

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 537 Detroit Street, Application Number HDC17-047

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: April 20, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: April 17, 2017

OWNER

Name: Zaki Alawi
Address: 414 Huntington
 Ann Arbor, MI
Phone:

APPLICANT

Rob Fowler
 5550 Fox Run
 Saline, MI
 (734) 476-4851

BACKGROUND: This one-and-a-half story Queen Anne cottage was built between 1897 and 1899, when it is depicted on the Sanborn Fire Insurance Map of that year. It was occupied by William H. and Mina E. Krapf. William worked as a carpenter and machine hand, and later served as foreman for Luick and Brothers Company on North Fifth Ave. (present day Kerrytown shops), a lumber and house parts company. One of William's relatives was Herman Krapf, who owned a planing mill, sash, doors and wood turning business located next door at 529 Detroit Street (present day Treasure Mart). The Krapf mill operated from about 1878 to sometime after before 1910, when it is no longer listed in the Polk City Directory. It seems likely parts of the house at 537 Detroit were purchased from this mill.

On November 13, 2008 a previous owner applied for and received a certificate of appropriateness to demolish a non-contributing garage, and replace three non-contributing windows and one contributing window that was deteriorated beyond repair

On May 18, 2009 the previous owner received a staff approval to repair the first floor stained glass windows; install the original front double doors in the original opening, which had been filled in to accommodate a non-original door; install new storms and screens; and replicate the original porch spindles and install them where spindles had been replaced.

In February of 2017 the current owner received a staff approval to replace a second-floor glass block window with a wood double-hung window (HDC17-014).

APPLICATION: The applicant seeks HDC approval to demolish an existing non-contributing garage in poor condition and construct a new 1 ½ story garage at the northwest rear corner of the lot.



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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Building Site

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may apply):

Residential Accessory Structures

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

Additions

Appropriate: Locating an addition within a new detached accessory structure located to the rear of a primary historic structure.

STAFF FINDINGS:

1. This property was extensively restored by a previous owner in 2008-2010, when it was an owner-occupied duplex. The property is now a two-unit rental. The site is immediately north of Treasure Mart, and it should be noted that the side wing of that business encroaches across this property's south lot line.
2. The current garage is in extremely poor condition and was previously determined by the HDC to be noncontributing. Though an application to demolish the garage was given a certificate of appropriateness in 2008, the work was never done. This portion of the application is appropriate.
3. The design of the proposed two-car garage is straightforward and features a two-car roll-up front door, a person-door on the north side, two gabled dormers on the street-facing roof and a shed dormer on the rear. Cladding is 5" exposure cementitious lap siding, and the foundation is concrete masonry units (cmu). Windows are clad wood, and the person door is fiberglass with a half-lite. An interior stair leads to the second floor. The driveway would remain gravel, with landscape timbers defining both edges. This is appropriate and appreciated, since current tenants are inappropriately parking to the right of the historic driveway, on the grass.
4. The footprint of the garage is 22' wide by 28' deep, or 616 square feet. The width is around the minimum required for two cars parked side by side (see drawing A-1), though this may be inappropriate since it rivals the width of the house. The depth of the garage accommodates an interior stair. The height of the garage is 22'7" to the ridge. The house is 22' tall at the ridge. Staff believes that despite a 4' drop in the lot's grade between the front of the house and the front of the garage, the height of the proposed garage is out of scale with the 1 ½ story house that it sits a close 10' behind. As a result, the garage distracts from the historic home and damages the historic integrity of the property.
5. Similar garages to this one have been approved on other lots, but under different conditions: typically, larger 2 story houses or deeper lots that allow the garage to be placed farther from the house and street. Each application is evaluated individually to reflect the conditions present on that lot and in its surrounding historic district.
6. Section drawing A-4 is not drawn correctly: two shed dormers are shown, instead of a shed on one side and gable dormer opposite. Topo lines on the plan view show at least a 4' drop off from the front of the garage to the back, but a taller cmu foundation wall on the back is not reflected in the rear elevation drawing.
7. A zoning review will be required before permits may be issued, if the application is approved.
8. If this application is approved, future applications for 537 Detroit Street should consider that additional space has been allowed in the garage in lieu of an addition to the house.
9. Staff recommends denial of the application. The proposed garage is taller than the house and inappropriately alters spatial relationships on the lot (SOI Standard 2); it is not compatible with the massing, size and scale of the existing house (SOI Standard 9). It distracts from the character of the historic house, and its large size is visually incompatible.

MOTION

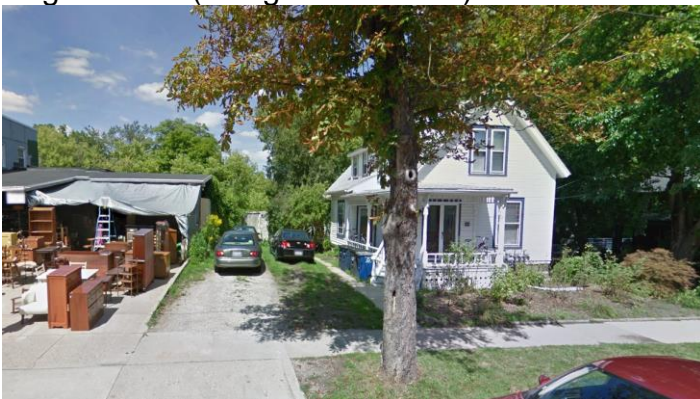
I move that the Commission issue a certificate of appropriateness for the application at 537 Detroit Street, a contributing property in the Old Fourth Ward Historic District, to demolish a non-contributing garage and construct a two-car garage, on the following condition: cementitious siding is installed with the smooth side out, and grass is restored between the driveway and house. The work as conditioned is compatible in exterior design, arrangement, materials, and relationship to the house 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 building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

ATTACHMENTS: application, drawings, siding and overhead door information

537 Detroit (staff photo, November 2008)



August 2016 (Google Streetview)





ADC 17-047
3/31/17

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

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information

Address of Property: 537 Detroit

Historic District: _____

Name of Property Owner (If different than the applicant):

Zaki Alawi

Address of Property Owner: 414 Huntington Ann Arbor

Daytime Phone and E-mail of Property Owner: _____

Signature of Property Owner: Z. Alawi Date: 3/29/17

Section 2: Applicant Information

Name of Applicant: Rob Fowler

Address of Applicant: 5550 Fox Run

Daytime Phone: (734) 476-4851 Fax: (_____) _____

E-mail: rfowler17@comcast.net

Applicant's Relationship to Property: _____ owner _____ architect ☒ contractor _____ other

Signature of applicant: Rob Fowler Date: _____

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: RF

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

1. Provide a brief summary of proposed changes. Demo Existing Shed
that is in dis-repair
Build new garage 22x28 per plan with
6" Hardi Siding
2. Provide a description of existing conditions. Existing shed is falling down
no garage cars don't fit on existing dirt
3. What are the reasons for the proposed changes? Tenants need
secure parking & storage
4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.
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

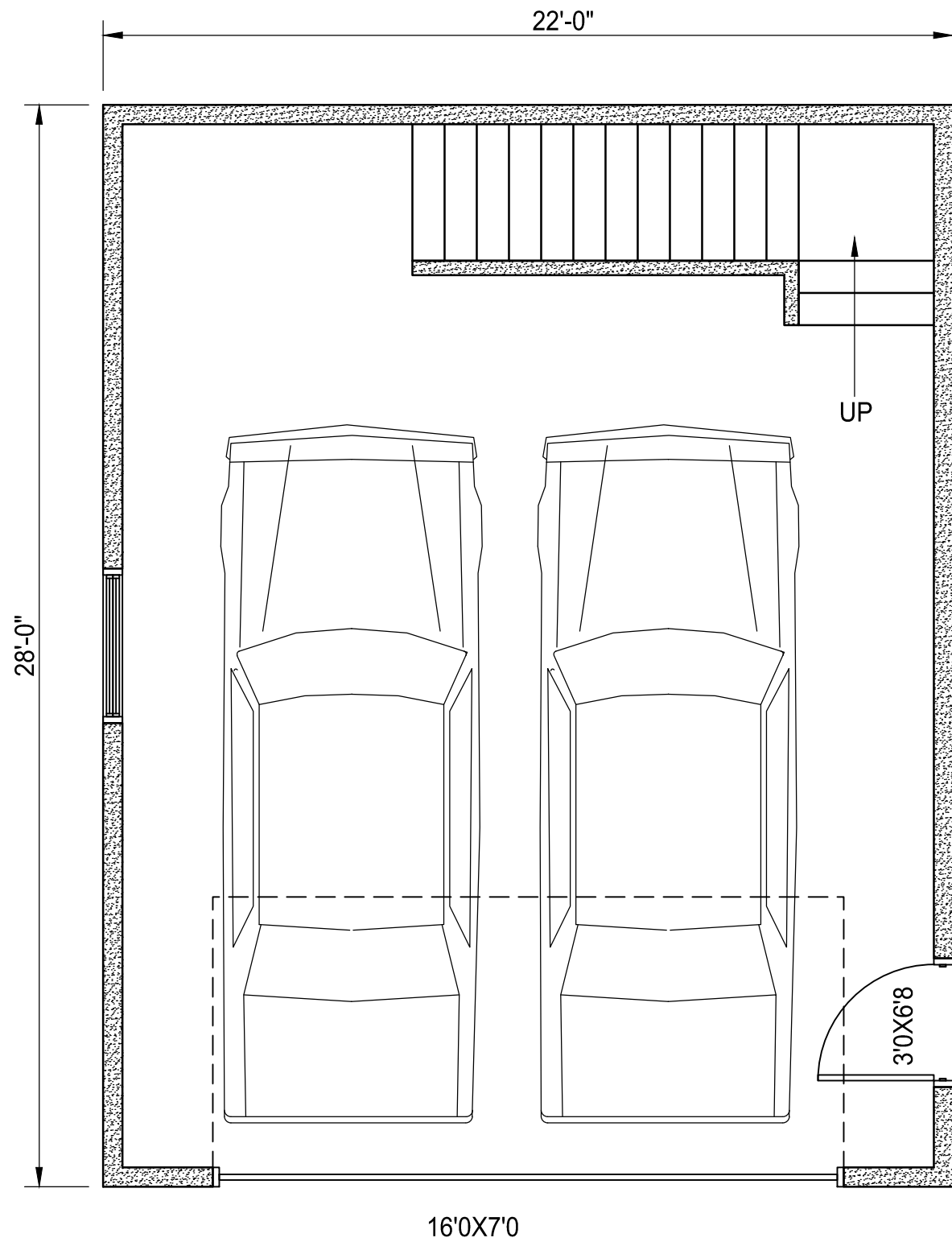
Project No.: HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

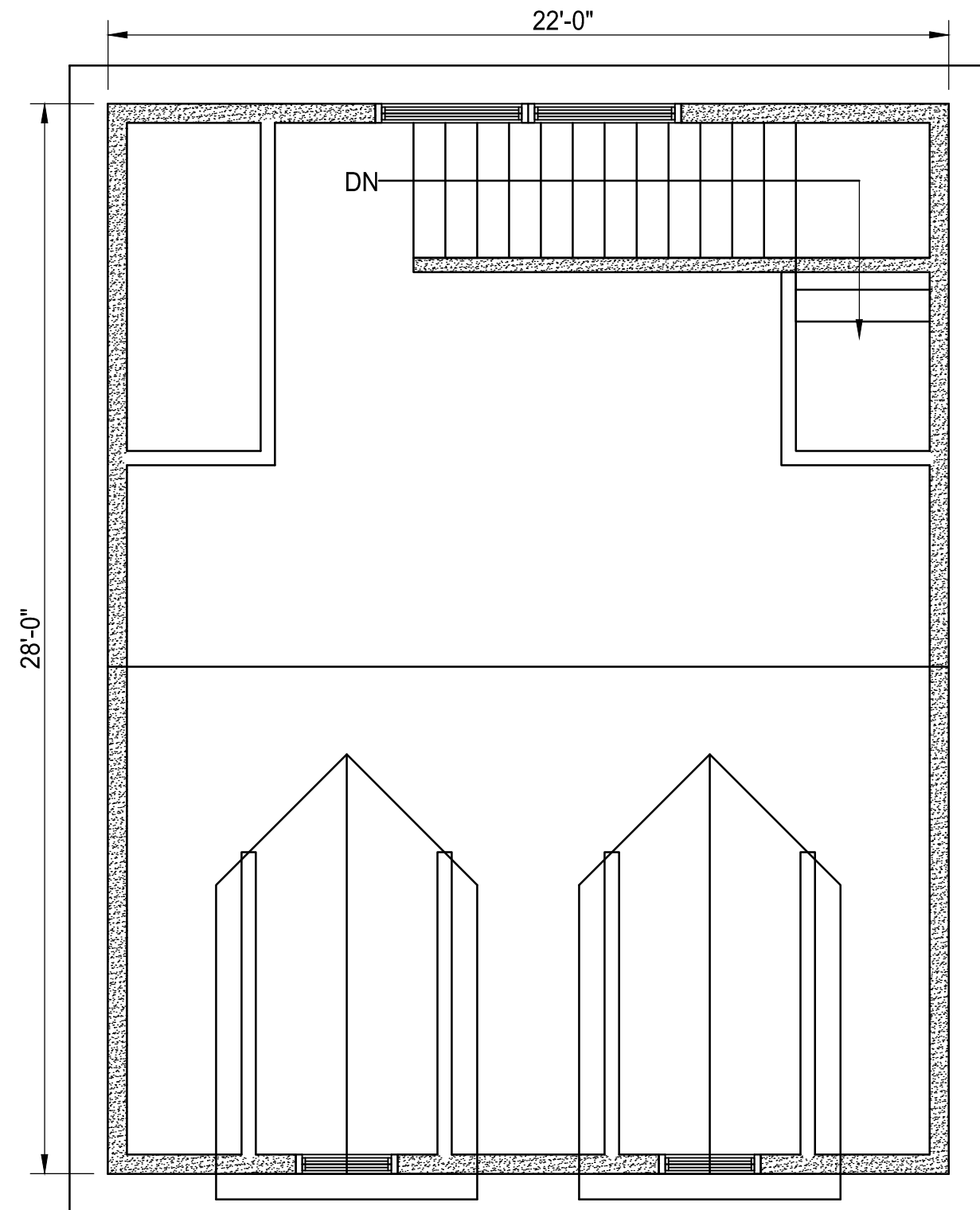
Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:



1ST FLOOR

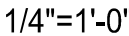
1/4"=1'-0"



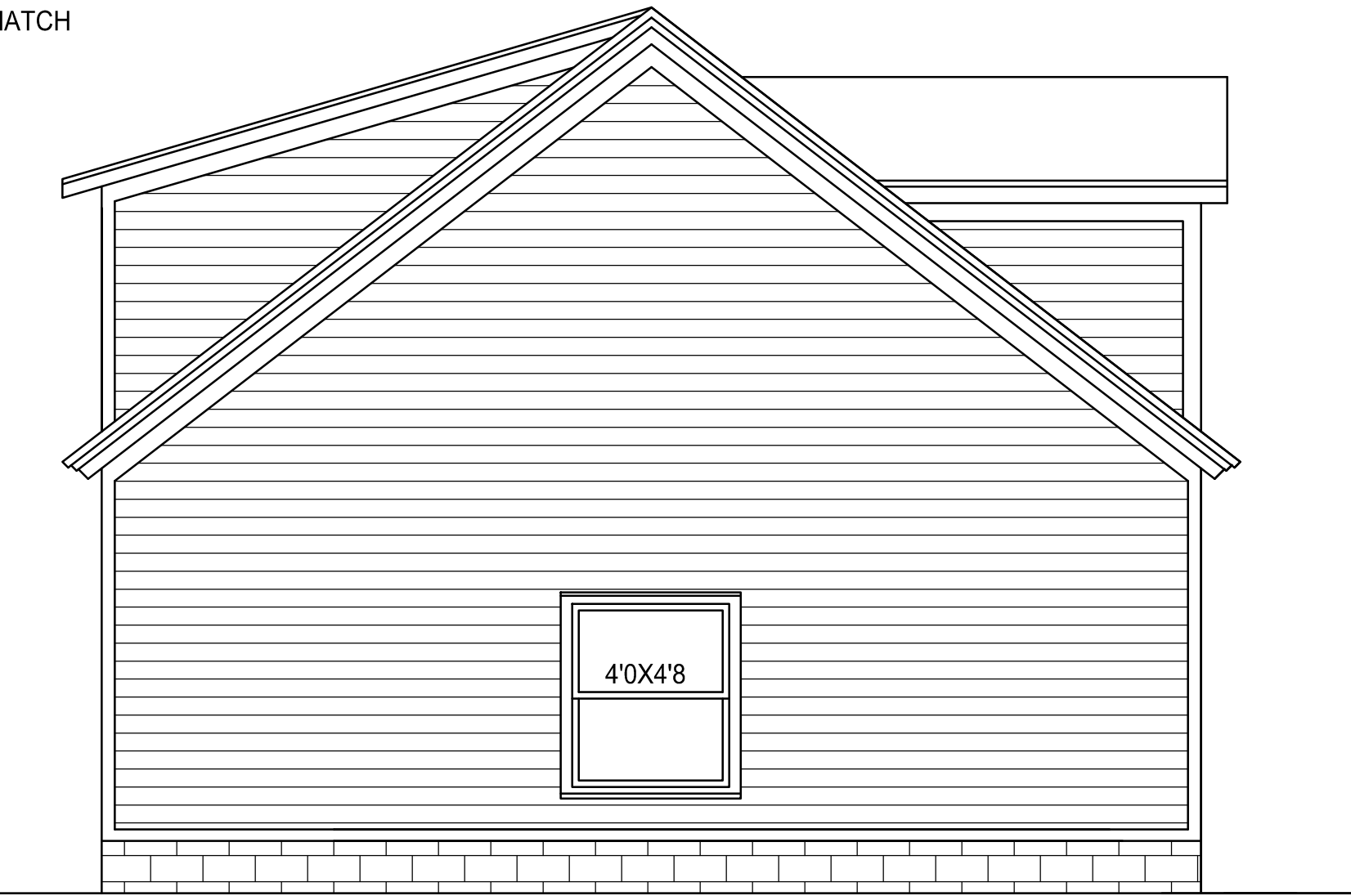
2ND FLOOR

1/4"=1'-0"

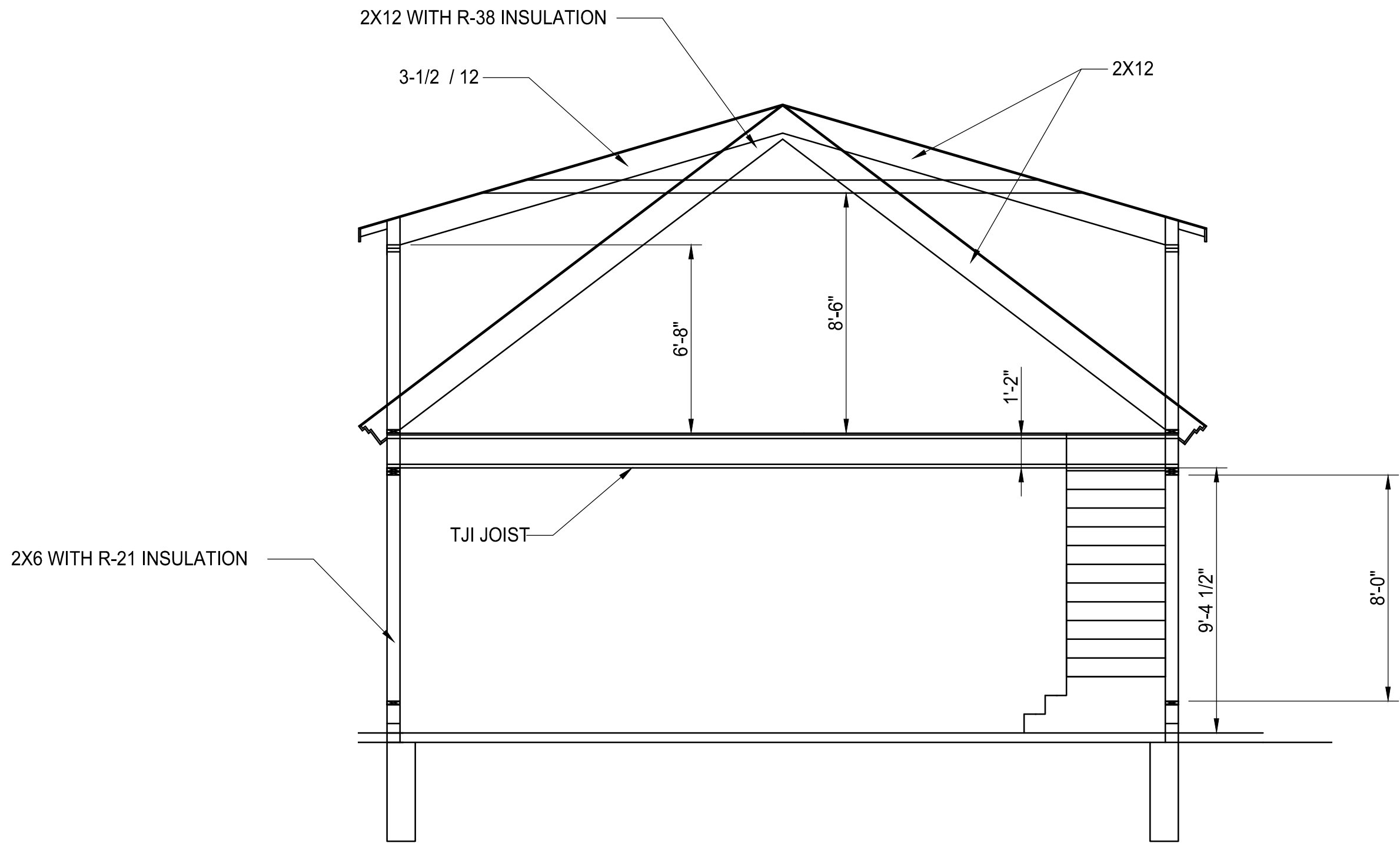
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE: NEW GARAGE	PROJECT LOCATION: 537 DETROIT ANN ARBOR, MI	SHEET TITLE: FLOOR PLANS	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 2 OF 6 A-1
					3/28/17	REVIEW				
					3/30/17	REVIEW				


$$1/4" = 1'-0"$$


<div><div><div></div><div></div><div></div></div><div><div>James Dudzinski</div><div>ARCHITECT</div><div>12306 Volpe</div><div>Sterling Heights, Mi.</div><div>PH. (586) 864-6930</div></div></div>	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 3 OF 6
	NEW GARAGE	537 DETROIT ANN ARBOR, MI	ELEVATIONS		3/28/17	REVIEW				
					3/30/17	REVIEW				
										A-2



$$1/4" = 1'-0"$$
$$1/4" = 1'-0"$$

 <div>James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</div>	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 4 OF 6
	NEW GARAGE	537 DETROIT ANN ARBOR, MI	ELEVATIONS		3/28/17	REVIEW				A-3
					3/30/17	REVIEW				



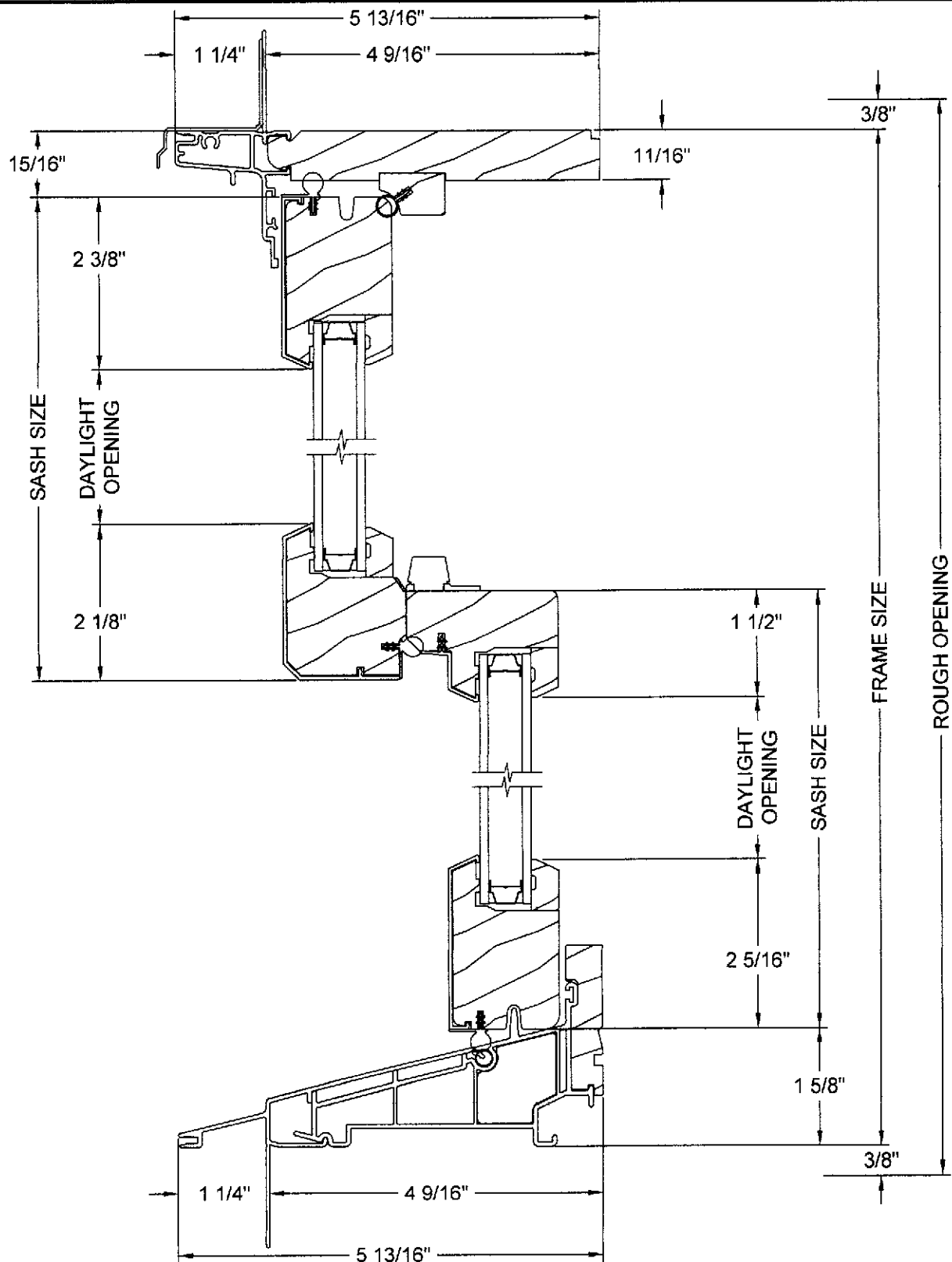
SECTION

1/4"=1'-0"

 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE: NEW GARAGE	PROJECT LOCATION: 537 DETROIT ANN ARBOR, MI	SHEET TITLE: SECTION	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 5 OF 6
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					3/30/17	REVIEW				
										A-4

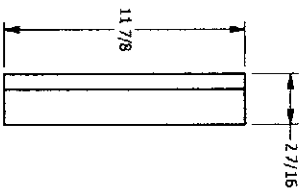
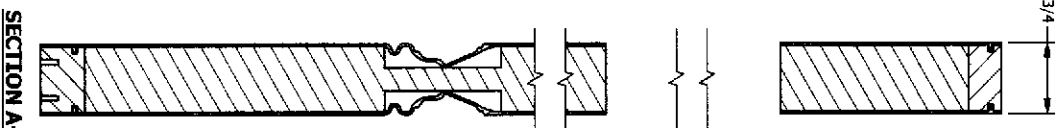


OPERATOR VERTICAL SECTION



Technical drawing of a door assembly. The drawing shows a side view of a door with two rectangular panels. Dimensions are indicated with arrows and labels:

- Overall width: 79
- Distance from left edge to first panel center: $8 \frac{1}{2}$
- Distance between panel centers: $21 \frac{1}{2}$
- Distance from second panel center to right edge: $6 \frac{9}{16}$
- Section line A-A is shown on the left and right sides of the door.
- Labels "C", "B", "D", and "E" are placed along the section line A-A on the left side, corresponding to different parts of the door assembly.



Lock Block Detail

QUANTITY	3/27/2014	CREATED DATE
REV. DATE		
TITLE		
<p align="center">FIBERGLASS DOOR</p>		
<p align="center">JELD-WEN WINDOWS & DOORS</p>		
<p align="center">37371 Lakewood Blvd. Kearns, MO 67501 Phone: (800) 441-3864 www.jeld-wen.com</p>		

DESCRIPTION

SP-799 Smooth 2P Vented 1/2 View 6'-8"

TW-799 White Oak 2P Vented 1/2 View 6'-8"

2'-8", 2'-10", 3'-0"
DLO = 5.2 SQ FT

● HardiePlank® Lap Siding

HardiePanel™ Vertical Siding

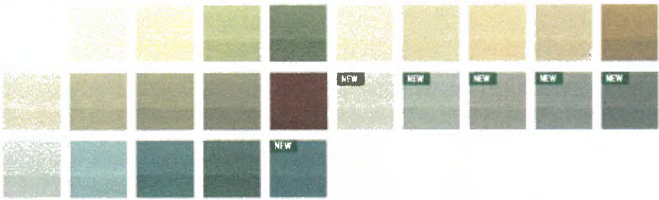
HardieShingle® Siding



SELECT CEDARMILL®
Khaki Brown

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Edge Joint	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
CedarMill® Price (per 100 sq. ft.)	324	280	252	210		
CedarMill® Weight	360	308	252	230	190	152
Price (per sq. ft.)	25.0	20.0	16.7	14.3	12.5	9.3

ADDITIONAL COLORS



View all HardiePlank Lap Siding Products

These drawings are published as information guide only. These CAD drawings are intended as templates for use by the designer. They do not contain the full details required for construction and must be read in conjunction with the installation instructions on JamesHardie.com. You should obtain architectural engineering or other technical advice to assess the suitability of these drawings to the requirements of your particular project. James Hardie accepts no liability in respect to the use of these drawings.

For fastener specifications and complete installation instructions refer to appropriate documentation at www.jameshardie.com

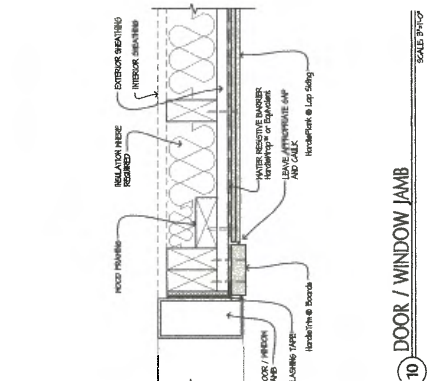
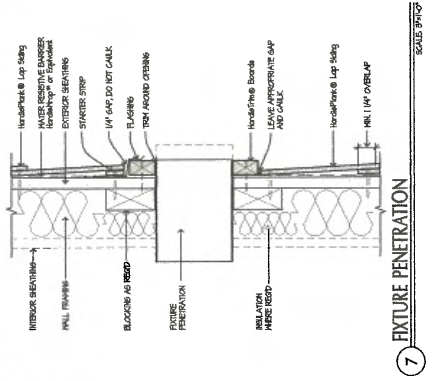
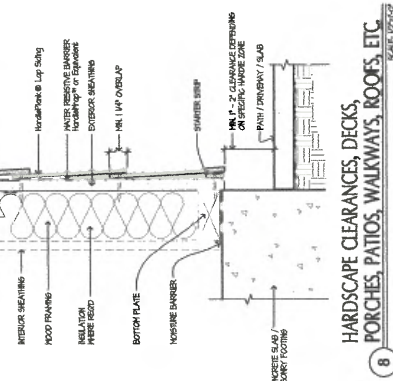
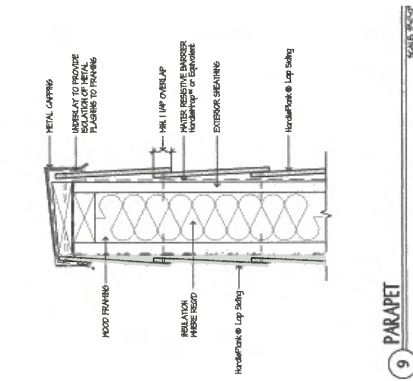
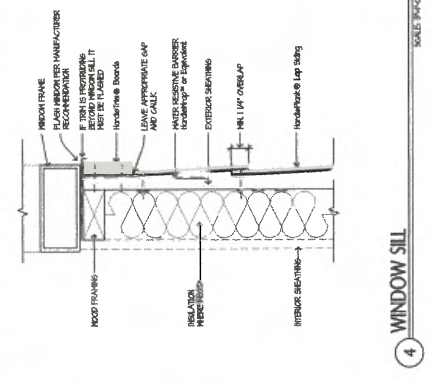
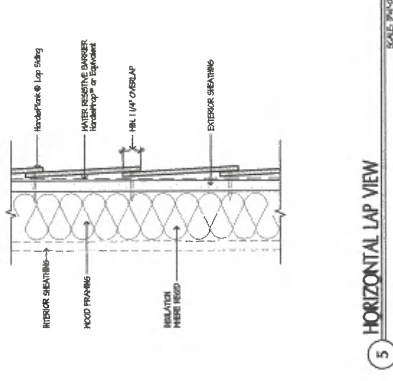
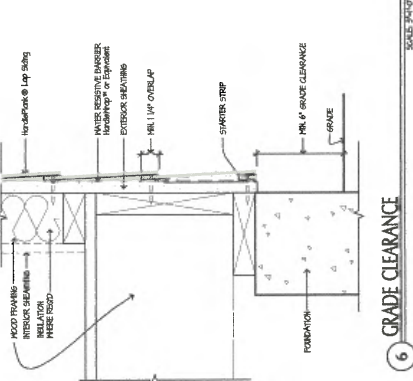
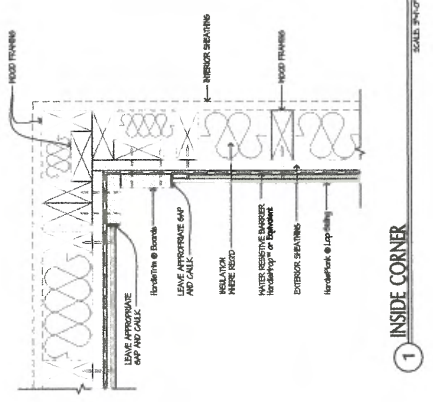
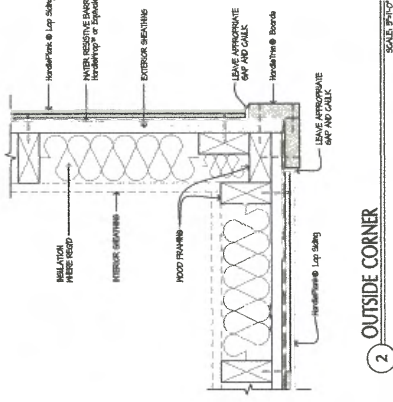
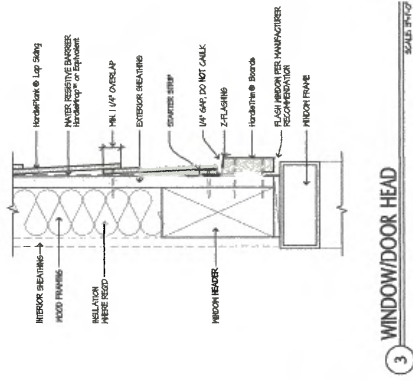


HardiePlank® Lap Siding Details

- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails Blind Fastened into Framing

DRAWN	DATE
CHECKED	BY
DATE	DATE
SCALE	March 1, 2010
AS NOTED	AS NOTED
DATE	DATE
SHEET	1
PLANK-1	

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Traditional :: Steel Doors

AMARR® HERITAGE™

Overview

Door Builder

Features

Style Guide

Gallery

Support

1. Select door design: Short Panel

Showing 1 of 4

[Need Some Help?](#)



2. Select window: Short Panel

Showing 1 of 5 out of 19

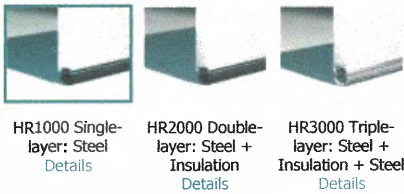


3. Select solid color or two-tone color combination: True White

Showing 1 of 5 out of 7



4. Select construction: Heritage HR1000



5. Select decorative hardware (optional): Amarr Lock

Showing 1 of 1



Amarr Lock
[Zoom](#)

DOOR SUMMARY

[Find A Dealer](#)

Door Design: Short Panel
Windows: Short Panel
Color: True White
Construction*: Heritage HR1000
Decorative Hardware: Amarr Lock

[+ Add to My Favorites](#)

*Not shown in image.



Please Note: Please Note: Door shown represents a 8'x7' door, or 9'x8' door of an Amarr door. Actual design may vary based on door width and height. Entrematic reserves the right to modify designs without notice. Download additional door drawings and specifications [here](#).



CARRIAGE HOUSE DESIGN

TRADITIONAL DESIGN

ENTRE MATIC	AMARR CARRIAGE COURT CC4000	AMARR CLASSICA CL1000	AMARR CLASSICA CL2000	AMARR CLASSICA CL3000	AMARR OAK SUMMIT OS1000	AMARR OAK SUMMIT OS2000	AMARR OAK SUMMIT OS3000	AMARR HILLCREST HL1000	AMARR HILLCREST HL2000	AMARR HILLCREST HL3000	AMARR DESIGNER'S CHOICE DC3000	AMARR HERITAGE HR1000	AMARR HERITAGE HR2000	AMARR HERITAGE HR3000	AMARR STRATFORD ST1000	AMARR STRATFORD ST2000	AMARR STRATFORD ST3000	AMARR LINCOLN LN1000	AMARR LINCOLN LN2000	AMARR LINCOLN LN3000	AMARR OLYMPUS OL3200
	Panel Designs (Safe Guard)																				
PANEL DESIGNS (Safe Guard)	Short	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Long																				
	Flush																				
	Ribbed																				
CARRIAGE HOUSE		18 Designs	7 Designs	7 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs	4 Designs										
	CONSTRUCTION LAYERS	4	1	2	3	1	2	3	1	2	3	3	1	2	3	1	2	3	1	2	3
	Steel																				
	Steel + Insulation																				
STEEL + INSULATION + STEEL																					
	Steel + Insulation + Steel																				
	Overlay + Steel + Insulation + Steel																				
	DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
INSULATION	Polystyrene ¹	Polystyrene ¹	Polystyrene ¹	Polyurethane	Polystyrene ¹	Polystyrene ¹	Polystyrene ¹	Polystyrene ¹	Polystyrene ¹	Polystyrene ¹	Polyurethane										
	R-VALUE ²	6.48		6.64	13.35	6.64	6.48	6.64	6.64	6.64	19.40 ³ /13.35 ²										
	STEEL THICKNESS																				
	Gauge (ga)	27/27 ga	24 ga	25/27 ga		25 ga	27/27 ga	25 ga	25 ga	27/27 ga	27/27 ga	24 ga	24 ga	24/27 ga	25 ga	25 ga	27/27 ga	25 ga	25 ga	27/27 ga	27/27 ga
WOODGRAIN EXTERIOR TEXTURE	Gauge (mm)	0.42/0.42mm	0.61mm	0.53/0.42mm		0.53mm	0.42/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm	0.61mm	0.61mm	0.61/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.53mm	0.53mm	0.42/0.42mm	0.42/0.42mm
	WOODGRAIN EXTERIOR TEXTURE																				
	END STILES																				
	Galvanized																				
THERMAL SEAL	Painted																				
	BOTTOM WEATHER SEAL																				
	Steel Retainer																				
	Aluminum Retainer																				
DECORATIVE WINDOW OPTIONS	Extruded Vinyl																				
	DECORATIVE WINDOW OPTIONS																				
	WINDOW GLASS OPTIONS																				
	3/32" (0.24cm) Single Strength																				
WINDOW GLASS OPTIONS	1/8" (0.32cm) Tempered 2X Strength																				
	Insulated Glass																				
	Obscure																				
	DECORATIVE HARDWARE OPTIONS																				
EXTERIOR COLOR OPTIONS	EXTERIOR COLOR OPTIONS																				
	True White	✓ ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Almond	✓ ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wicker Tan	✓ ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERIOR COLOR OPTIONS	Sandstone	✓ ⁴	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Terratone		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Dark Brown		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hunter Green		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERIOR COLOR OPTIONS	Gray		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Black		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Golden Oak		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Walnut		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WIND LOAD ⁵ AVAILABLE	Mahogany		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	WIND LOAD ⁵ AVAILABLE																				
	WARRANTY																				
	Paint Finish ⁶	Lifetime	Lifetime	Lifetime	Lifetime	25 Years	25 Years	Lifetime	15 Years	25 Years	Lifetime	Lifetime	Lifetime	Lifetime	15 Years	25 Years	Lifetime	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE ⁶	Workmanship/Hardware ⁶	5 Years	3 Years	Lifetime	Lifetime	1 Year	1 Year	3 Years	2 Years	3 Years	Lifetime	3 Years	Lifetime	Lifetime	1 Year	2 Years	3 Years	1 Year	2 Years	3 Years	Lifetime



1. Insulation on Amarr brand doors is tested for fire, smoke, and sound transmission. Amarr doors are tested to meet or exceed the requirements of the International Building Code (IBC) and the National Fire Protection Association (NFPA) 101, Life Safety Code.
 2. Calculated door section R-value is in accordance with DASMA TUS-163.
 3. Based on independent laboratory test results.
 4. True White Bead Board only.
 5. All panels and colors except True White Bead Board.
 6. True White Short Panel only.
 7. All panels and colors except True White Short Panel.
 8. With White Overlay.
 9. It is your responsibility to make sure your garage door meets local building codes.
 10. For complete warranty details, visit amarr.com or contact your local Amarr dealer.
- NOTE: Optional door locks and various heights and widths are available thru your local garage door dealer.

WOOD SPECIFICATIONS

AMARR® BY DESIGN AD4000	
PANEL DESIGNS	Unlimited Designs
CONSTRUCTION*	•
Wood + Insulation + Wood	3" (7.6cm)
DOOR THICKNESS	
WOOD BASEPLY OPTIONS	
5/8" MDO Plywood (paint grade only)	•
1/2" Marine Grade Plywood	•
5/8" Incense Cedar	•
5/8" Clear Vertical Grain Cedar	•
5/8" Red Grandis	•
5/8" Mahogany	•
Other materials available upon request	•
TRIM OVERLAY OPTIONS	
5/8" Moisture-and Rot-resistant	•
Extra Exterior Panel (paint grade only)	•
5/8" Incense Cedar	•
5/8" Clear Vertical Grain Cedar	•
5/8" Red Grandis	•
5/8" Mahogany	•
Other materials available upon request	•
OPTIONAL WOOD DISTRESSING	
SECTION HEIGHT OPTIONS	18", 21", 25" or 32"
POLYSTYRENE INSULATION (1-3/8" thick)	•
R-VALUE	9.0
BOTTOM WEATHERSEAL	•
DECORATIVE WINDOW OPTIONS	
1/8" 10.32cm1 Double Strength	•
Insulated	•
OPTIONAL DECORATIVE HARDWARE	•
WIND LOAD¹ AVAILABLE*	•
FIRE RATED DOORS AVAILABLE²	•
SECTION WARRANTY³	1 Year

¹ It is your responsibility to make sure your garage door meets local building codes

² Optional: Special-designed doors meet guidelines for CA Building Codes for use in Wildfire Urban Interface (WUI). Fire-rated doors with insulated and tempered glass windows available.

³ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

* Optional: Wood-on-steel section construction is available. Some wind load pressures may require wood-on-steel section construction.

Doors are shipped natural. Priming is available for paint grade doors. All doors require finishing on all six (6) sides of each section within two days of receipt of door(s) and prior to installation. Visit amarr.com for finishing recommendations.

HARDWARE SPECIFICATIONS

TRACK: 2" industrial grade galvanized .083 horizontal and vertical track.

Standard lift 25C-15" radius or 2L-C-4" low headroom clearance. For doors over 650 lbs, 3" track.

HINGES: Up to 12" Single-end 11ga graduated galvanized, 12" and over: Double-end 11ga graduated galvanized.

ROLLERS: 2" nylon 10-ball bearing commercial rollers (short stem for up to 12"; long stem for 12" and over).

STRUTS: 3" galvanized struts

COUNTER BALANCE: 10,000 cycle torsion springs, cast aluminum cable drums, 1" diameter 11ga torsion tube. For doors over 650 lbs, solid core steel shaft and coupler if exceeding 151" in length.

FASTENERS: Cadmium plated fasteners (standard) for on-door hardware and securing tracks to jambs. All hinge fasteners are factory installed with concealed bolt heads (under the trim overlay).

OPERATION: Manual push-up. No lock assembly is supplied. Electric openers with 3/4 hp recommended for best possible operation.

Doors available in various heights and widths. Hardware specifications are consistent with doors not exceeding 18" wide and 10" high. Requirements escalate with door size and weight and have limitations. Contact your local Amarr dealer for specific details.

SPECIALTY SPECIFICATIONS

ALUMINUM	AMARR VISTA V11000
FRAME CONSTRUCTION	2" thick aluminum
SECTION HEIGHTS	21" and 24"; 18" for odd height doors
GLASS OPTIONS	
Transparent	Clear, Obscure, ThermoPro Low-E
Opaque	Frost, Snow, Whitout
Tint	Gray, Bronze, Green
PANEL OPTIONS	Full View, Aluminum, Insulated Aluminum, Louvered, Perforated
FINISH OPTIONS	
Anodize	Clear, Champagne, Copper, Medium Bronze, Dark Bronze, Black
Paint⁴	26 standard PVDF colors, 21 standard Powder Coat colors, RAL and custom colors in both PVDF and Powder Coat
MILL	Perforated panel only
WIND LOAD¹ AVAILABLE	•
FINISH WARRANTY²	5 Years
WORKMANSHIP/HARDWARE WARRANTY²	5 Years

VINYL	AMARR COASTAL C03000
CONSTRUCTION	Vinyl + Insulation + ABS
DOOR THICKNESS	1-7/16"
R-VALUE	8.6
WINDOW OPTIONS	•
GLASS OPTIONS	1/8" Clear DSB (Standard), Clear Tempered, Insulated Tempered, Obscure, Insulated Obscure, Insulated
WIND LOAD¹ AVAILABLE	•
WIDTHS AVAILABLE³	8', 9', 10', 16", 18"
HEIGHTS AVAILABLE³	6'6", 7', 7'6", 8'
SECTION WARRANTY²	1 Year
FINISH WARRANTY²	Lifetime
HARDWARE WARRANTY²	3 Years



¹ It is your responsibility to make sure your garage door meets local building codes.

² For complete warranty details, visit amarr.com or contact your local Amarr dealer.

³ Custom widths and heights available. Upcharge applies.

⁴ For complete color availability visit amarr.com

ENTREMATIc



Entrematic

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