

- (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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the

old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- (10) New additions and adjacent or related new construction 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

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.

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: 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.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Roofs

Recommended: Retaining and preserving roofs—and their functional decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, decorative features such as chimneys, and roofing material.

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 historic character is diminished.

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Alterations/Additions for the New Use

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 structures.

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

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

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 not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters & downspouts.

Not Appropriate: Removing or altering historic roof features such as chimneys, dormers, cupolas, lightning rods, built-in or decorative gutters.

Adding chimneys, cupolas, or dormers where not appropriate.

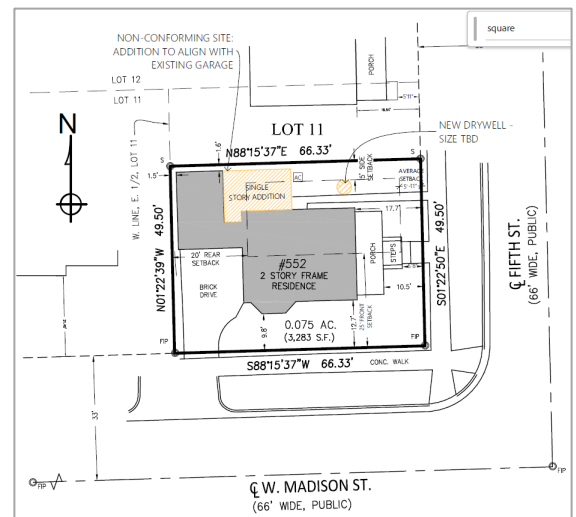
Residential Porches

Appropriate: Installing a new porch and entrance on secondary elevations may be appropriate if it does not diminish the building's architectural character and the design and materials are compatible with the building and the site.

STAFF FINDINGS:

1. The applicant has provided an excellent summary of the proposed changes with a materials list. They may be found in the attachments and are a helpful reference.
2. *Addition*. A 215 square foot addition is proposed on the south side of the house and would replace a deck. A single-car garage was attached to a rear porch on the house, and the porch was enclosed with an interior person-door to the garage, before 1945. The addition fits in the L created by the house and garage. It is built on a crawl space.

Since the garage is a historic part of the structure, the addition was designed with a low hip roof that wraps around the corner of the house without impacting the garage's parapet. The hip roof maintains the appearance of the roof of the breezeway between the house and garage (the formerly open rear porch) from the street.



Cladding on the addition is James Hardie plank siding with 10.75" exposure, which is similar to the current tile siding. The type of underlying original siding is unknown, though it is assumed to be lap. The addition's foundation would be paved.

One window and the rear wall of the breezeway, which has a non-historic door, will be lost to the addition. One second-floor window will be shortened to allow room for the addition's roof. The east wall of the garage will no longer be visible but will remain. An AC unit will be relocated and a radon unit and various vents are shown on the drawings.

Staff believes the addition is appropriate, given the limitations presented by a corner lot and the historic garage's location. The size and scale are minimal and the design is respectful of the historic house and garage.

3. *New door and stoop*. There are currently a pair of boarded-up windows in the south elevation of the breezeway, facing the street. The breezeway is an enclosed rear porch without proper flashing or footings. The application proposes to condition this space. A person-door with a small (5' x 4.5' including the steps) stoop is proposed to replace the

windows. The door would be painted wood with a half-lite and three horizontal panels. The stoop would use composite decking, borl risers and skirt board, and wood guardrails and newel posts. A new door in this location would allow a stoop and stairs inside the garage to be removed, freeing up garage space. The new design eliminates an interior connection to the garage.

Staff believes this work is appropriate. It is not typical to add a new door to a street-facing elevation, but the location behind the house is appropriate. Staff has no concerns about using composite materials for the decking and stairs since this is not a replica of a historic stoop and since it will be exposed to the weather. It is appropriate to use a wood guardrail in the traditional design proposed since that will be the most visible part of the work and needs to be compatible with the historic house.

4. *Dormer, attic windows, chimney.* An 11'8" wide dormer on the north roof face allows a new code-compliant attic staircase to be constructed. It is 10'6" deep and the side facing the street is approximately 8' tall. The applicant states that the height is necessary to obtain headroom on the interior, and the width to align with the staircase below it that runs from the first to second floor. The attic gables on the east and west show new casement windows with a false muntin across the middle to replicate hung windows. The chimney would be capped and remain on the exterior of the house. It would be removed on the interior.

Staff would prefer a more minimal dormer but the reasons behind this larger design are understandable.

5. *Garage door.* The steel garage door would be replaced with a new steel garage door. The style is simple and appropriate.
6. The house's pre-1945 footprint remains the same today at 1,036 square feet. The proposed addition adds 215 square feet, or 21%. The pre-1945 floor area was (and is) 1,516 square feet, and the addition adds 14%. This meets the design guideline that says "The addition's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area."
7. Staff believes the application as proposed is appropriate and recommends approval.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and 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 552 Fifth Street, a contributing property in the Old West Side Historic District, to construct a 215 square foot addition on the north side elevation of the house, add a new door and stoop to the south elevation, construct an attic dormer window on the north roof, install new windows in both gable ends, cap the chimney, and replace the garage door, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9, and 10 and the

guidelines for building site, additions and roofs, as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, roofs, and residential doors.

ATTACHMENTS: Work summary and materials list; photos and drawings

552 Fifth Street (2008 OWS Survey Photos)



ANN ARBOR HISTORIC DISTRICT COMMISSION

Address: 552 Fifth Street

District: Old West Side Historic District

Date: June 18, 2026

Owner: Maggie & Rich DiGeronimo

Address: 552 Fifth Street, Ann Arbor, 48103

Applicant:

Forward Design Build

Jeffrey Forward, Ashley Carsten , Catherine Fillmore

8110 Jackson Rd

Ann Arbor, MI 48103

Office: 734-761-8403

Email: catherine@planforward.net

Background:

This home is cited as being built in 1918, according to the BS&A online.

Previous home owners include:

- Chad Carr, identified on a permit in 1999 to upgrade electrical to 150 amp service
- Patricia M. Rose, identified on a permit in 1988 to replace the north basement wall
- Albert Krampien who also owned several properties in the area. Identified on permits in 1967 (upgrading gas furnace) and 1970.
- D. Kahn, identified on permits in 1964 (upgrading electric panel for washer, dryer & electric range).
- Herman Schallhorn, identified on permit in 1954, replacing the hot water tank. Also in 1946, "Asbestos".

Description of the Existing Property:

- **Home Info:**
 - 3 Bedroom, 1 Full Bath, 1 Half Bath (according to city records)
 - 1,520 sq-ft
- **Lot:**
 - 0.074 acres
 - Corner lot, front faces Fifth, Madison on the South side with driveway entry.
 - Garage sits ~1.6' from side property line (North) and 1.5' from rear property line (West)
 - Zoning determined that addition could be built up to and in line with the garage side setback, 1.6' from the side property line
- **Zoning:**
 - Code: R2A
 - Neighborhood: Old West Side S of Liberty, E of 7th

Summary of the proposed changes:

- Add a 1-story addition on the north side of the house where the current deck is.
 - Remove one first floor window
 - Remove one screen door at the current breezeway. This connection does not appear to be original.
 - New 10" exposed Hardie siding at addition w/ 3.5" Boral corner boards
- Convert the existing breezeway on the south side of the house into interior space
 - Breezeway appears to have previously been a porch. A new foundation needs to be installed under the existing south wall.
 - The new hipped roofline will extend from the addition. We will keep a clear distinction between the historic garage roofline and the house roof.
 - Convert the boarded up south window into a new entry door. The new door will mimic ½ lite traditional style.
 - Add new traditional railing, landing and steps
 - Maintain and repair cracks at exterior facade stucco at the garage
 - Replace siding around and under new door to fix flashing issue
- Add a shed dormer to the north side of the third floor.
 - Dormer height is needed to get minimum ceiling height clearances in the new bonus room.
 - Dormer width keeps it structurally in line with interior staircase
 - The new stairway window on the north side of the house will maintain its width but will be shorter to accommodate the new roof line. We will mimic the existing casing size.
 - New 10" exposed Hardie siding at addition
- New gable windows on west and east side of new bonus room
 - New casement windows to replace storm window screens
- AC Unit & mechanical to be located on the north side of house
 - Back corner of the house is not applicable because of property set back proximity
 - If lines are needed in attic, they will be run along outside/inside corners or roofline
 - Radon and electrical meter to be on north side of house
- Repair side door on east side of the house
 - Existing door is in poor condition & client has safety concerns
 - Not easily operable & does not seal well. Threshold is rotted.
 - Patch cat door, repair, sand and refinish.
- Replace garage door
 - Existing door is not original
- Remove metal vent on chimney
 - Maintain exterior of chimney. Cap chimney (no longer functioning)

Materials Summary:

New Windows: Anderson 400 Series Tilt-Wash double hung window & awning. White exterior

New North Kitchen Windows: Andersen 400 Series Fixed Window, Traditional profile, white exterior

New Gable End Windows: Andersen 400 Series casement windows, white exterior

New Window Casing: 3.5" wide Boral casing around windows with 1.5" sill

Siding on Addition & Dormer: 12" W x 122"L x 0.312" D. 10.75"- Exposure Hardie Plank Lap Siding Painted with 3.5" Boral cornerboards

New Garage Door: HAAS Doors 9220 Plain, 2- $\frac{5}{8}$ " Thickness, 0.081 U-Factor-, 26 GA Flush Wood Grain Steel - White Finish

New Kitchen Entry Door: Simpson 118 Traditional Sash, Painted, Clear Glass, Ogee Sticking with $\frac{3}{4}$ " SHRP Panel

New Entry Railing & Steps: Traditional Style. 1.5" Square wooden balusters, 4x4 square newel post light detail around the top cap, simple handrail profile. Composite decking and treads. White painted Boral risers and skirt board.

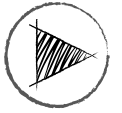
Reason for the proposed changes:

The proposed improvements are intended to enhance the functionality and livability of the home while maintaining its historic character and preserving significant historic features.

- The homeowners would like a more functional kitchen for their family and hosting events. The current kitchen was recently renovated (DIY?), but is cramped and closed off from the rest of the home. The proposed design would create a larger kitchen while also improving circulation throughout the main floor. The north addition will be set back from the street to not take away from the historic charm of the front elevation.
- The current breezeway was enclosed on the previous deck but is not practical. The proposed work of this enclosure creates a historical distinction and functional secondary entrance, resolving the head height clearance issue in the garage.
- Repairing the east side entry door would improve security and restore a more historically appropriate appearance by removing the cat door opening.
- The homeowners host family members and would like to add a second full bathroom to better accommodate guests while providing a private bathroom for the primary bedroom. Existing closets throughout the home are large but narrow and inefficient, limiting their floorspace. The proposed design would improve available space.
- Finishing the third floor would create additional overflow sleeping space and an extra toilet room, allowing the home to better accommodate their family while making use of existing underutilized space. Re-building the third floor staircase will resolve head clearance issues from the staircase below.



PROPOSED DESIGN



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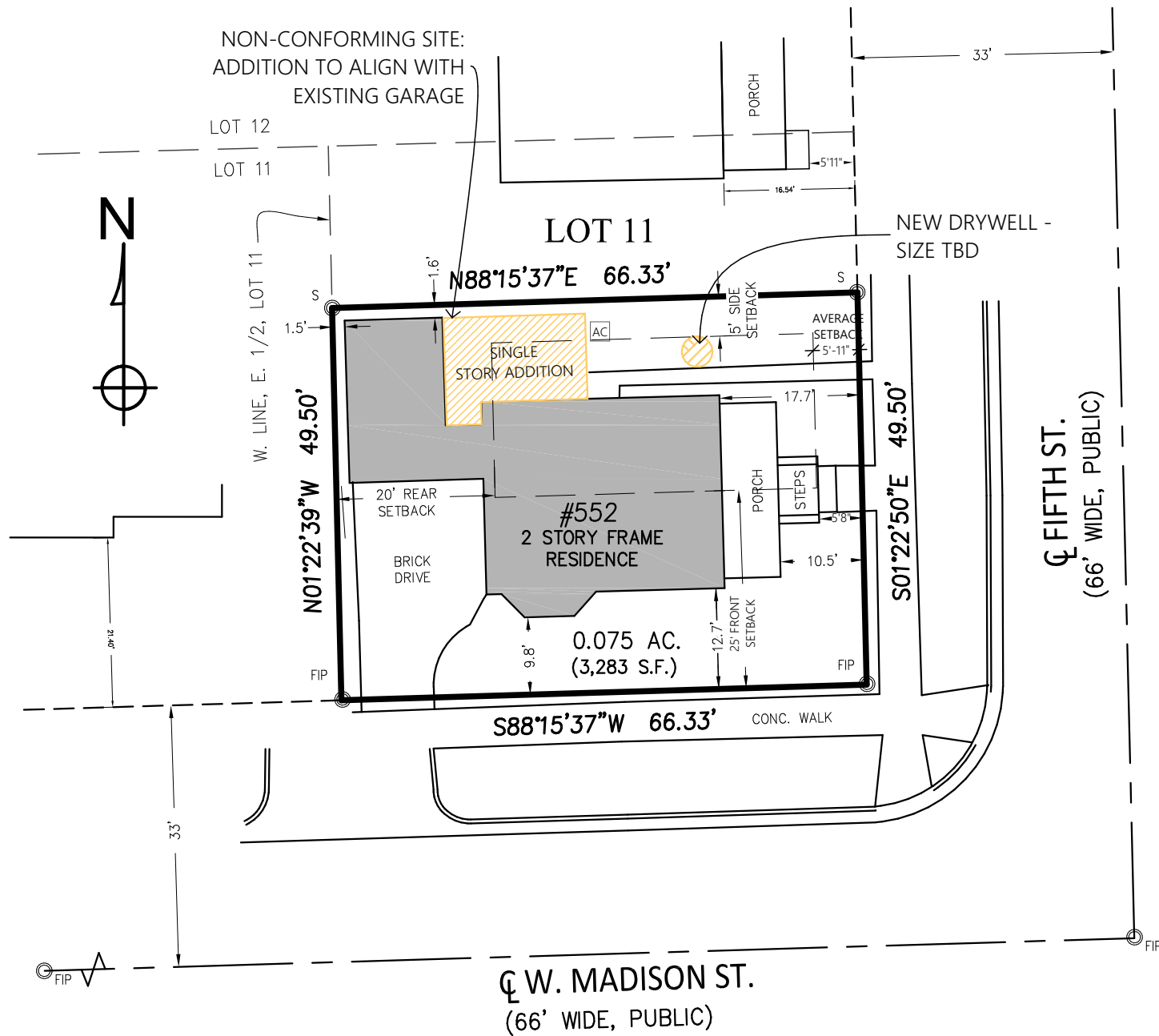
**HISTORIC DISTRICT
SUBMITTAL**

DiGeronimo Residence
Maggie & Rich DiGeronimo
552 Fifth St
Ann Arbor, MI 48103

6/18/2026

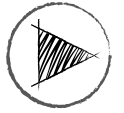
COVER PAGE

A100



EXISTING FIRST FLOOR FOOTPRINT (HOUSE
+ BREEZEWAY + GARAGE) = 1,036 SF
NEW FIRST FLOOR FOOTPRINT
(EXISTING + ADDITION) = 1,251 SF

EXISTING HOME SQUARE FOOTAGE = 1,516 SF
NEW HOME SQUARE FOOTAGE =
(EXISTING HOUSE + ADDITION + ATTIC) = 2,038 SF



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NEW SITE PLAN

A102



EAST ELEVATION



NORTH-EAST ELEVATION



NORTH ELEVATION



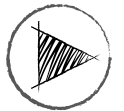
SOUTH-EAST ELEVATION



SOUTH-EAST ELEVATION



SOUTH ELEVATION



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EXTERIOR PHOTOS

A102



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH-WEST ELEVATION



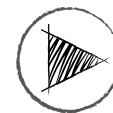
SOUTH-WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION



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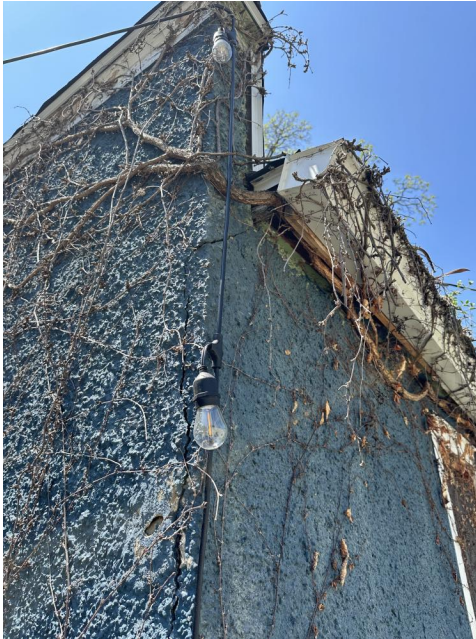
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EXTERIOR PHOTOS

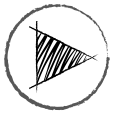
A103



VISIBLE CRACKING & SEPERATION ON
EXTERIOR GARAGE WALL STUCCO
WILL REQUIRE REPAIR



THE EXISTING ROOFLINE IN THE GARAGE IS SLOPED CREATING A DOOR
HEIGHT CLEARANCE ISSUE. WE WILL BE BUILDING UP THE BREEZEWAY SO IT
IS LEVEL WITH THE FIRST FLOOR MAKING THE OPENING EVEN SHORTER.
BECAUSE OF THIS, AND ALREADY WORKING WITH A SMALL GARAGE, WE
ARE PROPOSING ELIMINATING THE HOUSE TO GARAGE ACCESS DOOR AND
ADDING A NEW EXTERIOR DOOR ON THE SOUTH SIDE OF THE EXISTING
BREEZEWAY.



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EXTERIOR
PROBLEMS

A103



EXISTING BREEZEWAY WALLS WERE BUILT OVER A DECK STRUCTURE AND ARE NOT FLASHED PROPERLY AT THE EXTERIOR



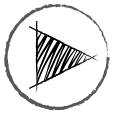
EXISTING BREEZEWAY FRAMED OVER ASPHALT DRIVEWAY (NO PROPER FOOTINGS)



VIEW OF INTERIOR OF BREEZEWAY. ORIGINAL CLAPBOARD SIDING CAN BE SEEN AT SHARED KITCHEN WALL. SOUTH WINDOWS ARE DRYWALLED OVER AND CABINETS BLOCK WINDOWS.



BREEZEWAY WINDOW FROM EXTERIOR THAT WILL BE ELIMINATED TO CREATE A NEW ENTRY DOOR, LANDING AND STEPS. THIS WILL ALSO ALLOW US TO CORRECT THE SIDING /FLASHING DETAIL WITH NEW HARDIE SIDING AROUND AND BELOW THE NEW DOOR. FRIEZE BOARD AND CROWN DETAILS WILL BE MAINTAINED/ RESTORED.



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EXTERIOR
PROBLEMS

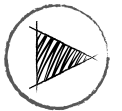
A104



NORTH BREEZEWAY DOOR IS A SCREEN DOOR (DOES NOT SEAL AND IS NOT WEATHER TIGHT). SCREEN DOOR WILL BE ELIMINATED FOR THE NEW ADDITION.



NORTH EXTERIOR DOOR HAS VISIBLE WATER DAMAGE & ROT, DOES NOT SEAL WELL AND IS DIFFICULT TO OPERATE. REPAIR, PATCH, SAND AND STAIN THE EXISTING DOOR. REPLACE THRESHOLD.



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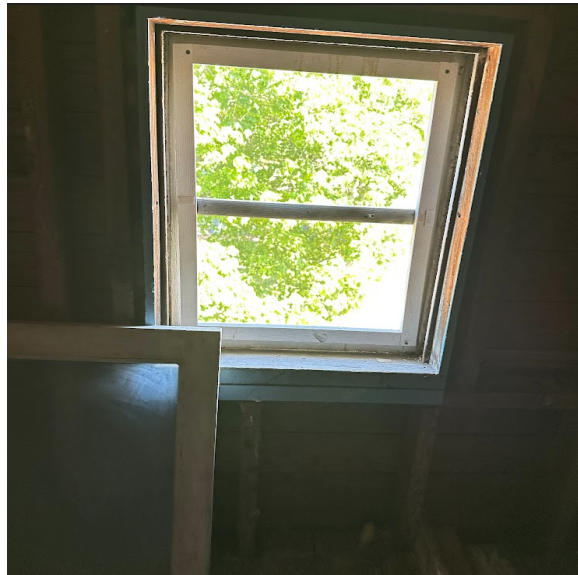
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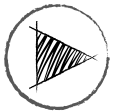
6/18/2026

EXTERIOR
PROBLEMS

A105



ATTIC "WINDOWS" ARE NOT TRUE WINDOWS. THESE ARE STORM SCREENS WITH A REMOVABLE STORM PANE OF GLASS (WEST SIDE GLASS IS MISSING). WE ARE PROPOSING TO REPLACE THESE OPENING WITH NEW CASEMENT WINDOWS TO CREATE FINISHED SPACE ON THE THIRD FLOOR.



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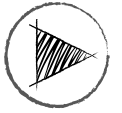
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EXTERIOR
PROBLEMS

A106



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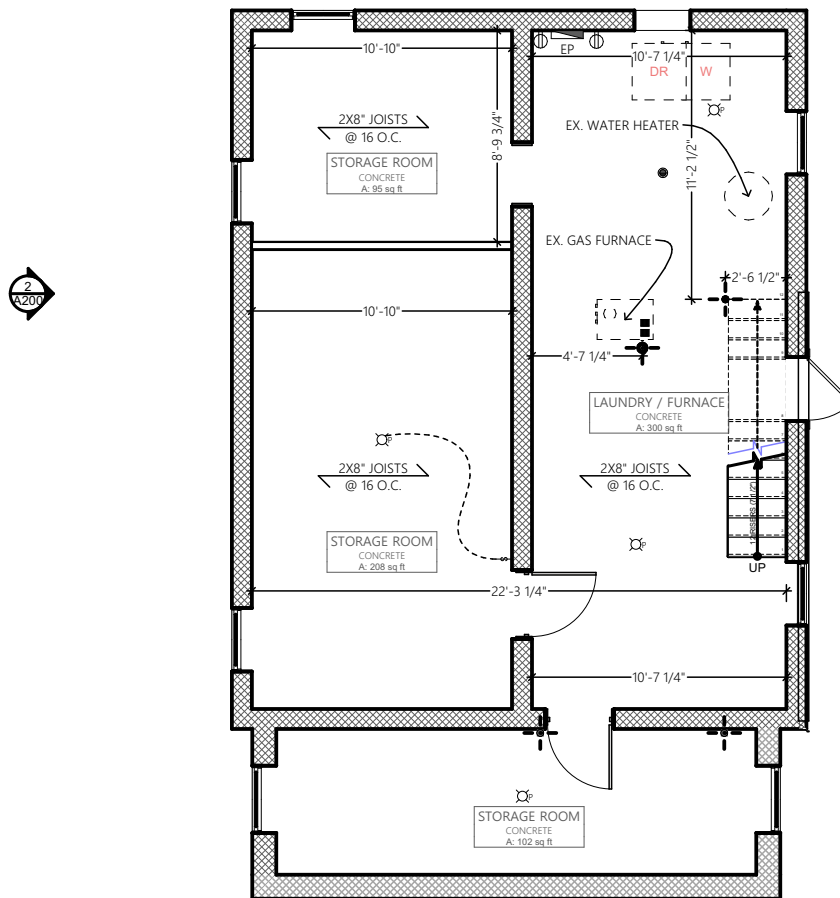
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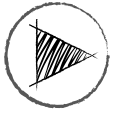
DiGeronimo Residence
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6/18/2026

EXISTING
FOUNDATION PLAN

A107





FORWARD
DESIGN BUILD REMODEL

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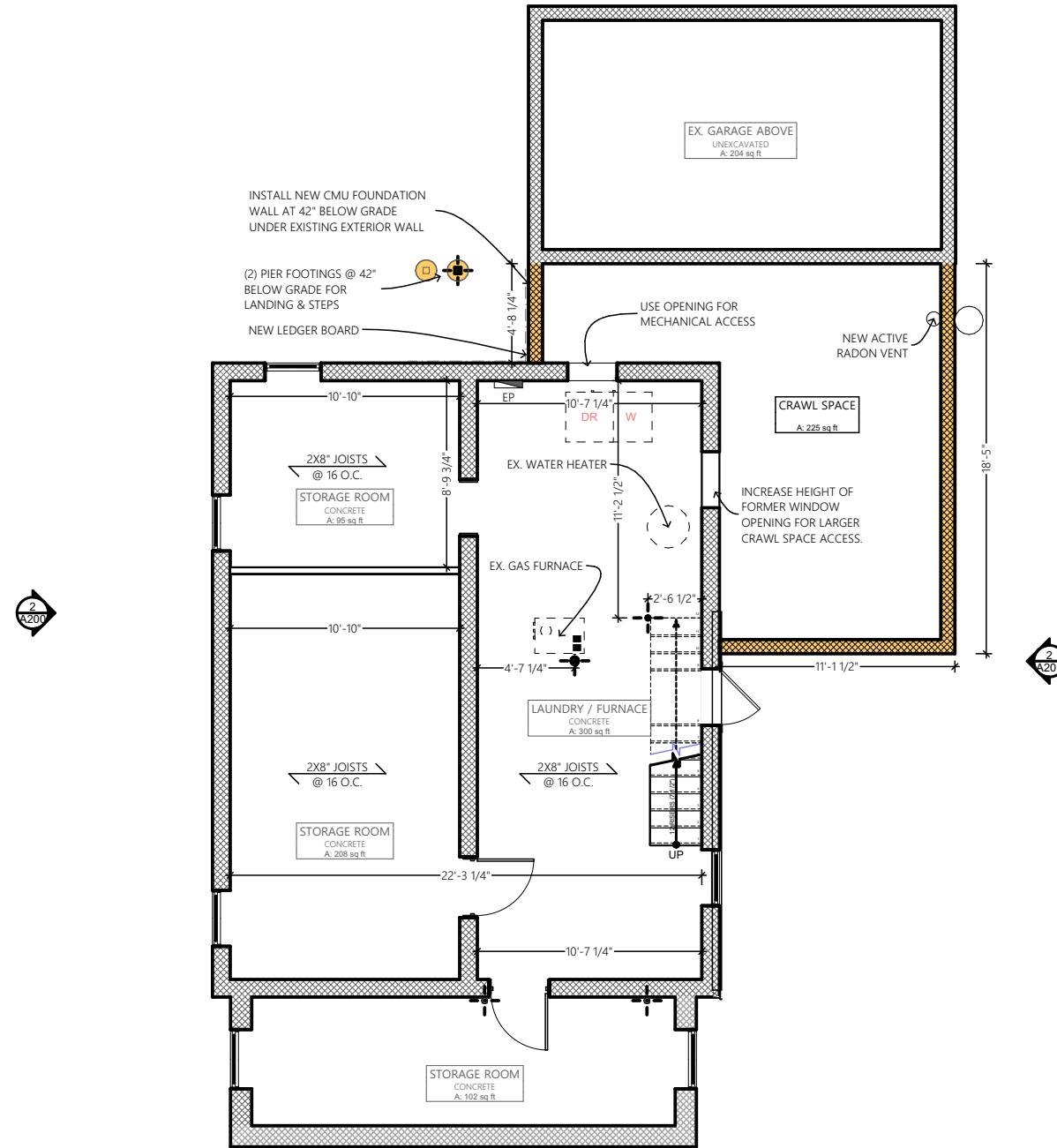
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SUBMITTAL**

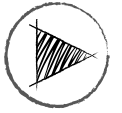
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NEW FOUNDATION
PLAN

A108





FORWARD
DESIGN BUILD REMODEL

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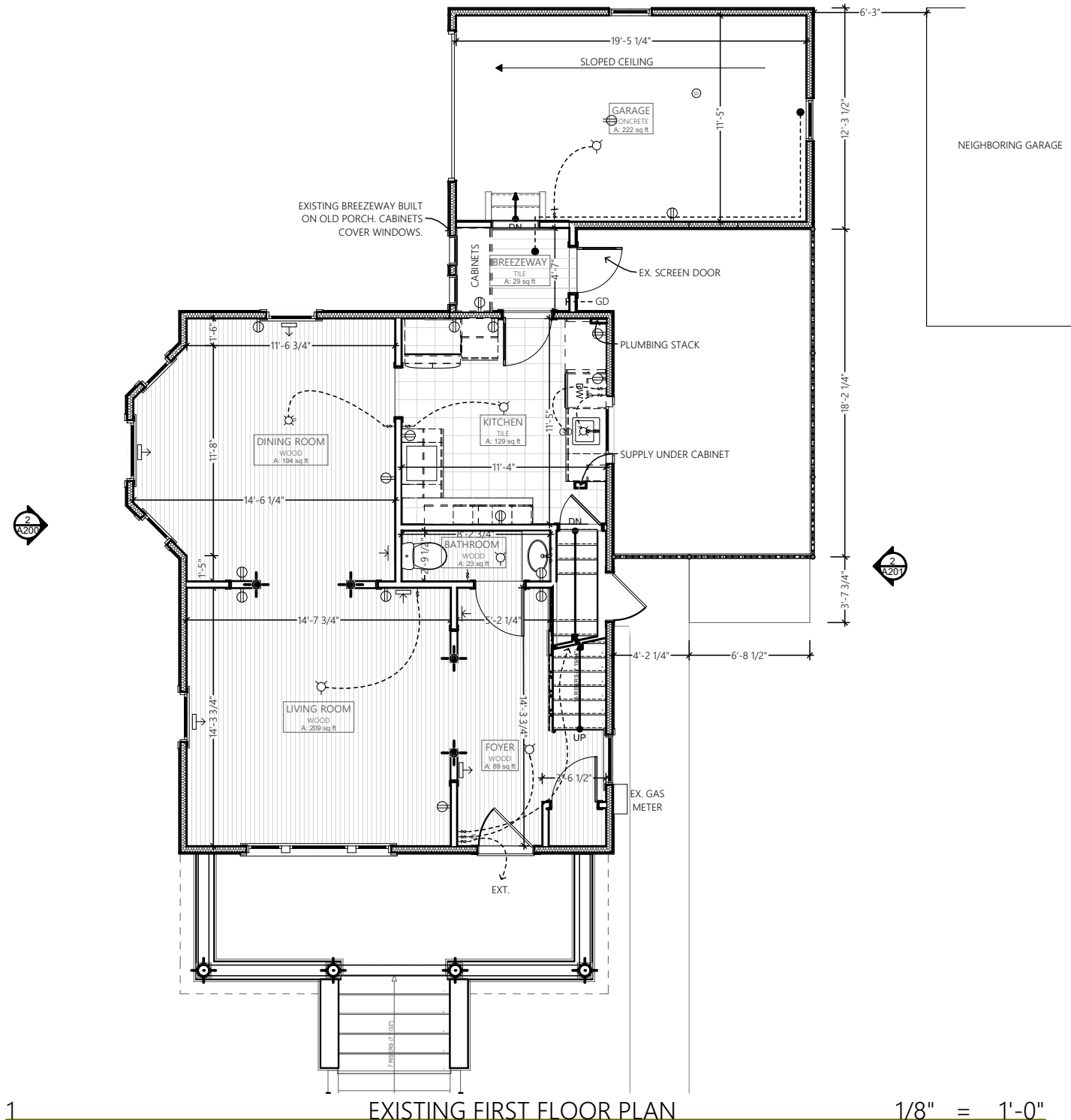
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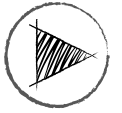
DiGeronimo Residence
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EXISTING FIRST
FLOOR

A109





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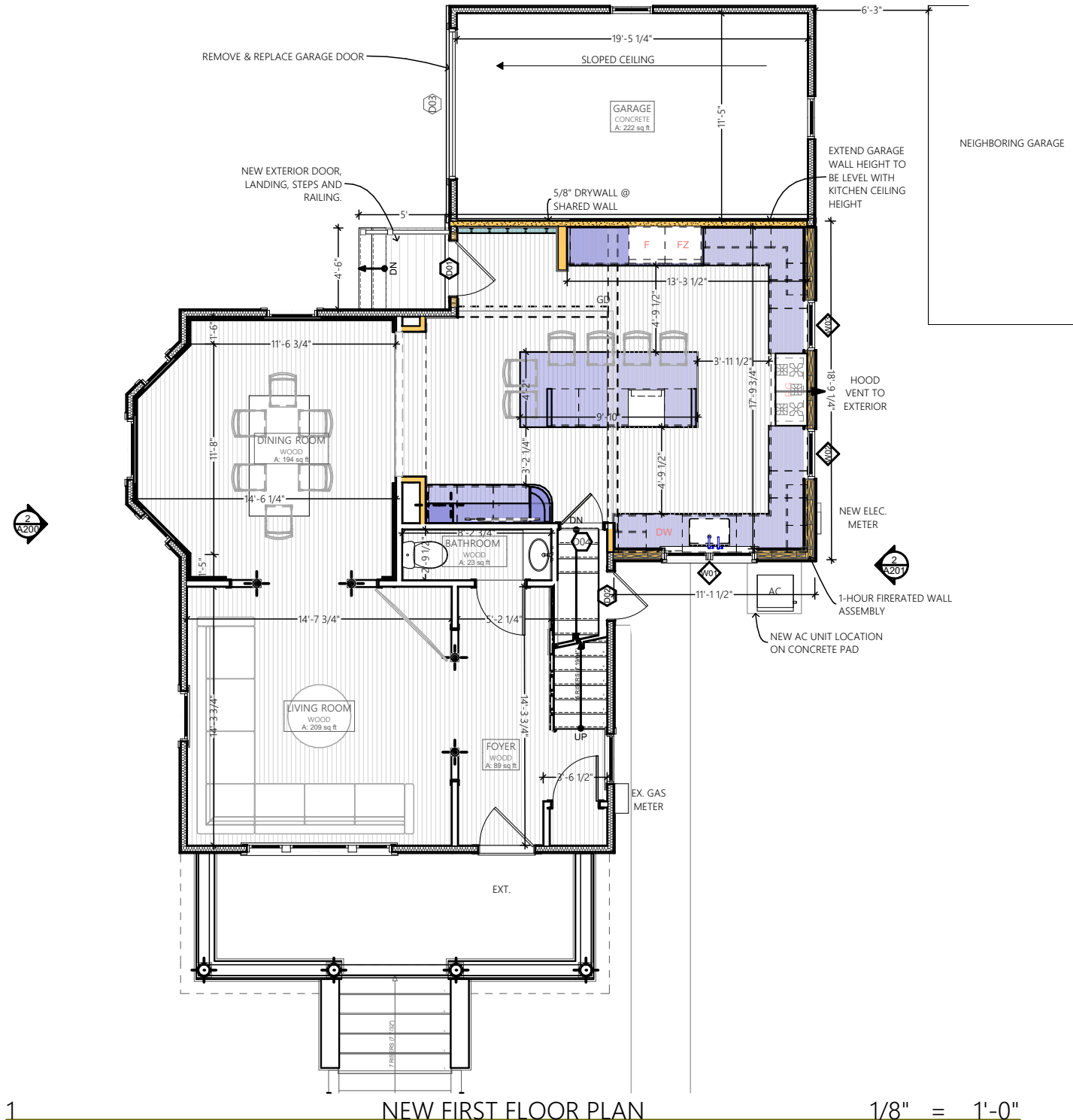
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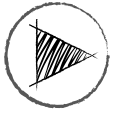
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NEW FIRST FLOOR
PLAN

A110





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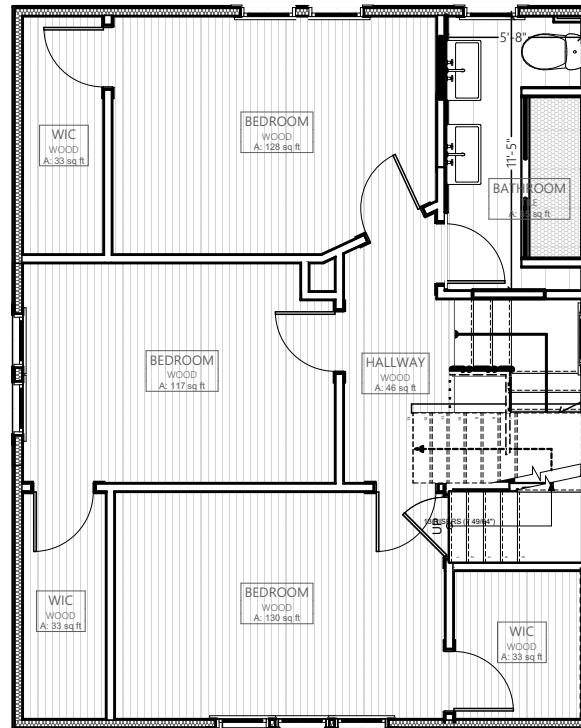
**HISTORIC DISTRICT
SUBMITTAL**

DiGeronimo Residence
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552 Fifth St
Ann Arbor, MI 48103

6/18/2026

EXISTING SECOND
FLOOR

A111

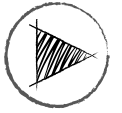


EXISTING STAIRS TO ATTIC
CREATES A HEAD CLEARANCE
ISSUE AT STAIRCASE BELOW

1

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"



FORWARD
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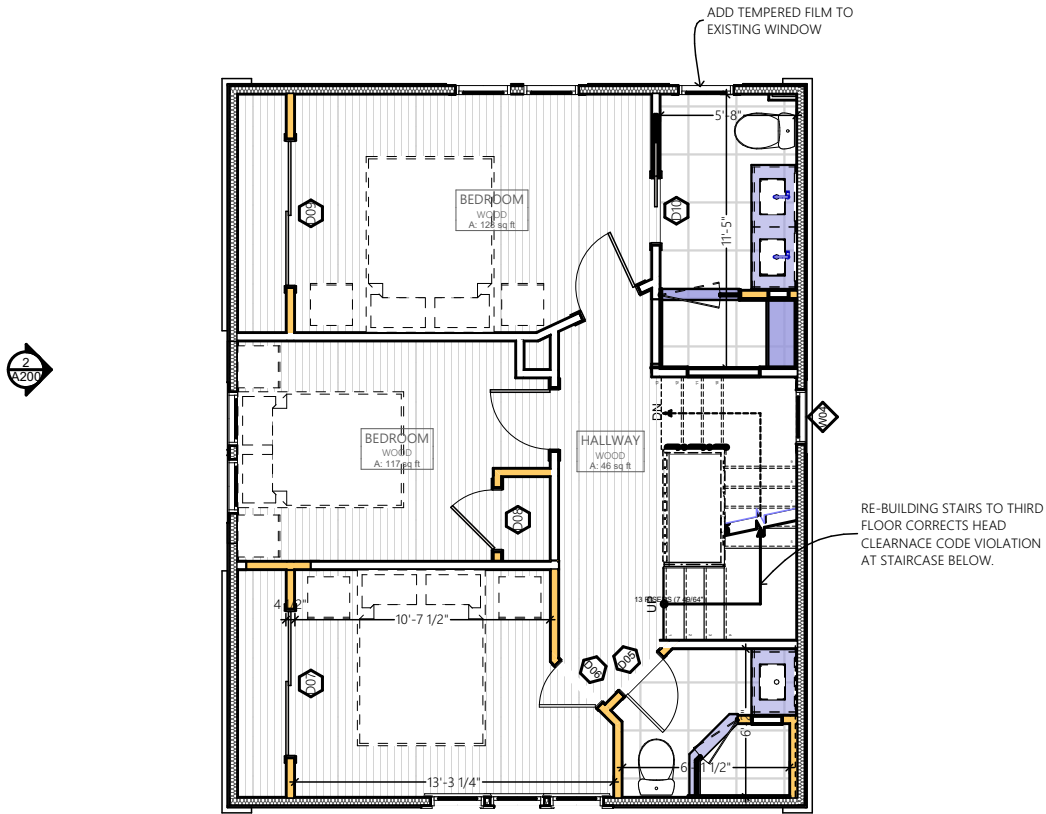
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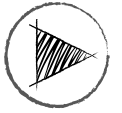
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NEW SECOND
FLOOR PLAN

A112





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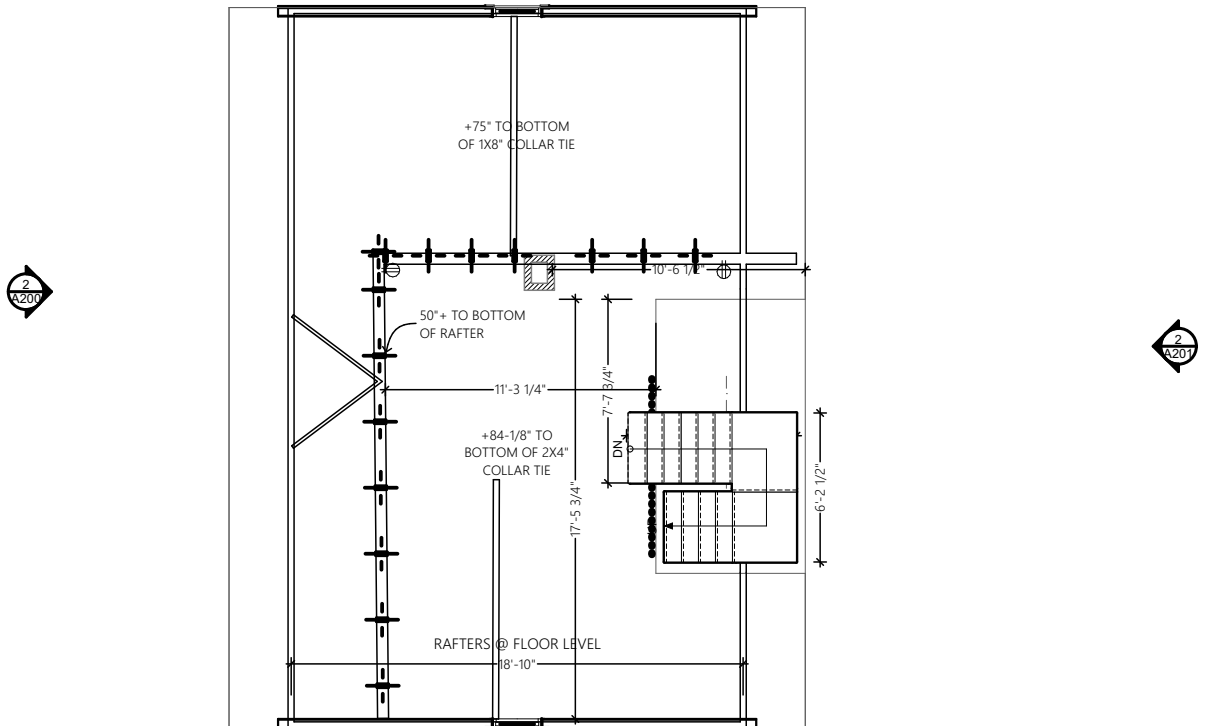
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SUBMITTAL**

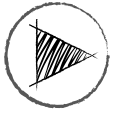
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EXISTING THIRD
FLOOR

A113





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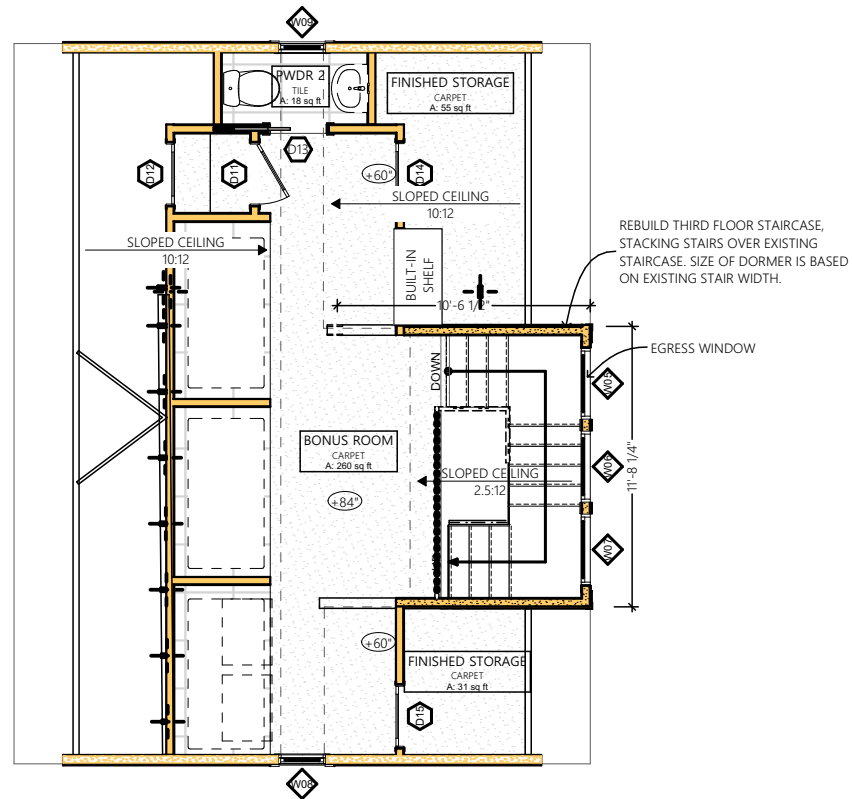
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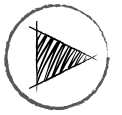
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NEW THIRD FLOOR
PLAN

A114





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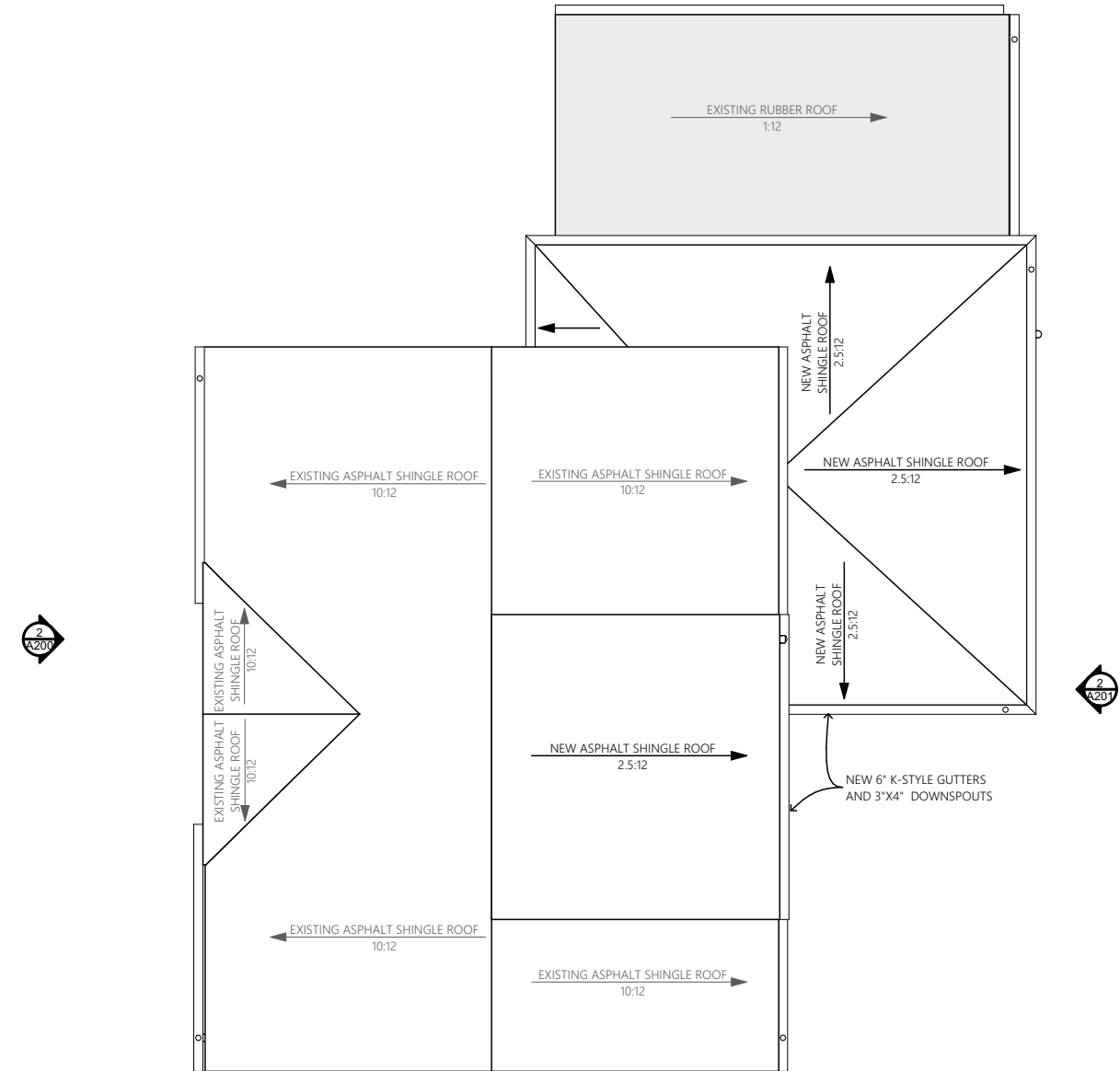
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SUBMITTAL**

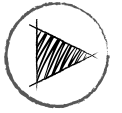
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NEW ROOF PLAN

A115





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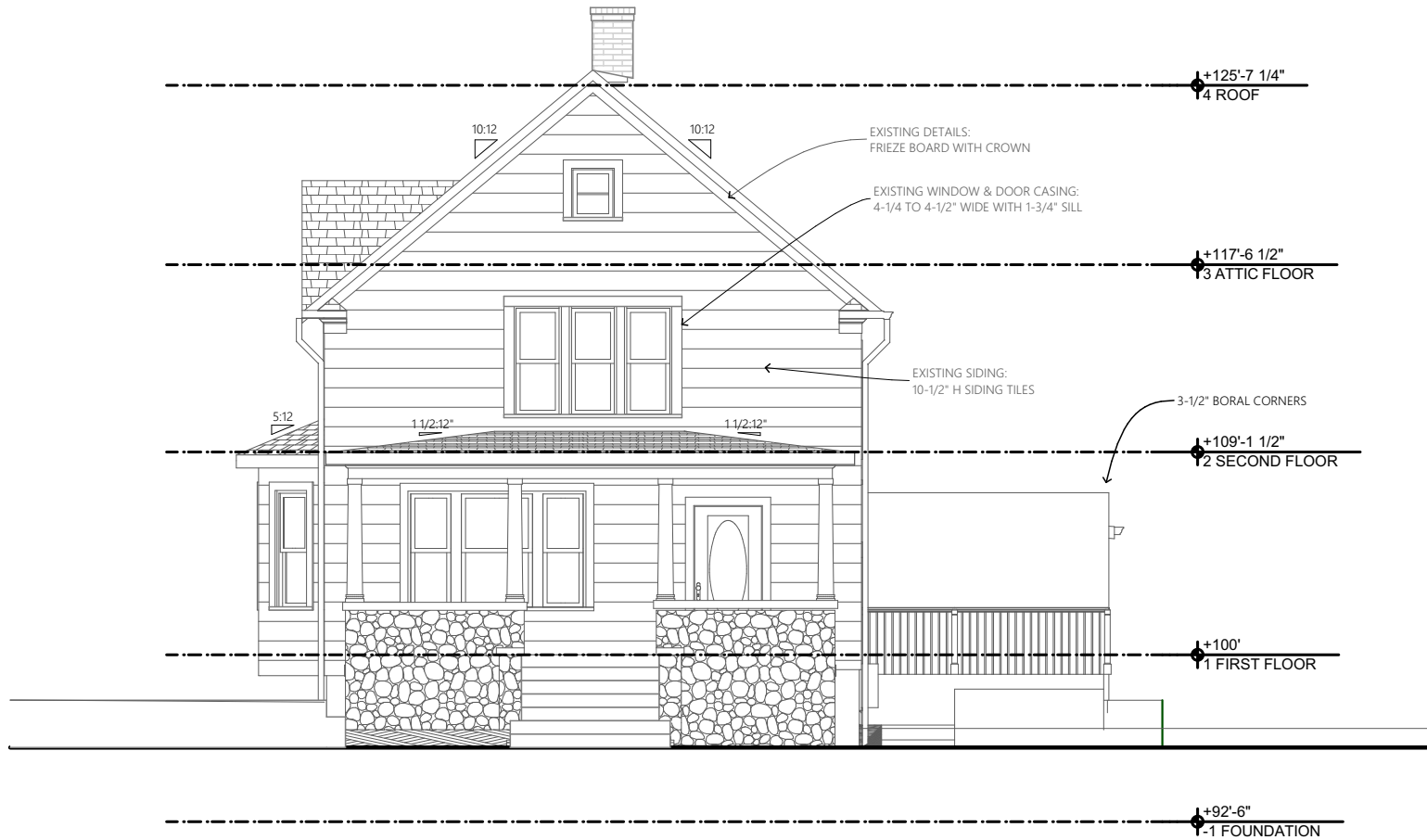
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SUBMITTAL**

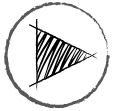
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EXISTING EAST
ELEVATION

A116





FORWARD
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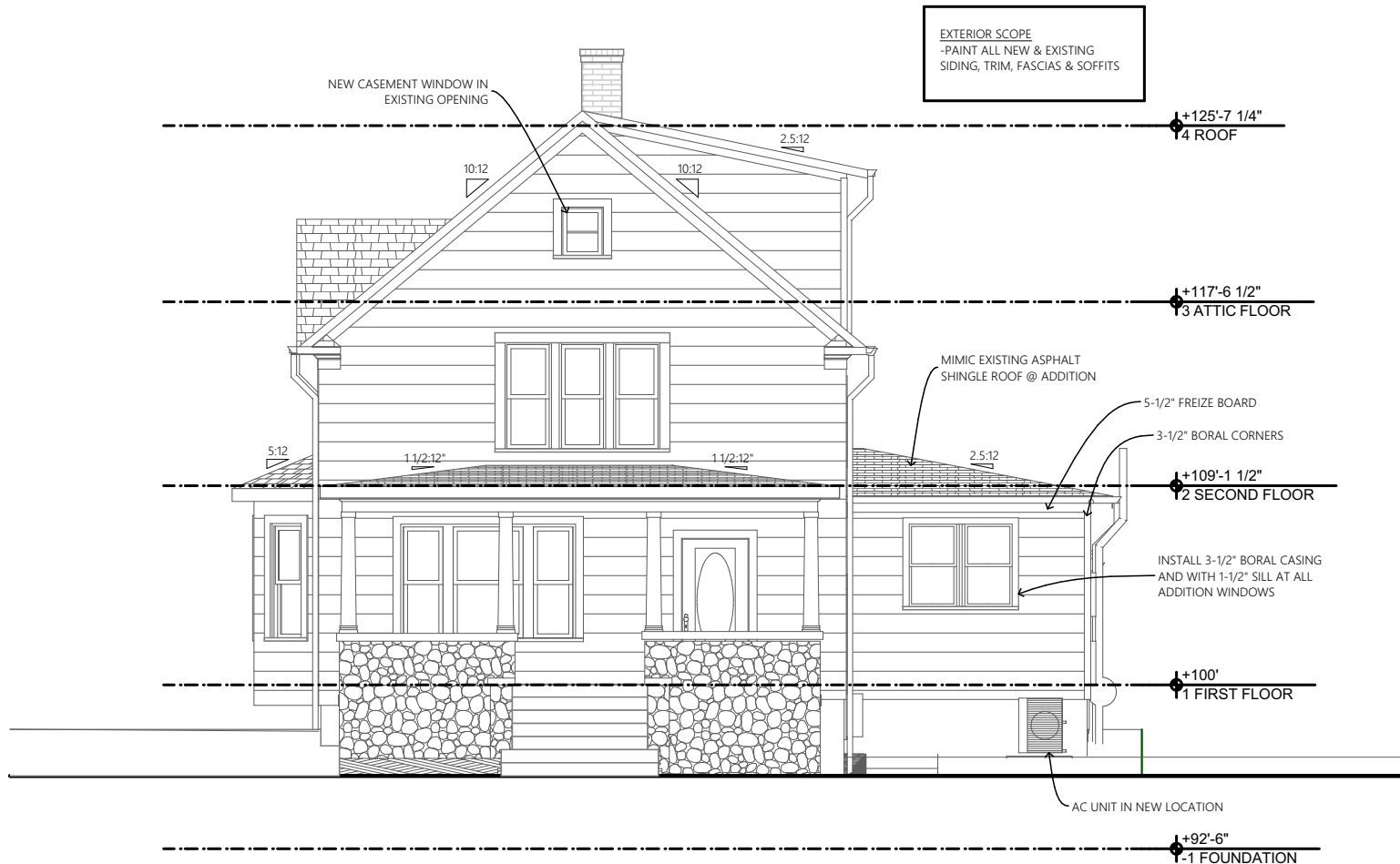
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SUBMITTAL**

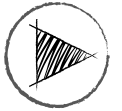
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NEW EAST
ELEVATION

A117





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EXISTING SOUTH
ELEVATION

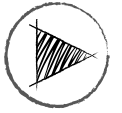
A118



1

EXISTING SOUTH ELEVATION

1/8" = 1'-0"



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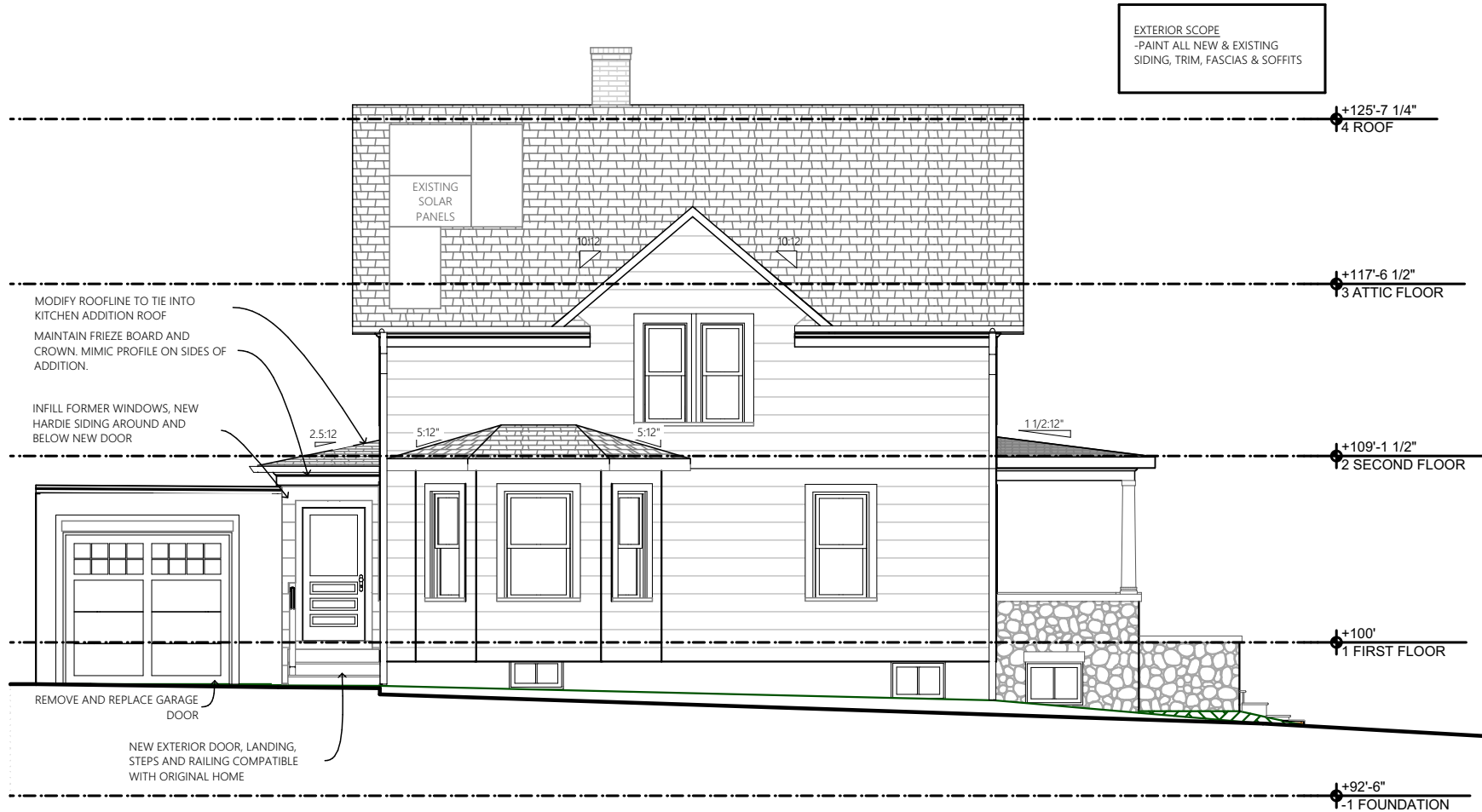
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SUBMITTAL**

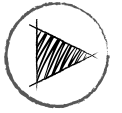
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NEW SOUTH
ELEVATION

A119





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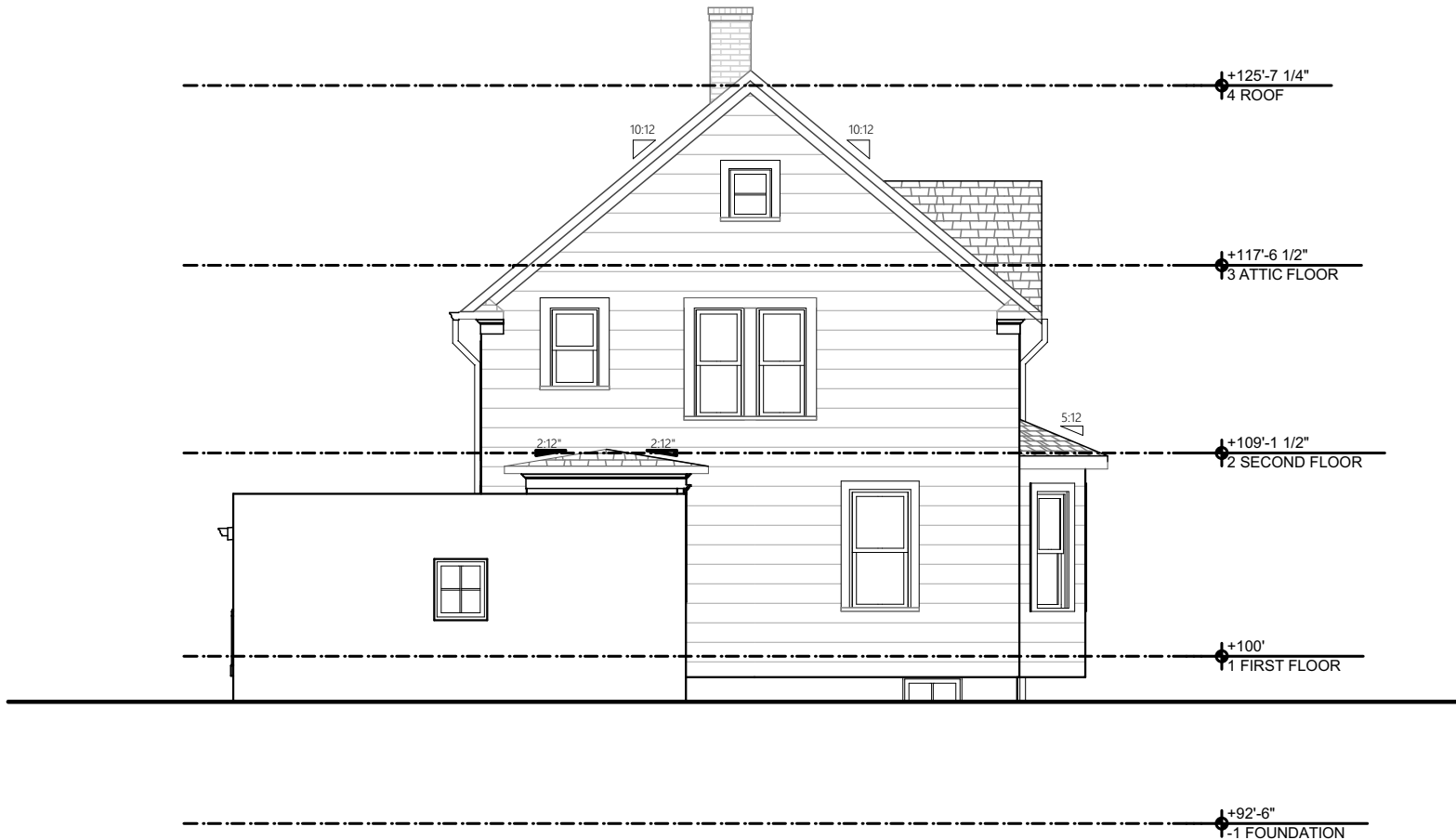
**HISTORIC DISTRICT
SUBMITTAL**

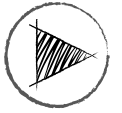
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EXISTING WEST
ELEVATION

A120





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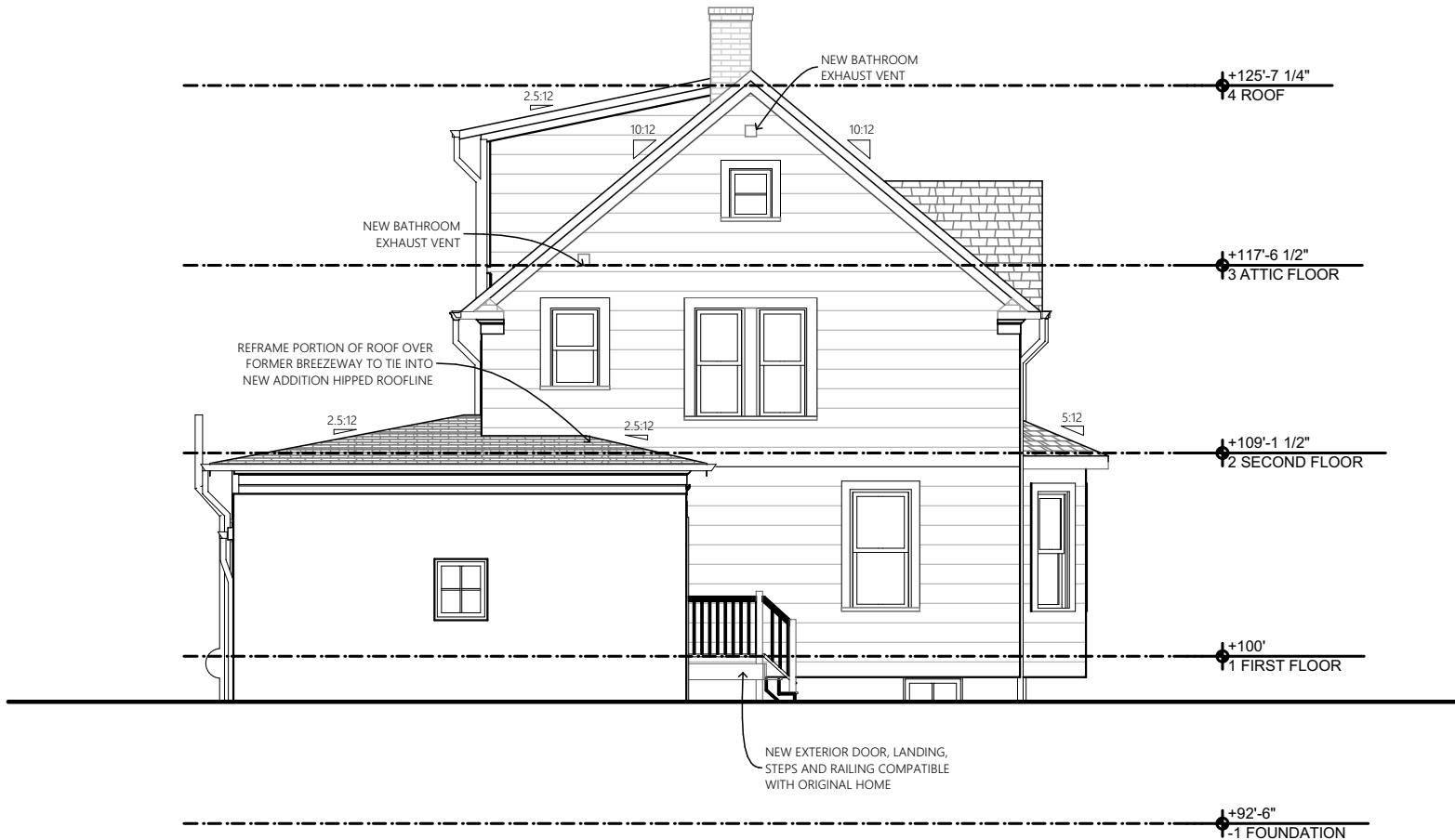
**HISTORIC DISTRICT
SUBMITTAL**

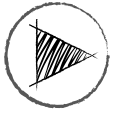
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NEW WEST
ELEVATION

A121





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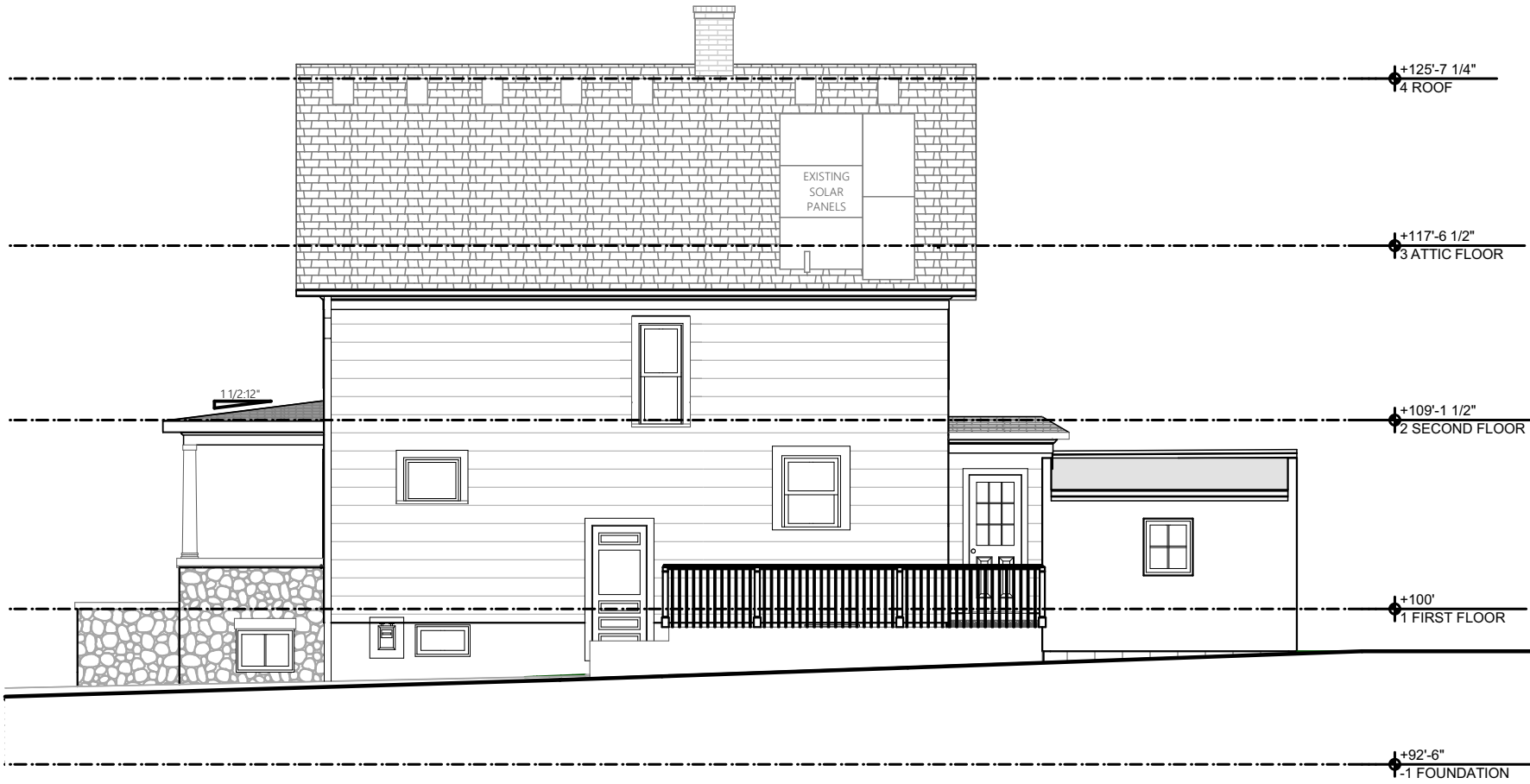
**HISTORIC DISTRICT
SUBMITTAL**

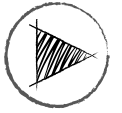
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EXISTING NORTH
ELEVATION

A122





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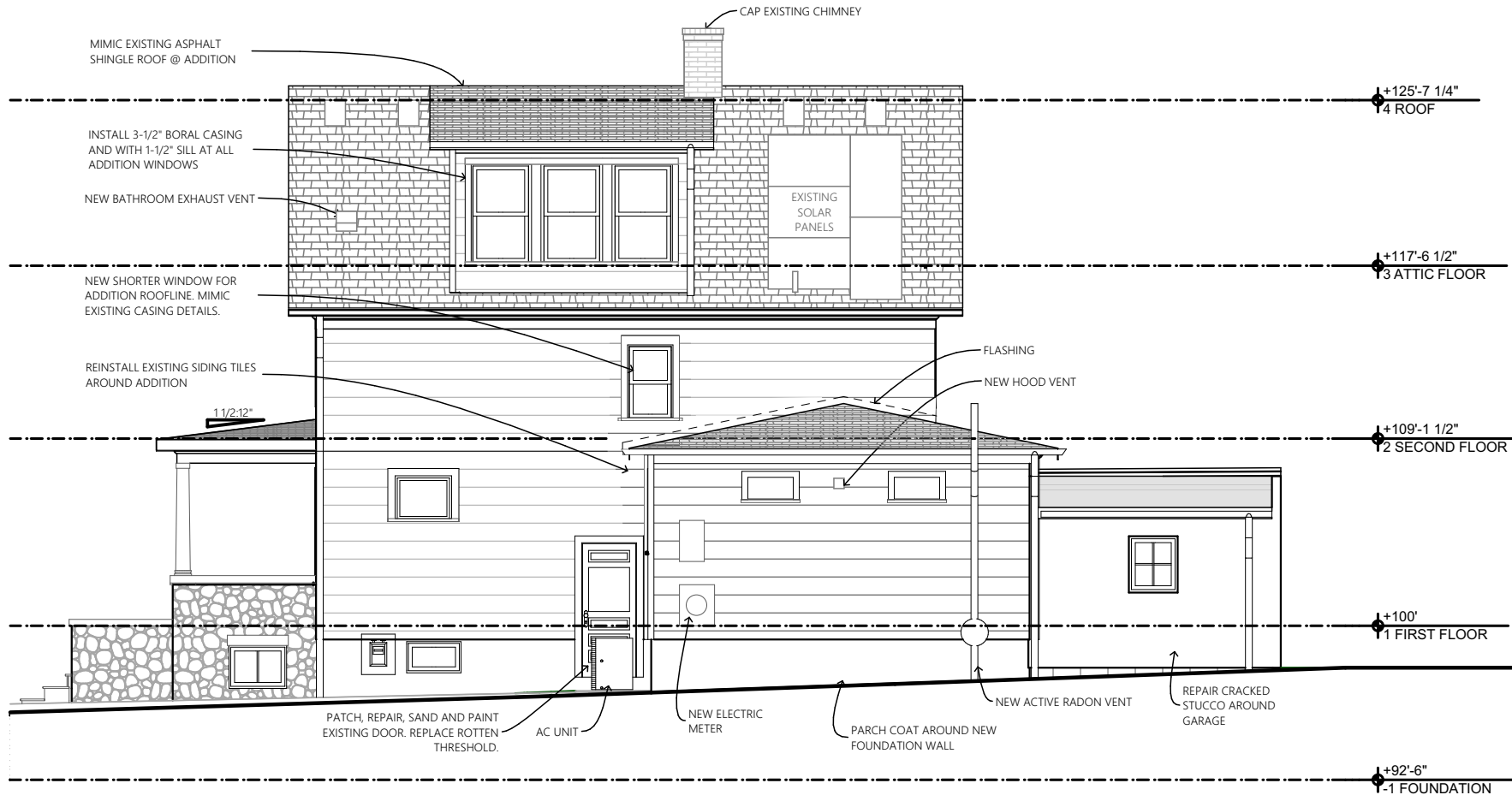
**HISTORIC DISTRICT
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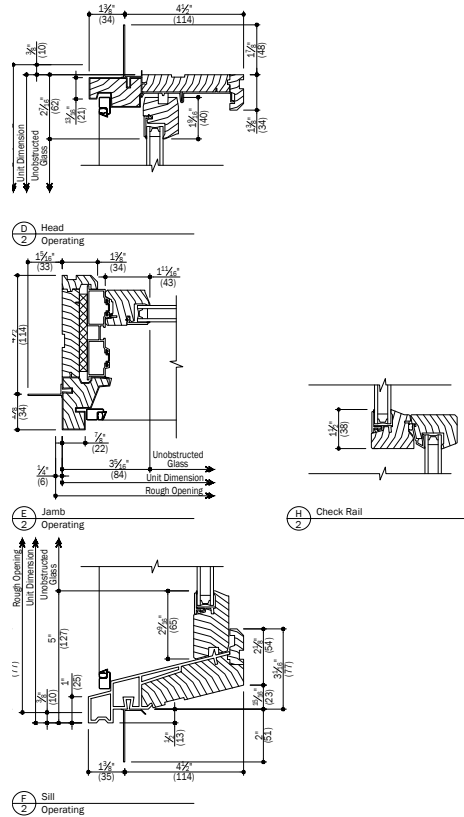
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NEW NORTH
ELEVATION

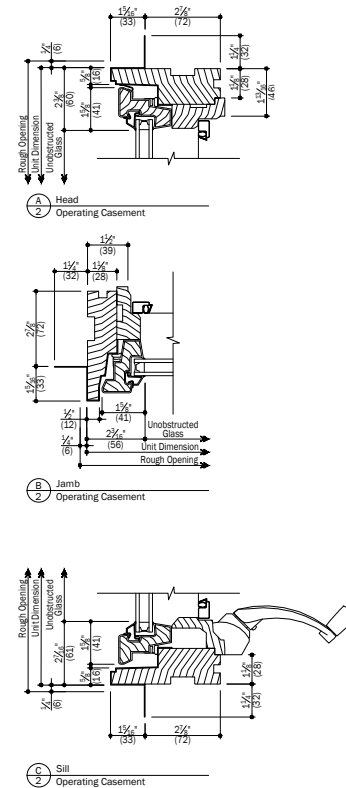
A123



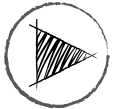
WINDOW SCHEDULE														
ID	ROOM	EXTERIOR VIEW	QUANTITY	R.O. DIMENSIONS	UNIT DIMENSIONS		HEAD HEIGHT	SILL HEIGHT	BRAND/ MODEL	TYPE	EXTERIOR FINISH	INTERIOR FINISH	GLASS	NOTES
					WIDTH	HEIGHT								
W01	KITCHEN		1	5'-3 1/2"×4'-1 3/4"	5'	4'	7'-6"	3'-6"	ANDERSEN 400 SERIES	DOUBLE-HUNG	WHITE	WHITE		NEW WINDOW IN ADDITION
W02	KITCHEN		1	2'-9 1/2"×1'-6 1/4"	2'-9"	1'-6"	7'-6"	6'	ANDERSEN 400 SERIES	FIXED	WHITE	WHITE		NEW WINDOW IN ADDITION
W03	KITCHEN		1	2'-9 1/2"×1'-6 1/4"	2'-9"	1'-6"	7'-6"	6'	ANDERSEN 400 SERIES	FIXED	WHITE	WHITE		NEW WINDOW IN ADDITION
W04	2ND FLOOR STAIRS		1	2'-3"×3'-9"	2'-3"	3'-9"	4'-7"	10"	ANDERSEN 400 SERIES	DOUBLE-HUNG	WHITE	WHITE	TEMPERED	NEW SHORTER WINDOW IN EXISTING LOCATION
W05	3RD FLOOR STAIRS		1	3'×5'	3'	5'	5'		ANDERSEN 400 SERIES	DOUBLE-HUNG	WHITE	WHITE	TEMPERED (EGRESS)	NEW WINDOW IN ADDITION
W06	3RD FLOOR STAIRS		1	3'×5'	3'	5'	5'		ANDERSEN 400 SERIES	DOUBLE-HUNG	WHITE	WHITE	TEMPERED	NEW WINDOW IN ADDITION
W07	3RD FLOOR STAIRS		1	3'×5'	3'	5'	5'		ANDERSEN 400 SERIES	DOUBLE-HUNG	WHITE	WHITE	TEMPERED	NEW WINDOW IN ADDITION
W08	BONUS ROOM		1	2'-1/2"×2'-5 1/4"	2'	2'-5"	4'-4 1/2"	1'-11 1/2"	ANDERSEN 400 SERIES	CASEMENT	WHITE	WHITE		NEW WINDOW IN EXISTING OPENING
W09	BONUS ROOM		1	2'-1/2"×2'-5 1/4"	2'	2'-5"	4'-4 1/2"	1'-11 1/2"	ANDERSEN 400 SERIES	CASEMENT	WHITE	WHITE	TEMPERED	NEW WINDOW IN EXISTING OPENING



ANDERSEN 400 SERIES - DOUBLE HUNG



ANDERSEN 400 SERIES - CASEMENT



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WINDOW
SCHEDULE

A124

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

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

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

C Natural wood stops are available in pine, and prefinished white, dark bronze and black.**

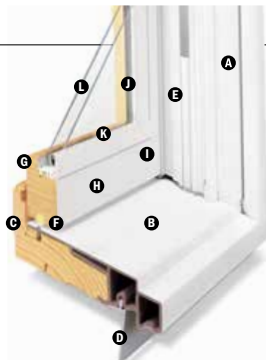
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

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



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip 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 weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



SASH

Wash assists make it easy to tilt the sash into wash mode.

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

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

GLASS

J In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

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

Tempered 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 job site.

Patterned Glass

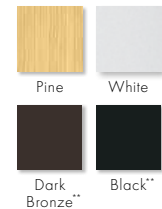
Patterned glass options are available. See [page 12](#) for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



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 vinyl cover extends 1 3/8" (35) around the perimeter of the unit, creating 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, dark bronze and black** 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 Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

H In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance options include:

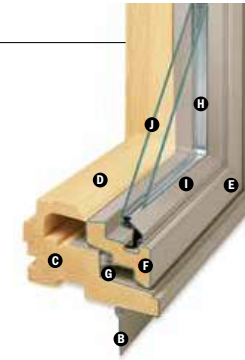
- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered 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 job site.

Patterned Glass

Patterned glass options are available. See [page 12](#) for more details.



HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock

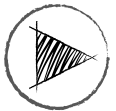


On casement windows, a single-actuation lock easily releases all locking points on the casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

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 window combination designs.



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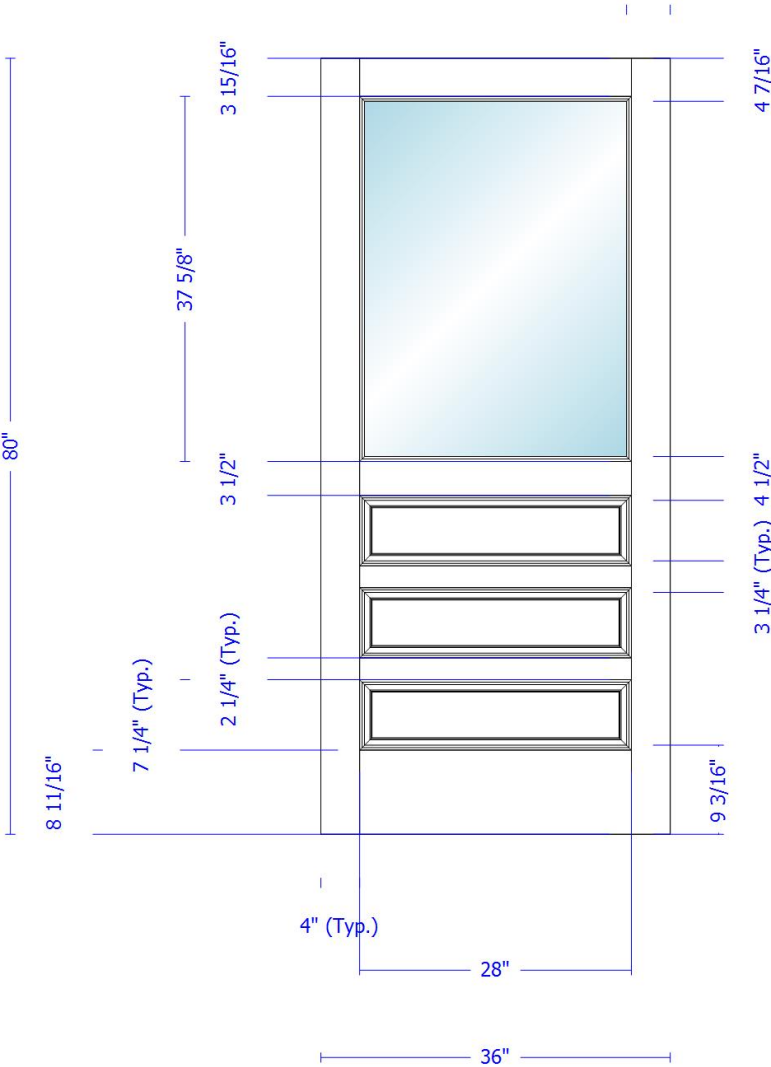
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WINDOW SPECS

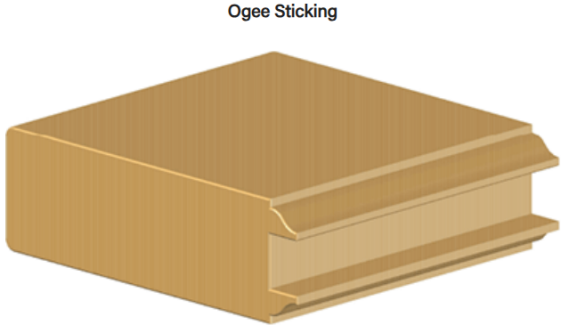
A125

DOOR SCHEDULE							
ID	ROOM	PLAN VIEW	VIEW FROM OPENING SIDE	QUANTITY	DOOR LEAF		NOTES
					W	HT	
D01	KITCHEN ENTRY			1	3'	6'-6"	NEW DOOR COORDINATING WITH HISTORIC STYLE
D02	BASEMENT STAIR ENTRY			1	2'-7"	6'-6"	PATCH, REPAIR, SAND AND PAINT EXISTING DOOR. RE-BUILD ROTTED JAMB & THRESHOLD.

4 1/2" (Typ.)



NEW KITCHEN ENTRY DOOR:
SIMPSON 118 TRADITIONAL SASH



Planning to Stain or Paint? ☐ Stain ☒ Paint

Original Slab Width

view more

Original Slab Height

view more

Thickness

view more

SG Glass Type

Film

view more

Sticking Profile

view more

Panel Type

view more

Groove Type

view more

Stile Width

view more

Feet

3

Inches

0

Fraction

0

6

8

0

1 3/4"

Clear

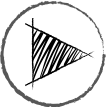
Yes

Ogee Sticking

3/4" SHRP

None

4-1/2"



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DOOR SCHEDULE

A126

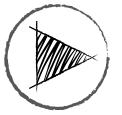


EXISTING GARAGE DOOR IS NOT
ORIGINAL



NEW GARAGE DOOR:

HAAS DOORS 9220 PLAIN
Door Thickness: 2-5/8"
Tested U-Factor: 0.081
Interior Skin: 26 GA V-Groove Wood Grain Steel
Exterior Skin: 26 GA Flush Wood Grain Steel
Colors: White



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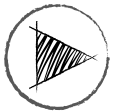
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GARAGE DOOR

A127



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SIDING SPECS

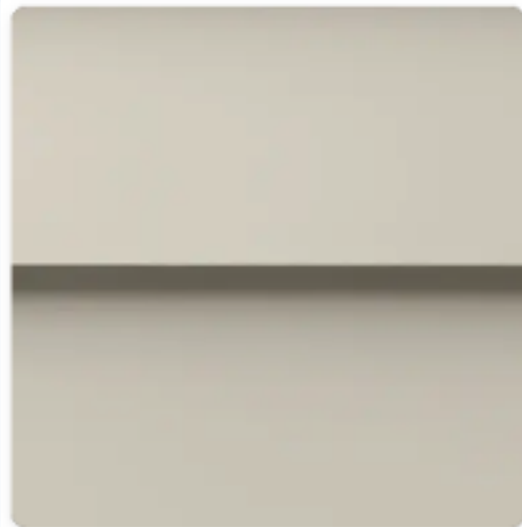
A128

EXISTING SIDING TILES WITH 10-1/2" EXPOSURE. ORIGINAL SIDING APPEARS TO BE BEHIND CURRENT SIDING. WE WILL BE TYING INTO THE EXISTING SIDING AND PAINTING THE ENTIRE HOUSE & GARAGE & TRIM. WE WILL MIMIC THE PARCH COAT AROUND FOUNDATION AT THE ADDITION.

SIDING AT ADDITION:

Hardie Plank Lap Siding (PAINT IN FIELD)

Width	Length	Thickness	Exposure	Width
12.000 IN	144.000 IN	0.312 IN	10.750 IN	



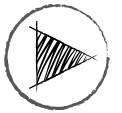
Smooth



(EXAMPLE IMAGE)

NEW LANDING, STEPS & RAILING:

- 4X4 NEWEL POSTS W/ TOP CAP - PAINT GRADE
- 1.5" SQUARE SPINDLES - PAINT GRADE
- WOOD HAND RAIL - PAINT GRADE
- COMPOSITE DECKING & TREADS
- PAINTED BORAL RISERS AND SKIRT BOARD



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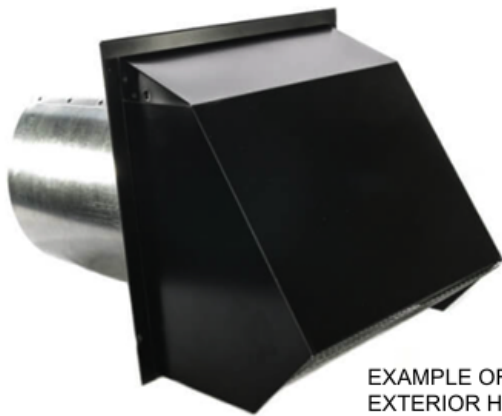
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PORCH DETAILS

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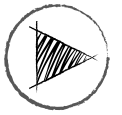
EXAMPLE OF ACTIVE RADON MITIGATION SYSTEM



EXAMPLE OF EXTERIOR HOOD VENT COVER



EXAMPLE OF BATHROOM FAN VENT COVER



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ADDITIONAL SPECS

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