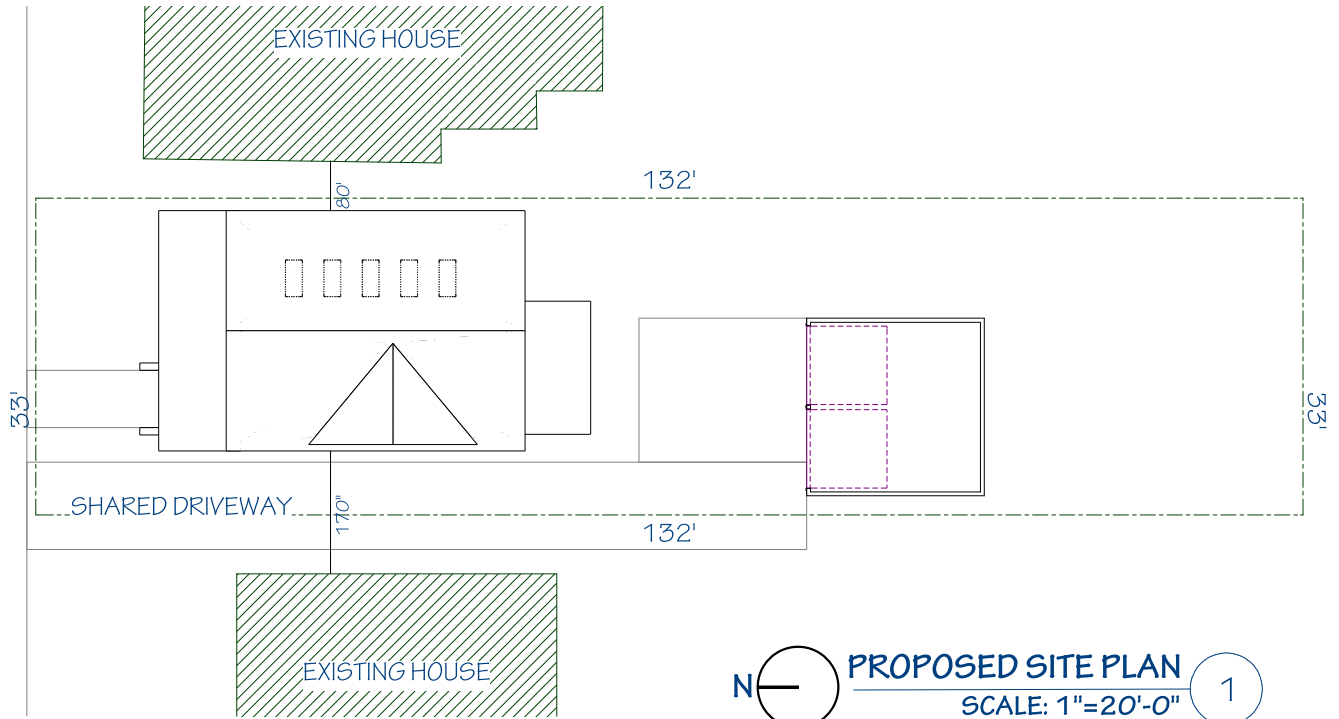
1

W JEFFERSON ST.



\* PROPERTY BOUNDARY BASED ON MORTGAGE SURVEY

W JEFFERSON ST.



\* PROPERTY BOUNDARY BASED ON MORTGAGE SURVEY

AO.07

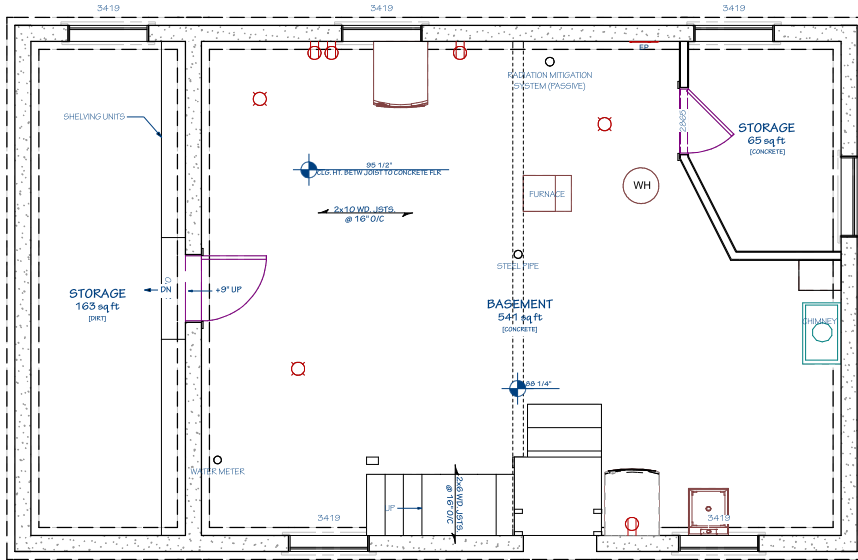
PRINT DATE: 4/23/13  
PROJ. START: 1/17/07  
RUC:  
PROJ. #:

SITE PLANS

ACAR AND KELLY ALTINSEL  
415 W JEFFERSON STREET  
ANN ARBOR, MI 48103

**MEADOWLARK**  
3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
OFFICE: 734.332.1500

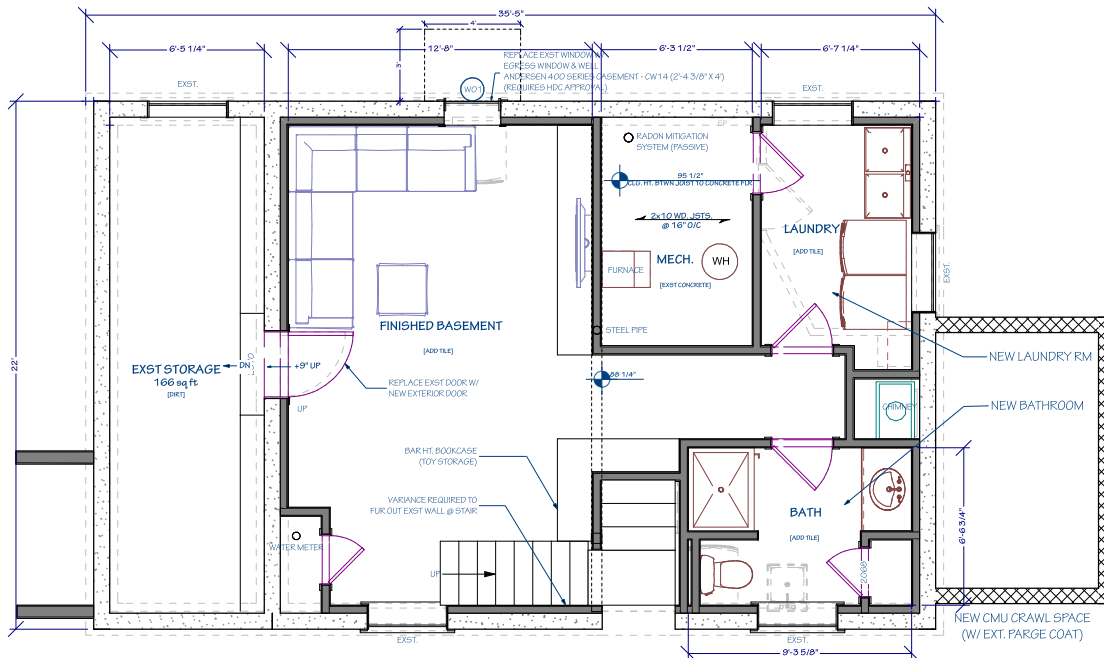




**BASEMENT EXISTING PLAN**

SCALE: 1/8" = 1'-0"

2



**BASEMENT PROPOSED PLAN**

SCALE: 1/8" = 1'-0"

1

**GENERAL NOTES:**  
 + ADD SLAB @ SPACE UNDER FRONT PORCH  
 + BASEMENT HAS EXISTING WATER SEEPAGE ISSUES

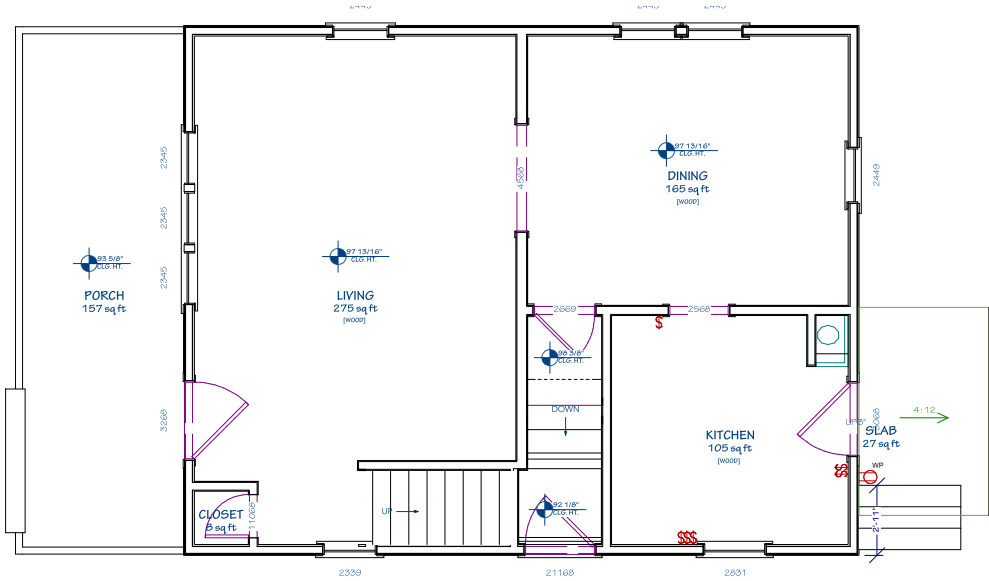
AO.08

PRINT DATE  
 4/23/13  
 PROJ. START/END  
 4/10/12/13  
 PROJ. #  
 141710777

**BASEMENT PLANS**

**ACAR AND KELLY ALTINSEL**  
 415 W JEFFERSON STREET  
 ANN ARBOR, MI 48103

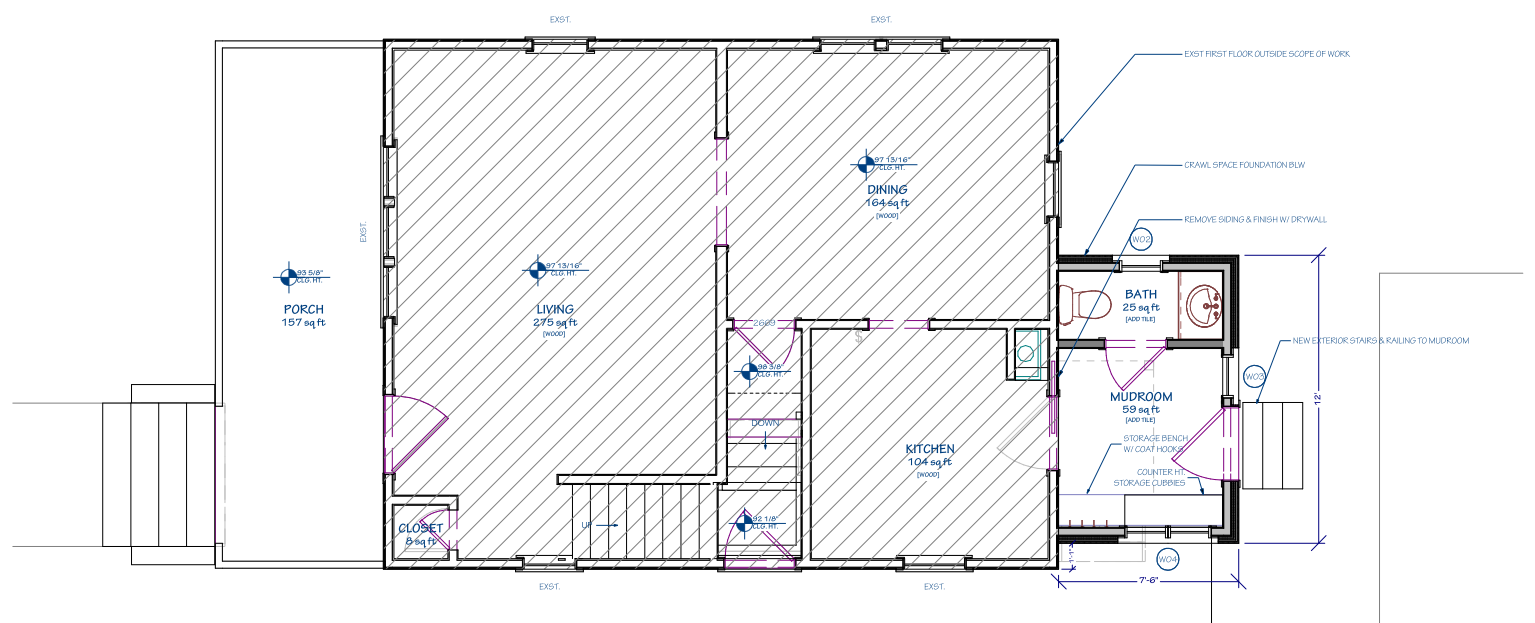
**MEADOWLARK**  
 3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
 OFFICE: 734.332.1500



**FIRST FLOOR EXISTING PLAN**

SCALE: 1/8" = 1'-0"

2



**FIRST FLOOR PROPOSED PLAN**

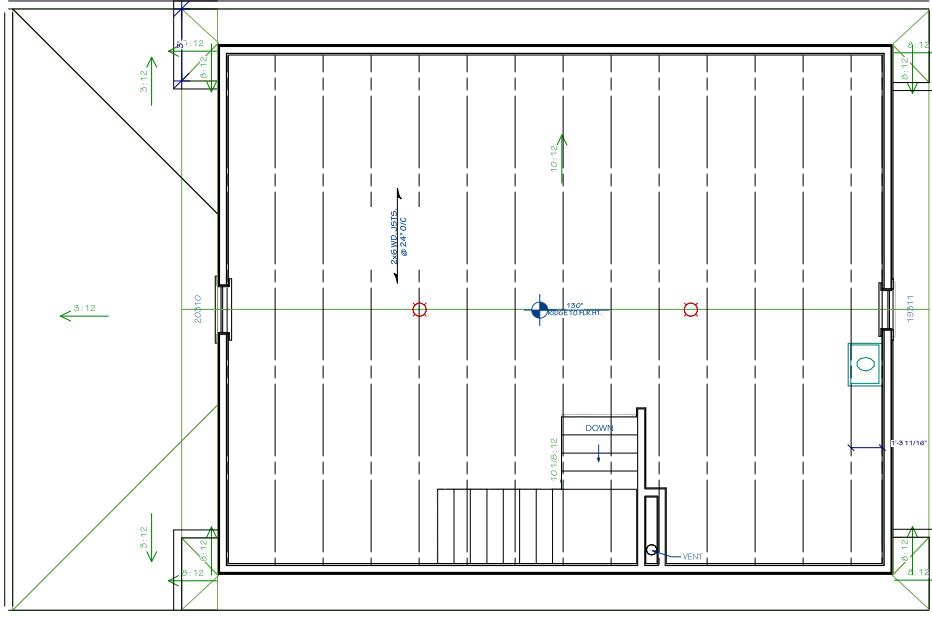
SCALE: 1/8" = 1'-0"

1

<b>A0.09</b>	FIRST FLOOR PLANS	<b>ACAR AND KELLY ALTINSEL</b> 415 W JEFFERSON STREET ANN ARBOR, MI 48103	<b>MEADOWLARK</b> 3250 W. LIBERTY RD, ANN ARBOR, MI 48103 OFFICE: 734.332.1500
--------------	-------------------	---	--



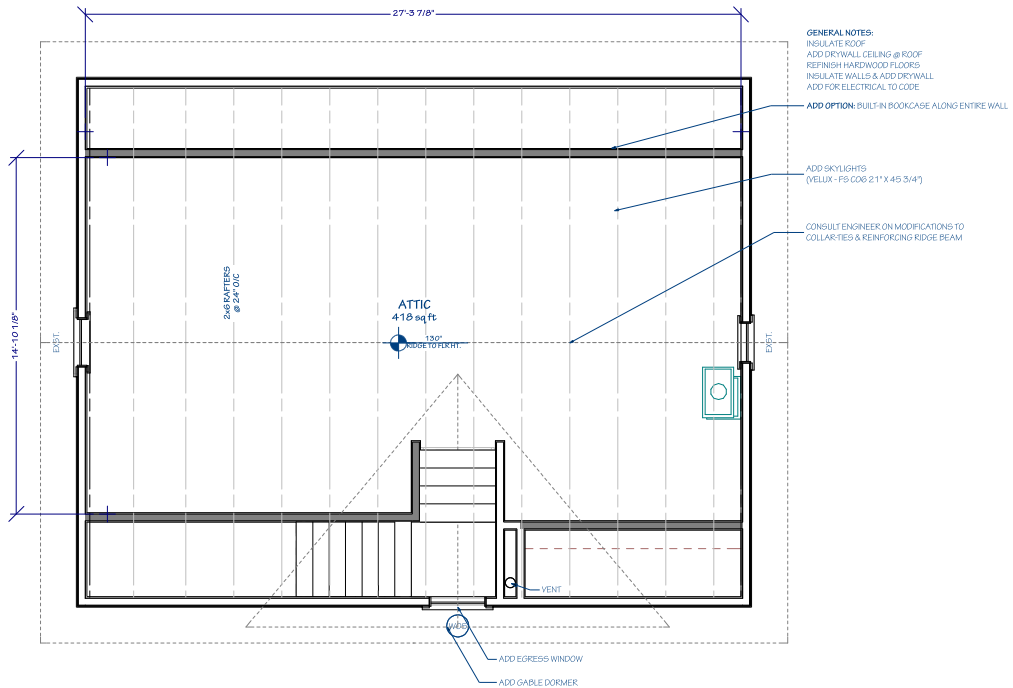




**ATTIC EXISTING FLOOR PLAN**

SCALE: 1/8" = 1'-0"

2



**ATTIC PROPOSED FLOOR PLAN**

SCALE: 1/8" = 1'-0"

1

AO.11	PRINT DATE
	4/23/13
	PROJ. START/08
	ARC
	14/10/07/7

**ATTIC PLANS**

**ACAR AND KELLY ALTINSEL**  
 415 W JEFFERSON STREET  
 ANN ARBOR, MI 48103

**MEADOWLARK**  
 3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
 OFFICE: 734.332.1500



**SUMMARY OF NEW WINDOWS & DOORS:**

THE FOUR WINDOWS AT THE MUDROOM ADDITION WILL BE ANDERSEN 400-SERIES WOODWRIGHT DOUBLE-HUNG FULL-FRAME WINDOWS (WDH18210).

- STYLE: DOUBLE-HUNG
- FRAME: WOOD CORE W/ FIBREX EXTERIOR
- DIMENSION: 1'-9 5/8" W X 3'-0 7/8" H
- GRILLE CONFIGURATION: 3 OVER 1

THE EGRESS WINDOW AT THE ATTIC DORMER WILL BE AN ANDERSEN 400-SERIES CASEMENT WINDOW (CW135).

- STYLE: CASEMENT
- FRAME: WOOD FRAME W/ SEAMLESS RIGID VINYL FRAME COVER
- DIMENSION: 2'-4 3/8" W X 3'-4 13/16" H

THE EGRESS WINDOW AT THE BASEMENT WILL BE AN ANDERSEN 400-SERIES CASEMENT WINDOW (CW14).

- STYLE: CASEMENT
- FRAME: WOOD FRAME W/ SEAMLESS RIGID VINYL FRAME COVER
- DIMENSION: 2'-4 3/8" W X 4'-0" H

THE FIVE SKYLIGHTS AT THE ATTIC WILL BE VELUX DECK MOUNTED SKYLIGHTS (MODEL FS CO6).

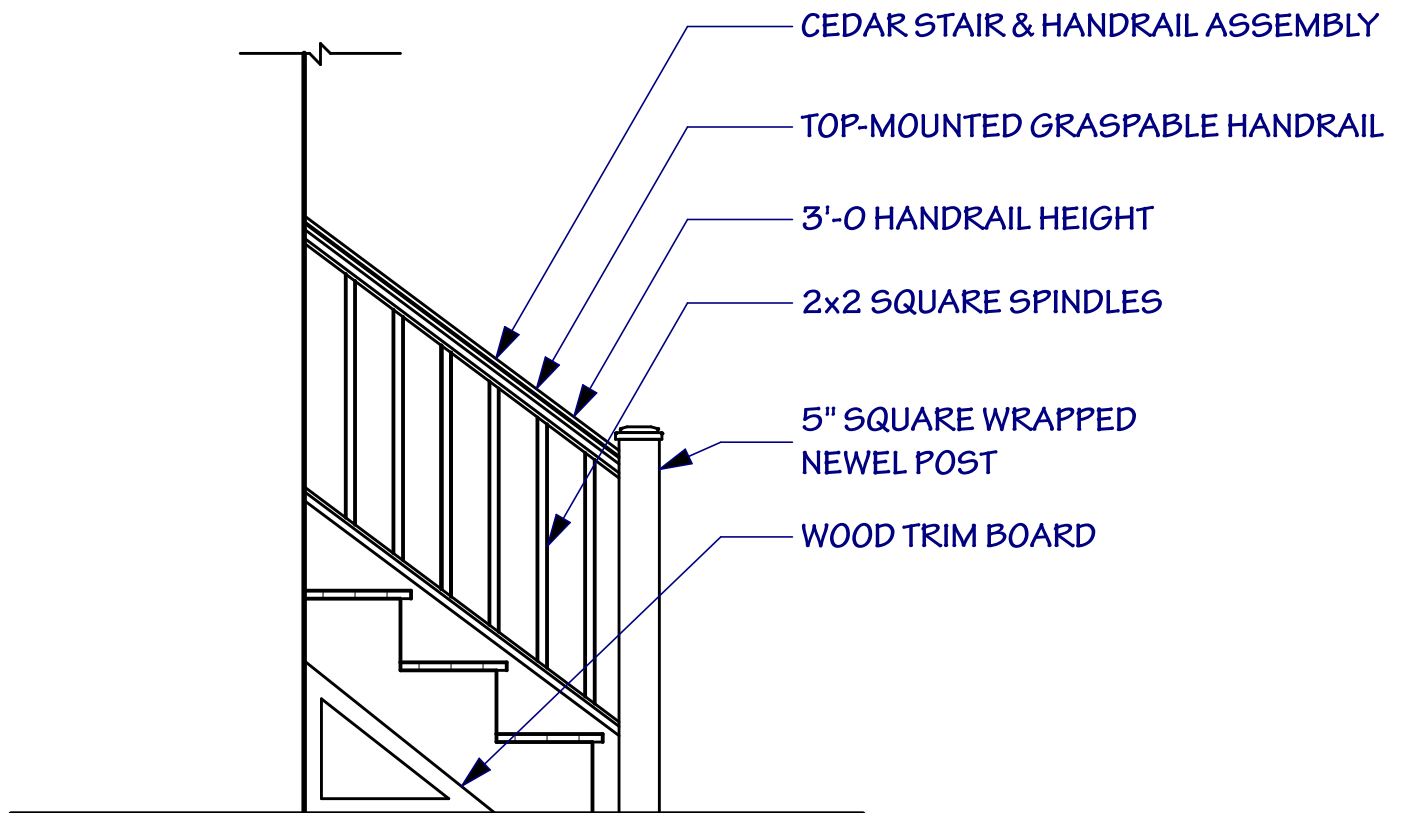
- DIMENSION: 1'-9" W X 3'-9 3/4" H

THE EXISTING REAR ENTRY DOOR AT THE KITCHEN WILL BE RE-USED AS THE REAR ENTRY DOOR AT THE MUDROOM.

EXTERIOR WINDOW & DOOR CASINGS WILL BE 3 1/2" WIDE WOOD CASING ON ALL SIDES.

**SUMMARY OF REAR ENTRY STAIRS & RAILING:**

WOOD STAIRS WITH SQUARE PROFILE WOOD BALUSTERS & ROUNDED PROFILE TOP-MOUNTED GRASPABLE WOOD HANDRAIL



**REAR ENTRY HANDRAIL**

SCALE: 1/2"=1'-0"

1

AO.12

14/11/2017  
PROJ. #  
141701077

WINDOW & DOOR  
SUMMARY

ACAR AND KELLY ALTINSEL  
415 W JEFFERSON STREET  
ANN ARBOR, MI 48103

**MEADOWLARK**  
3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
OFFICE: 734.332.1500

# CASEMENT & AWNING WINDOWS

## FEATURES

### Frame

**A** A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

**B** The seamless rigid exterior vinyl cover extends 1 3/8" (35) around the perimeter of the unit. This creates a flange to help seal the unit to the structure.

**C** Wood frame members are treated with a water-repellent preservative for long-lasting\* protection and performance.

**D** Interior stops are unfinished pine. Low-maintenance prefinished White interiors are also available.

### Sash

**E** Rigid vinyl encases the entire sash — a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

**F** Wood core members provide excellent structural stability and energy efficiency.

**G** Flexible bulb weatherstripping or vinyl closed-cell foam weatherstripping is factory installed on the perimeter of the sash.

### Glass

**H** A glazing bead and silicone provide superior weathertightness and durability.

**I** High-performance glass options include:

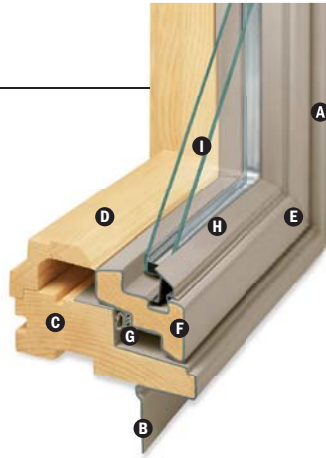
- Low-E4® glass
- Low-E4® SmartSun™ glass
- Low-E4® Sun glass

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

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

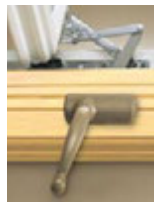
### Patterned Glass

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



### Hardware

#### Smooth Control™ Hardware System



The Smooth Control™ hardware system employs a worm gear drive for easy operation. Units with a split-arm operator move the sash away from the frame to

provide easier glass cleaning.

(Hardware option and finish must be specified.) **CXW15**, **CXW155**, **CXW16** and **CXW25** units are not available with split-arm hardware. Handle and cover sold separately.



#### Single-Actuation Casement Lock

On casement windows, a single-actuation lock releases the sash for easy opening while the reach-out action eliminates binding when closing.

The lock handle is offered in finishes that coordinate with your specified hardware style option.

#### Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in combination designs.

### Performance Grade (PG) Upgrade

Performance upgrades are available for select sizes, allowing these units to achieve the higher performance ratings.

Performance Grade (PG) Ratings replace Design Pressure (DP) Ratings for measuring product performance. For up-to-date performance information visit [andersenwindows.com](http://andersenwindows.com).

## StormWATCH<sup>®</sup> PROTECTION



Casement and awning windows are available with Stormwatch® protection. For a copy of the Andersen® Coastal Product Guide, contact your Andersen supplier.

## EXTERIOR



White Canvas Sandtone Terratone®



Forest Green Dark Bronze\*\*

## INTERIOR



Pine



White

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

## CASEMENT & AWNING HARDWARE OPTIONS<sup>†</sup>

### CLASSIC SERIES™



Stone | **White**

### ESTATE™



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

### TRADITIONAL FOLDING



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

### CONTEMPORARY FOLDING



Black | Bright Brass  
Gold Dust | Oil Rubbed Bronze  
**Satin Nickel** | Stone | White

Folding handle avoids interference with window decorating treatments.

*Bold name denotes finish shown.*

\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or see your Andersen supplier for details on the 400 Series Limited Warranty.

\*\* See your Andersen supplier for availability.

† Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

### Frame

**A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low-maintenance and never needs painting.

**B** For exceptionally long-lasting\* performance, sill members are constructed with a wood core and a Fibrex® material exterior.

**C** Natural wood stops are available in pine, oak, maple and prefinished White. Wood jamb liners add beauty and authenticity to the window interior.

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

**E** Multiple weatherstripping systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstripping is efficient and effective.

**F** For units with White exterior color, exterior jamb liner is White. For all other units the exterior jamb liner is gray.

### Sash

**G** Slide wash assists make it easy to tilt the sash into wash mode.

**H** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

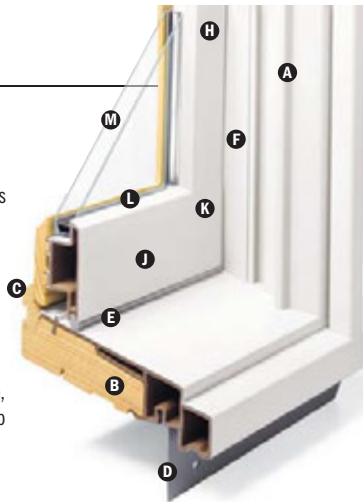
### Wood Jamb Liner



**I** Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished White.

**J** Low-maintenance sash exterior provides long-lasting\* protection and performance. Sash exteriors on most units include patented Fibrex® material.

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



### Glass

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

**M** 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.

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.

### Performance Grade (PG) Upgrade

Performance upgrades are available for select sizes, allowing these units to achieve the higher performance ratings. Use of this option will subtract 5/8" (16) from clear opening height.

Performance Grade (PG) Ratings replace Design Pressure (DP) Ratings for measuring product performance. For up-to-date performance information visit [andersenwindows.com](http://andersenwindows.com).



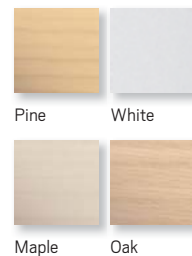
Woodwright double-hung full-frame windows are available with Stormwatch® protection.

For a copy of the Andersen® Coastal Product Guide, contact your Andersen supplier.

## EXTERIOR



## INTERIOR



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

## HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## DOUBLE-HUNG HARDWARE

### STANDARD

Lock & Keeper



Stone | White

### ESTATE™

Lock & Keeper



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

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

Optional Estate lock & keeper reduces the clear opening height by 3/16" (14). Check with local building code officials to determine compliance with egress requirements.

## OPTIONAL DOUBLE-HUNG LIFT HARDWARE†

### ESTATE™

Hand Lift

Finger Lifts



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

### TRADITIONAL

Hand Lift

Finger Lifts

Bar Lift



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

### CLASSIC SERIES™

Hand Lift

Finger Lifts

Sash Lift



Stone | **White**

*Bold name denotes finish shown.*

\* Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) or see your Andersen supplier for details on the 400 Series Limited Warranty.

\*\* See your Andersen supplier for availability.

† Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

## Fixed pan-flashed skylight (QPF)



The QPF fixed skylight, designed for self-flashed installations, is perfect for visually expanding areas such as hallways, stairwells, and other closed-in, dark spaces that can be transformed with light and sky views. It provides an economical choice in creating a spacious home that is filled with natural light.



The QPF skylight meets ENERGY STAR® approval guidelines for [energy efficiency](#) in all climatic regions of the US.

Next steps

[Dealer & installer locator](#)

[Order Blinds](#)

Related areas

[QPF instructions](#)

[QPF sizes](#)

[Inspirational images](#)

[ENERGY STAR® site](#)

[Manufacturer's certification statement for residential skylights](#)

## Factory installed blinds

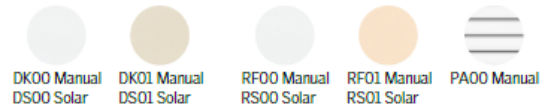


Five factory installed blinds are available to include in the purchase of your skylight. Over 85 special order blinds also available. The blind uses its own independent, built-in solar panel and power system.

In-stock blackout blinds  
*Blocks 98% of light*

In-stock light filtering blinds  
*Translucent*

In-stock venetian blind  
*Adjusts the light*



## Pick&Click!™ pre-installed

With the innovative Pick&Click!™ brackets makes blind installation a snap! Every QPF skylight comes pre-installed with Pick&Click!™ brackets that allows for fast and easy installation of sunscreening accessories.



### Quality construction






The QPF skylight comes with pre-finished white frames that eliminate the need for secondary high cost trips by a painter.

Integrated gaskets drain condensation to the outside.

Pre-installed metal pan-flashing design for use with roofing sealant based installation.



### Sizes

Model QPF	 14° - 60° 3:12 - 20:12						
		2222	2230	2246	3030	3046	4646
Outside curb	(W" x H")	22 1/2 x 22 1/2	22 1/2 x 30 1/2	22 1/2 x 46 1/2	30 1/2 x 30 1/2	30 1/2 x 46 1/2	46 1/2 x 46 1/2