

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 808 West Washington Street, Application Number HDC22-040

DISTRICT: Old West Side Historic District

REPORT DATE: March 10, 2022

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, March 7, 2022

OWNER

Name: Akio Olving
Address: 6206 Schuss Crossing
 Ypsilanti, MI 48197
Phone:

APPLICANT

Charles Bultman Architect
 220 South Huron St
 Ypsilanti, MI 48197
 (734) 223-1358

BACKGROUND: 808 West Washington first appears in city directories in 1900 as the home of butcher Wilhelm Seyfried. This house and its two neighbors to the west (812 and 818, also built in 1900) are extremely similar in design, detailing and fenestration pattern. 808 features a cut stone foundation, full-width front porch (with non-original turned posts and ornate brackets: see survey photos at end of report), a steeply-pitched roof with corner returns, one-over-one windows, and a first floor bump out near the rear of the west elevation.

LOCATION: This site is located on the north side of West Washington, between Mulholland and South Seventh Streets.

APPLICATION: The applicant seeks HDC approval to replace seventeen windows: twelve are non-original, three with missing sashes; and two pre-1945 windows in poor condition.

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 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 materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings:

Windows

Recommended: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and molding, and interior and exterior shutters and blinds.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended: Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

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

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.

From the Ann Arbor Historic District Design Guidelines:

Windows

Appropriate: Replacing seriously deteriorated components that cannot be repaired with like material, identical layout, muntin size, glass area, and stile size to match the original. Insulated glass is permitted when sash replacement is permitted using interior and exterior muntins with a spacer bar that replicates the original window.

If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the commission on a case-by-case basis.

Removing or radically changing a window that is important in defining the overall historic character of the property.

Not Appropriate: Failing to maintain and repair existing windows.

Replacing an entire window that is not deteriorated beyond repair.

STAFF FINDINGS

1. Staff visited the site and confirmed that twelve of the windows are modern replacements. They appear to be similar to the original wood windows and use weights and pulleys for operating, but several are ill-fitting and many are missing parts or don't work properly. The three missing windows have only storm sashes. Two windows located on the west elevation's first floor bumpout are original but in poor condition, with consistently brittle and rotted wood. Staff recommended that the architect apply to request replacement of all seventeen windows.
2. All of the windows are proposed to be replaced with Andersen 400 series wood double hung windows. Staff supplied the architect with the wrong window worksheet and has since requested the updated one. It will be added to the packet before the meeting and/or presented at the meeting. I do apologize for this inconvenience to both the architect and commission.
3. Staff believes the replacement of the 15 post-1944 windows with Andersen 400 series windows is appropriate. The Review Committee will assess the condition of the two original windows and report back to the HDC.

POSSIBLE MOTIONS: (Note that the motions are only suggested. 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 with conditions for 808 West Washington Street, a contributing building in the Old West Side Historic District, to replace seventeen windows, two of which are from the period of significance, on the condition that the replacements for the two original windows meet the requirements of the

window specifications worksheet. As conditioned, 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 standard 1, 2, 5, 6 and 9 and the *Ann Arbor Historic District Design Guidelines*.

MOTION WORKSHEET:

I move that the Commission

____ Issue a Certificate of Appropriateness

____ Deny the Application

For the work at 808 W Washington Street in the Old West Side Historic District

____ As proposed.

____ Provided the following condition(S) is (ARE) met: 1) CONDITION(s)

The work

____ Is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

____ Is not generally compatible with the size, scale, massing and materials, and DOES NOT MEET the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 for the following reason(S): 1) REASON(s)

ATTACHMENTS: application, drawings, window worksheets, photographs

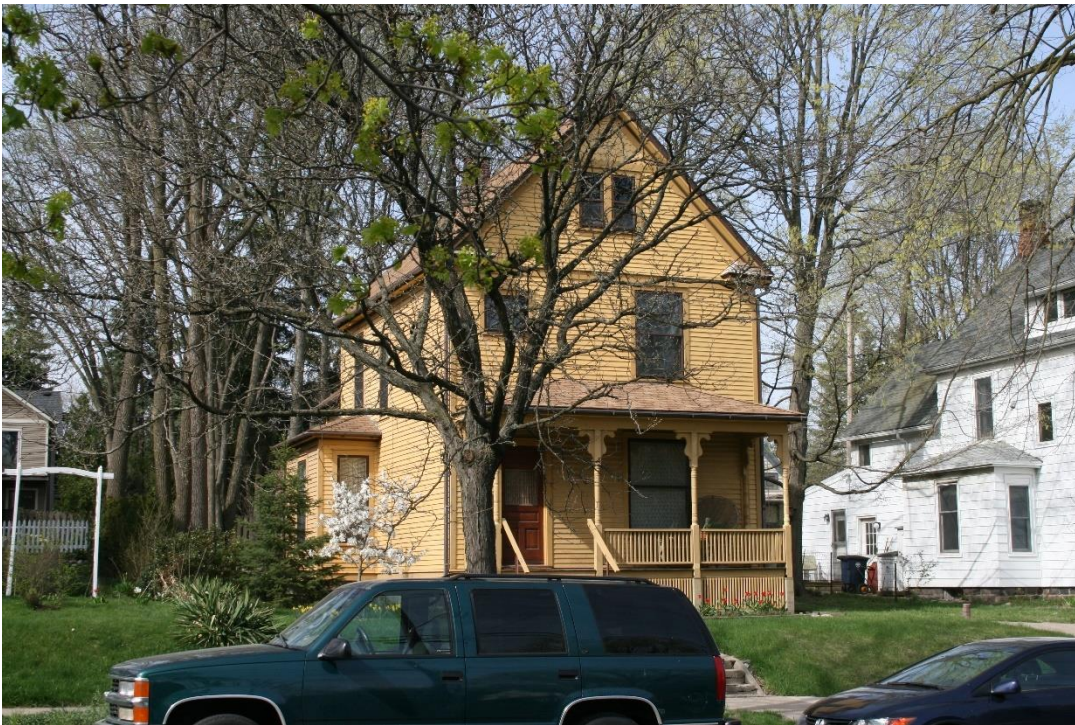
1981 City Survey photo

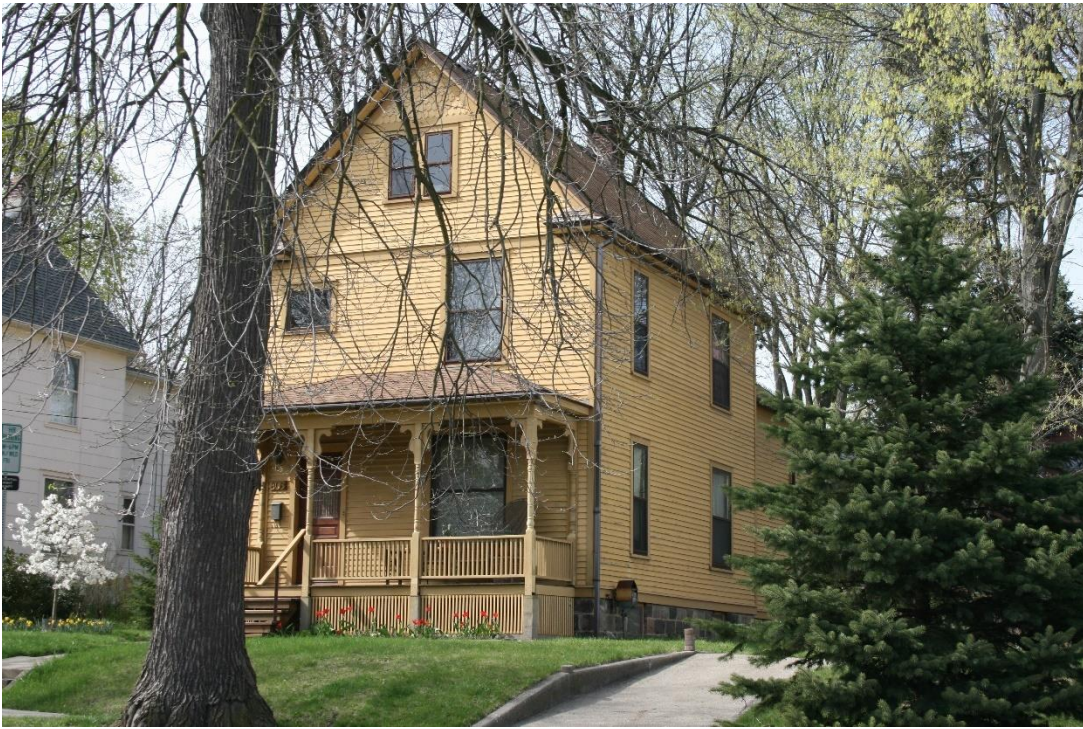


1981 City Survey photo



808 W Washington (2007 OWS Survey Photos)







HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608 jthacher@a2gov.org
 Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Akio Olving		HISTORIC DISTRICT Old West Side	
PROPERTY ADDRESS 808 West Washington Street			CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER 734.276.4509	EMAIL ADDRESS akio_olving@yahoo.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 6206 Schuss Crossing		CITY Ypsilanti	STATE, ZIP MI 48197

PROPERTY OWNER'S SIGNATURE

SIGN HERE →	PRINT NAME → Akio Olving	DATE → 18 Feb 22
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APPLICANT INFORMATION

NAME OF APPLICANT <i>(IF DIFFERENT FROM ABOVE)</i> Charles Bultman architect			
ADDRESS OF APPLICANT 220 South Huron Street			CITY Ypsilanti
STATE MI	ZIP CODE 48197	PHONE / CELL # 734.223.1358	FAX No
EMAIL ADDRESS cbultman@flash.net			

APPLICANT'S SIGNATURE *(if different from Property Owner)*

SIGN HERE →	PRINT NAME → X Charles Bultman	DATE → 18 Feb 22
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BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Window replacement on existing house

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

12 of the 17 windows in the house have been replaced with all new materials in the 1980's. 3 of the 17 windows are just storm sashes. The last two windows appear to be original but are in complete disrepair.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

28 February 2022

Ms. Jill Thacher
City Planner / Historic Preservation Coordinator
City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48107

RE: 808 West Washington Street, Ann Arbor


Dear Ms. Thacher,


I am the owner of the property located at 808 West Washington Street in Ann Arbor. I am also in the process of repairing the interior of this property and repairing / replacing the windows in the house.

To accomplish the goals for the property, I have retained Charles Bultman to provide the architectural services for the project. Please accept this letter authorizing Mr. Bultman, and/or other individuals from his office, to represent us and our interests regarding this project and to communicate on my behalf with the City of Ann Arbor and the Ann Arbor Historic District Commission.

Please feel free to contact me or Chuck Bultman if you have any questions or comments. My cell is 734.276.4509

Sincerely,

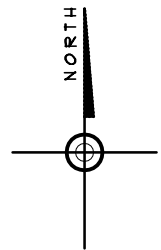
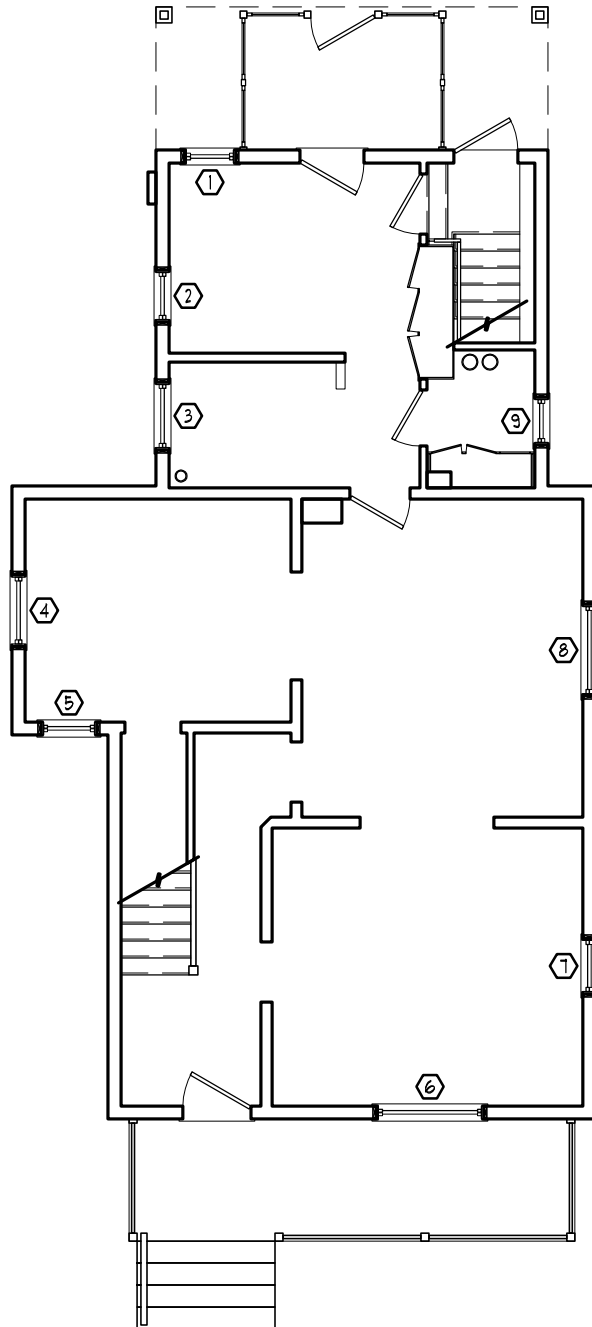

Akio Olving


02/28/2022

Charles Bultman
Architect

cbultman • flash.net

734 223 1358
P. O. Box 3469 • ann arbor, mi 48106



FIRST FLOOR PLAN - AS-BUILT

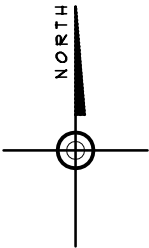
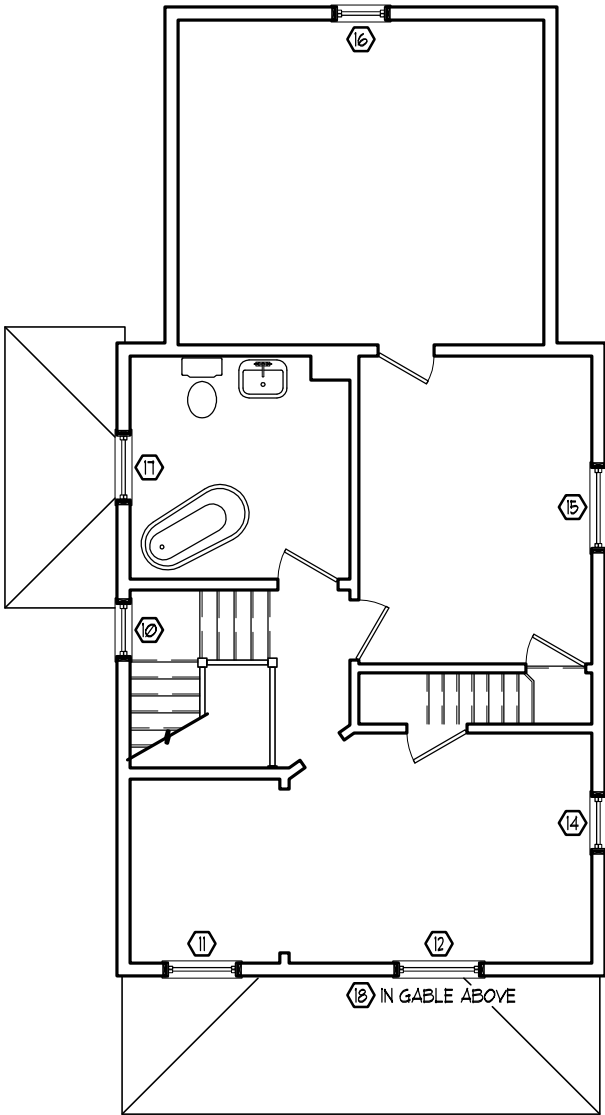
KRISTAN and AKIO OLVING RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

DATE 17 FEB 2022

SCALE 1/8" = 1'-0"

Charles Bultman
Architect

cbultman • flash.net
734 223 1358
P. O. Box 3469 • ann arbor, mi 48106



SECOND FLOOR PLAN - AS-BUILT

KRISTAN and AKIO OLVING RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

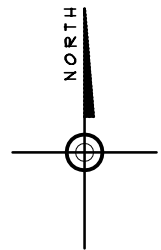
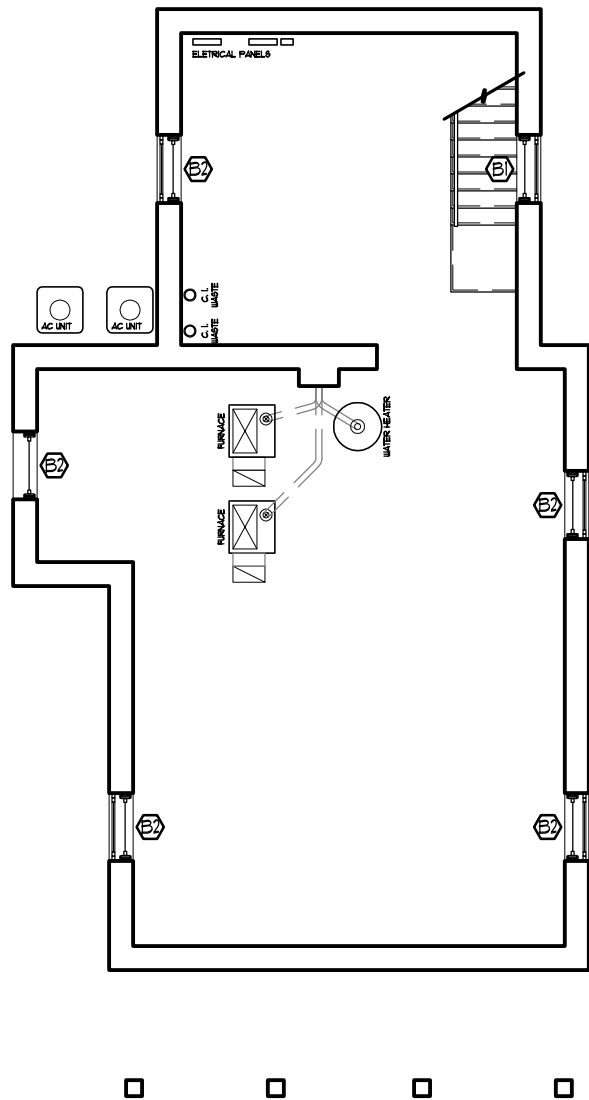
DATE 17 FEB 2022

SCALE 1/8" = 1'-0"

Charles Bultman
Architect

cbultman • flash.net

734 223 1358
P. O. Box 3469 · ann arbor, mi 48106



BASEMENT PLAN - AS-BUILT

KRISTAN and AKIO OLVING RESIDENCE
808 WEST WASHINGTON STREET
ANN ARBOR, MICHIGAN

DATE 17 FEB 2022

SCALE 1/8" = 1'-0"

808 West Washington Street
Ann Arbor, Michigan

Window Condition Schedule

Existing windows			Proposed windows		
Win. #	Exg. Size (w x h)	Existing condition	Prop. Size (w x h)	Prop. Glass Size (w x h)	Manuf. #
1	2'-1" x 4'-4"	NEW WINDOW (SASH & JAMBS) / EXG. EXTERIOR TRIM	2'-1 5/8" x 4'-4 7/8"	1'-7 5/8" x 1'-9 3/8"	WDH 2042
2	2'-1" x 4'-4"	NEW WINDOW (SASH & JAMBS) / EXG. EXTERIOR TRIM	2'-1 5/8" x 4'-4 7/8"	1'-7 5/8" x 1'-9 3/8"	WDH 2042
3	2'-9" x 3'-2"	NEW WINDOW (SASH & JAMBS) / EXG. EXTERIOR TRIM	2'-9 5/8" x 3'-0 7/8"	2'-3 5/8" x 1'-1 3/8"	WDH 28210
4	2'-11" x 5'-10"	ORIGINAL WINDOW (ORIGINAL SILL & EXG. EXTERIOR TRIM) NO INT. TRIM	2'-11 5/8" x 5'-8 7/8"	2'-5 5/8" x 2'-5 3/8"	WDH 21056
5	2'-3" x 5'-10"	ORIGINAL WINDOW (ORIGINAL SILL & EXG. EXTERIOR TRIM) NO INT. TRIM	2'-1 5/8" x 5'-8 7/8"	1'-7 5/8" x 2'-5 3/8"	WDH 2056
6	4'-5" x 5'-10"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	4'-4 5/8" x 5'-8 7/8"	3'-10 5/8" x 2'-5 3/8"	CUSTOM
7	2'-3" x 5'-10"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	2'-1 5/8" x 5'-8 7/8"	1'-7 5/8" x 2'-5 3/8"	WDH 2056
8	3'-9" x 5'-10"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	3'-9 5/8" x 5'-8 7/8"	3'-3 5/8" x 2'-5 3/8"	WDH 3856
9	1'-11" x 4'-6"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	2'-1 5/8" x 4'-4 7/8"	1'-7 5/8" x 1'-9 3/8"	WDH 2042
10	2'-4" x 5'-8"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	2'-1 5/8" x 5'-4 7/8"	1'-7 5/8" x 2'-3 3/8"	WDH 2052
11	3'-0" x 2'-5"	NEW WINDOW (SASH & JAMBS) / EXG. EXTERIOR TRIM	3'-0" x 2'-4 3/8"	2'-7 1/8" x 2'-0"	AW 31
12	3'-6" x 5'-8"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	3'-6 5/8" x 5'-4 7/8"	2'-11 5/8" x 2'-3 3/8"	WDH 3452
14	2'-4" x 5'-8"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	2'-1 5/8" x 5'-4 7/8"	1'-7 5/8" x 2'-3 3/8"	WDH 2052
15	3'-6" x 5'-8"	STORM SASHES ONLY	3'-6 5/8" x 5'-4 7/8"	2'-11 5/8" x 2'-3 3/8"	WDH 3452
16	2'-4" x 5'-0"	STORM SASHES ONLY	2'-1 5/8" x 5'-0 7/8"	1'-7 5/8" x 2'-1 3/8"	WDH 20410
17	2'-11" x 5'-8"	NEW WINDOW (SASH & JAMBS) / ORIGINAL SILL / EXG. EXTERIOR TRIM	2'-11 5/8" x 5'-4 7/8"	2'-5 5/8" x 2'-3 3/8"	WDH 21052
18	1'-9" x 3'-8"	STORM SASHES ONLY	1'-9 5/8" x 3'-8 7/8"	1'-3 5/8" x 1'-5 3/8"	WDH 1836-2

808 West Washington Street
Ann Arbor, Michigan

Window Schedule

Existing windows									Proposed windows		
Win. #	Exg. Size (w x h)	Sash	Casing	Sill	Sill Thk.	Munitins	Glass inset	Glass Size (w x h)	Prop. Size (w x h)	Prop. Glass Size (w x h)	Manuf. #
1	2'-1" x 4'-4"	2"	EXG	.375"	1.5"	NONE	0.375	1'-6 3/4" x 1'-9 3/8"	2'-1 5/8" x 4'-4 7/8"	1'-7 5/8" x 1'-9 3/8"	WDH 2042
2	2'-1" x 4'-4"	2"	EXG	.375"	1.5"	NONE	0.375	1'-6 3/4" x 1'-9 3/8"	2'-1 5/8" x 4'-4 7/8"	1'-7 5/8" x 1'-9 3/8"	WDH 2042
3	2'-9" x 3'-2"	2"	EXG	.375"	1.5"	NONE	0.375	2'-2 3/4" x 1'-2 3/8"	2'-9 5/8" x 3'-0 7/8"	2'-3 5/8" x 1'-1 3/8"	WDH 28210
4	2'-11" x 5'-10"	2"	EXG	.375"	1.5"	NONE	0.375	2'-4 3/4" x 2'-5 3/8"	2'-11 5/8" x 5'-8 7/8"	2'-5 5/8" x 2'-5 3/8"	WDH 21056
5	2'-3" x 5'-10"	2"	EXG	.375"	1.5"	NONE	0.375	1'-8 3/4" x 2'-6 3/8"	2'-1 5/8" x 5'-8 7/8"	1'-7 5/8" x 2'-5 3/8"	WDH 2056
6	4'-5" x 5'-10"	2"	EXG	.375"	1.5"	NONE	0.375	3'-10 3/4" x 2'-6 3/8"	4'-4 5/8" x 5'-8 7/8"	3'-10 5/8" x 2'-5 3/8"	CUSTOM
7	2'-3" x 5'-10"	2"	EXG	.375"	1.5"	NONE	0.375	1'-8 3/4" x 2'-6 3/8"	2'-1 5/8" x 5'-8 7/8"	1'-7 5/8" x 2'-5 3/8"	WDH 2056
8	3'-9" x 5'-10"	2"	EXG	.375"	1.5"	NONE	0.375	3'-2 3/4" x 2'-6 3/8"	3'-9 5/8" x 5'-8 7/8"	3'-3 5/8" x 2'-5 3/8"	WDH 3856
9	1'-11" x 4'-6"	2"	EXG	.375"	1.5"	NONE	0.375	1'-4 3/4" x 1'-10 3/8"	2'-1 5/8" x 4'-4 7/8"	1'-7 5/8" x 1'-9 3/8"	WDH 2042
10	2'-4" x 5'-8"	2"	EXG	.375"	1.5"	NONE	0.375	1'-9 3/4" x 2'-5 3/8"	2'-1 5/8" x 5'-4 7/8"	1'-7 5/8" x 2'-3 3/8"	WDH 2052
11	3'-0" x 2'-5"	2"	EXG	.375"	1.5"	NONE	0.375	2'-5 3/4" x 1'-11 3/8"	3'-0" x 2'-4 3/8"	2'-7 1/8" x 2'-0"	AW 31
12	3'-6" x 5'-8"	2"	EXG	.375"	1.5"	NONE	0.375	2'-4 3/4" x 2'-5 3/8"	3'-6 5/8" x 5'-4 7/8"	2'-11 5/8" x 2'-3 3/8"	WDH 3452
14	2'-4" x 5'-8"	2"	EXG	.375"	1.5"	NONE	0.375	1'-9 3/4" x 2'-5 3/8"	2'-1 5/8" x 5'-4 7/8"	1'-7 5/8" x 2'-3 3/8"	WDH 2052
15	3'-6" x 5'-8"	2"	EXG	.375"	1.5"	NONE	0.375	2'-4 3/4" x 2'-5 3/8"	3'-6 5/8" x 5'-4 7/8"	2'-11 5/8" x 2'-3 3/8"	WDH 3452
16	2'-4" x 5'-0"	2"	EXG	.375"	1.5"	NONE	0.375	1'-9 3/4" x 2'-1 3/8"	2'-1 5/8" x 5'-0 7/8"	1'-7 5/8" x 2'-1 3/8"	WDH 20410
17	2'-11" x 5'-8"	2"	EXG	.375"	1.5"	NONE	0.375	2'-4 3/4" x 2'-5 3/8"	2'-11 5/8" x 5'-4 7/8"	2'-5 5/8" x 2'-3 3/8"	WDH 21052
18	1'-9" x 3'-8"	2"	EXG	.375"	1.5"	NONE	0.375	1'-3 3/4" x 1'-5 3/8"	1'-9 5/8" x 3'-8 7/8"	1'-3 5/8" x 1'-5 3/8"	WDH 1836-2

WINDOW #4.

WINDOW ELEMENT measurements

#2 GLASS SIZE

existing width

2'-4 3/4"

proposed width

2'-5 5/8"

existing height

2'-6 3/8"

proposed height

2'-5 3/8"

#5 MUNTINS

existing distance

N/A

proposed

N/A

#9 CASING

exist. width

4"

proposed width

4"

EXG.

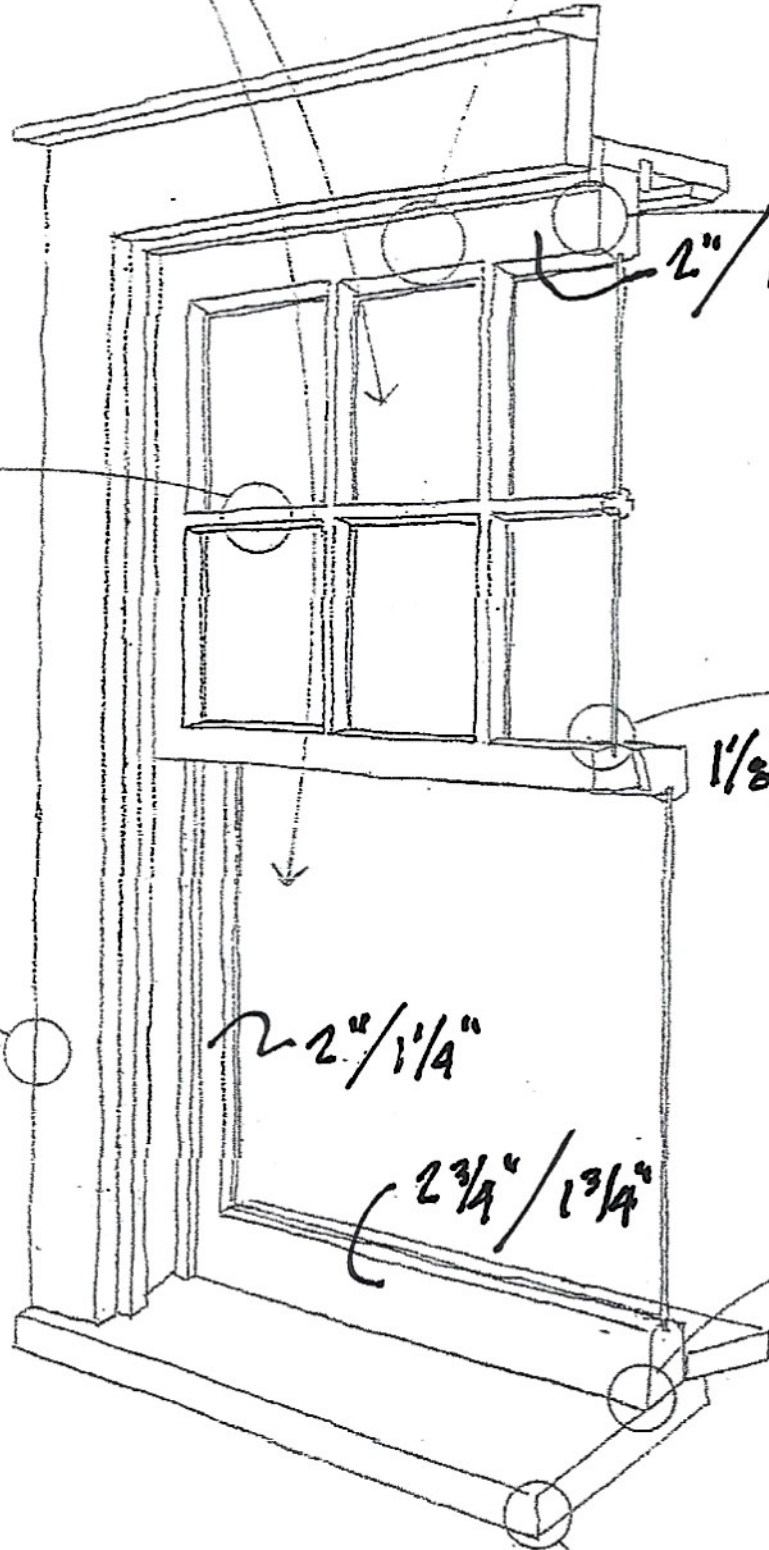
exist. depth

1 1/8"

proposed depth

EXG.

1 1/8"



#7 SASH FACE

existing distance

1 3/8"

proposed

1"

#6 PROFILES

existing

proposed

#3 INSET

existing

3/4"

proposed

1/2"

#8 PITCH

existing

1/4"

proposed

7/8"

THICKNESS

existing

1 1/2"

proposed

1 1/2"

PREPARED BY: C. BULTMAN

DATE: 1 MAR 2022

SIGNATURE: C. BULTMAN

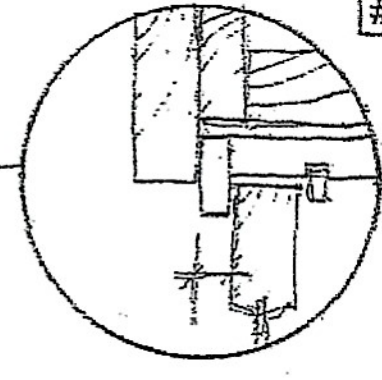
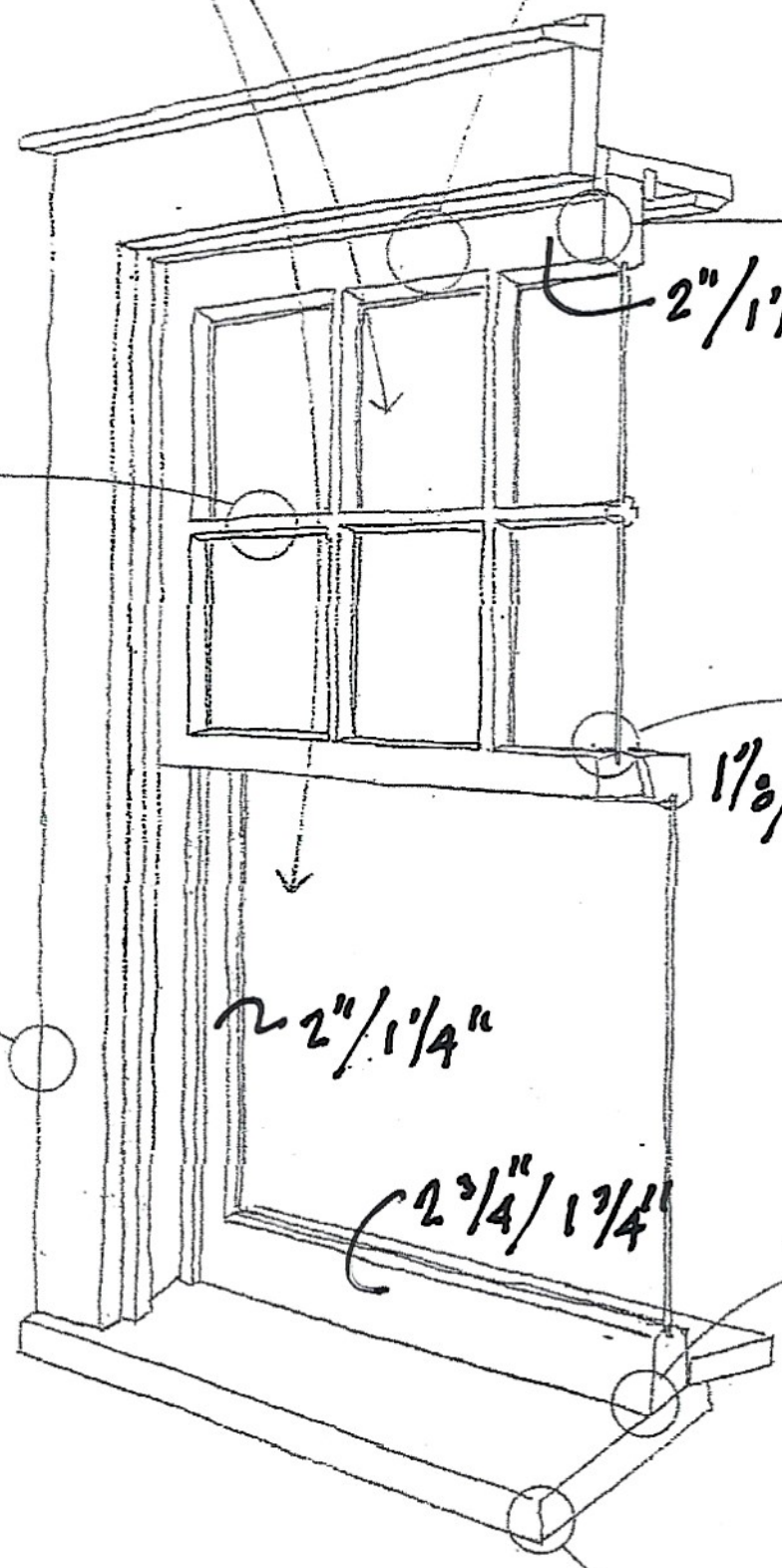
Windows #5

WINDOW ELEMENT measurements

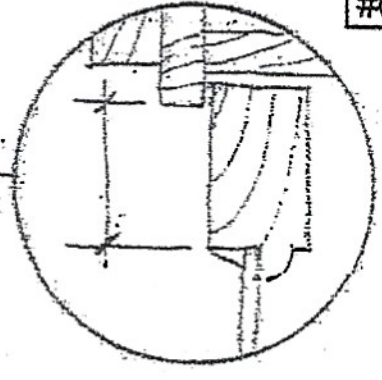
#2 GLASS SIZE
existing width
1'-8 3/4"
proposed width
1'-7 5/8"
existing height
2'-6 3/8"
proposed height
2'-5 7/8"

#5 MUNTINS
existing distance
N/A
proposed
N/A

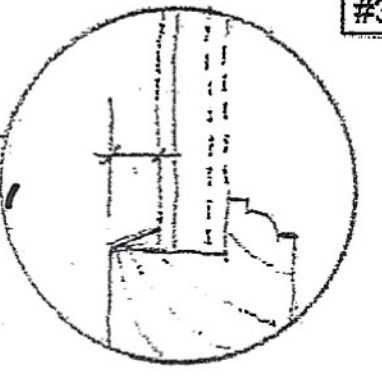
#9 CASING
exist. width
4"
proposed width
4" EXG
exist. depth
1 1/8"
proposed depth
1 1/8" EXG



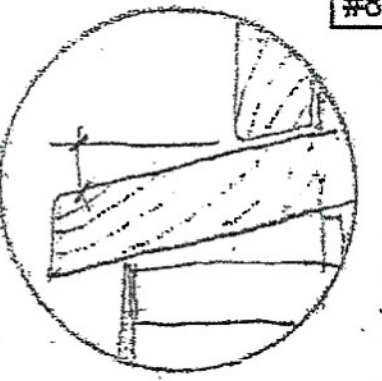
#7 SASH FACE
existing distance
1 3/8"
proposed
1"



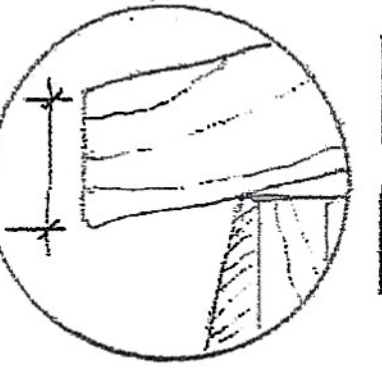
#6 PROFILES
existing
proposed



#3 INSET
existing
3/4"
proposed
1/2"



#8 PITCH
existing
1/4"
proposed
7/8"



THICKNESS
existing
1 1/2"
proposed
1 1/2"

PREPARED BY: C. Bultman DATE: 1 MAR 2022

SIGNATURE: C. Bultman



808 West Washington Street - Front elevation (south)



808 West Washington Street - Side elevation (east)



808 West Washington Street - Side elevation (east)



808 West Washington Street - Rear elevation (north)



808 West Washington Street - Side elevation (west)



808 West Washington Street - Side elevation (west)



window # 1
window # 10



window # 2



window # 3



window # 4



window # 5



window # 6



window # 7



window # 8



window # 9



window # 10



window # 11



window # 12



window # 14



window # 15



window # 16



window # 17



window # 18



window detail as found - circa 1980's



window detail as found - circa 1980's

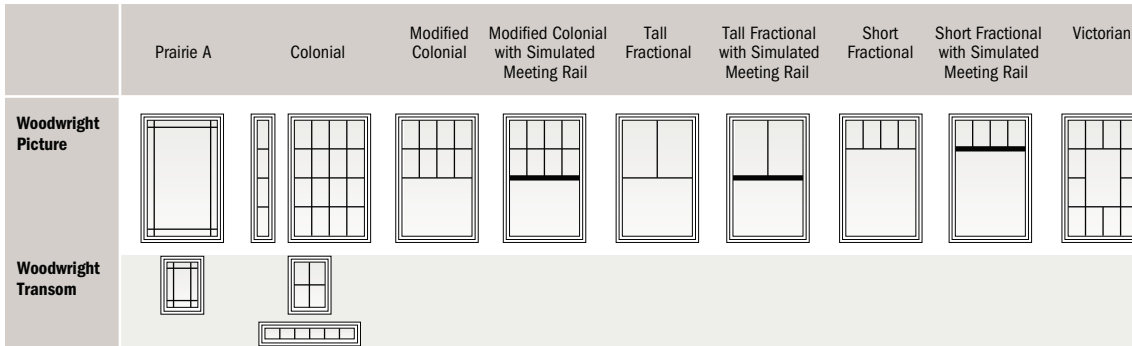
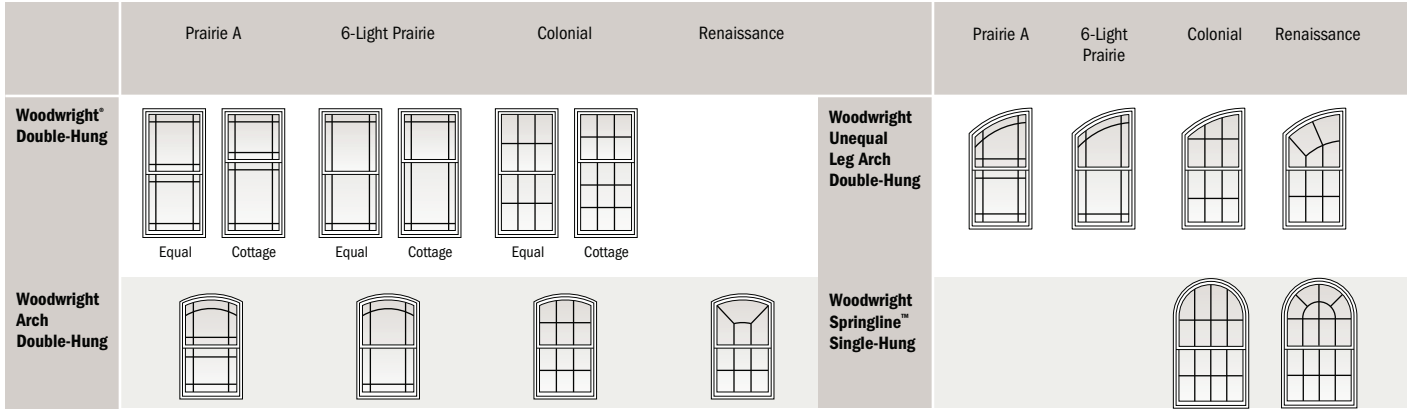


basement window # B1

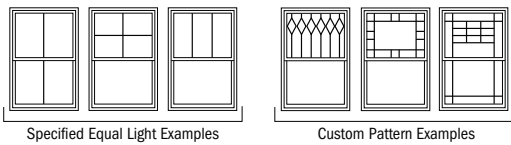


basement window # B2

Grille Patterns



Patterns for double- and single-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double- or single-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**

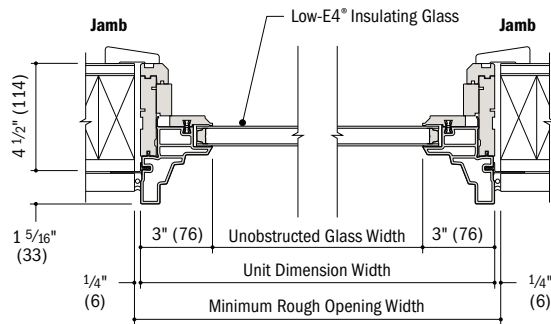


Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.

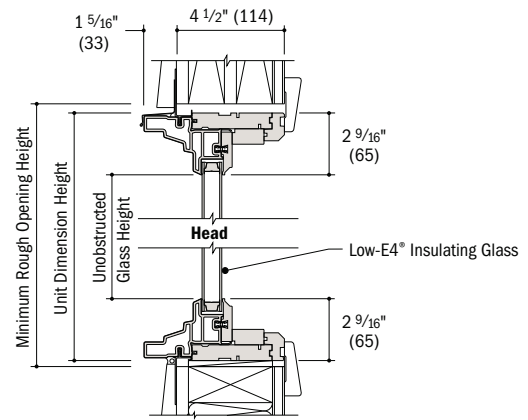
400 Series Woodwright® Double-Hung Full-Frame Windows

Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



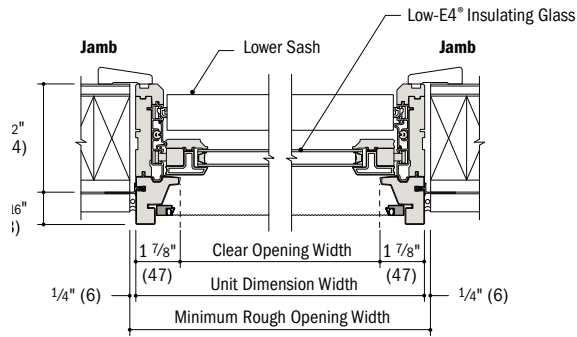
Vertical Section

- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

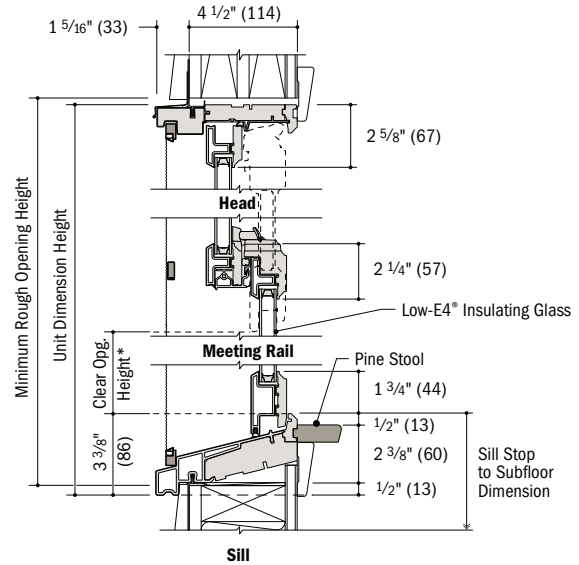
WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



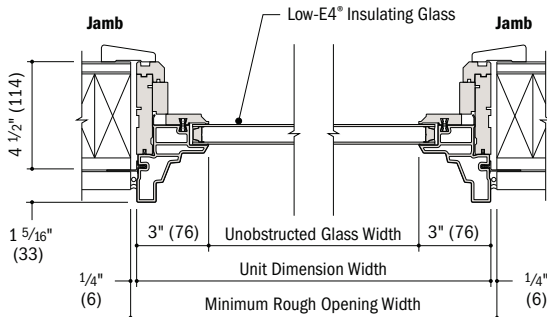
Horizontal Section



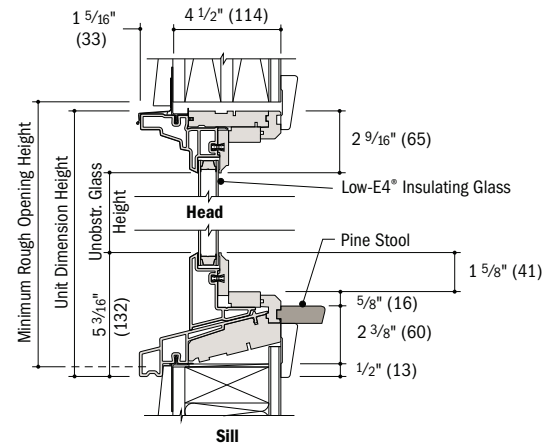
Vertical Section

Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**

• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

• Dimensions in parentheses are in millimeters.

*Clear opening height dimension is less on arch, unequal leg arch and Springline® hung windows.

Horizontal (stack) Joining Detail

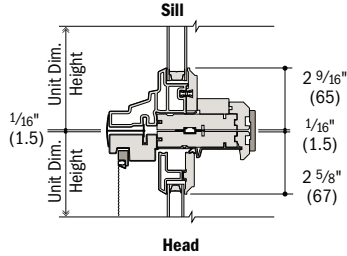
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights plus 1/16" (1.5) for each join.

Overall Rough Opening Height

Overall window dimension height.*



Vertical Section
Woodwright® Transom (WTR) over Woodwright Double-Hung

Vertical (ribbon) Joining Detail

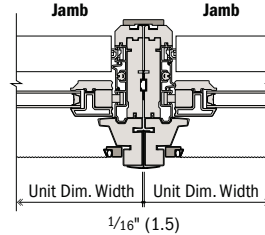
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



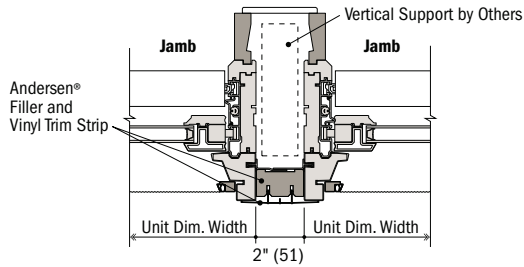
Horizontal Section
Woodwright® Double-Hung to Woodwright Double-Hung

For more joining information, see the combination designs section starting on page 181.

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Woodwright® Double-Hung and Woodwright Double-Hung

- *Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.
- For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill, add 1/2" (13) to the overall window dimension height.