

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 921 W Washington Street, Application Number HDC26-0005

DISTRICT: Old West Side Historic District

REPORT DATE: February 12, 2026

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 9, 2026

OWNER

Name: Chris Vessels
Metro Property Services
Address: 124 W Summit Suite A
Ann Arbor, MI 48103
Phone: (734) 668-6686

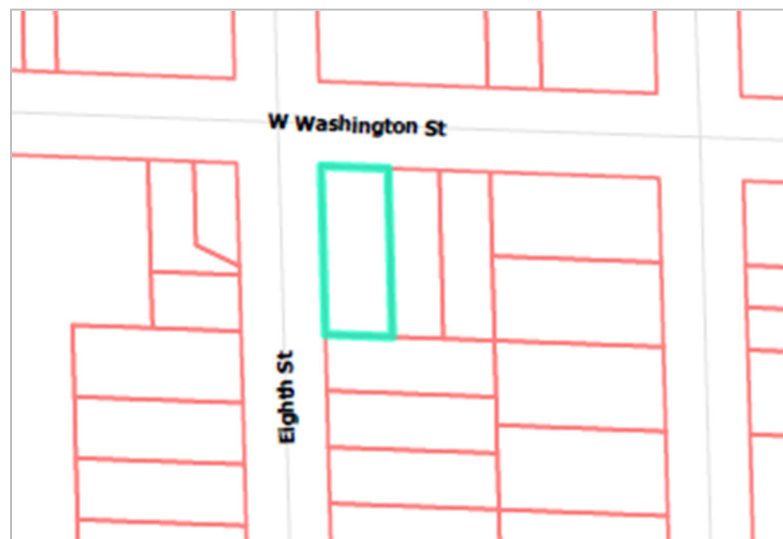
APPLICANT

David Lewis
Lewis Greenspoon Architects
440 S Main St Suite 2
Ann Arbor, MI 48104
(734) 786-3757

BACKGROUND: This narrow two-story carpenter Queen Anne was present in the 1894 Polk City Directory and could be older. It features an interesting front façade: The entry is on the east side (previously via a covered porch, now enclosed), and the ground floor has two full-height insets on either side of a centered front pair of windows. The second floor has decorative wood shingle patterns that are very unique for the Old West Side. Cladding elsewhere is narrow wood lap siding. There was likely additional ornamentation on the gable(s) or porches originally.

LOCATION: The site is located at the southeast corner of West Washington and Eighth Streets.

APPLICATION: The applicant seeks HDC approval for two new basement egress windows; three new windows on the front porch; an existing door to be replaced and raised 14" on the east elevation; an existing door to be replaced and lowered 18" on the south elevation; a new window in an enlarged opening on the south elevation; and after-the-fact approval of siding installation.



APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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):

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.

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

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing, or the appearance of the frame.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

District or Neighborhood Setting

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

Entrances and Porches – Identify, Retain, Preserve

Recommended: Identifying, retaining, and preserving entrances – and their functional and decorative features – that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.

Health and Safety

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

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

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

From the City of Ann Arbor Design Guidelines:

Doors

Appropriate: Retaining, repairing, and maintaining original doors, hardware, and trim, including transoms, sidelights, and surrounds.

Replacing a missing original or non-original door with a design that matches original doors remaining on the house, or with a compatible new design and material that fits the style and period of the house and the existing opening. The Commission will review materials on a case-by-case basis.

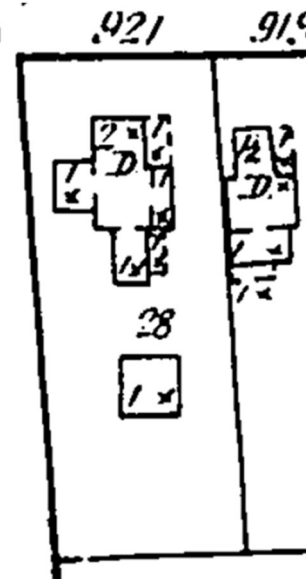
Windows

Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

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

Safety Codes

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



1. 1916 Sanborn

STAFF FINDINGS:

1. The 1916 Sanborn Fire Insurance Map (Fig.1) shows the two-story house with covered porches in the northeast and southeast corners, a one-story rear addition and a one-story wing on the west side. The west side wing was added on to on the south side, probably at the time the second floor was built. The rear addition is believed to have been replaced by the current addition, and a second story has been added on the west wing. The one-story garage shown on the Sanborn no longer exists. The 1948 Sanborn shows the same layout as 1916.
2. In October, 2025 staff were contacted by a number of residents who were inquiring about work being done to the house. The non-original siding was removed, revealing intricate shingle work on the front elevation. A photo from that time shows the historically open front porch and the boards used to enclose it (fig.2). In November, complaints came in about siding being installed without permits or HDC approval. The front porch had been clad in cementitious lap siding and city staff stopped work at the site.
3. This application requests after-the-fact approval of the porch siding installation, plus regular approval of two basement egress windows (one enlarging an existing window and one in a new opening); three new windows on the front porch, in a shifted opening; an existing door to be replaced and raised 14" on the east side elevation; an existing door to be replaced and lowered 18" in a new sunken patio for the walkout basement on the south elevation; and a new window in an enlarged opening next to the new basement door. These items are addressed individually below.



2. 921 W Washington, October 17, 2025

4. *Front porch siding.* The front porch was enclosed sometime after the period of significance but the space was not conditioned; it is an enclosed porch, not habitable space. The most appropriate work would be to un-enclose the porch and return it to an open, covered one. Staff believes the porch roof is original. The applicant proposes to dig a basement under it and remove interior walls. If the HDC believes it is appropriate to make the porch into permanent habitable space, the cementitious siding is appropriate, though the width should have been narrower to match the existing wood siding.
5. *Front porch windows:* Replacing the current non-historic triple windows with new ones in a slightly shifted location is appropriate.
6. *Egress windows.* The egress window on the west side two-story wing (fig 3) is very close to the front of the house that faces Eighth Street. Staff believes it is acceptable because it makes an existing basement window opening deeper, and there is a significant elevation difference between the grade at the window and the lower grade at the sidewalk. This will make the egress window less noticeable since there is no opportunity to look down into it from the sidewalk.



3. View from Eighth Street (courtesy Google Street View, 2024)

If the HDC believes it is appropriate to condition the enclosed front porch, an egress window is proposed on the east side near the front of the house (fig.4). Since it is only a few feet from the front elevation the request requires HDC approval

7. *East door.* Staff has no pictures of the east door. Since there was previously a rear porch that would have had a door leading to it, this door opening is assumed to not be original. If that is the case, raising the door up to accommodate a rework of the interior stairs is appropriate.
8. *Patio.* There is currently a walkout basement window and door on the south elevation. Since this part of the house is not thought to be from the period of significance, sinking the patio floor 18" to match planned interior excavation (to lower the basement floor) is



4. View from W Washington (courtesy Google Street View, 2024)

appropriate. The modern slab door replacement with a single-lite-over-panels door is also appropriate, as is installing a new one-over-one window in an enlarged opening beside it.

9. The drawings specify that all existing windows and wood siding will be refurbished.
10. This house has been altered a little bit here and a little bit there over many years. It still has plenty of integrity, and the front façade could pretty easily be made spectacular using a couple of paint colors. Staff asks that the HDC weigh the changes proposed carefully to make sure we are not boiling the frog incrementally, as they say.

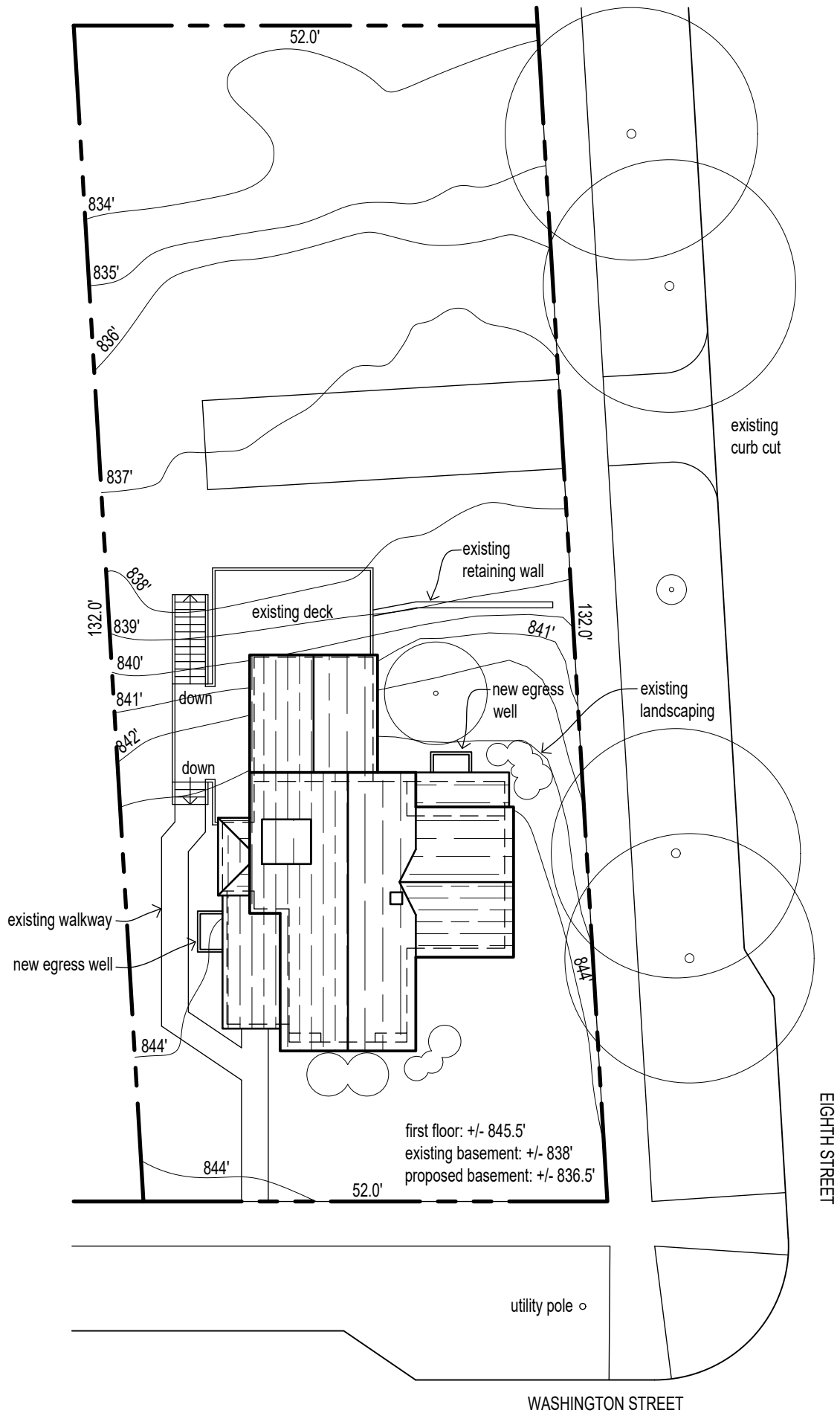
POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 921 E Washington Street, a contributing property in the Old West Side Historic District, to install two new basement egress windows and three new windows on the front porch; replace an existing door and raise it 14" on the east elevation; replace an existing door and lower it 18" on the south elevation; install a new window in an enlarged opening on the south elevation; and approve after-the-fact siding installation done on the front porch, 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 *Ann Arbor Historic District Design Guidelines*, especially those for windows, doors and safety codes, and the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10 and the guidelines for windows, neighborhood setting, entrances and porches, and health and safety.

ATTACHMENTS: photos, drawings, materials information.

921 W Washington Street (2008 survey photos)







front and side (Washington)



front (Washington)



view from corner



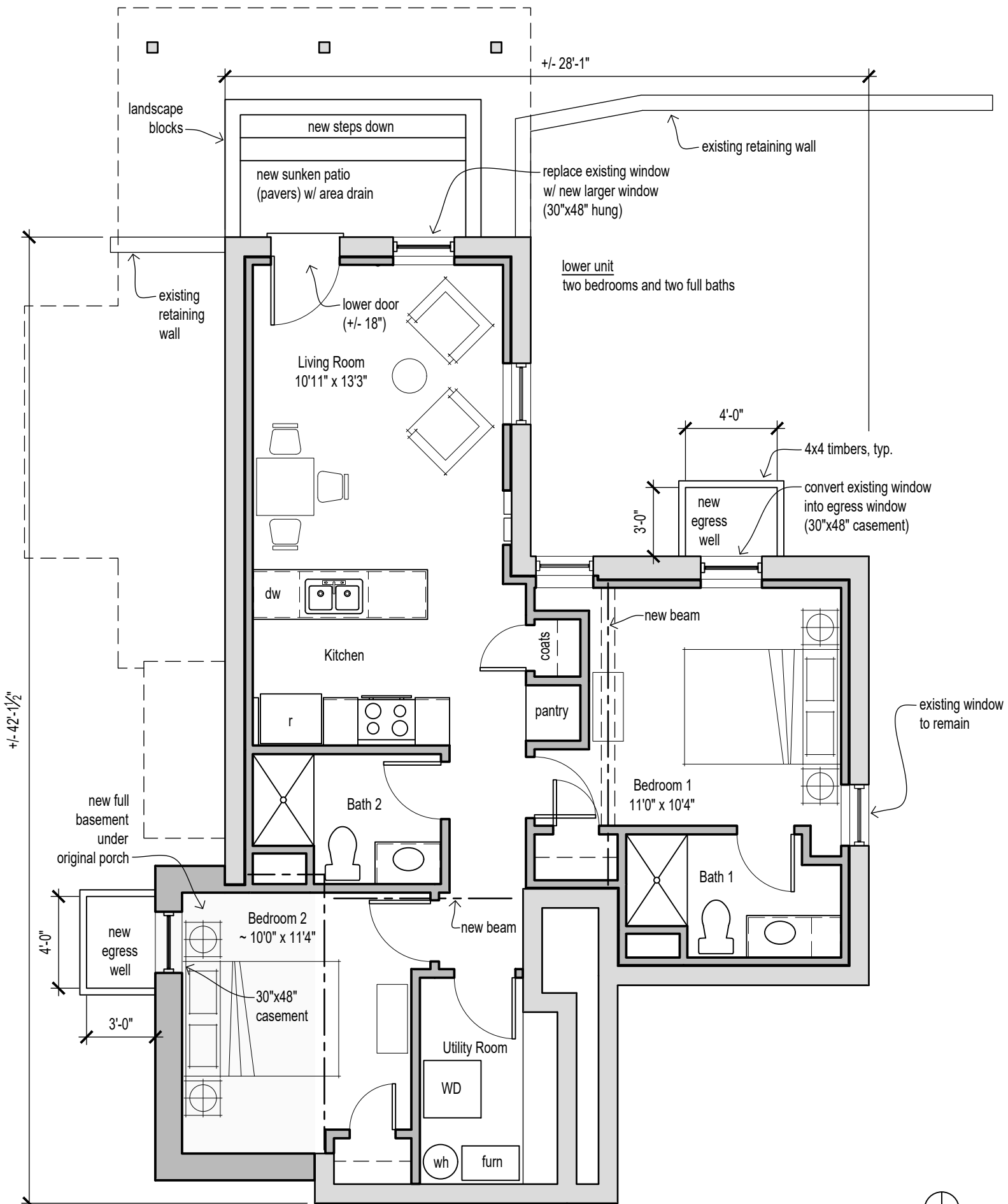
view from driveway / 8th Street

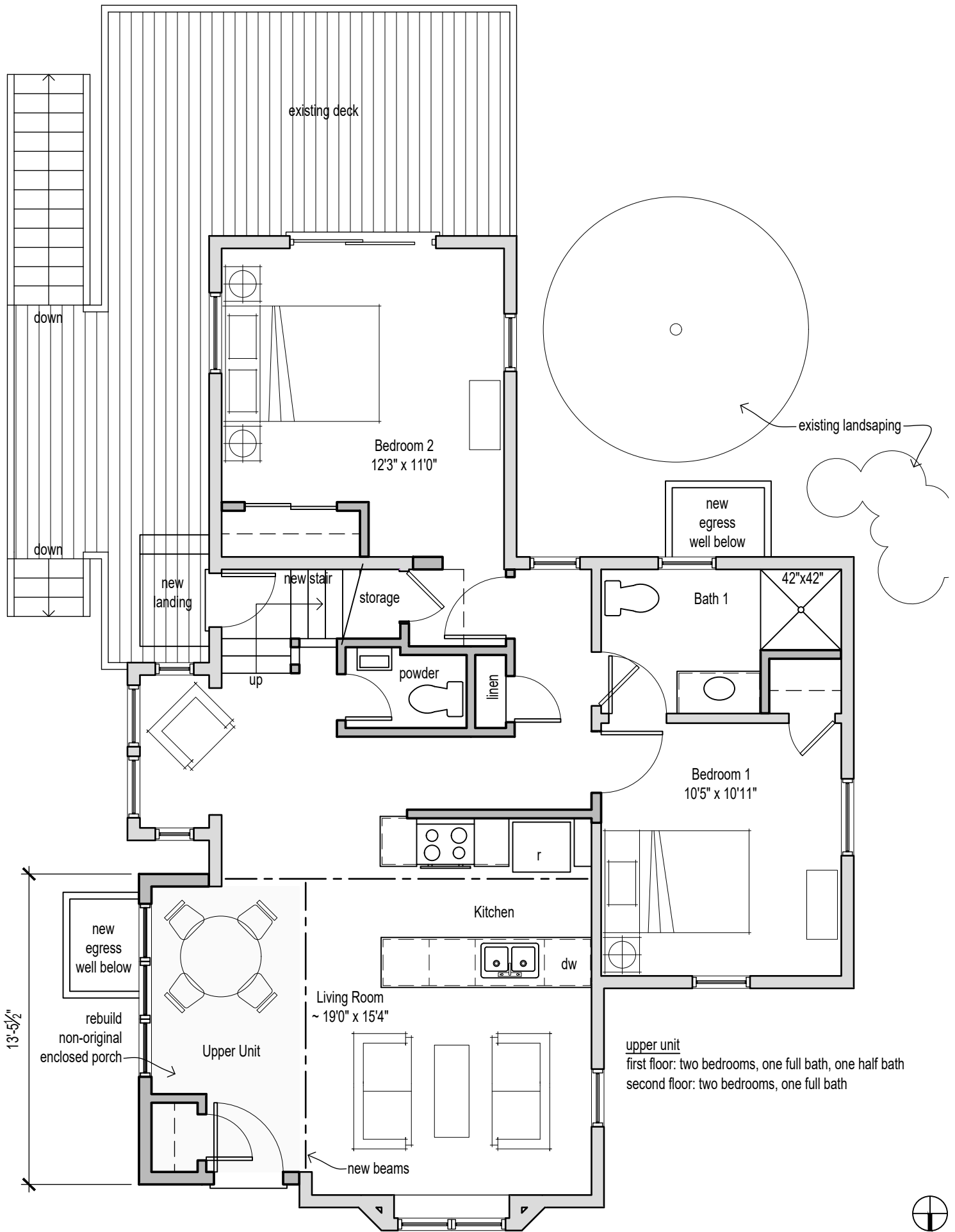


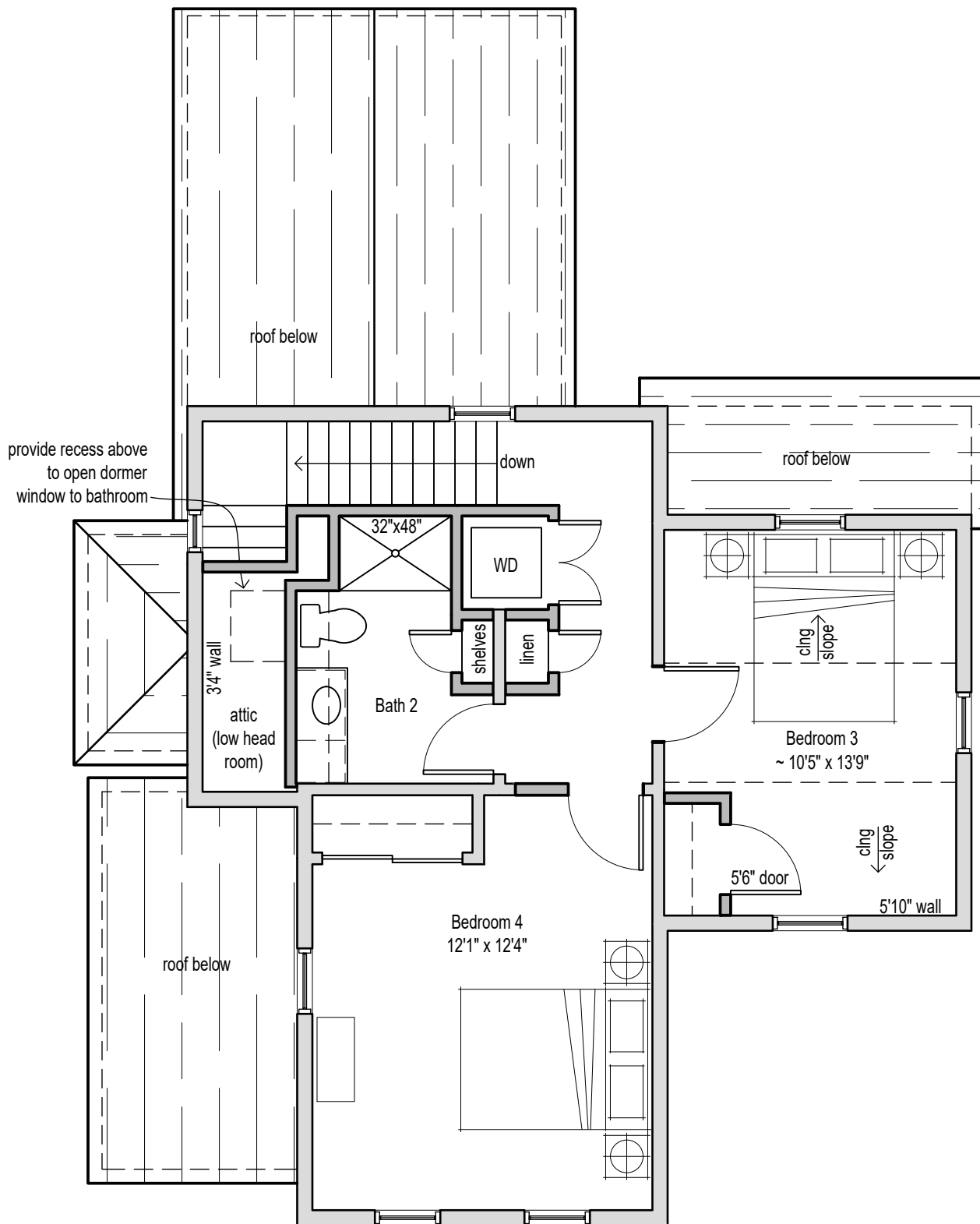
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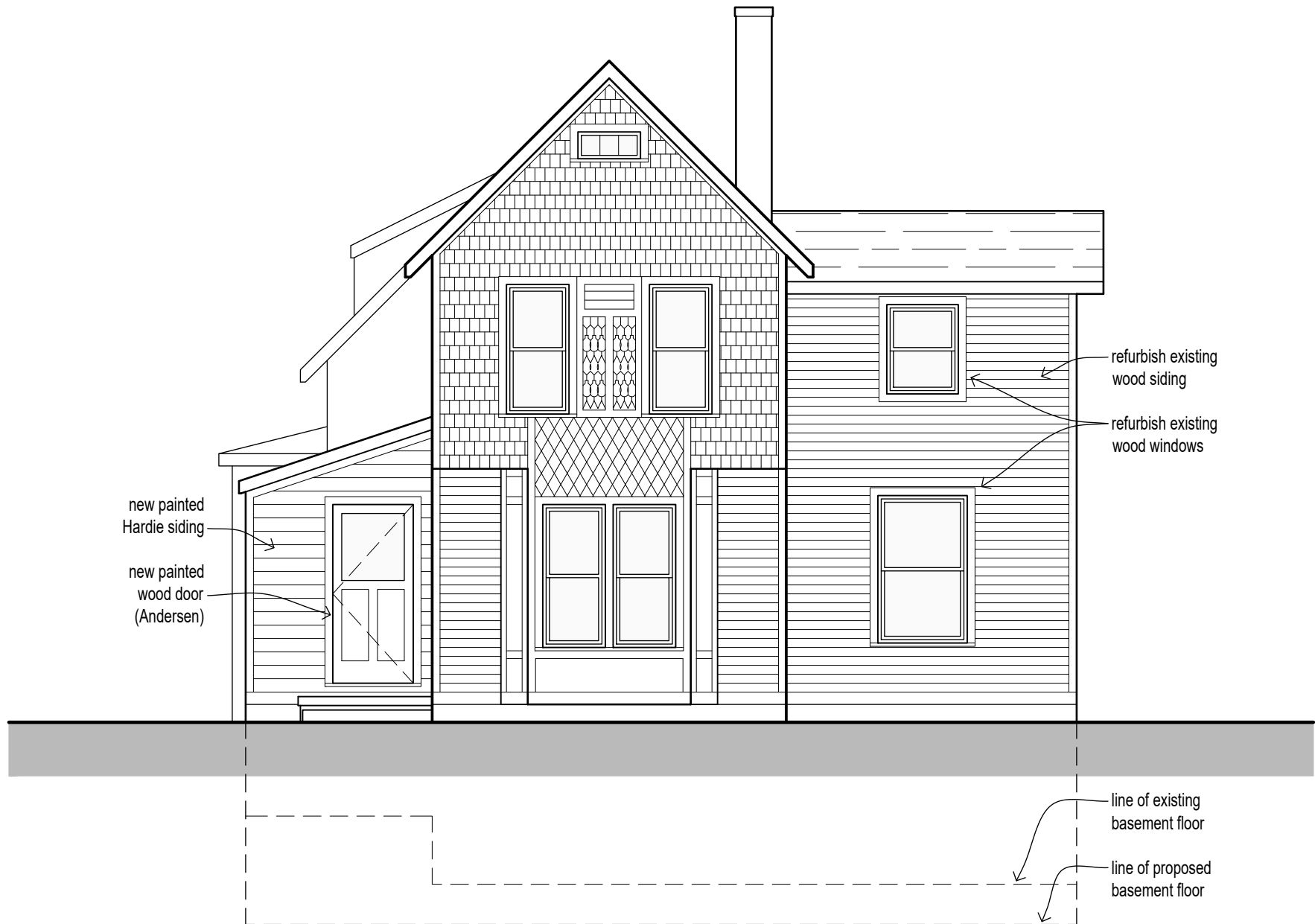


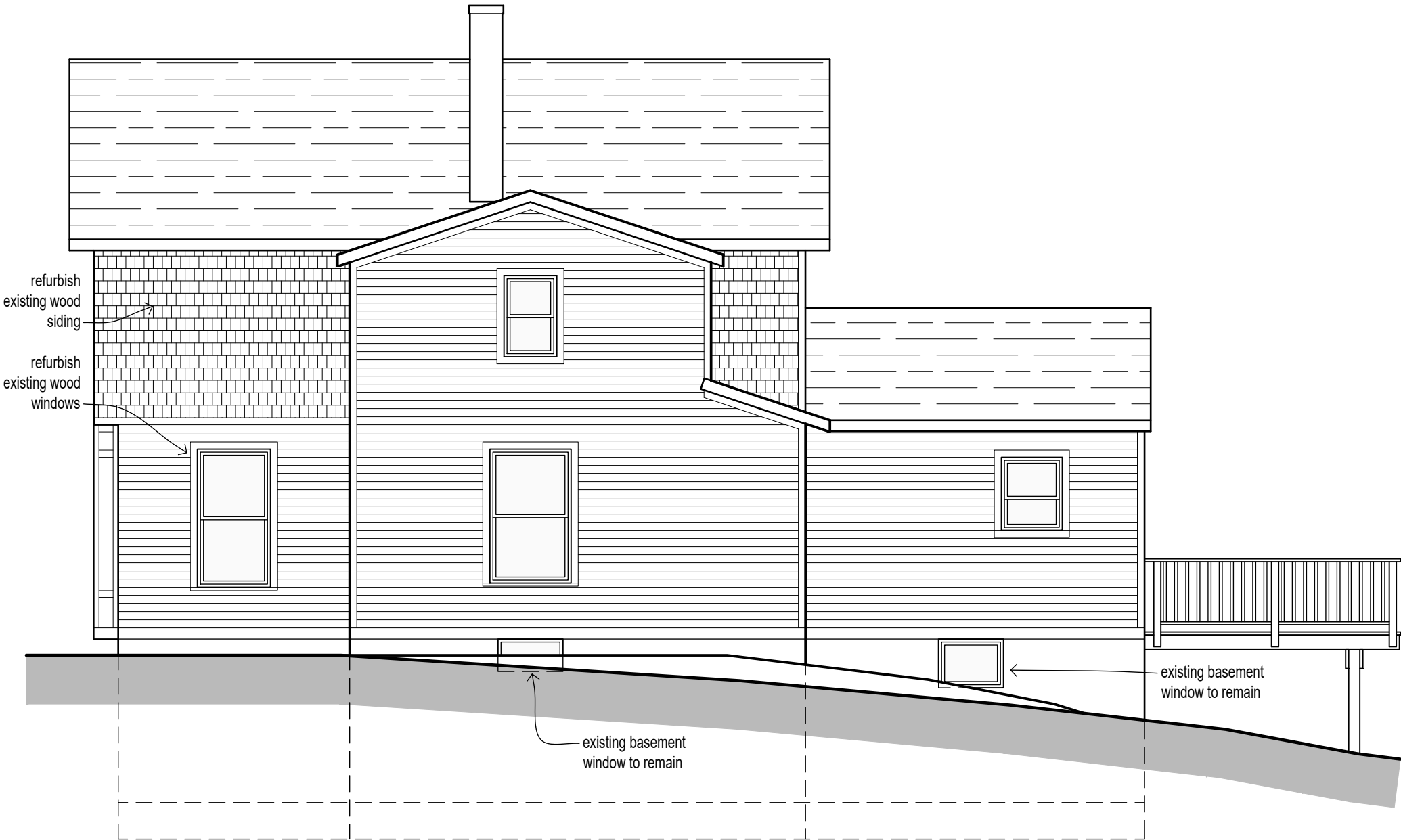
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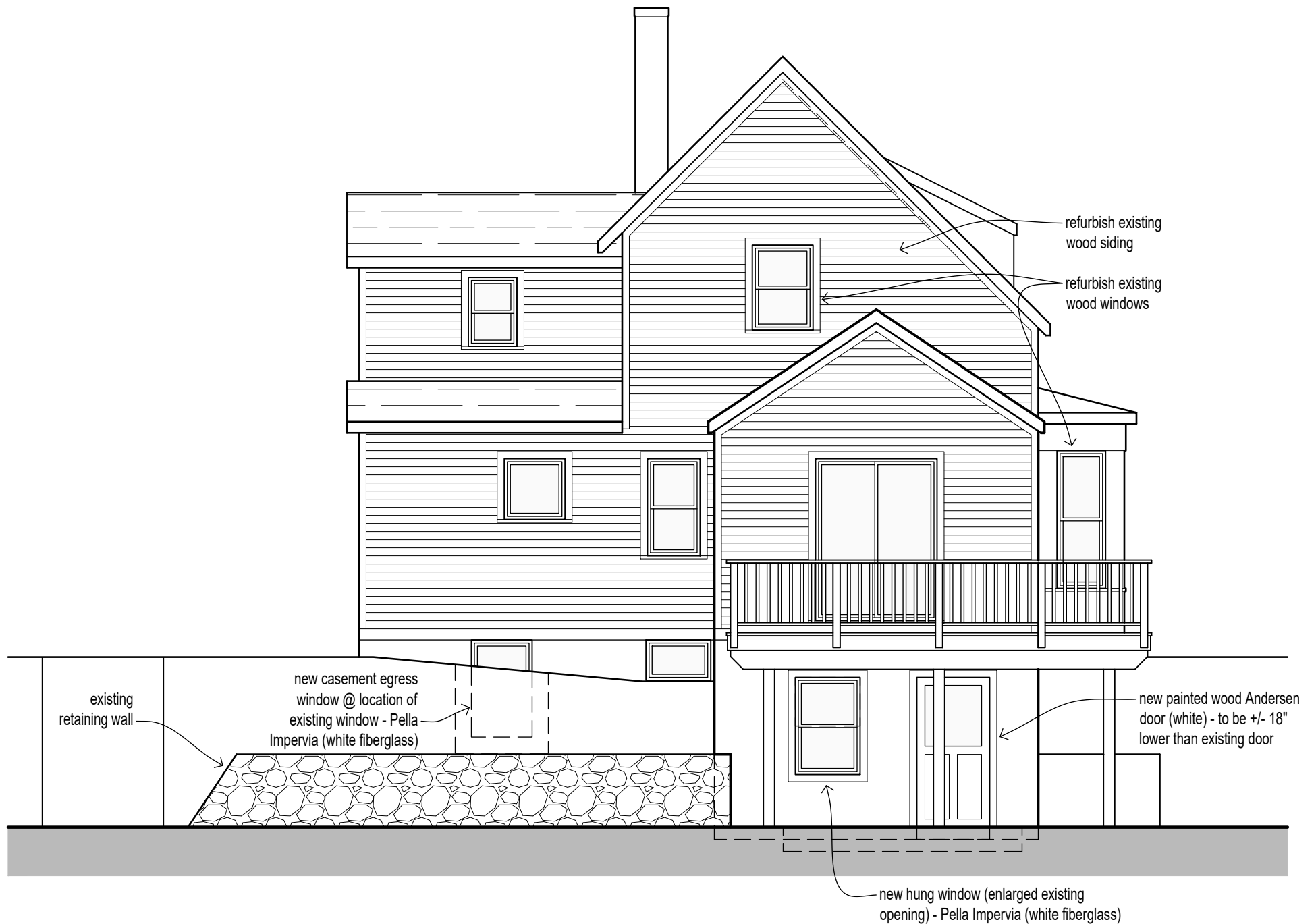


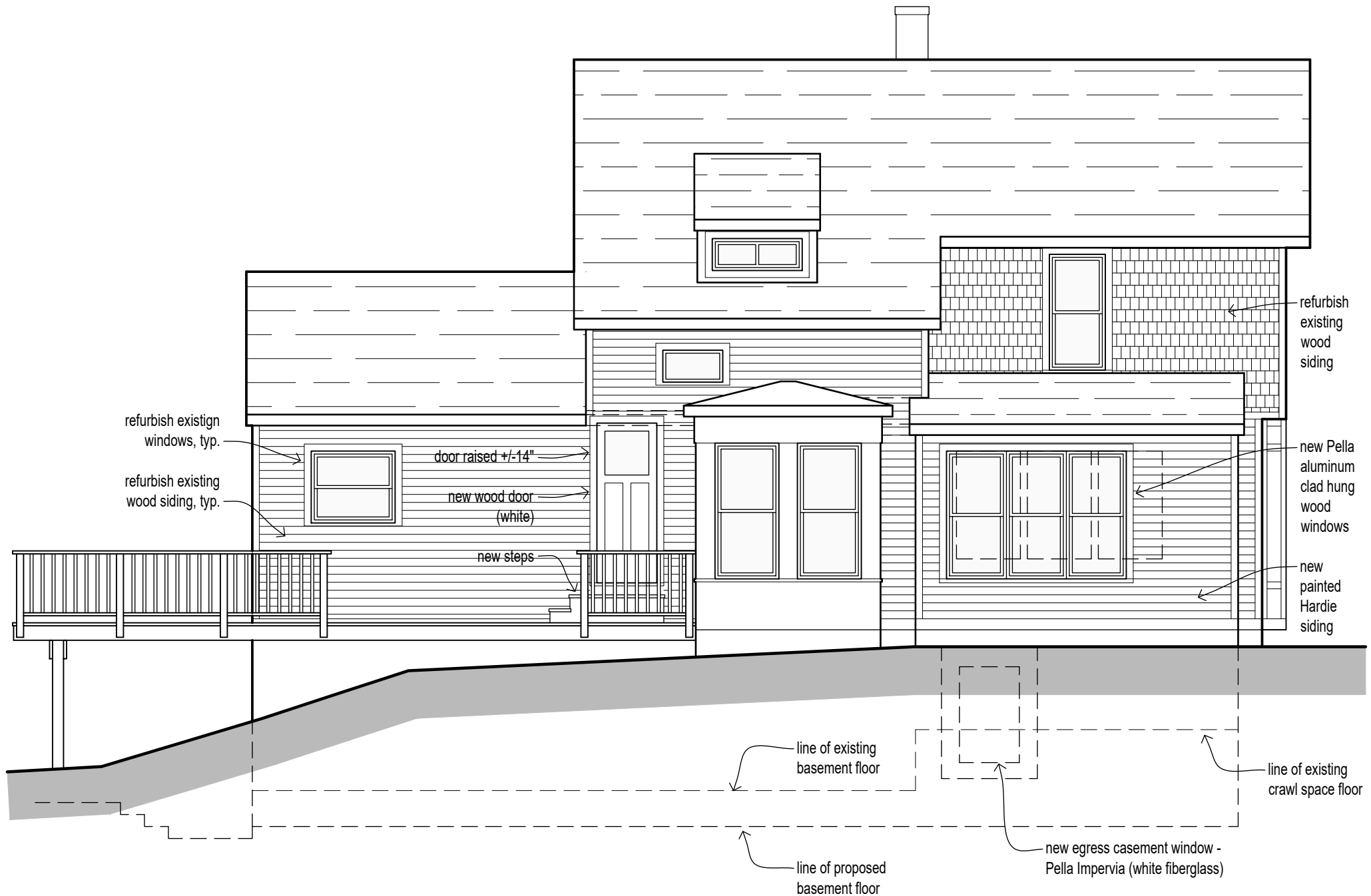












Unmatched strength & lasting durability
Made from our proprietary fiberglass, the strongest material available for windows and patio doors.¹

Sleek, timeless style
Versatile design elements combined with sleek profiles and clean lines deliver a timeless style.

Proven performance
Get outstanding resistance to water, wind and outside noises while increasing energy efficiency, security and ease of operation.

Installation solutions & expertise
Save time and reduce costly callbacks with our exclusive installation methods. It's rare to come across an application that we haven't already solved for.

Tested beyond requirements
Tested to extremes from -40 °F to 180 °F, our proprietary fiberglass can handle the most extreme heat and sub-cold.² Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.



Rigorously tested, optimized designs.

100x more impact resistant than Fibrex.⁴ Pella Impervia products are made from our proprietary fiberglass material and are on average 100x more impact-resistant than Andersen Fibrex, a wood/plastic composite product. You can trust our fiberglass products to stand up to a hammer misfire and other jobsite conditions.

Tested beyond requirements. Tested to extremes from -40 °F to 180 °F, our proprietary fiberglass can handle the most extreme heat and sub-cold.² Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

ENERGY STAR® certified.⁵ Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

Sleek, versatile elements.

Up-to-date color palette. Interior and exterior color options to achieve your customer's unique design style, including Black. Our colors are a durable, powder-coat finish which resists chalking and fading.

Revolutionary hardware. Our patented Easy-Slide Operator allows your homeowner to simply slide to open casement and awning windows, without the effort of cranking. Select a complementary or contrasting hardware finish to add interest.

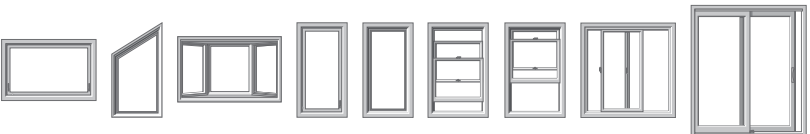
Unique factory mulling. Factory-mulled combinations help save you time on the jobsite. And the superior strength of Pella fiberglass allows you to create larger, unique combinations, made just for your remodel or new construction project.

Pella Impervia products are engineered to last. Our proprietary fiberglass material provides unmatched strength and lasting durability with sleek, timeless style.² And they balance thermal efficiency, scale and value when it matters most.

Don't leave water and structural performance to chance. Tested in extremes and designed for every day, Pella Impervia products are engineered for the rigorous performance requirements of a commercial building and are designed to resist water, wind and outside noises.³ With nearly 100 years in business, it's rare to come across an application that we haven't already designed a robust installation for. We've got you covered with both products and an installation designed for your exact situation. And whether new construction or window replacement, we have a dedicated team of experts to help with your project.

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.
³ Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see pella.com/performance.
⁴ Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.
⁵ Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

Available in these window and patio door styles:



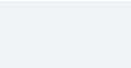
Special shapes also available.


Colors & Finishes

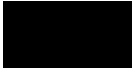
Frame Colors


Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.


Solid-Color Frame:

White


Brown


Black


Tan


Morning Sky Gray

Dual-Color Frame:¹

White Interior with Brown Exterior


White Interior with Black Exterior

White Interior with Tan Exterior


White Interior with Morning Sky Gray Exterior

Glass & Additional Energy Efficiency Upgrades


InsulShield® Low-E Glass²




Advanced Low-E insulating dual- or triple-pane glass with argon




AdvancedComfort Low-E dual-pane glass with argon




NaturalSun Low-E insulating dual- or triple-pane glass with argon



NaturalSun+ Low-E insulating dual-pane glass with argon

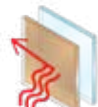


SunDefense- Low-E insulating dual- or triple-pane glass with argon

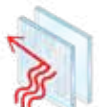


SunDefense+ Low-E insulating dual-pane glass with argon


Additional Glass Options




Bronze-tinted Advanced Low-E insulating glass with argon²




Obscure Low-E insulating glass




Tempered glass




Laminated (non-impact-resistant)³ or tinted⁴



STC (Sound Transmission Class) dual-pane sound control glass⁵




Triple-pane glass⁶



Impact-resistant glass

Foam Insulation Options


Optional foam-insulated frames are available to increase energy efficiency.



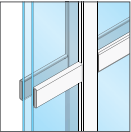
Grilles

Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.




Aluminum Grilles-Between-the-Glass 3/4"⁷




Applied Grilles⁸

Grille Patterns


Choose from one of our standard grille patterns, or create a unique look with custom grille patterns.⁹




Traditional




6-Lite Prairie



9-Lite Prairie



Top Row




Custom

Screens¹⁰

Flat Screen

InView™ screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹



InView™

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¹ Dual-color frames are available with a block frame or non-integrated nailing fin.

² Optional high-altitude Low-E insulating glass available with or without argon on select products.

³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁴ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on selected products.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

⁶ Available on direct set, awning, casement windows and sliding patio doors.

⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

⁸ Available on direct set windows only.

⁹ Grille patterns offered may vary per product. See specific product information for availability.

¹⁰ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

¹¹ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

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Window Hardware

Casement & Awning

The patented Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, which folds neatly away against the window frame. Both solutions allow roomside window treatments to hang neatly.



Easy-Slide Operator



Fold-Away Crank

Color-Matched Finishes:



White



Brown



Matte Black



Tan



Morning Sky Gray

Additional Finish:*



Satin Nickel

Sliding, Single- & Double-Hung

Pella's cam-action lock pulls the sash against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:



White



Brown



Matte Black



Tan



Morning Sky Gray

Additional Finishes:



Satin Nickel



Bright Brass



Oil-Rubbed Bronze

Patio Door Hardware

Sliding Patio Door

A multipoint lock is available in color-matched and upgraded finishes to complement your project.



Sliding Patio Door Handle

Color-Matched Finishes:



White



Brown



Matte Black



Tan



Morning Sky Gray

Additional Finish:



Satin Nickel

Secure Vent Lock

A secure vent lock comes standard on all Pella Impervia sliding doors and provides security in both the closed and venting positions.



Secure Vent Lock

Color-Matched Finishes:



White



Brown



Matte Black



Tan



Morning Sky Gray

Patio Door Blinds*

Blinds-Between-the-Glass

Add privacy and complement a home's decor with blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, dirt and damage.



White



Slate Gray



Espresso

32

* Only available on the fold-away crank.

* Available on select sizes only. Contact your local Pella representative for more information.

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Pella® Lifestyle Series

Aluminum-Clad Wood

#1 performing wood window and patio door¹

For the combination of energy, sound and value.

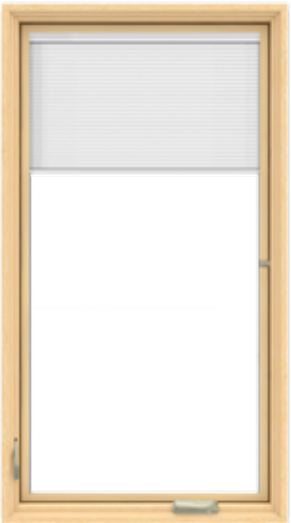
37 time-tested innovations

Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient²

On average compared to single-pane windows — with performance solutions for improved comfort.

Pella Lifestyle Series



Exceptional performance and style.

Style flexibility. Whether your client's home is traditional, modern or somewhere in between, choose beautiful windows and patio doors that fit their style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.^{2,5}

Enhanced durability. Our windows are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

Room-by-room solutions.

Hidden Screen. The innovative double-hung screen appears when the window is open and folds away when it is closed. It is easy to install and retrofittable.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

TuffScreen® by Phifer The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.⁶

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood — including beauty, durability and style flexibility.³ Begin with dual- or triple-pane glass and then select from the most desired features and options.⁴

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.¹ Packed with purposeful innovations like the Hidden Screen and integrated blinds and shades, we designed windows and patio doors to work for your project room by room.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

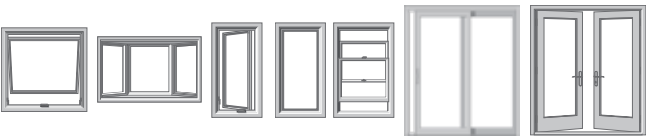
³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 866-319-0397.

⁴ Double-hung window only available with dual-pane glass.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.


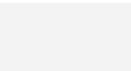
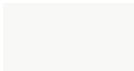
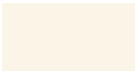






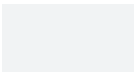






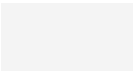



⁶ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.

Available in these window and patio door styles:




Special shapes also available.



Colors & Finishes

Wood Type	A beautiful wood species to complement a home's interior.							
								
	Pine							
Prefinished Pine Interior Colors	We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available.							
								
	White	Bright White	Linen White	Natural Stain	Golden Oak Stain	Early American Stain	Provincial Stain	Black Stain
Aluminum-Clad Exterior Colors	Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.							
								
	Black	White	Brown	Fossil				
								
	Iron Ore	Portobello	Putty	Almond	Classic White	Brick Red	Hartford Green	Wolf Gray

Glass¹

InsulShield® Low-E Glass²						
	Advanced Low-E insulating dual- or triple-pane glass with argon	AdvancedComfort Low-E insulating dual- or triple-pane glass with argon	NaturalSun Low-E insulating dual- or triple-pane glass with argon	NaturalSun+ Low-E insulating dual- or triple-pane glass with argon	SunDefense™ Low-E insulating dual- or triple-pane glass with argon	SunDefense™ Low-E insulating dual- or triple-pane glass with argon

Additional Glass Options

	
Tempered glass available on dual- and triple-pane products	Obscure and frosted obscure glass available on dual- and triple-pane products

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to your customers.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your customer's home.

All values below are averages compared with single-pane windows.



Performance

Improved energy efficiency and sound performance.

71% More Energy Efficient² + **34%** Noise Reduction³



Sound Control

Exceptional noise control for a quieter home.

52% Noise Reduction³



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83% More Energy Efficient²



Ultimate Performance

The best combination of energy efficiency and noise control.

79% More Energy Efficient² + **52%** Noise Reduction³



Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your client's home.

²² Double-hung window available with dual-pane glass only.

²² Optional high-altitude Low-E insulating glass does not contain argon in most product Please see your local Pella sales representative for more information.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

Grille Types	Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.
	<div>Dual-Pane:<div><div></div><div>Simulated-Divided-Light with Spacer 7/8"¹</div><div></div><div>Simulated-Divided-Light without Spacer 7/8"¹</div><div></div><div>Aluminum Grilles-Between-the-Glass 3/4"²</div></div><div>Triple-Pane:<div></div><div>Aluminum Grilles-Between-The-Glass 3/4"²</div></div></div>

Grille Patterns	In addition to the patterns shown here, custom grille patterns are available.
	<div><div></div><div>9-Lite Prairie</div><div></div><div>Traditional</div><div></div><div>Top Row</div><div></div><div>Cross</div><div></div><div>Custom</div></div>

Screens³

Rolscreen®	Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.
Hidden Screen	The exclusive, easy-to-use Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen. ⁴
Flat	InView™ screens are clearer than conventional screens and come standard. <div></div>

TuffScreen® by Phifer	Keep bugs out and enjoy more fresh air with one of the most durable screen options on the market. The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen. ⁵
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Integrated Blinds & Shades

Integrated Blinds [*]	Raise blinds up for an unobstructed view or tilt to let in the right amount of light. <div><div></div><div>White</div><div></div><div>Poplar White</div><div></div><div>Bisque</div><div></div><div>Golden</div><div></div><div>Mocha</div><div></div><div>Storm</div><div></div><div>Black</div></div>
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Integrated Shades [*]	Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. <div><div>Light-Filtering:<div><div></div><div>White</div><div></div><div>Maize</div><div></div><div>Silver</div></div><div>Room-Darkening:<div><div></div><div>Cotton</div><div></div><div>Bamboo</div><div></div><div>Ash</div></div></div></div><div>Haven't landed on the final blind or shade color yet? No problem. With our patented triple-pane design, your customers can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to the home or later in the building or remodeling process.</div></div>
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Window Hardware

Essential Collection	Our most popular designs with finishes to suit every style. <div><div></div><div>Fold-Away Crank</div><div></div><div>Cam-Action Lock</div><div>Finishes:<div><div></div><div>Champagne</div><div></div><div>White</div><div></div><div>Brown</div><div></div><div>Matte Black</div><div></div><div>Satin Nickel</div><div></div><div>Satin Brass</div></div></div></div>
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Patio Door Hardware

Essential Collection	Elevate your style and transform a home with elegant selections. <div><div></div><div>Hinged Patio Door Handle</div><div></div><div>Sliding Patio Door Handle</div><div>Finishes:<div><div></div><div>Champagne</div><div></div><div>White</div><div></div><div>Brown</div><div></div><div>Matte Black</div><div></div><div>Satin Nickel</div><div></div><div>Satin Brass</div></div></div></div>
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PANEL STYLE 403 ARTS AND CRAFTS



Interior



Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	Albany, White
Grille Pattern	None
Exterior	White

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SIDING | TRIM | SOFFIT

Long-lasting beauty by design.

#1

Brand of Siding in
North America*



Hardie® Plank & Hardie® Shingle Light Mist
Hardie® Trim Arctic White

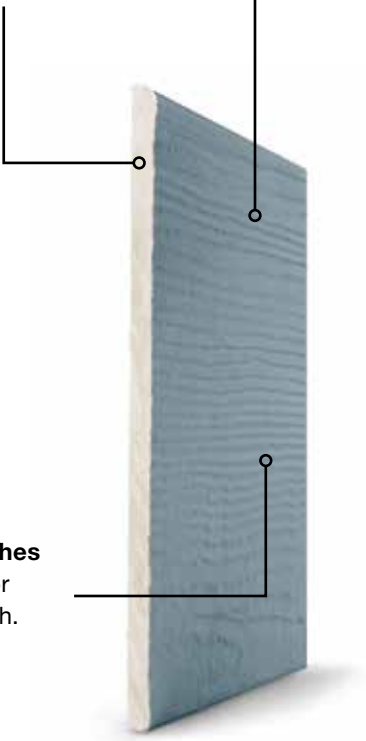
The highest-quality materials for durability you can trust.

TRUSTED PROTECTION WITH HARDIE® FIBER CEMENT.

	HARDIE® SIDING	VINYL SIDING	WOOD- BASED SIDING
Will not burn; noncombustible**	✓	✗	✗
Will not melt	✓	✗	✓
Does not appeal to pests	✓	✓	✗
Hail and impact resistant	✓	✗	✓
Resistant to warping, shrinking, and swelling	✓	✗	✗
Easily painted	✓	✗	✓
Real wood look and feel	✓	✗	✓

Warm woodgrain texture without the cost and high maintenance of real wood.

5x thicker than vinyl siding provides deep shadow lines and less visible seams.



Scan to learn more about the lifetime value of Hardie® products.

ColorPlus® Technology finishes are baked on at the factory for a long-lasting consistent finish.

Complete Exterior™ by James Hardie

Hardie® siding, trim, and soffit products are designed to work together, all reinforced by Hardie® fiber cement for an exterior that helps stand up to fire, moisture, pests, and the harshest weather conditions. Don't settle for partial peace of mind, protect every corner of your investment with a Complete Exterior™ by James Hardie.

ONE MATERIAL

Only Hardie® fiber cement products are **Engineered for Climate®**, helping to resist damage from fire, water, and insects that delivers optimal performance for your home's specific region.

ONE MANUFACTURER

Get added peace of mind with siding, trim, and soffit all on the same 30-year non-prorated warranty. One manufacturer to contact makes your life easier.

ONE MAINTENANCE CYCLE

Rest easy knowing that all your siding, trim and soffit is the same Hardie® fiber cement material. With all the products sharing the same lifespan, you can spend less time and money on upkeep and more time enjoying your home.

(from cover) * Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.

** Hardie® fiber cement products are noncombustible and/or have a Class A fire rating when tested in accordance with ASTM E84. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames. The use of noncombustible siding, combined with other fire mitigation measures, can help harden a home against external fire.



Tougher than the elements.



Fire

Help prepare your home for the unpredictable with noncombustible siding that won't burn or ignite when exposed to a direct flame.

- Verified noncombustible per ASTM E136
- Will not contribute fuel to a fire
- Class A fire rated per ASTM E84, with a flame spread index / smoke developed index of less than 0/5
- Verified in wall assemblies with 1-hour and 2-hour fire-ratings per ASTM E119



Water Resistant

From rain to ice to snow, precipitation patterns can lead to warping, swelling and cracking in wood-based siding. Take shelter from the storm knowing that your siding is built to resist water damage.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida*

*Applies to most products by James Hardie. For full list go to: www.jameshardie.com/miami-dade-NOA



Pests

Creatures can wreak havoc on wood-based siding. It can be pecked by birds or be damaged by woodpeckers, termites and other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Watch our durability videos.

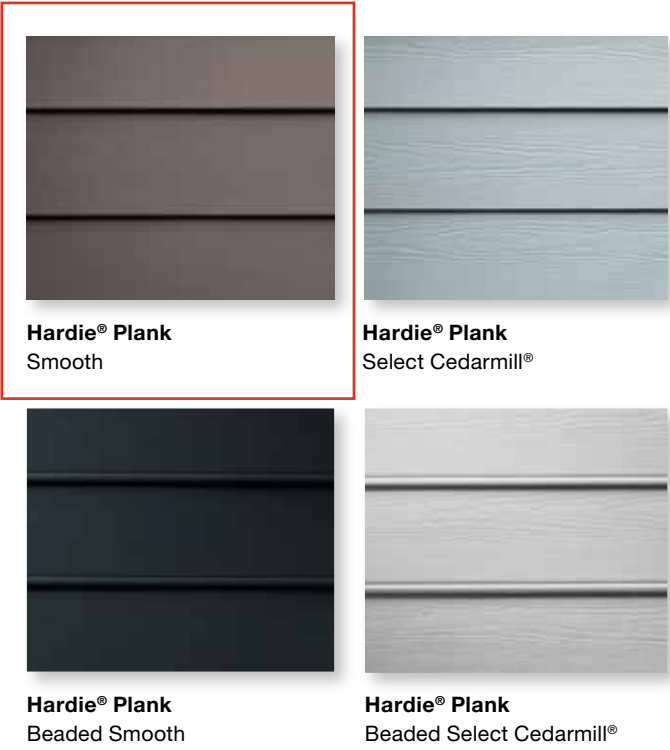


Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Plank Mountain Sage



Hardie® Plank Smooth

Hardie® Plank Select Cedarmill®

Hardie® Plank Beaded Smooth

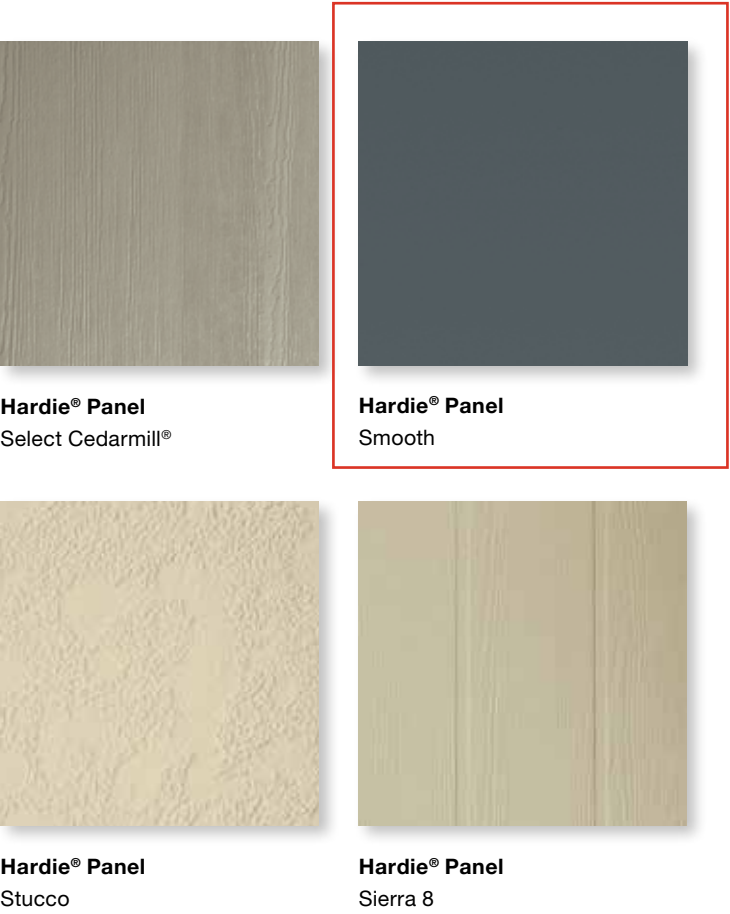
Hardie® Plank Beaded Select Cedarmill®

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel & Hardie® Trim Batten Evening Blue - 2025 Color of the Year



Hardie® Panel Select Cedarmill®

Hardie® Panel Smooth

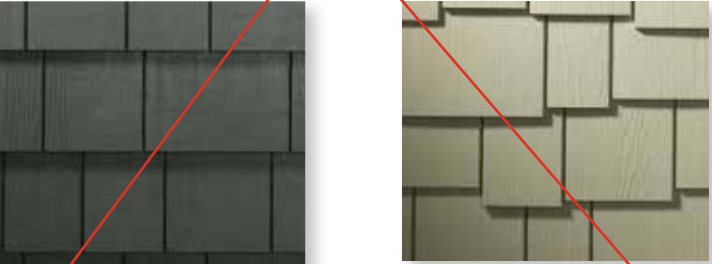
Hardie® Panel Stucco

Hardie® Panel Sierra 8

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle Straight Edge Panel

Hardie® Shingle Staggered Edge Panel

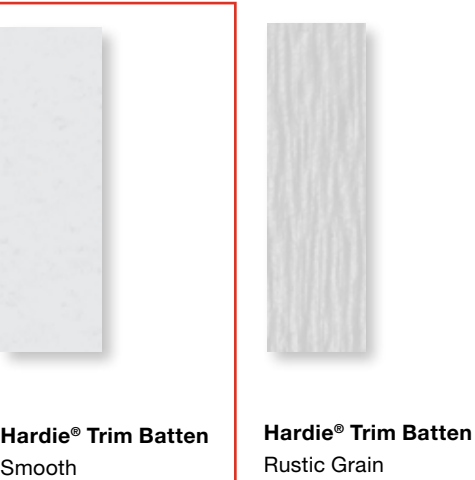


Hardie® Shingle Staggered Edge Arctic White



Hardie® Panel & Hardie® Trim Batten Iron Gray

Hardie® Trim Batten



Hardie® Trim Batten Smooth

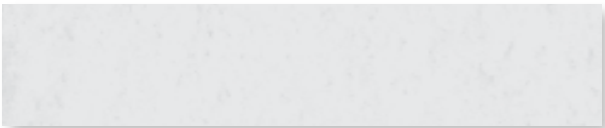
Hardie® Trim Batten Rustic Grain

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Roughsawn



Hardie® Trim
Smooth



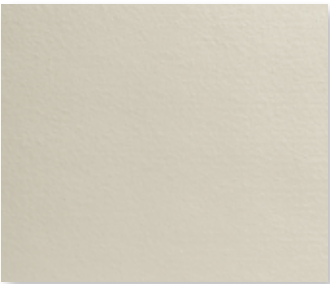
Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit Vented Smooth
Arctic White



Hardie® Soffit Non-Vented
Smooth



Hardie® Soffit Vented
Smooth



Hardie® Soffit Non-Vented
Select Cedarmill®



Hardie® Soffit Vented
Select Cedarmill®

Hardie® Artisan® Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



Hardie® Artisan®
Lap Siding



MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM

Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.



Lap Siding



Shiplap



Square Channel



V-Groove



TruExterior[®]

Siding & Trim

SO AUTHENTIC. SO RELIABLE.
NOTHING COMPARES.

Trim

Designed to be used in non-load-bearing applications, TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.





5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

Reversible Smooth/Woodgrain Finish

BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.



TruExterior Trim comes pre-primed and does require paint.