

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 203 N State Street Application Number HDC24-0093

DISTRICT: Old Fourth Ward Historic District

REPORT DATE: July 11, 2024

REPORT PREPARED BY: Mariana Melin-Corcoran, Associate Planner

REVIEW COMMITTEE DATE: July 8, 2024

OWNER/APPLICANT

Name: Yishiuan Tina Shen
203 North State Street LLC
Address: 4051 Breakwater Drive
Okemos, MI 48864
Phone: (323) 286-5758

BACKGROUND: 203 N State Street is a two-story frame house with a gable roof that fronts State Street. Behind the main two-story section there is a one-and-a-half story section and then a one-story section behind that. This is how the house appears on the Sanborn Fire Insurance Maps, beginning in 1925. By the 1948 Sanborn Map, the house also had two one-story bump outs on the south elevation. These are still extant and feature decorative cornices and brackets.

There have been no major changes to the structure of the house since the period of significance. At some point before 1969, the house was resided. Later, some non-historic decorative elements were added, such as the faux shutters/vertical boards on the east elevation.

LOCATION: The house is located on the west side of North State Street, south of Catherine Street and north of East Ann Street.

APPLICATION: The applicant seeks HDC approval to add a second-story rear addition. The applicant also seeks HDC approval to remove the non-historic siding on the house and restore the historic siding below as much as possible. Additional work would include hanging compatible shutters on the front



elevation, installing new egress windows on the north and west elevations, installing mini splits, and rebuilding the egress stairs on the north elevation for safety.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (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

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.

Wood – Identify, Retain, Preserve

Recommended: Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

Windows

Recommended: Designing and installing additional windows on rear or other non-character defining elevations if required by new use.

Not Recommended: 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.

Mechanical Systems

Recommended: Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Health and Safety

Recommended: Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

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.

Not Recommended: Removing an entrance or porch because the building has been

reoriented to accommodate a new house.

Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.

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.

Historic District Design Guidelines for Roofs

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

Wood Siding, Trim, & Architectural Details

Appropriate: Replacing wood siding, shingles, trim, and architectural features that are deteriorated beyond repair with components that exactly match the original in dimension, detail, and texture.

Removing non-original substitute siding and trim and restoring the original wood siding, trim, and architectural features.

Windows

Appropriate: Replacing shutters that are missing or deteriorated beyond repair with shutters that are based on historic and pictorial evidence.

Mechanical Equipment

Appropriate: Installing new air conditioning units and related mechanical equipment in such a manner that historic materials and features are not damaged or obscured.

Not Appropriate: Installing new mechanical equipment systems or wiring in locations that change or destroy character-defining features and materials.

Installing vertical runs of duct, pipe and cable in places where they will damage, obtrude upon, or obscure character-defining features or materials.

Residential Porches

Not Appropriate: Removing or radically changing an entrance or porch which is important in defining the historic character of the property.

Removing an entrance or porch because the building has been reoriented to accommodate a new use.

STAFF FINDINGS:

1. The second-floor addition would be situated at the rear of the house. From the street-facing elevation on State Street it will not be visible because it is set back and because the roofline of the addition is lower than the front gable of the house. On the north side, the roof overhang may be slightly visible, but it is inset from the side of the house on the south elevation. Because this is a corner lot, the addition will be very visible from the right of way on Ann Street.

The siding on the new addition will be Hardie plank smooth lap siding with a 6.25 in exposure. Staff feels that this appropriate to match the historic siding (see note below).

There will be four windows on the new addition – two on the west elevation and one on both the north and south additions. These will be double-hung vinyl clad-wood windows and the size will vary slightly to differentiate them from the historic windows. Window trim will be 1" x 4" primed cedar.

The eave overhang of the first story roof below the proposed addition will be maintained on all three sides so that it is clear where the original roof was located. The roof on the dormers will be dimensional asphalt shingles.

Some historic materials will be affected, including the roof underneath the second-story addition – as mentioned the overhang will be kept – and a portion of the west elevation where the historic house meets the addition. Affected materials are minimal and are at the rear of the house.

The front section of the house measures 28 ft. The middle section 20 ft. With the second-floor addition, the rear section measures 23 ft 9in. The applicant provided these measurements and calculated the height as the average of the roof's peak and eave line. Using these heights, the addition makes the rear section of the house 3 ft 9 in taller than the middle section but 4ft 3 in lower than the main two-story house block.

2. The proposed addition is to the second floor, so the house's footprint will not change.

According to the City Assessor, the house's current floor area is 2,152 square feet, all constructed before 1944. The proposed addition adds 180 square feet to the floor area. This constitutes a total post-1945 increase of 8.3%.

3. The applicant proposes removing all of the non-historic siding from the house. Based on siding near the basement entrance, it appears that the house historically featured lap siding. As part of the proposed work, the applicant will evaluate the condition of the historic siding underneath the current siding and will keep staff updated. Any historic siding that can be retained and repaired will be. The applicant will submit a separate application if it is found that the historic siding is not extant or is damaged beyond repair.

On the east elevation, the non-original faux shutters/vertical boards will be removed. New, compatible louvered wood shutters will be hung around the five windows.

4. The basement entrance and stairs at the rear of the house is covered by a simple, non-historic structure. The applicant proposes moving the entrance door to the basement around 8 feet south, closer to Ann Street. This puts the entrance door below grade at the southwest, rear, corner of the building. The existing enclosure will be removed, and the drawings show a new concrete or masonry half wall and simple handrail around the new staircase. The current basement door is shown converted to an egress window. Staff believes it is not appropriate to build a new stair and door closer to the street when it could remain where it is (see the new basement floorplan drawing).

The applicant also proposes installing six new basement egress windows on the north elevation. The one nearest to the front of the house will be set back 6 ft 3 in. This window gives staff pause because of its visibility from N State Street. Egress windows will be clad-wood casement windows.

5. The egress stairs on the north elevation are deteriorated and in need of reinforcement. The staircase will be rebuilt in the same location using matching materials, dimensions, and design.
6. Two mini splits will be located on the north elevation at the rear of the house and will be set on the ground. An additional mini split will be located on the second floor of the north elevation on the landing of the egress stairs. None will be affixed to the house or visible from the right of way. Any new vents will be routed through the roof.
7. Staff appreciates the remediation efforts of removing the non-historic siding and installing compatible shutters on the front elevation of 203 N State. Staff recommends approval of the new egress windows with the exception of the one closest to North State Street, to rebuild the wood egress stairs on the north elevation in the same location and configuration, and to install mini splits on the north elevation since they are not attached to the house. These follow design guidelines and will not have an adverse effect on the historic house.

Staff feels that the size, location, and design of the proposed addition follow the Design Guidelines to the extent possible. The HDC must decide if the addition is appropriate for this very visible corner house.

Staff does not recommend approval of the new basement entrance, stair and egress window on the west elevation and believes this work does not meet standards two or nine.

Two motions are shown below. The first is for the work staff recommends approval of: the second-story addition, the installation of three new egress windows on the north elevation (excluding the one closest to North State Street and the one on the west elevation), the rebuilding of the wood egress stairs, and the mini-splits at the rear of the house. The second is for the work staff does not recommend approval of, namely the relocation of the basement entrance and stairs, including the installation of the egress window on the west elevation.

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.)

For the addition, non-historic siding removal, faux shutter removal, three egress windows, the egress stairs, and the mini splits:

I move that the Commission issue a certificate of appropriateness for the application at 203 N State Street, a contributing property in the Old Fourth Ward Historic District, to add a 180 square foot second-floor rear addition; remove the non-historic siding and repair the historic siding; remove the faux shutters at the front elevation and replace them with wood shutters; rebuild the egress stairs on the north elevation; install mini splits at the rear of the house; and install three new egress windows on the basement of the north elevation, with the exception of the one closest to North State Street on the drawings. 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, 9, and 10 and the guidelines for building site, additions, roofs, wood, windows, mechanical systems, and health and safety; as well as the *Ann Arbor Historic District Design Guidelines* for all additions, residential additions, roofs, wood, windows, and mechanical equipment.

For the new basement door, stair, half wall and handrail, and the basement egress window on the west elevation and the egress window nearest State Street on the north elevation:

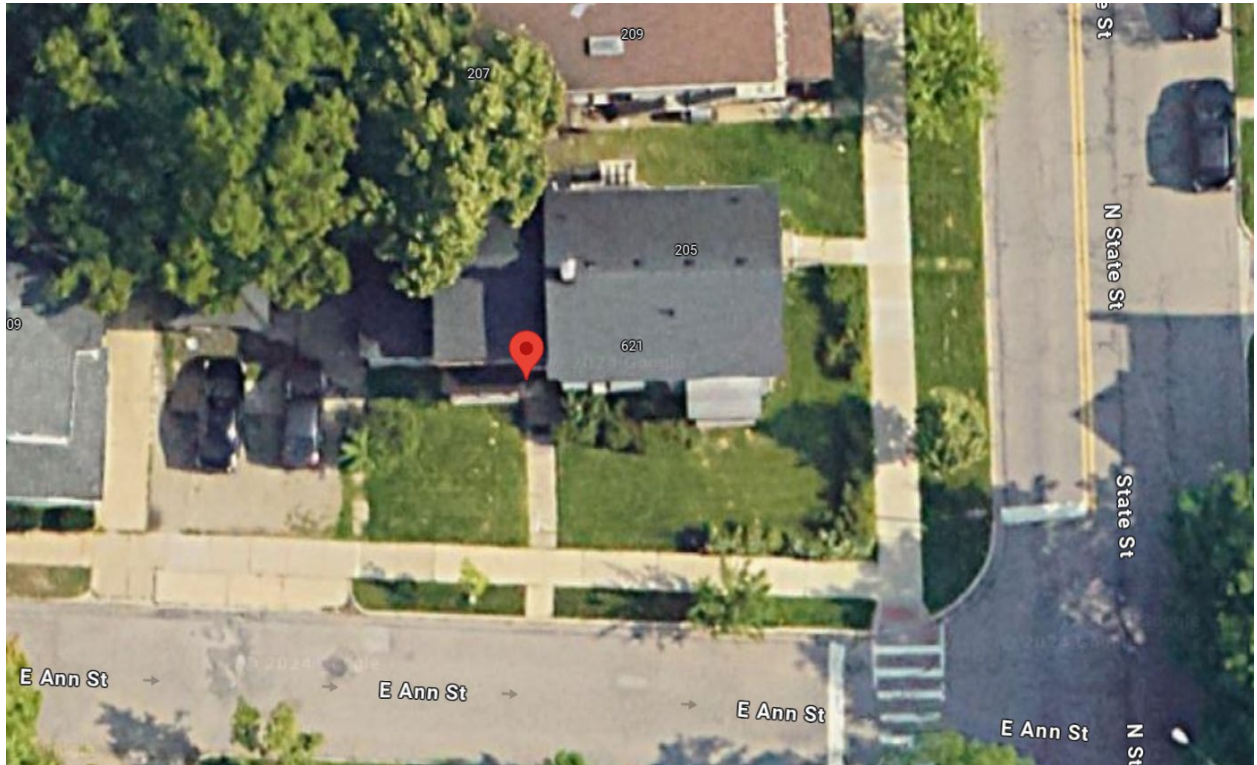
I move that the Commission issue a certificate of appropriateness for the application at 203 N State Street, a contributing property in the Old Fourth Ward Historic District, to remove the basement covering; relocate the basement entrance on the west elevation, including the door and stair; install a new egress window on the west elevation; and install an egress window on the north elevation 6 ft and 3 inches from the front elevation. 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, 9, and 10 and the guidelines for windows and entrances and porches, as well as the *Ann Arbor Historic District Design Guidelines* for all windows and residential porches.

ATTACHMENTS: photos, drawings, materials information



203 N State, 1969 (Ann Arbor District Library Old News)

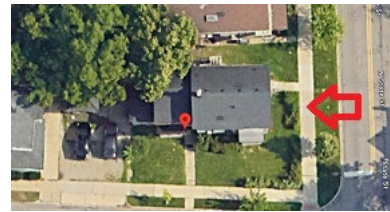
203 N State Street



Proposed by 203 North State Street LLC

EXISTING CONDITIONS

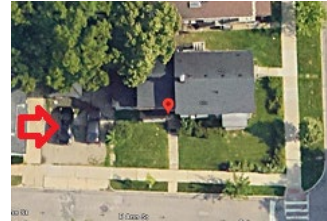
East



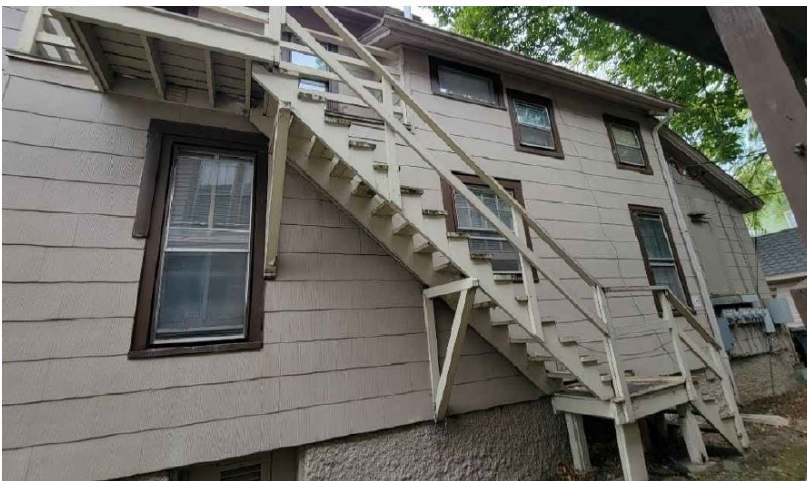
South



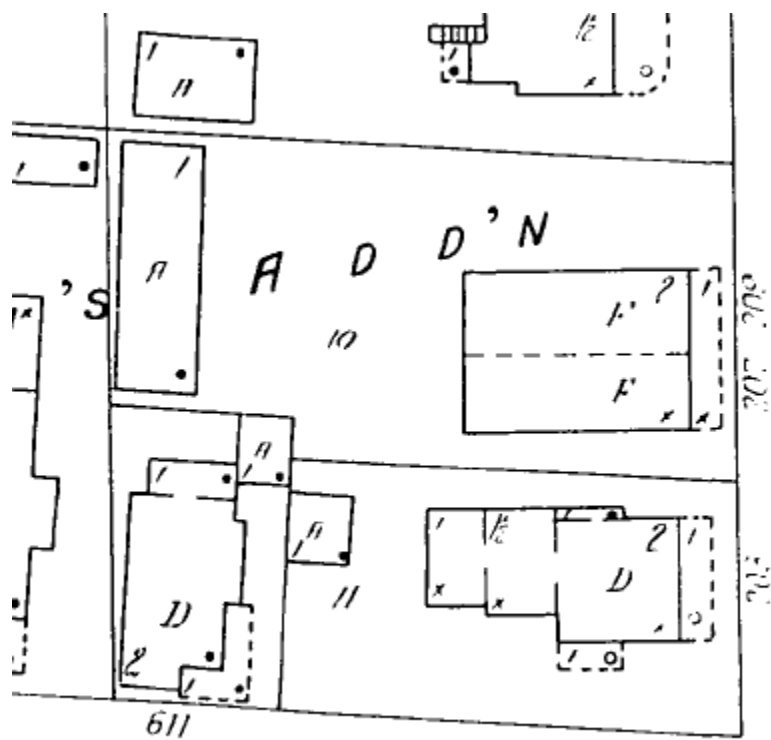
West



North

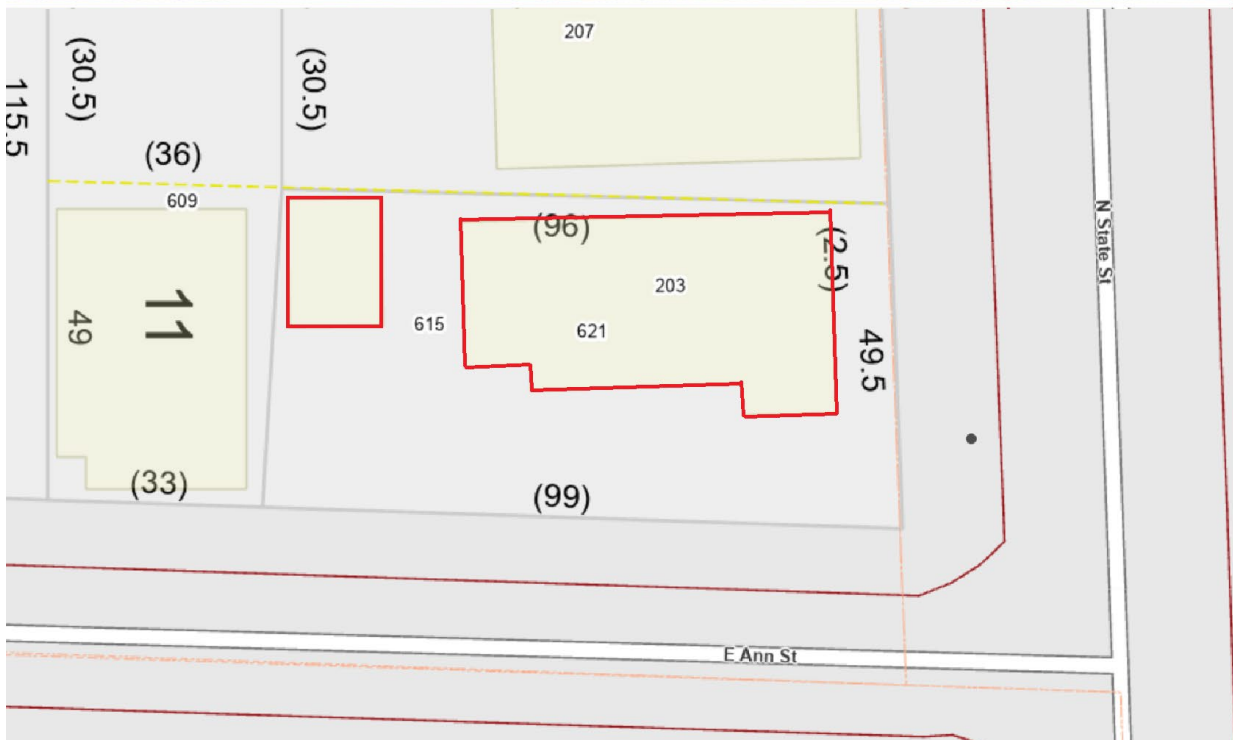


1931 Sanborn Fire Insurance Map



Side Lot

Aerial Plan

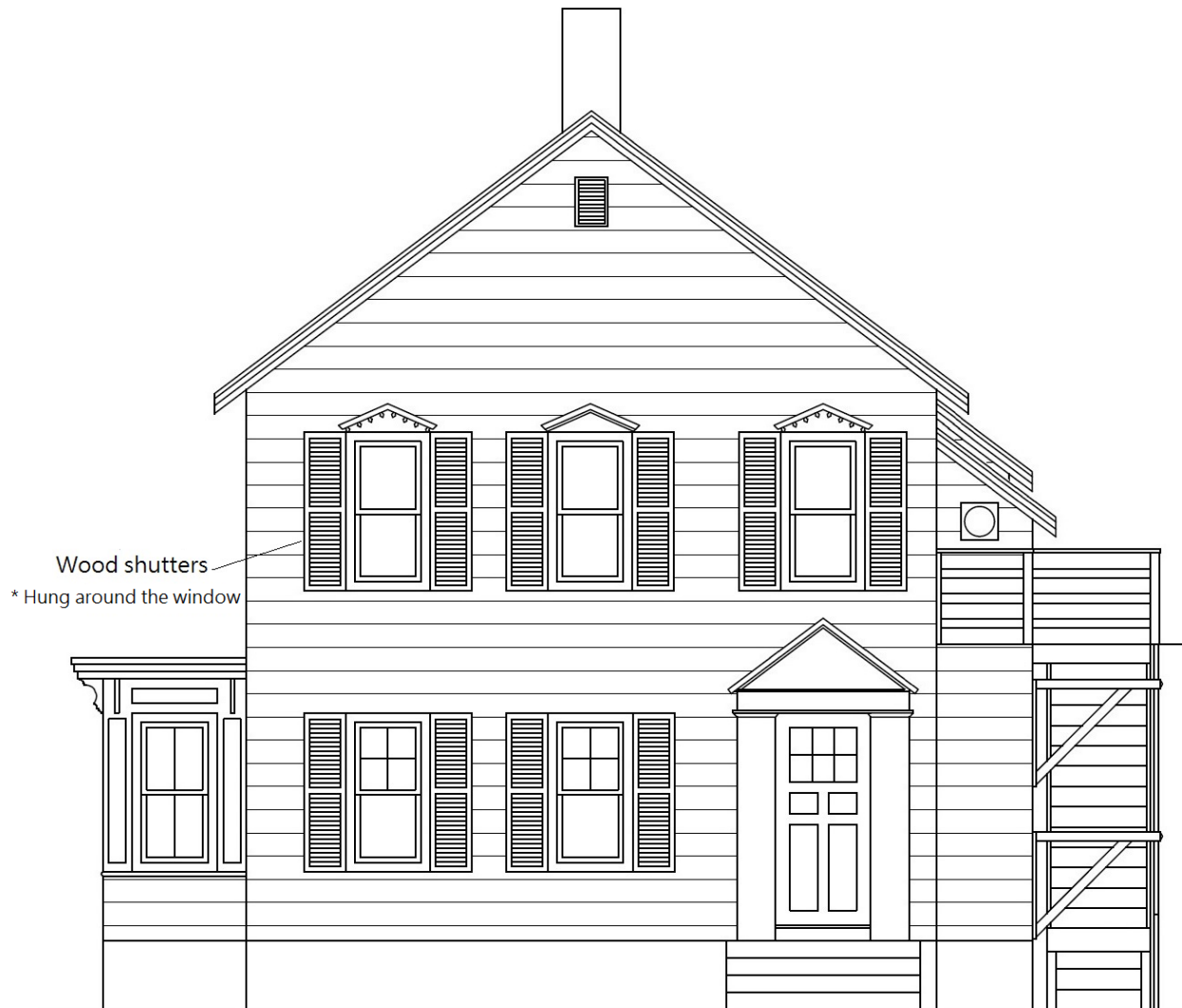


Proposed Work

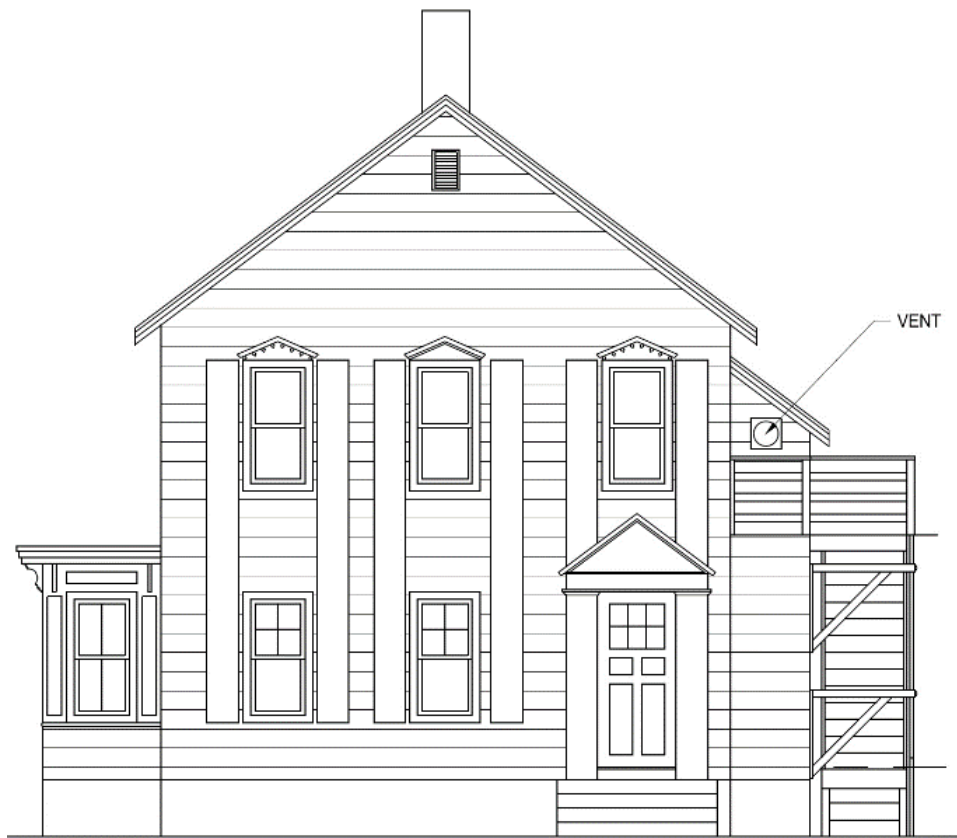
- Lift roof (rear addition)
- Add egress windows
- Mini-splits in the back of the house
- Rebuild/enforce exterior stairs (North)
- Redo/move the basement unit entrance(West)
- Vent through existing or the roof if new.
- Restoration & remediation (According to HDC's suggestions)

East (New)

- Remove the faux shutters/vertical boards on the front



East (Existing)



South (New)



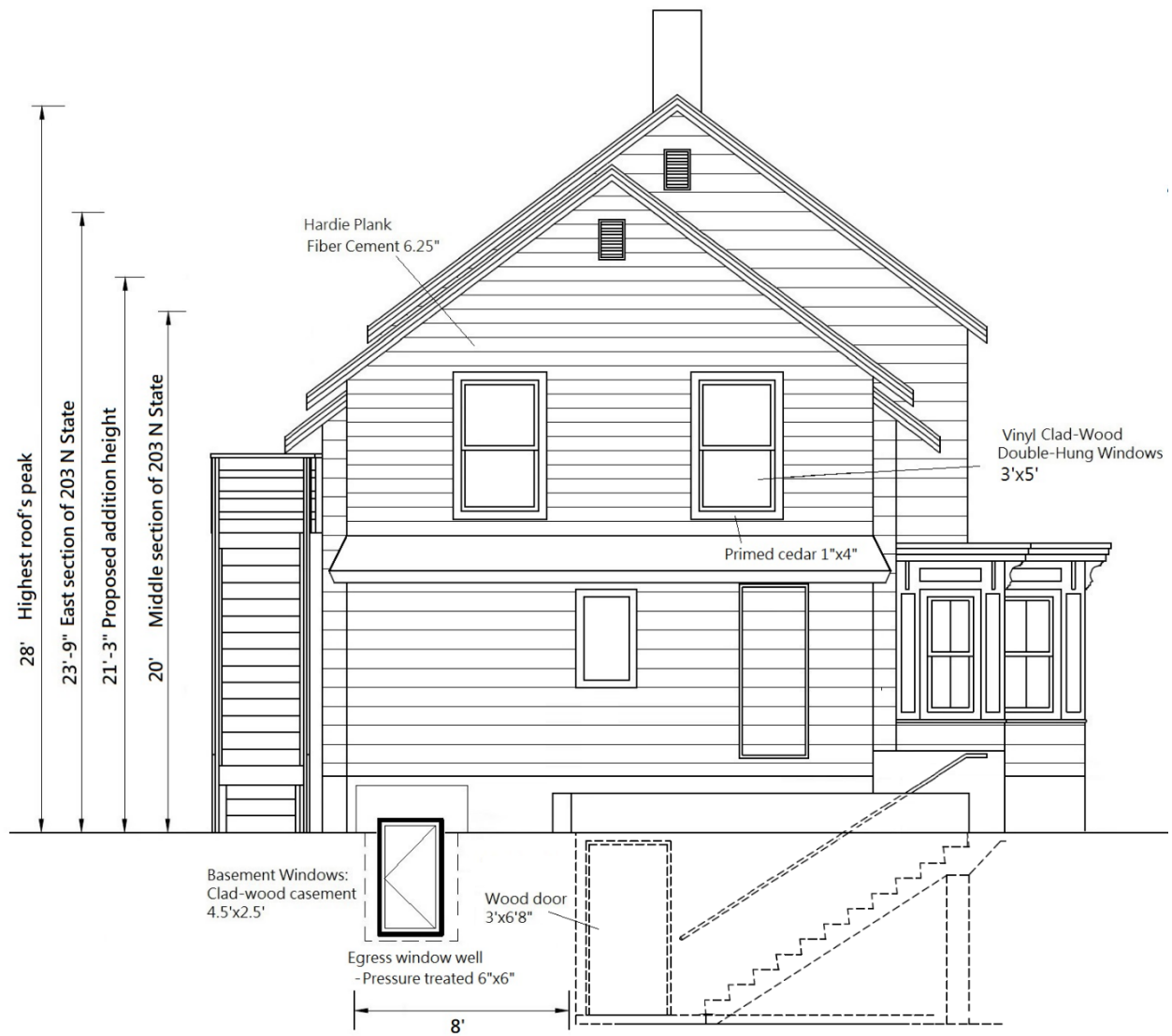
- Lift the rear part of the house to the height between the front (main) building and middle section of the house.
- The overhangs eave preserves the historical part of the building, uses different window and trim sizes, different cladding style to make clear what was historically.

South (Existing)



West (New)

- Add 1 egress window.
- Redo (extend) the basement unit entrance



Reference picture for the stairs. But our basement will be deeper, you will not see the door from the street.



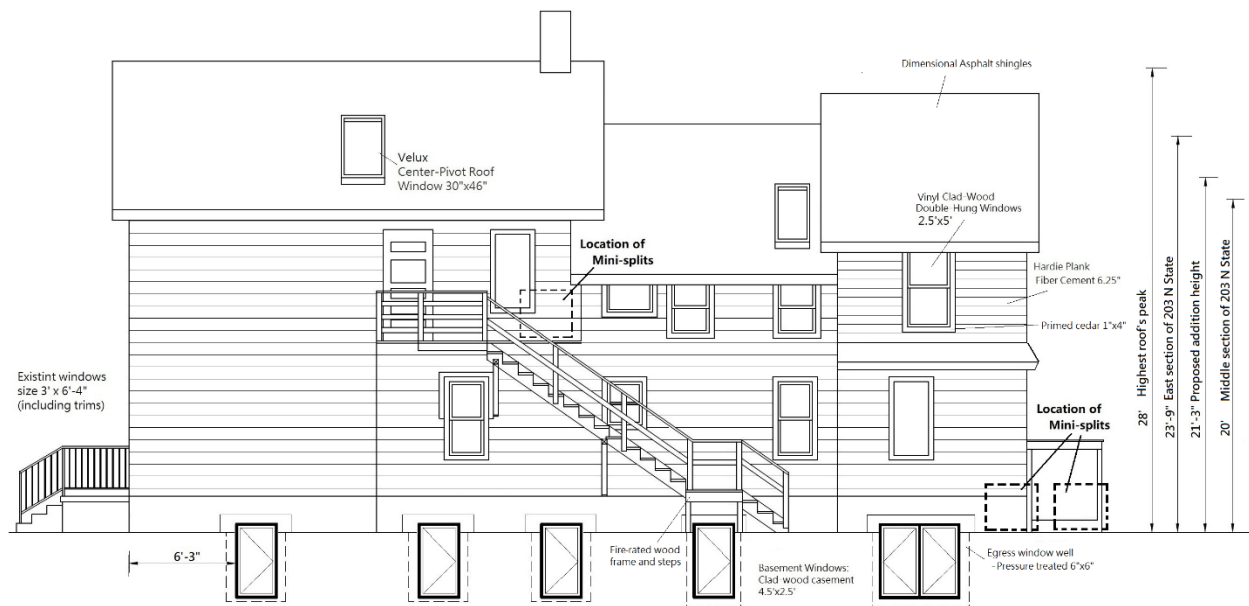
West (Existing)





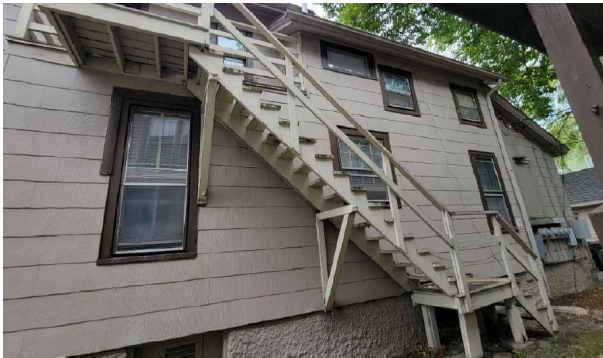
North (New)

- Add egress windows. They are between 203 & 207 N State, you won't see those from the street.
- Rebuild/enforce exterior stairs (North)
- Mini-splits in the back of the house



North (Existing)





Footprint and Floor area

Pre-1945 Footprint = 1,272 square feet

New Footprint Area = 0 square feet

Proposed Footprint = 1,272 square feet

% increase of Footprint = 0 %

Pre-1945 Floor Area = 2,152 square feet

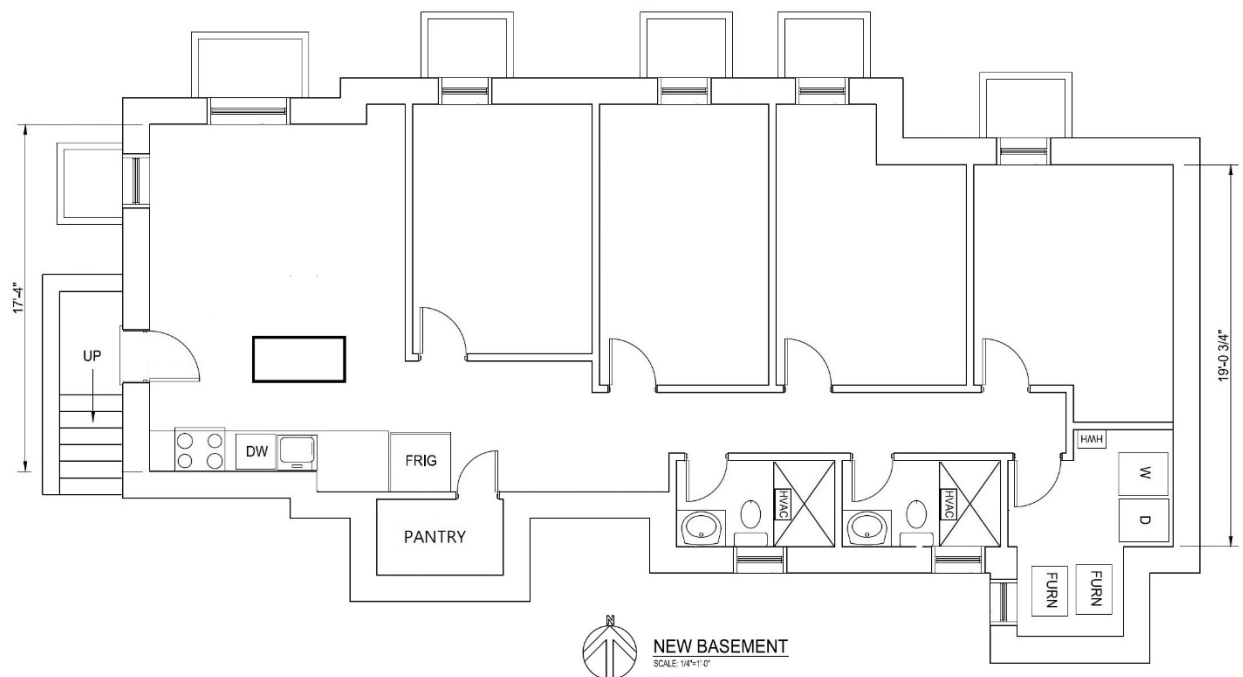
New Floor Area = 180 square feet

Proposed Floor Area = 2,332 square feet

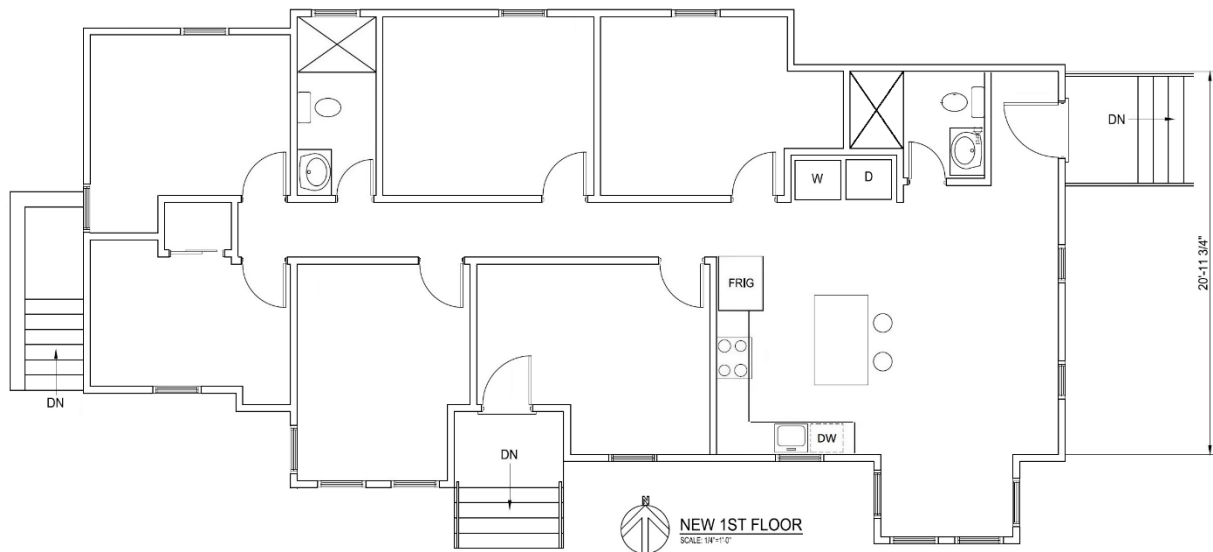
% increase in Floor Area = 8.3 %

New Floorplan

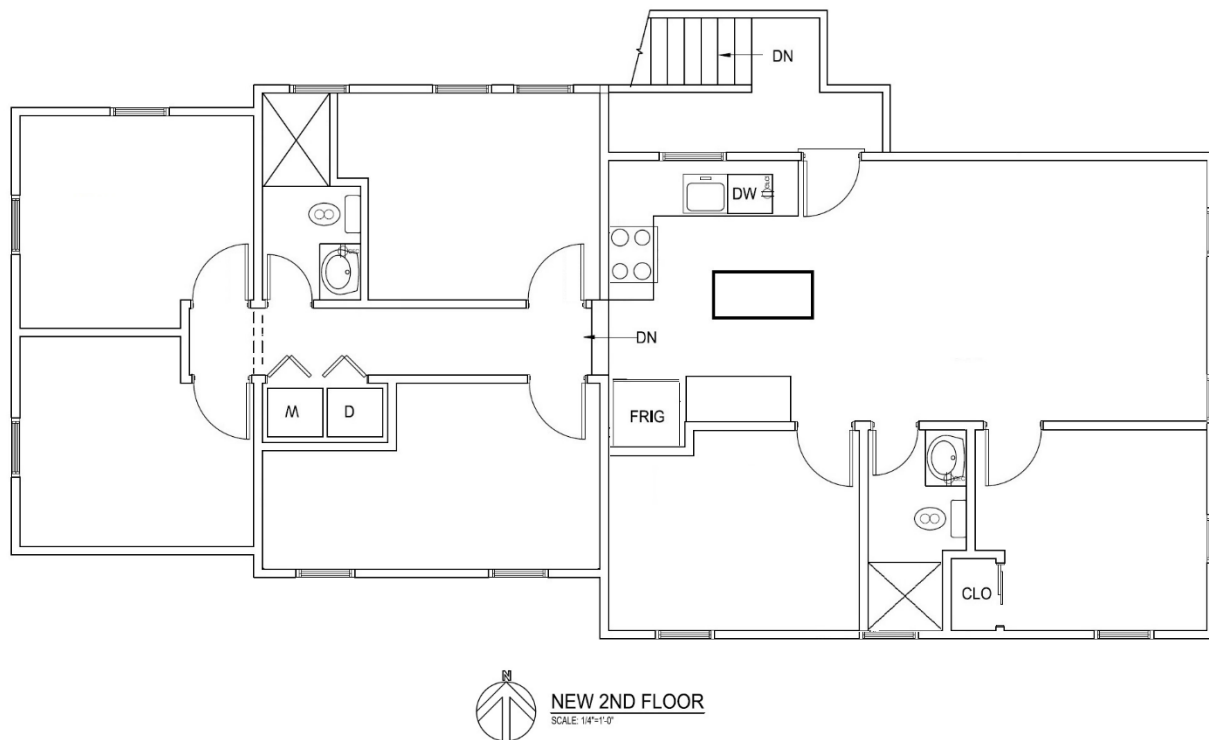
Basement Floorplan



1st Floor Floorplan



2nd Floor Floorplan



Restoration & remediation (According to HDC's suggestions)

- Remove the faux shutters/vertical boards on the front
- Remove the artificial siding all over the exterior of the house, evaluate the condition of the original siding, fix and restore the original siding if there are any damages.

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What can ...

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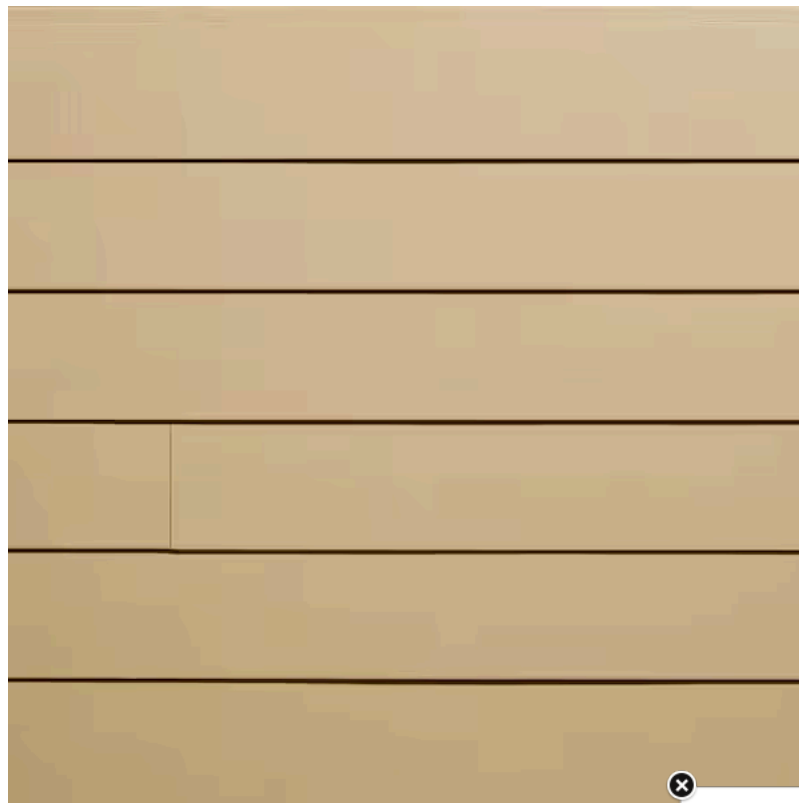
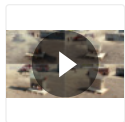
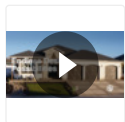
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Internet # 202035450 Model # 215603 Store SKU # 335647

James Hardie

Hardie Plank HZ10 6.25 in. x 144 in. Primed Smooth Fiber Cement Lap Siding

★★★★★ (4) Questions & Answers (2)



Hover Image to Zoom



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- Primed fiber cement lap siding ready for exterior acrylic paint
- Durable house siding plank with a smooth, sleek, modern look
- Horizontal house siding made to withstand hot, humid climate
- [View More Details](#)

Product Width (in.): **6.25 in****6.25 in**

7.25 in

8.25 in

9.25 in

12.60 in

Out of Stock

Product Details

^

About This Product

Hardie Plank Smooth Fiber Cement Lap Siding has no woodgrain finish making it ideal for exteriors where a modern look is desired. ASTM E136 noncombustible cladding will not attract pests including termites and woodpeckers. HZ10 engineering means it is made to withstand high heat, humidity, moisture, hail, tropical storms and hurricane winds. Board is factory primed using a primer with a slight yellow hue. To finish, apply an acrylic water-based exterior house paint to the primed board within 180 days of installation.

- Highlights
- Durable, fiber cement siding withstands the toughest weather conditions
 - Siding with a smooth, sleek modern finish resists water absorption to protect against swelling and cracking
 - Complete your siding full home project now! To see additional James Hardie products readily available in your region, click here: [Dallas](#), [Houston](#), [Austin](#), [Atlanta](#), [Florida](#), [New Orleans](#), [Carolinas](#), [Chicago](#), [Pacific North West](#)
 - Noncombustible, resists flame spread making for a safer home
 - Fiber cement siding stays strong and does not appeal to woodpeckers, termites and other pests
 - 5/16 in. x 6.25 in. x 144 in. smooth lap board for horizontal installation
 - Siding is factory primed using a primer with a yellow hue - paint with an acrylic exterior house paint within 180 days of install
 - Complies with ASTM E136 as a noncombustible cladding that is recognized by fire departments across the U.S.
 - 30-year limited non-prorated siding, trim, and soffit substrate warranty
 - For more assistance and to order Hardie Siding, visit the Pro Desk at your local Home Depot store: availability, lead time and product assortment may vary by region
 - [Return Policy](#)
 - California residents [see Prop 65 WARNINGS](#)

Product Information

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Model # 215603
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Additional Resources

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From the Manufacturer

- [TDS](#)
- [Specification](#)
- [Product Brochure](#)
- [Warranty](#)
- [Product Label in Spanish](#)
- [Installation Guide](#)
- [Use and Care Manual](#)
- [Full Product Manual](#)
- [Return Policy](#)

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Specifications

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Dimensions	
Coverage Area (sq. ft.)	6.25 sq ft

Product Length (in.)	144 in
Product Thickness (in.)	0.312 in
Product Width (in.)	6.25 in

Details

Color Family	Yellow
Color/Finish	Primed
Finish Type	Primed
Material	Cement
Product Weight (lb.)	15.00 lb
Profiles	Clapboard
Siding Features	Pre-Primed, Ready to Paint, Water Resistant, Wood Grain Surface
Vertical/Horizontal	Horizontal

Live Chat

Feedback

Warranty / Certifications

Manufacturer Warranty	30-year limited non-prorated siding, trim, and soffit substrate warranty
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[How can we improve our product information? Provide feedback.](#)

Questions & Answers







2 Questions

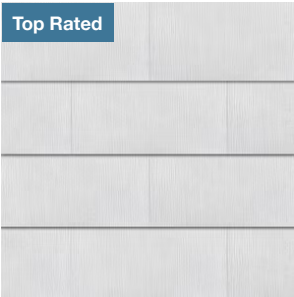
Customer Reviews



4.8 out of 5      (4)

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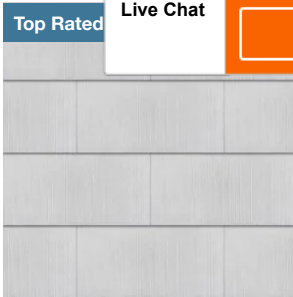
GAF
WeatherSide Profile12 12 in. x
24 in. Fiber-Cement Siding
Shingle (18-Bundle)
      (491)
\$116¹⁵ /bundle ~~\$126.25~~








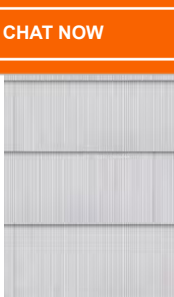
GAF
WeatherSide Purity Straight 12
in. x 24 in. Fiber-Cement Siding
Shingle (18-Bundle)
     (257)
\$129⁰⁰ /bundle










GAF
WeatherSide Purity Wavy 12 in.
x 24 in. Fiber-Cement Siding
Shingle (18-Bundle)
     (743)
\$126²⁵ /bundle



GAF
Weatherside Profile14 14-5/8 in.
x 32 in. Fiber-Cement Siding
Shingle (11-Bundle)
     (87)
\$137⁶⁹ /bundle ~~\$152.99~~



GAF
WeatherSide Profile
in. Fiber-Cement Si
(19-Bundle)
     (118)
\$137⁶⁹ /bundle ~~\$152.99~~

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All Roof Windows



Center-pivot roof windows

Put fresh air at your fingertips with a center-pivot VELUX roof window. A center-pivot roof window is easy to operate - even with furniture beneath. The innovative top control bar allows you to install the window lower than an equivalent top-hung operated roof window to get an excellent view while standing and when seated.

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Reviews for Center Pivot Roof Window

★★★★★ 4.8 | 39 Reviews

34 out of 36 (94%) reviewers recommend this product

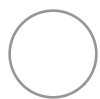
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- Suitable for 15° to 90° roof pitch
- Convenient – even with furniture placed beneath the roof window
- Easy to open and quick to close with the top control bar
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①	ThermoTechnology™
②	Natural Ventilation
③	How to clean your window
④	Roof Window Shades

Schedule a consultation

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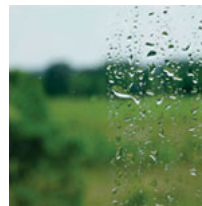
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Clean, Quiet & Safe Glass

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VELUX Brochures & Catalog

VELUX skylights make it easy to transform your home into a bright and healthy environment.

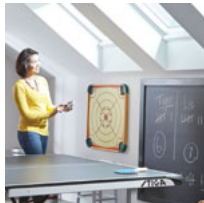
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VELUX Warranty

We have one of the best warranties covering skylights, sun tunnels, and shades!

[Learn more about VELUX warranty.](#)



Skylight Accessories

Add some finishing touches to complete your skylight.

[Browse Accessories](#)

Roof Window Sizes

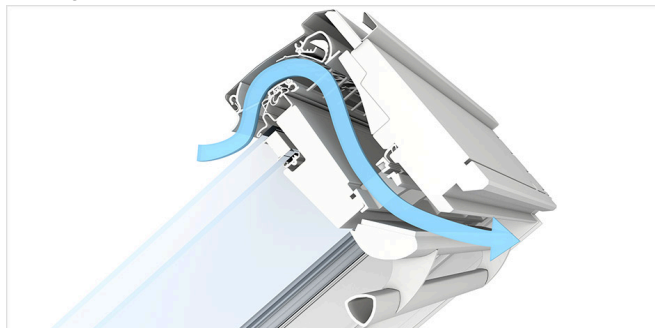
GGU Size Code	CK02	CK04	CK06	FK04	FK06	FK08	MK04	MK06	MK08
Outside frame (W"xH")	21 ⁵ / ₈ x 30 ⁵ / ₈	21 ⁵ / ₈ x 38 ¹ / ₂	21 ⁵ / ₈ x 46 ³ / ₈	26 x 38 ¹ / ₂	26 x 46 ³ / ₈	26 x 55	30 ³ / ₄ x 38 ¹ / ₂	30 ³ / ₄ x 46 ³ / ₈	30 ³ / ₄ x 55
Rough opening/ Finished frame (W"xH")	22 ¹ / ₈ x 31 ¹ / ₈	22 ¹ / ₈ x 39	22 ¹ / ₈ x 46 ⁷ / ₈	26 ¹ / ₂ x 39	26 ¹ / ₂ x 46 ⁷ / ₈	26 ¹ / ₂ x 55 ¹ / ₂	31 ¹ / ₄ x 39	31 ¹ / ₄ x 46 ⁷ / ₈	31 ¹ / ₄ x 55 ¹ / ₂

GGU Size Code	MK10	PK06	PK08	PK10	SK06	SK08	UK04	UK08
Outside frame (W"xH")	30 ³ / ₄ x 63	37 ¹ / ₈ x 46 ³ / ₈	37 ¹ / ₈ x 55	37 ¹ / ₈ x 63	44 ⁷ / ₈ x 46 ³ / ₈	44 ⁷ / ₈ x 55	52 ³ / ₄ x 38 ¹ / ₂	52 ³ / ₄ x 55 ¹ / ₁₆
Rough opening/ Finished frame (W"xH")	31 ¹ / ₄ x 63 ¹ / ₂	31 ¹ / ₄ x 46 ⁷ / ₈	37 ⁵ / ₈ x 55 ¹ / ₂	37 ⁵ / ₈ x 63 ¹ / ₂	45 ³ / ₈ x 46 ⁷ / ₈	45 ³ / ₈ x 55 ¹ / ₂	53 ¹ / ₄ x 39	53 ¹ / ₄ x 55 ¹ / ₂



Excellent energy efficiency

Experience a more comfortable home and lower energy bills with VELUX ThermoTechnology™. Innovative use of high performance materials in the window construction provides excellent energy efficiency, insulation and an airtight seal. Look for the ThermoTechnology™ seal for your guarantee of excellent energy efficiency.



Natural ventilation – with a closed window

Let fresh air into your home even when you are away or sleeping, without having to worry about security or bad weather. Pull the unique top control bar once and you will allow fresh, filtered air to enter through the ventilation flap.



Enjoy fresh, clean, filtered air

The built-in air filter improves the indoor climate by preventing dust and insects from entering your home. The filter is reusable and easy to clean.

VELUX Center-Pivot Roof Window



Reviews

[Write a review](#)

Rating Snapshot

Select a row below to filter reviews.

5 ★	<input type="checkbox"/>	34
4 ★	<input type="checkbox"/>	4
3 ★	<input type="checkbox"/>	0
2 ★	<input type="checkbox"/>	1
1 ★	<input type="checkbox"/>	0

Average Customer Ratings

Overall ★★★★★ 4.8

Most Helpful Favorable Review

★★★★★

CJ11 · 7 years ago

Incredible!

We happened to see these online while building our new house and were sold! They are quite expensive... [Show Full Review](#)

42 of 42 people found this helpful

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UNIT SIZING

Rough Opening:

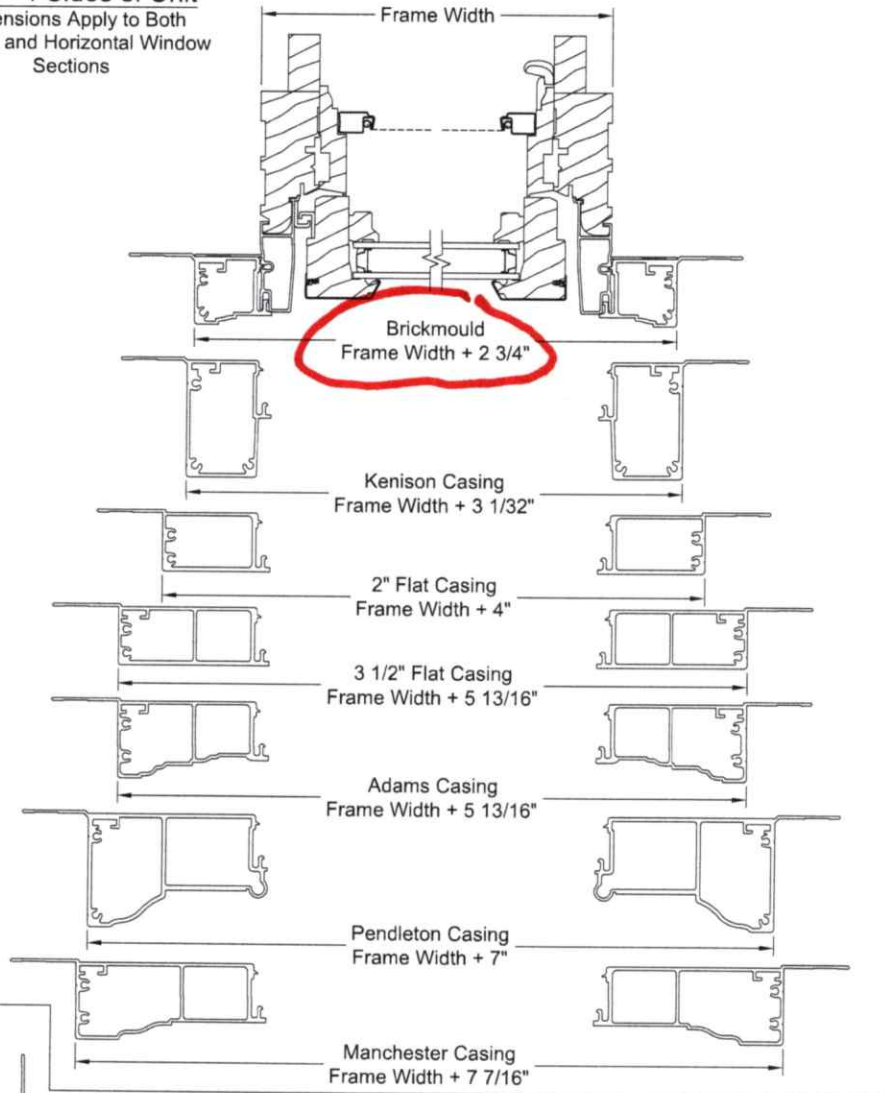
The frame size of the window plus 3/4".

Masonry Opening

The overall size of the window including trim plus 1/2".

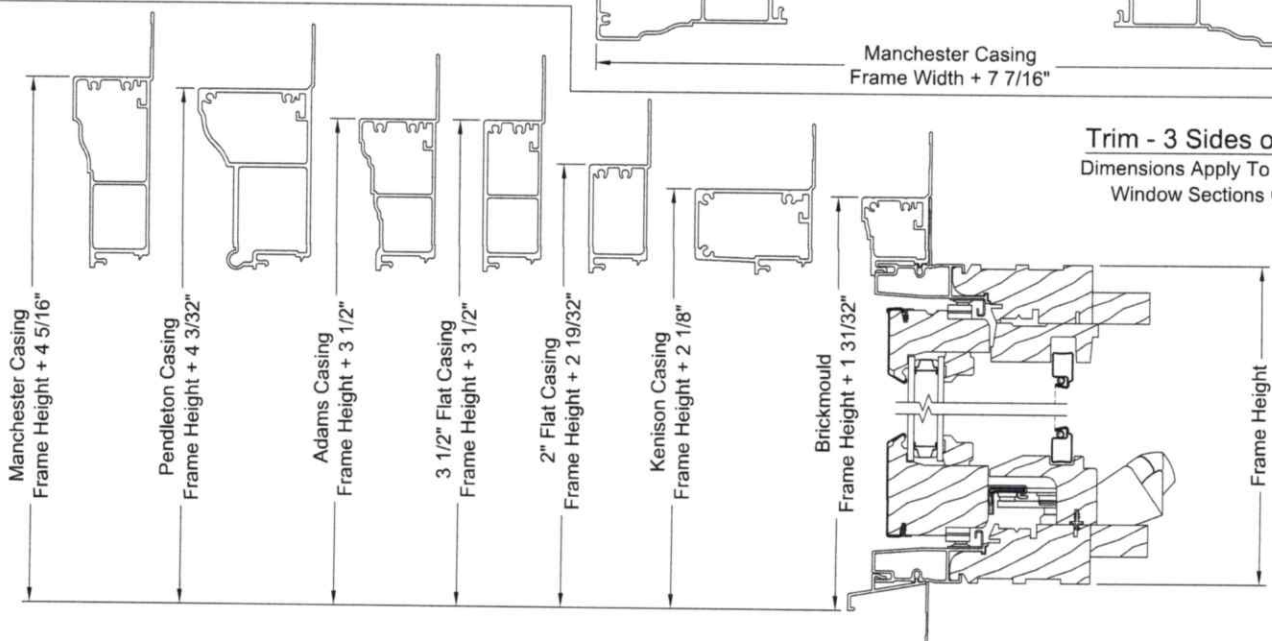
Trim - 4 Sides of Unit

Dimensions Apply to Both
Vertical and Horizontal Window
Sections

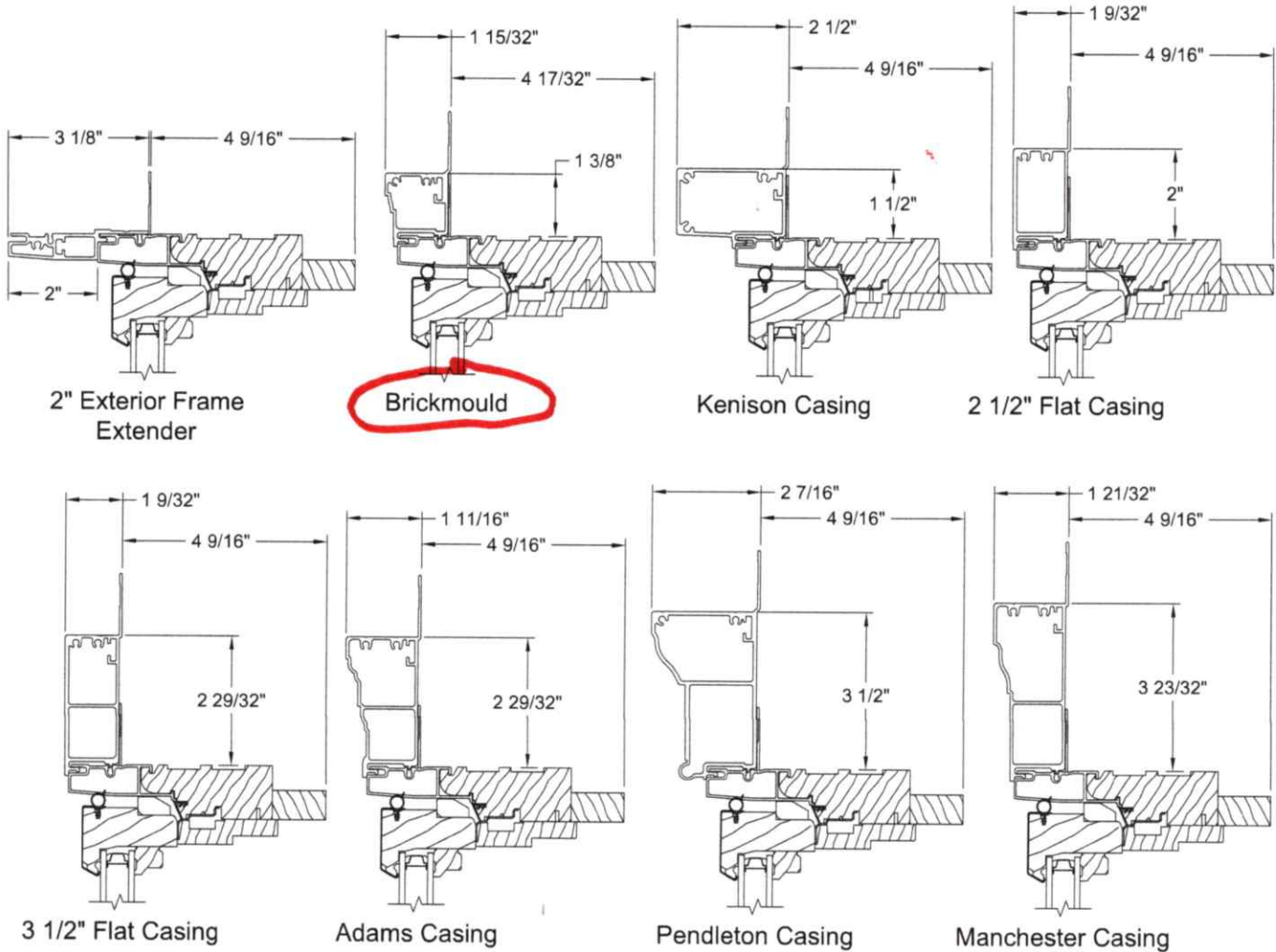


Trim - 3 Sides of Unit

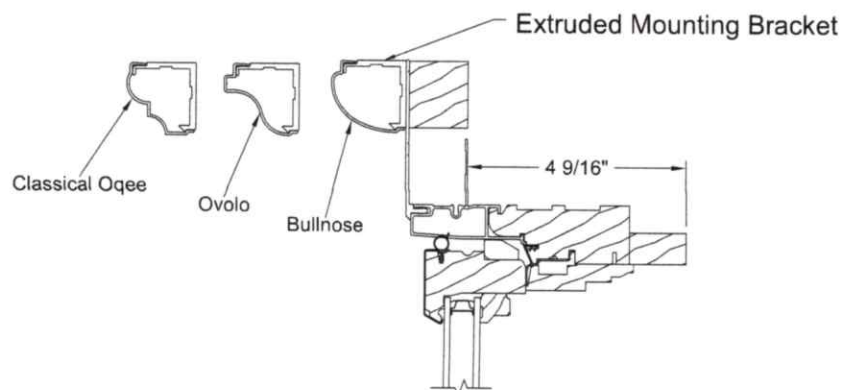
Dimensions Apply To Vertical
Window Sections Only



TRIM OPTIONS

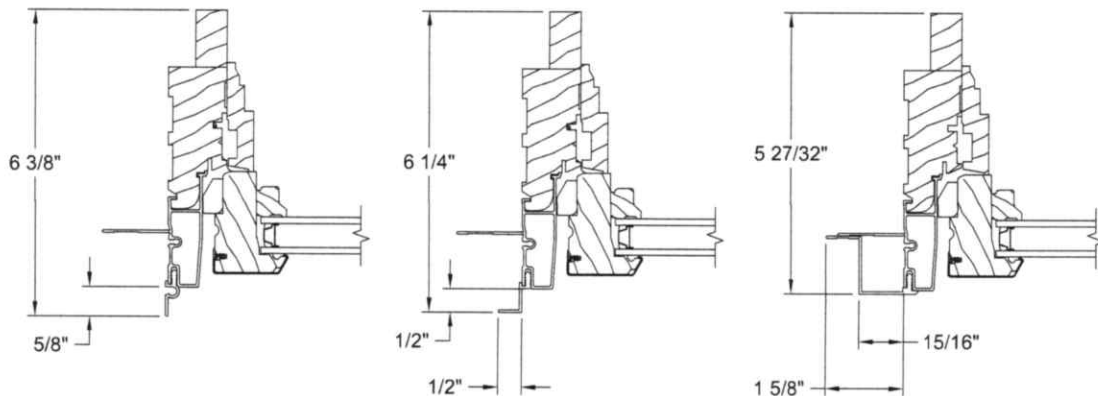


Snap Trim Options



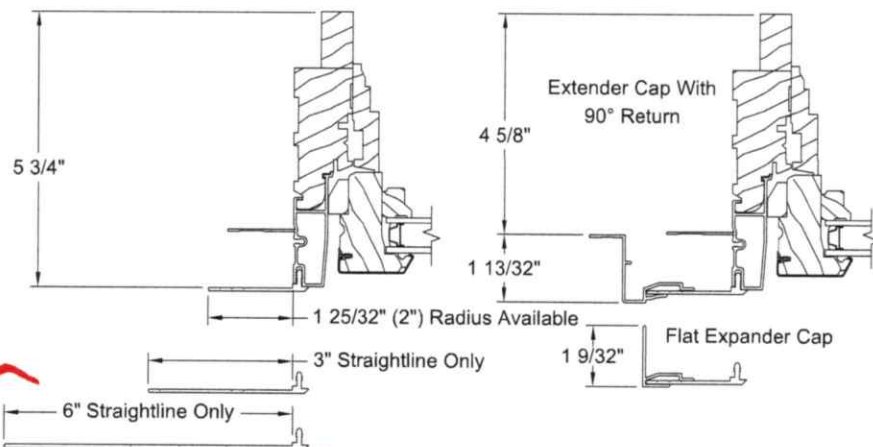
FRAME EXTENSION, EXPANDER & SILL NOSE OPTIONS

Frame Extensions & Returns
Straightline Only

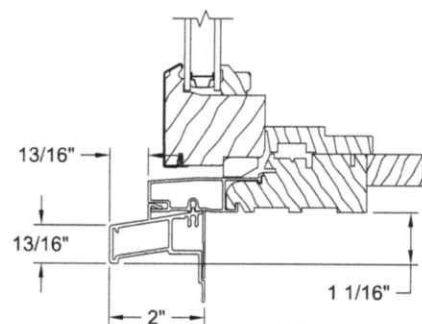


Frame Expanders

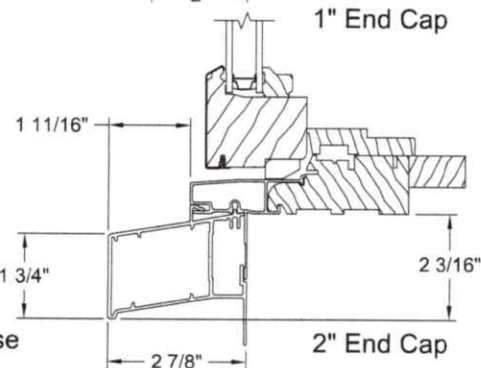
Frame Expander Caps
Straightline Only



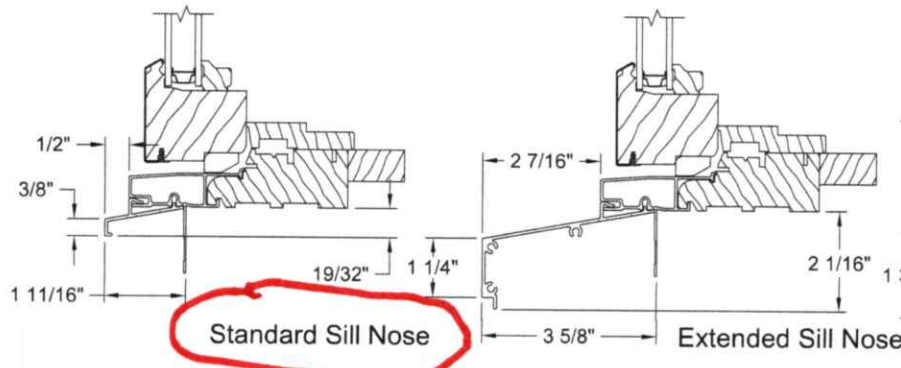
Sill Nose Options



1" End Cap



2" End Cap



Standard Sill Nose

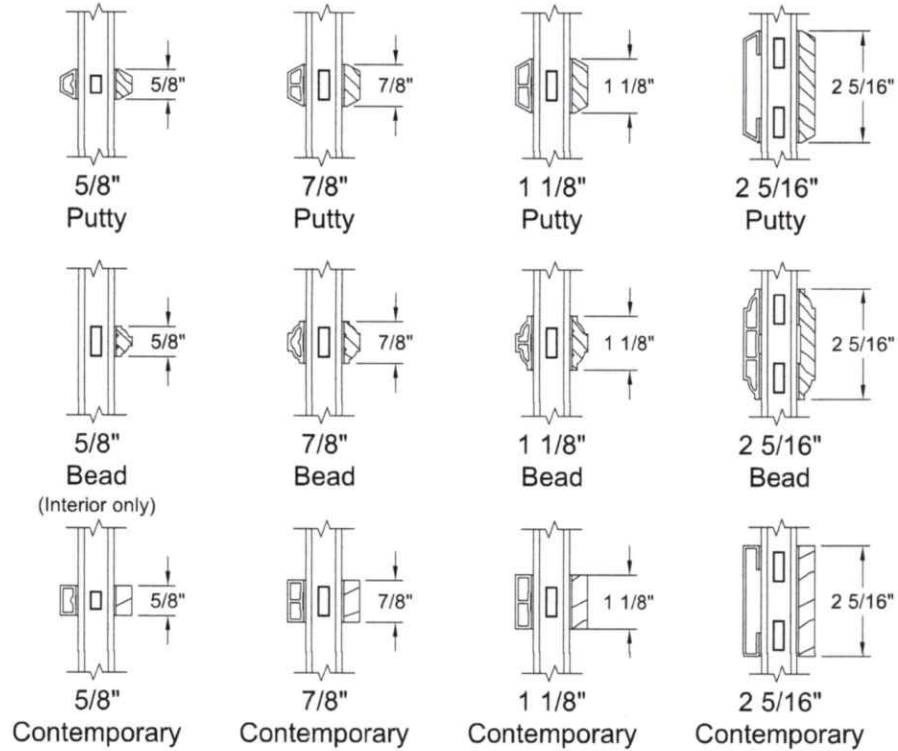
Extended Sill Nose

GRID, BOTTOM RAIL & GLASS STOP OPTIONS

No grids

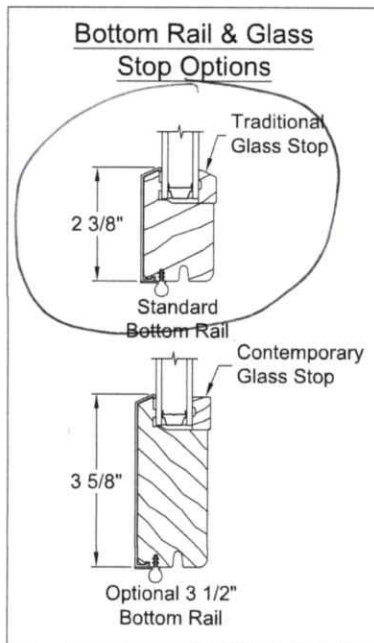
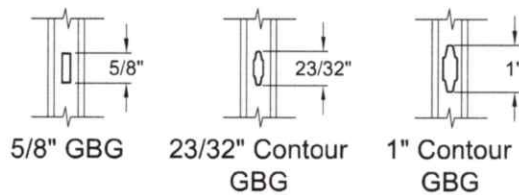
Exterior ← → Interior

SDL Options



Various Combinations of the SDL Bars Shown are Available

GBG Options



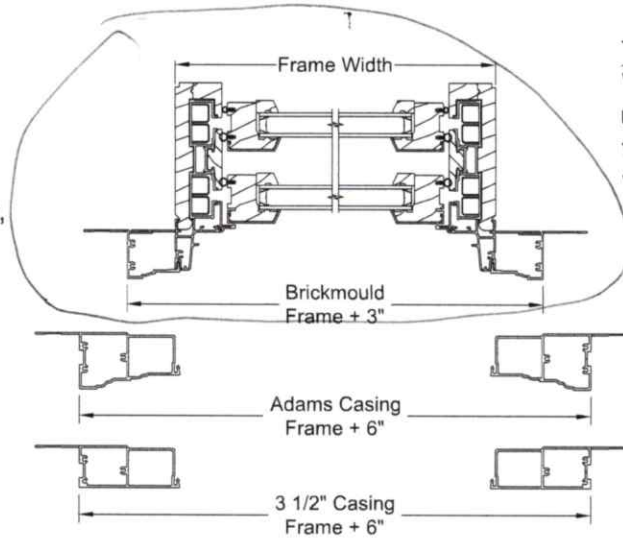
UNIT SIZING

Rough Opening:

The frame size of the window plus 3/4".

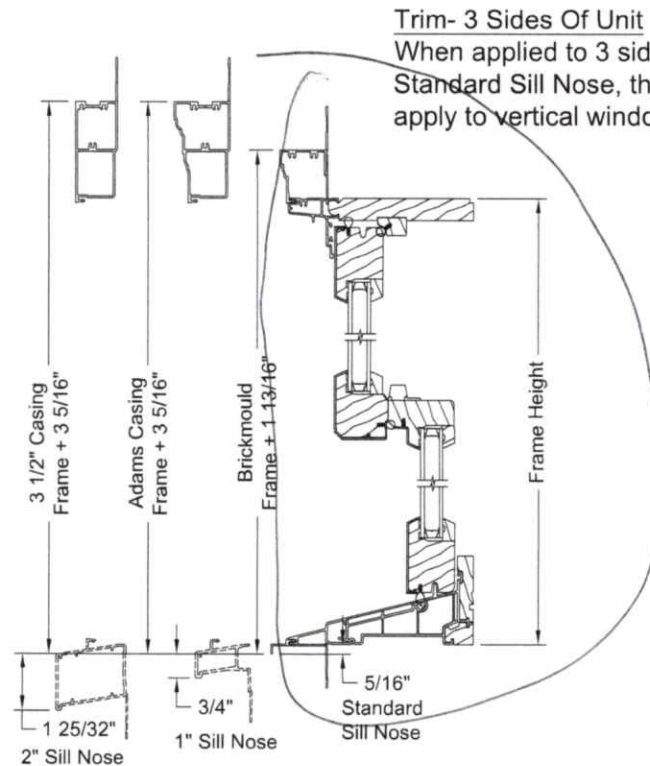
Masonry Opening:

The overall size of the window, including trim, plus 1/2"



Trim- 4 Sides Of Unit

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.

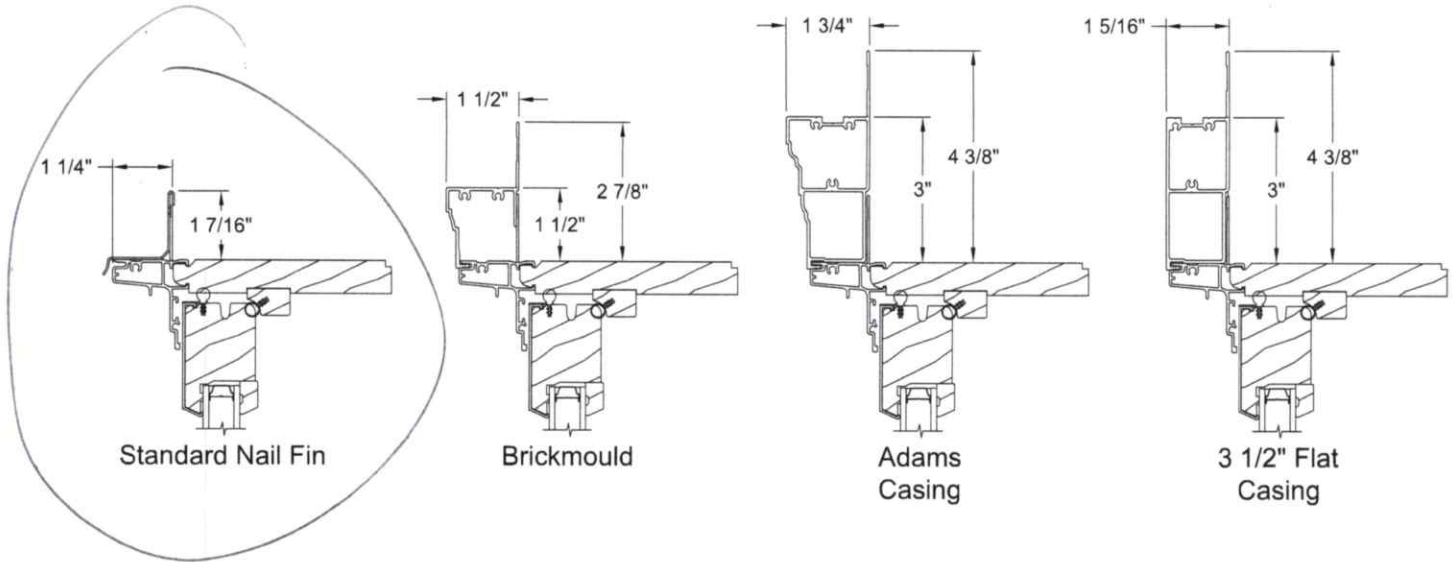


Trim- 3 Sides Of Unit

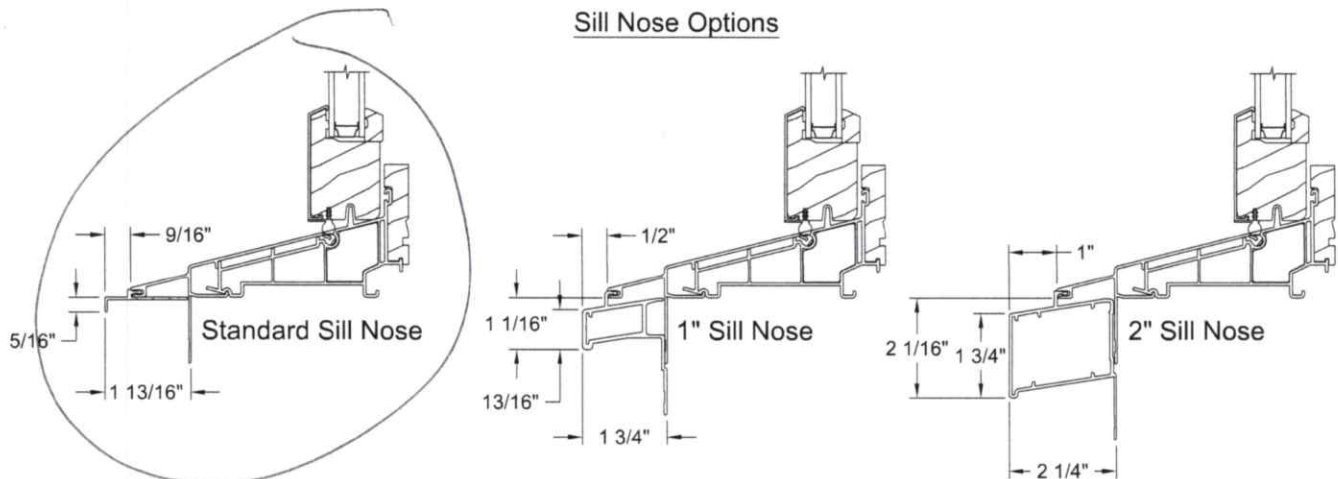
When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

TRIM, SILL NOSE & FRAME EXPANDER OPTIONS

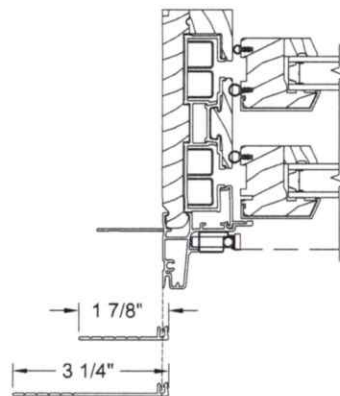
Trim Options



Sill Nose Options

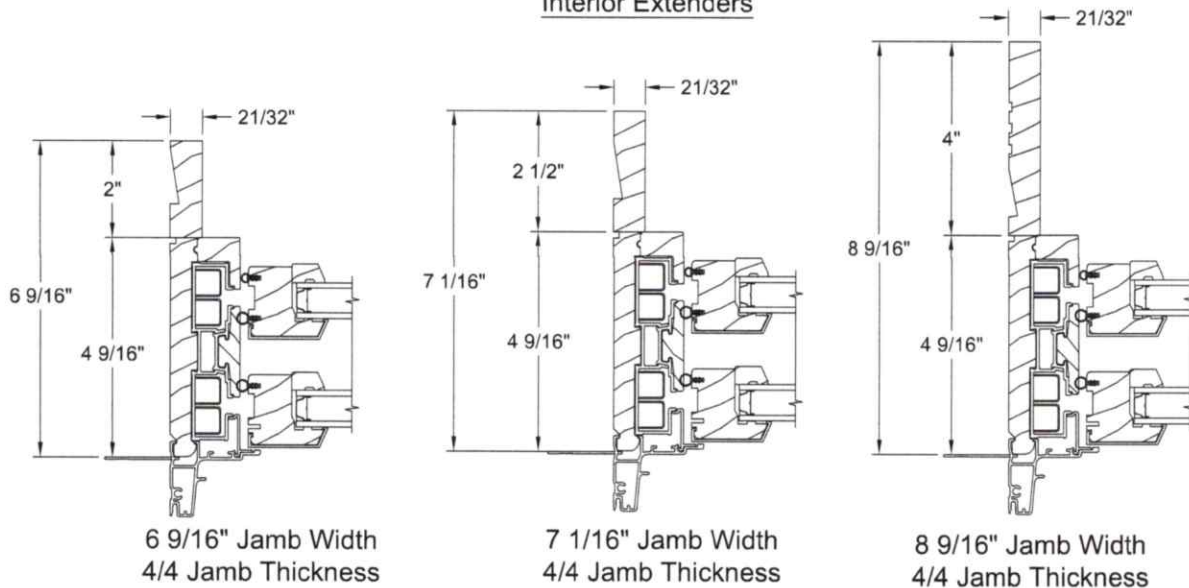


Frame Expander Options



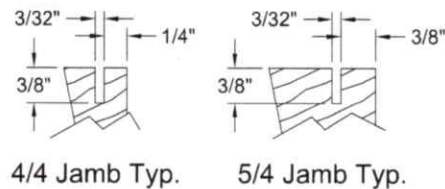
JAMB EXTENDER, RETURN KERF & PREP FOR STOOL OPTIONS

Interior Extenders

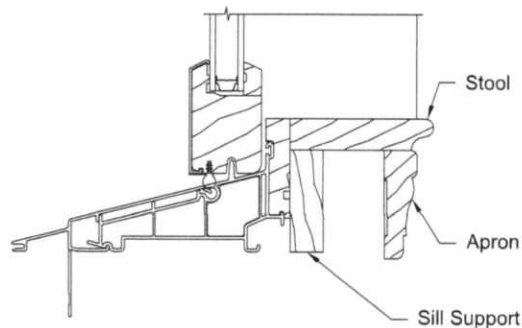


Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



Prep for Stool



Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

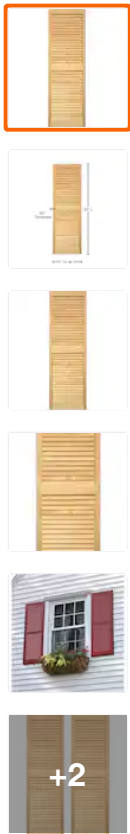
Exterior jamb extenders may only be applied to windows with jambs 6 9/16\" or greater.

[Home](#) / [Doors & Windows](#) / [Exterior Shutters](#) / [Louvered Shutters](#)

Internet # 100057690 Model # SHL63 Store SKU # 1000463321

Pinecroft
15 in. x 63 in. Louvered Shutters Pair Unfinished

★★★★★ (316) Questions & Answers (56)



Hover Image to Zoom

53

Live Chat

Feedback

\$184⁵⁹

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[Apply for a Home Depot Consumer Card](#)

- Can be stained/painted or kept unfinished as per your preference
- High-grade pine is naturally resistant against rot and decay
- Designed with louvered exterior shutters for a charming appeal
- [View More Details](#)

Shutter Height (in.): 63

39

43

47

51

55

59

63

67

71

75

80

Pickup at [E Lansing](#)

Delivering to 48864

Ship to Store
Jun 26 - Jun 27
46 available
FREE

Delivery
Thursday, Jun 27
46 available
FREE

-

1

+

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★★★★★ (10)

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Subtotal: [See Low Price in Cart](#)

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Live Chat
Feedback

Product Details

About This Product

The Pinecroft 15 in. x 63 in. Louvered Shutters Pair Unfinished is made of pine to provide long-lasting durability. These shutters are designed with strong joints that keep the shutters solid and square. They can be left unfinished to display the wood's natural beauty or painted or stained to complement your home decor.

Highlights

- Decorative louvered design adds a classic look to your home
- Eastern white pine construction for durability
- Can be stained or painted to complement your home or left natural to let the beauty of the shutter show through
- Strong joints keeps shutter solid and square
- Thicker stiles add durability and overall strength
- Adaptable for a variety of indoor uses for versatility
- Shutters cannot be installed with operable decorative hardware. Installing shutters with operable hardware will void the warranty. Shutters must be installed as stated in the

Additional Resources

[Shop All Pinecroft](#)

From the Manufacturer

- [Installation Guide](#)
- [Return Policy](#)

installation instructions.

- [Return Policy](#).
- California residents [see Prop 65 WARNINGS](#)

Product Information

Internet # 100057690
Model # SHL63
Store SKU # 1000463321

Specifications

Dimensions: H 2.25 in, W 15 in, D 63 in

Dimensions

Louver width (in.)	1.25
Product Depth (in.)	63 in
Product Height (in.)	2.25 in
Product Thickness (in.)	1.12
Product Width (in.)	15 in
Shutter Height (in.)	63
Shutter Size	Other
Shutter Width (in.)	15

Details

Color Family	Brown
Color/Finish	Unfinished Pine
Features	Paintable, Stainable
Louver type	Open
Material	Wood

^

Live Chat

Feedback

Number of Panels	0
Returnable	90-Day
Shape	Rectangular
Shutter Top Shape	Straight Top
Shutter Type	Louvered
Shutter Usage	Decorative

Warranty / Certifications

Manufacturer Warranty	1 year
-----------------------	--------

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

56 Questions



Customer Reviews

4.6 out of 5 (316)



More from Pinecroft

- All Items
- Louvered Shutters
- Raised Panel Shutters



Pinecroft
15 in. x 55 in. Louvered Shutters
Pair Unfinished



Pinecroft
15 in. x 80 in. Raised Panel
Shutters Pair Unfinished Pine



Pinecroft
15 in. x 39 in. Pine Louvered
Shutters Pair Unfinished



Pinecroft
15 in. x 63 in. Raised Panel
Shutters Pair Unfinished Pine



Pinecroft
15 in. x 80 in. Louvered Shutters
Pair Unfinished Pine



Pinecroft
15 in. x 67 in. Pine Louvered
Shutters Pair Unfinished

Live Chat

Feedback