



## **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:**

#### **Building Site**

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

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

*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.

Introducing a new building or site feature that is out of scale or otherwise inappropriate.

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

#### **District/Neighborhood**

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

## From the Ann Arbor Historic District Design Guidelines:

### All New Construction

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

Designing new features so they are compatible with the historic character of the site, district, and neighborhood.

Basing the site location of new buildings on existing district setbacks, orientation, spacing and distance between adjacent buildings.

Designing new buildings to be compatible with, but discernible from, surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportions, and roof shape.

Designing new sidewalks, entrances, steps, porches and canopies to be consistent with the historic rhythm established in the district.

*Not Appropriate:* Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character.

Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.

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

### New Construction in Historic Residential Settings

*Not Appropriate:* Paving a high percentage of a front yard area or otherwise disrupting the landscape pattern within front yard setbacks.

Placing a structure outside of the existing pattern of front yard setbacks along a historic residential block.

### Paved Areas

*Appropriate:* Designing new driveways with "radius" type curb cuts and paved with gravel, concrete, asphalt, porous pavers or brick. Stamped or patterned concrete will be reviewed on a case-by-case basis.

Installing new parking areas, which are compatible with the scale, proportion of yard area, and characteristics of the historic district, behind buildings. These shall be reviewed on a case-by-case basis.

On residential properties, retaining and maintaining existing historic driveways and curb

cuts, including “two track” driveways and green space between the driveway and the house.

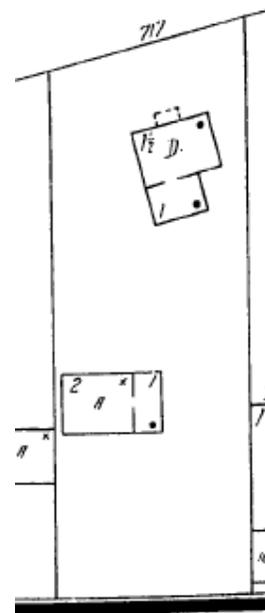
*Not Appropriate:* Installing driveways or parking areas that are too wide or large for the building site and are out of character for the district.

## STAFF FINDINGS:

1. The owner proposes to build a new house close to where a two-story barn/garage was previously located. Because the new house drawings needed to be modified to account for the floodplain on the site, the applicant requested that at the March meeting the addition to the historic house be considered, rather than postponing the entire application. The addition was approved unanimously on February 12, 2026.

2. The lot is larger-than-average (11,000+ square feet) and slopes down steeply behind the house to the Bach Elementary School big playground. A portion of the site, and all of the big playground, are in the floodplain.

3. The applicant proposes to construct a 2,425 sf new residence behind the historic house. The proposed house is two stories with a side gable roof. There is also a two-story central front-facing gable with the primary entrance. The entrance is covered by a portico with a shed roof supported by simple rounded columns. There are shed dormers on the side gable roof, on either side of the centered gable. The proposed house has an attached garage, with the garage door on the west side of the front elevation, facing a proposed new driveway off of W Liberty St.



The design of the rear elevation mimics the front elevation with a central gable and shed dormers on either side. There is a rear deck at the center of the elevation. It is elevated due to the grade change and floodway. A stairway leads from the deck to a patio at grade.

The east and west elevations have a simple design. There is a covered person door with a stoop on the west elevation near the front of the house that leads to the garage. There are two basement egress window wells on the east elevation.

New retaining walls are proposed at the front of the house near the garage door.

4. The proposed siding on the new residence is Hardie Plank horizontal lap siding. The roof will feature Timberline HDZ shingles. The foundation will be concrete block. Retaining walls will be cut stone.

Windows throughout will be one-over-one aluminum clad wood windows. The egress window wells will be wood timber. The front door will be an Andersen glass panel door with a sidelight. The person door on the west elevation will be a half-light panel door. The

garage door will be an overhead fiberglass paneled door. Window and door trim will be composite.

The rear deck will have composite decking and a simple metal railing. The rear patio will be paved with bay stone.

5. There is an existing curb cut on the west side of the site that leads to a shallow gravel driveway. The proposal includes widening and lengthening the driveway in this location to service both the historic house and the proposed new residence. It is proposed to be paved with concrete. At the right of way, the driveway will be 10ft wide. It will expand by the rear addition of the historic house (approved February 2026) to create one surface parking space. Then it will angle to lead to the garage of the proposed new residence.
6. The Historic District Commission must determine whether the proposed new house is compatible with the historic house on the lot, the adjacent historic structures and the surrounding neighborhood. This includes considering the size of the building (massing, height, width), placement on the lot, design (roof form, fenestration, porches, etc.), materials (mainly cladding, foundation, windows and doors), and texture.

The meaning of “texture” in a preservation sense isn’t necessarily inferred. A useful description can be [found here](#): “The optical texture of a building refers to its visual characteristics from afar, such as windows, sweeping curves, corners and voids. The tactile texture refers to the closer materials that can be physically touched, such as stone or glass building materials, metal façades and timber handrails.”

7. The proposed new residence has a floor area of 2,425 sf. The historic house has a pre-1945 floor area of 1,180 sf, and a post-1944 floor area of 1,945 sf (including the addition approved in February 2026).
8. The proposed residence has a footprint of 1,075 sf (not including the garage). The historic house has a pre-1945 footprint of 710 sf and a post-1944 footprint of 1,235 sf (including the addition approved in February 2026).
9. The front façade of the house facing West Liberty is setback 86ft 6in from the back of the sidewalk, and 10 ft from the rear addition to the historic house. Because it is behind the historic house, the setback from the street is much larger than the typical front setback on the street, which is generally around 20ft. Not all houses on W Liberty St have accessory structures in the rear yard. Some have detached garages, which are much smaller than the principal structures.

The proposed width of the new house is 44ft at the front and 48 ft at the rear, compared to the roughly 26 ft width of the historic house (at its widest, the historic house is 33ft 7in wide, but this includes a previous non-historic addition that was added between 1947 and 1960). The surrounding houses on West Liberty Street are generally around 30ft wide, with a range between 25ft and 35ft.

The proposed height is 24ft 7in to the peak of the gable (or 20ft 10in to the midpoint of the gable, for zoning purposes). This is taller than the historic house, which is 19ft 7.5in. Because of the grade change (sloping down towards the rear of the lot), the peak of the

new residence's gable roof will match the peak of the historic house's roof.

10. Staff believes, overall, the architectural design of the house is simple and differentiated from the houses in the immediate vicinity. However, staff has concerns about the size and scale of the proposed two-story residence in relation to the contributing historic house on site. Staff does not believe the proposal meets the Standards and Guidelines used by the Historic District Commission, as shown below.

*Not Appropriate: Introducing any new building that is out of scale or otherwise inappropriate to the setting's historic character.*

The proposed two-story house has a larger footprint and floor area than the historic house. The proposed residence is also much wider than the historic house on the parcel and the houses in the nearby vicinity. Though this increased width is due to the restrictions of the floodplain, it makes the new residence very visible, especially in comparison to the historic house. Additionally, the proposed residence is taller than the historic house. Even with the change in grade, the gable peaks of the historic and proposed houses will be at the same level. The size of the proposed house is not subordinate to the historic house and is out of scale with the historic setting.

This large scale is particularly concerning to staff because the proposed house is on the same lot as a particularly small historic house. Even though the proposed house is set back behind the historic, it will be very visible due to its size. The two houses would also be close together on the lot with approximately 11 ft between the existing house (with rear addition approved in February 2026) and the proposed residence.

*Not Appropriate: Introducing new construction onto a site or in a district, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys relationships on the site or the district.*

As mentioned above, staff does not believe the size and scale of the proposed house are compatible with the site and district. In general, the simple architectural design (gable roof, regular fenestration pattern, covered entrance portico) and the proposed materials are appropriate for new construction in historic districts. Although, staff is hesitant about the proposal to have an attached garage at the front elevation. The proposed house is set back to the rear of the lot, which is an appropriate location for a garage. However, it is not in keeping with the character of the district to have a garage door on a front elevation.

*Not Appropriate: Introducing a new feature that is visually incompatible with or that destroys the patterns of the site or the district.*

It is not atypical to have an accessory structure in the rear yard in the Old West Side Historic District. As shown on the Sanborn Fire Insurance Maps, there was once an accessory structure at the rear of this lot. However, it is atypical to have such a large building in the rear yard, and it is atypical for it to be so close to a smaller historic house. Staff notes that the rear yard is an appropriate location for new construction because it is less visible from the right of way, but as proposed, the new house will be visible and will likely overwhelm the historic house, making it incompatible with the site and district.

Because the proposed residence is set back behind the historic house, it does not follow typical setbacks or placement patterns for principal buildings in the historic district, which usually directly front the street.

**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 for the portion of the application at 717 West Liberty Street, which contains a contributing structure in the Old West Side Historic District, to construct a two-story house with an attached garage and pave a new driveway. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the surrounding area and meets the *Ann Arbor Historic District Design Guidelines for All New Construction, New Construction in Residential Settings, and Paved Areas*; 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 Building Site and District/Neighborhood.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 717 W Liberty Street in the Old West Side Historic District

\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE 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) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** drawings, photos

717 West Liberty Street, front and east elevations (April 2024, courtesy Google Street View)



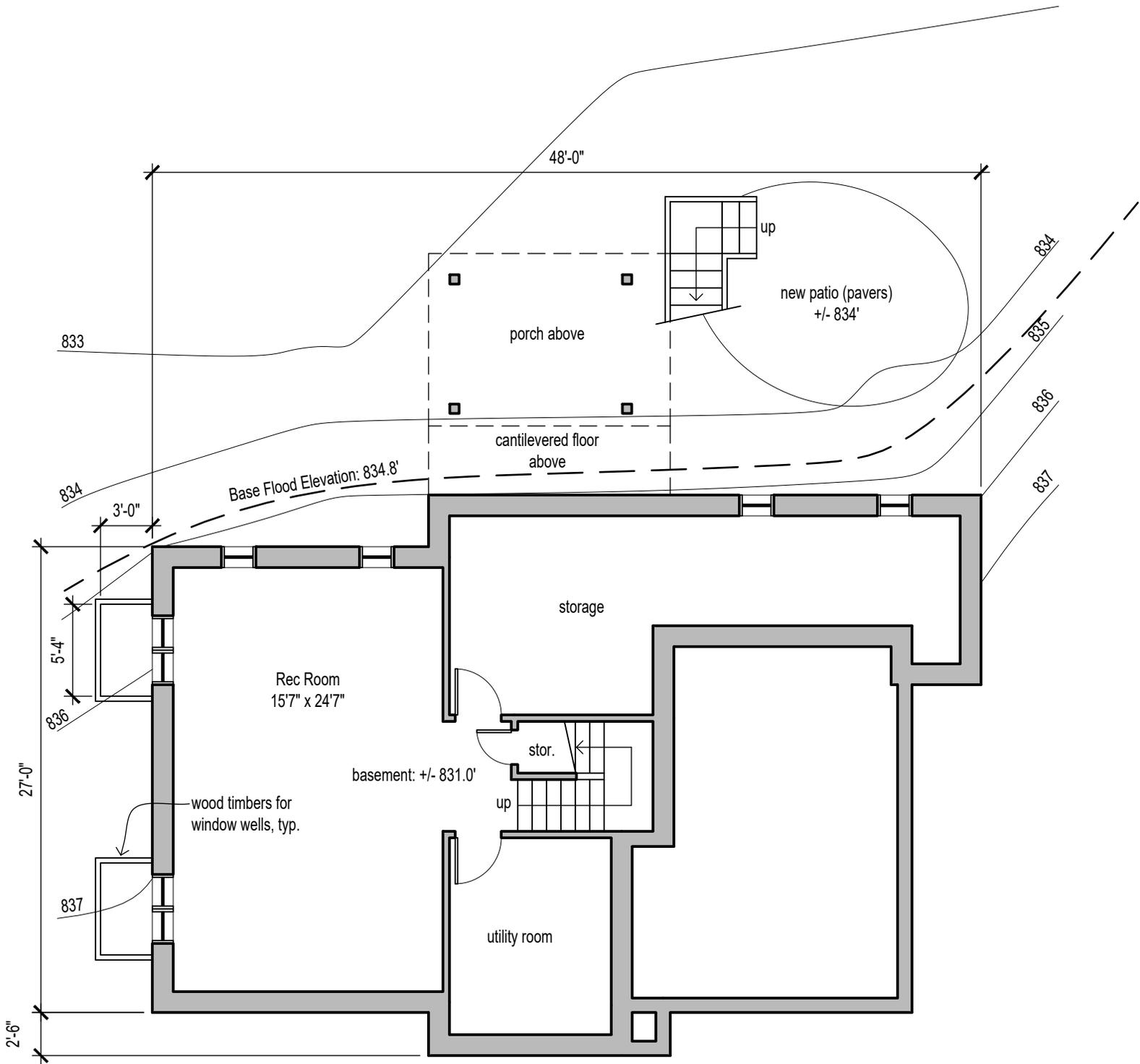
717 West Liberty Street, front elevation (April 2024, courtesy Google Street View)

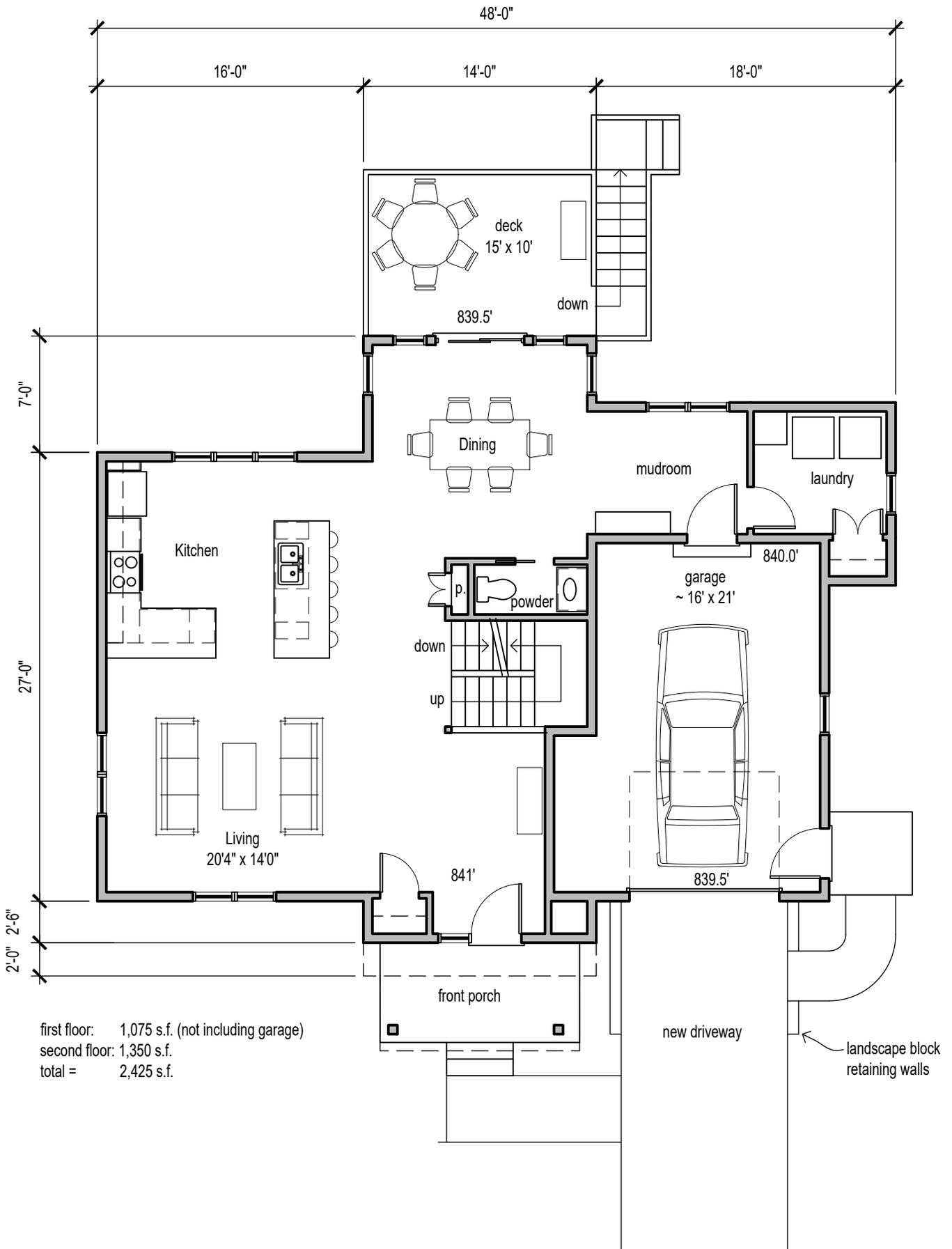


717 West Liberty Street, front and west elevation (April 2024, courtesy Google Street View)



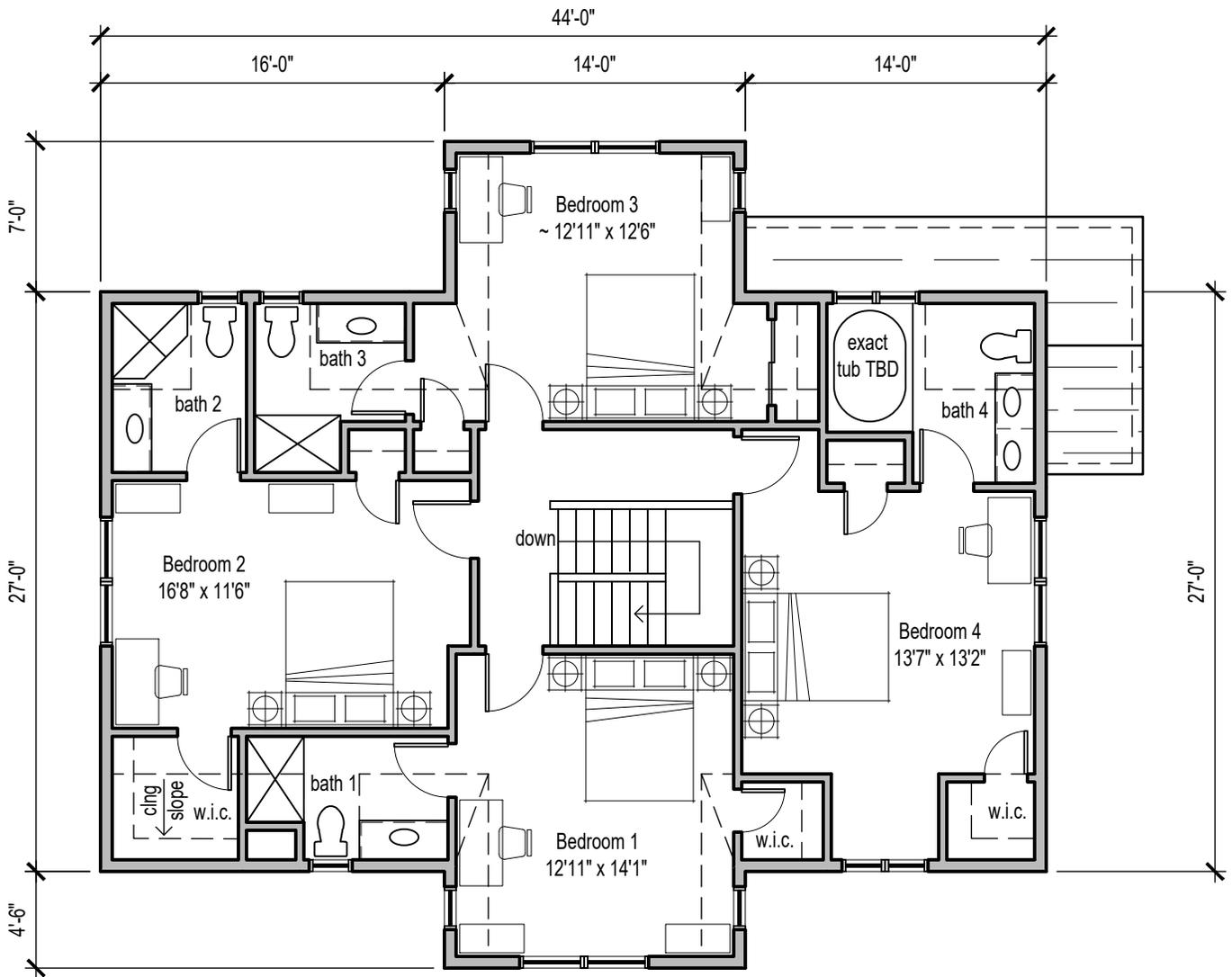


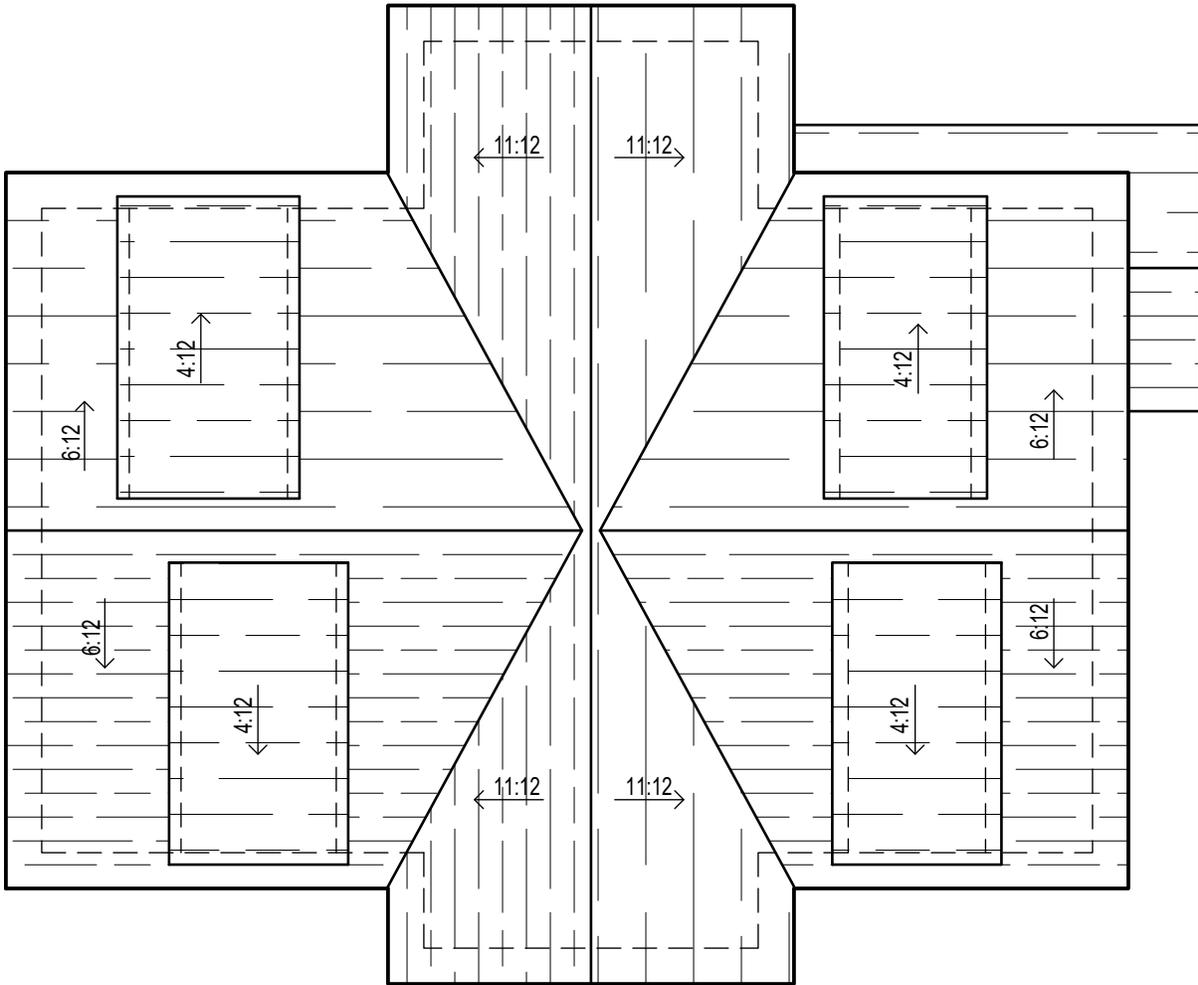




first floor: 1,075 s.f. (not including garage)  
 second floor: 1,350 s.f.  
 total = 2,425 s.f.











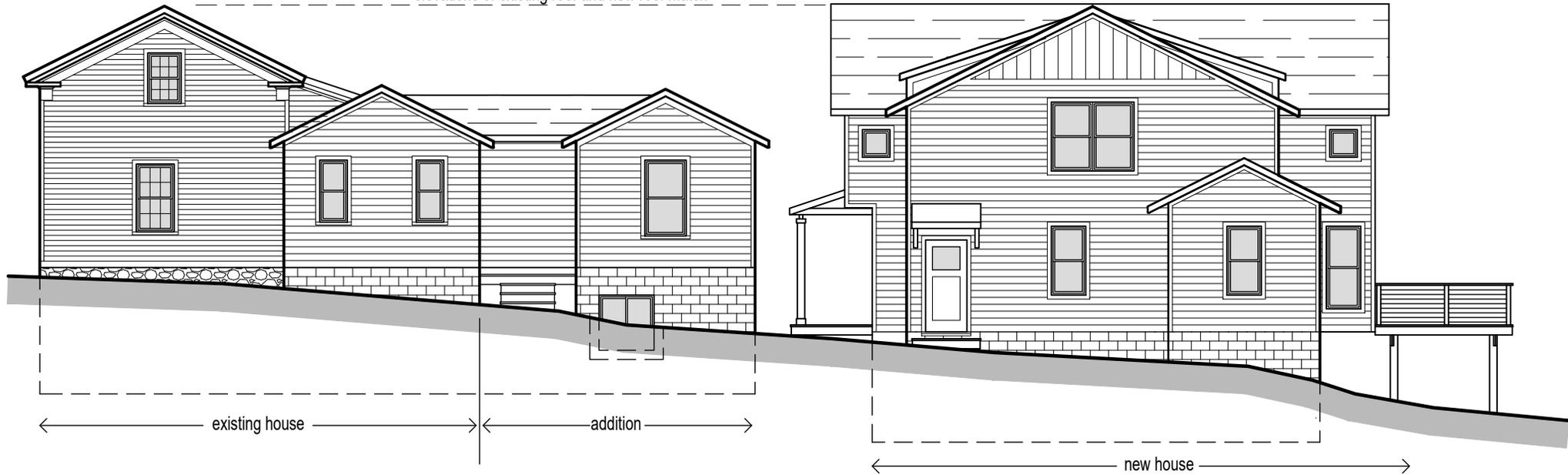




elevations of existing roof and new roof match



elevations of existing roof and new roof match





# PANEL STYLE 102 STRAIGHTLINE GLASS PANEL



Interior



Exterior

## Summary

<b>Configuration</b>	Single Door
<b>Interior Color</b>	Maple
<b>Glass</b>	Low-E4® Glass
<b>Hardware</b>	FSB 1102, Satin Stainless Steel
<b>Grille Pattern</b>	None
<b>Exterior</b>	Dark Bronze

;

side door

# PANEL STYLE 402 ARTS AND CRAFTS



Interior



Exterior

## Summary

<b>Configuration</b>	Single Door
<b>Interior Color</b>	Canvas
<b>Glass</b>	Low-E4® Glass
<b>Hardware</b>	Albany, Stone
<b>Grille Pattern</b>	None
<b>Exterior</b>	Colony White

# DOUBLE-HUNG WINDOW

## FEATURES

### DOUBLE-HUNG WINDOWS

#### FRAME & SASH

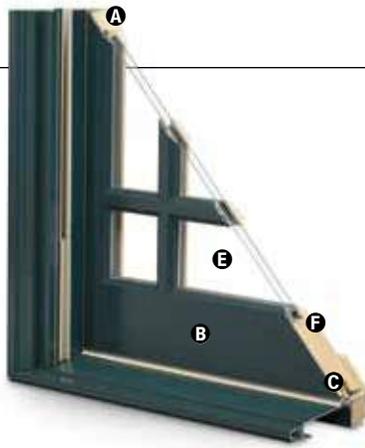
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany\*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

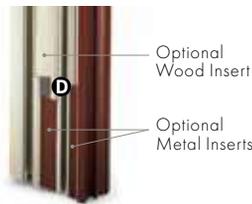
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



**D** Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



#### GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

**GLASS SPACERS available in black, white and stainless steel.**

#### HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

#### HARDWARE OPTIONS



Lock



Sash Lift

Antique Brass | Black | **Polished Chrome** | Bronze | Gold  
Oil Rubbed Bronze | Pewter | **Bright Brass** | **Brushed Chrome** | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.  
Bold name denotes finish shown.

#### HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

## EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

#### INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

#### FACTORY-FINISHED INTERIORS



#### INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

**ACCESSORIES** Sold Separately

**DOUBLE-HUNG WINDOWS**

**HARDWARE**

**Window Opening Control Device Kit**

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

**VeriLock & Open/Closed Sensors DISCONTINUED**



VeriLock sensors are unique as they detect whether the windows are locked or unlocked\* — a feature no other sensors can provide. Available in all hardware finishes.

**Open/Closed Sensors**

Wireless open/closed sensors are available in four colors.

See page 27 for Smart Home options.

**INSECT SCREENS**

**TruScene® Insect Screens**

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

**Conventional Insect Screens**



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

**GRILLES**

**Full Divided Light**

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"

7/8"



1 1/8"

1 1/2"

**Simulated Divided Light**

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

**Finelight™ Grilles-Between-the-Glass**

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat

1" Contoured

3/4" & 1"

**Removable Interior Wood Grilles**

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



7/8"

See page 22 for more information on grilles.

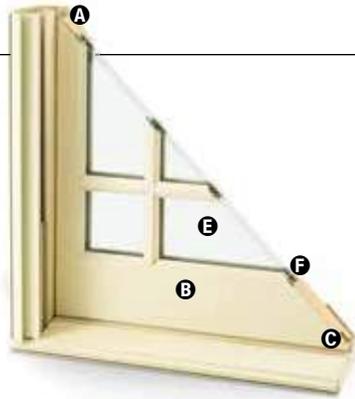
\*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

# DOUBLE-HUNG INSERT WINDOW

## FEATURES

### DOUBLE-HUNG INSERT WINDOWS

Double-hung insert window fits into an existing window frame making installation a breeze. The appearance of the interior and exterior of the home are maintained because the existing frame, wall coverings and trim work stay completely intact.



### FRAME & SASH

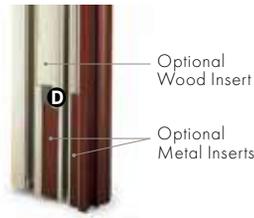
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany\*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

**D** Basic jamb liners are available in beige or white and are made of synthetic material. Optional painted aluminum exterior inserts and wood-veneered interior inserts also available.



### SILL

8 degrees is the standard slope. Filler block is used on existing window sill angles of less than 8 degrees.

**GLASS SPACERS** available in black, white and stainless steel.

### GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

## HARDWARE OPTIONS



Lock: Antique Brass | Black | **Polished Chrome** | Bronze | Gold  
Oil Rubbed Bronze | Pewter | **Bright Brass** | **Brushed Chrome** | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details. Bold name denotes finish shown.

### HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

## EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

### INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

### FACTORY-FINISHED INTERIORS



### INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

**HARDWARE**

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

**MEASURING GUIDELINES**

Measuring guidelines for double-hung insert and picture insert windows can be found on [andersenwindows.com/measure](http://andersenwindows.com/measure).

**ACCESSORIES** Sold Separately

**DOUBLE-HUNG INSERT WINDOWS**

**HARDWARE**

**Window Opening Control Device Kit**

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

**VeriLock & Open/Closed Sensors DISCONTINUED**



VeriLock sensors are unique as they detect whether the windows are locked or unlocked\* — a feature no other sensors can provide. Available in all hardware finishes.

**Open/Closed Sensors**

Wireless open/closed sensors are available in four colors.

See page 27 for Smart Home options.

**INSECT SCREENS**

**TruScene® Insect Screens**

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

**Conventional Insect Screens**



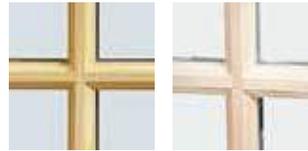
Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

**GRILLES**

**Full Divided Light**

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



5/8"

7/8"



1 1/8"

1 1/2"

**Simulated Divided Light**

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



7/8"

**Finelight™ Grilles-Between-the-Glass**

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat

1" Contoured

3/4" & 1"

**Removable Interior Wood Grilles**

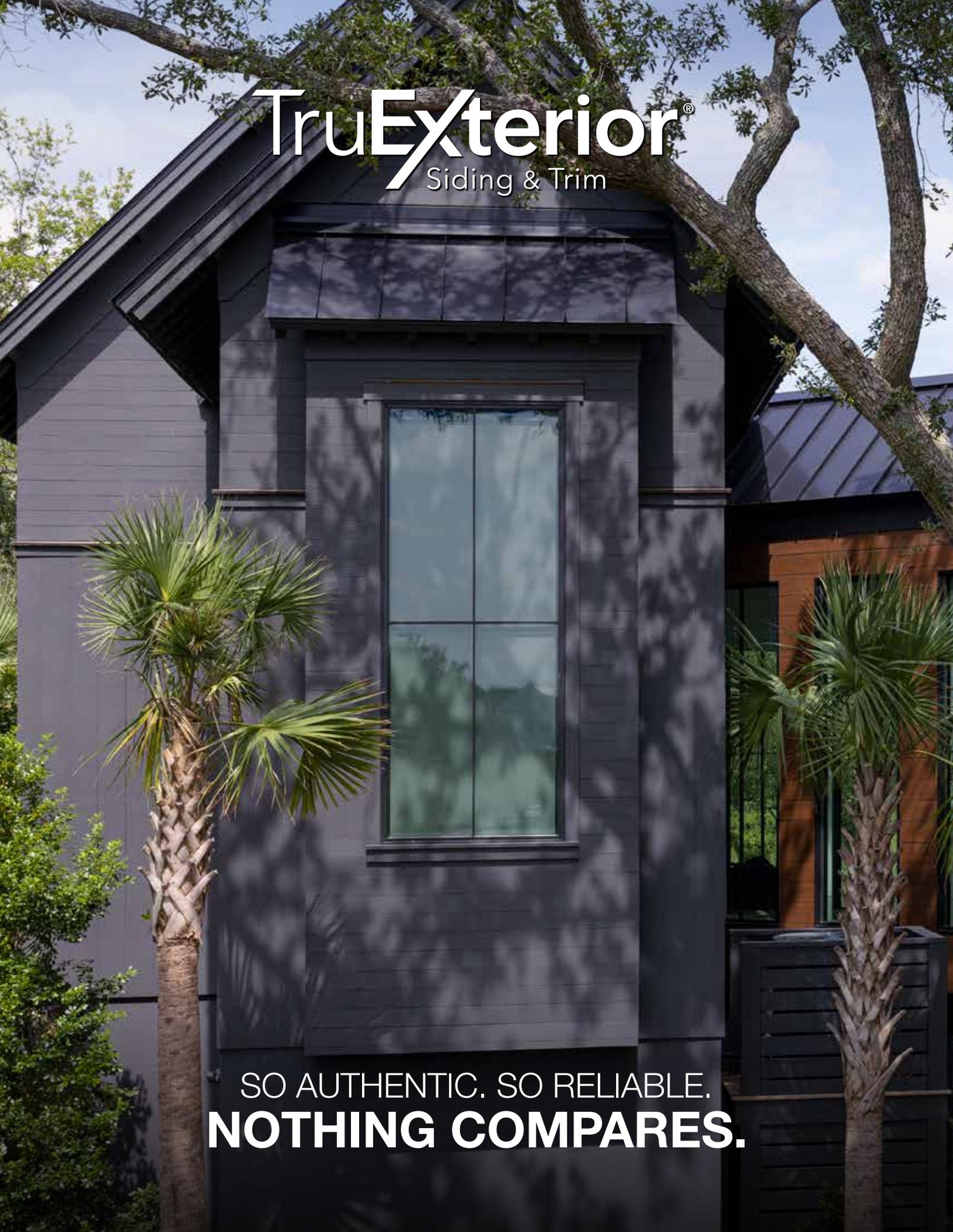
Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



7/8"

See page 22 for more information on grilles.

\*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.



TruExterior<sup>®</sup>  
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.*

# Door Designs

Select your door panel style and color

## 1 Choose a panel style

	Vertical Raised (VR)	Horizontal Raised (HR)	Vertical Long (VL)	Horizontal V-groove* (HV)
7' high				
8' high				
	Available in oak wood grain pattern	Available in oak wood grain pattern	Available in cherry wood grain pattern	Available in mahogany wood grain pattern

\* Doors over 9' wide have a vertical seam added for support

## 2 Choose a color

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching before ordering your door.

White	Cherry	Mahogany	Honduran Mahogany	Natural Oak
Green	Gray	Clay	Walnut	Red Oak

Impression Fiberglass COLLECTION®  
**Decorative Accents**

Customize your door with windows

**3 Choose a window style**

Windows below are for a 9' wide door and shown with Red Oak finish. See your Overhead Door™ Distributor for other options.

For **Vertical Raised** panel



For **Horizontal Raised and Horizontal V-groove** panel



For **Horizontal V-groove** panel



For **Vertical Long** panel (Arched top):



Plain Window Arched



6 Window Arched



8 Window Arched



12 Window Arched



16 Window Arched



20 Window Arched

Below are two examples of 18' wide **double car arched windows**. See website for complete selection.



24 Window Single Arched



24 Window Double Arched

For **Vertical Long** panel (Square top):



Plain Window Square



6 Window Square



8 Window Square



12 Window Square



16 Window Square



20 Window Square

Optional window placement for all models:



Windows may be arranged vertically or horizontally. Up to 50% of the door can include windows. Windows placed in the bottom section of the door must have DSB 1/8" tempered or 1/2" insulated glass.

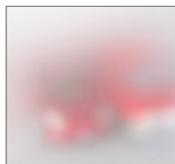
**Choose a glass type**



Clear



Obscure



Satin Etched



Gray Tint



Green Tint



Bronze Tint

Insulated option available for Horizontal and Vertical Raised Panels. Obscure glass not available on Vertical Long Panels. Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

See website for complete line of decorative hardware.

**4 Choose your opener**



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.



# Timberline HDZ<sup>®</sup>

High Definition<sup>®</sup> Lifetime<sup>†</sup> Shingles



As featured on *This Old House*, the Timberline HDZ<sup>®</sup> Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline<sup>®</sup> roof.

And now, a good thing just got even better again.



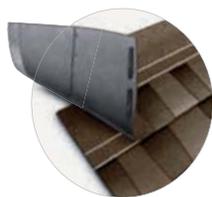
We protect what matters most<sup>™</sup>

# It's a system, built to protect

A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.<sup>1</sup>

Timberline HDZ® Shingles also feature GAF Time-Release Algae-Fighting Technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.<sup>2</sup>



LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.



<sup>1</sup> 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

<sup>2</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

# BAY STONE

PAVERS: BAY STONE – CEDARVILLE  
BORDER PAVERS: HOLLAND 4x8 – JET BLACK



# KEYSTONE COMPAC STRAIGHT SPLIT

› WALL STONES: COMPAC 3 STRAIGHT SPLIT – MANISTEE BLEND  
WALL CAPS: 3x24 SPLIT FACE CAP – SLATE



# KEYSTONE COMPAC STRAIGHT SPLIT

› WALL STONES: COMPAC STRAIGHT SPLIT – WALNUT BLEND  
WALL CAPS: UNIVERSAL CAP – WALNUT BLEND



### STANDARD COLORS

#### COMPAC UNITS



GRAY



MANISTEE BLEND



WALNUT BLEND



LIMESTONE BLEND



SAHARA BLEND

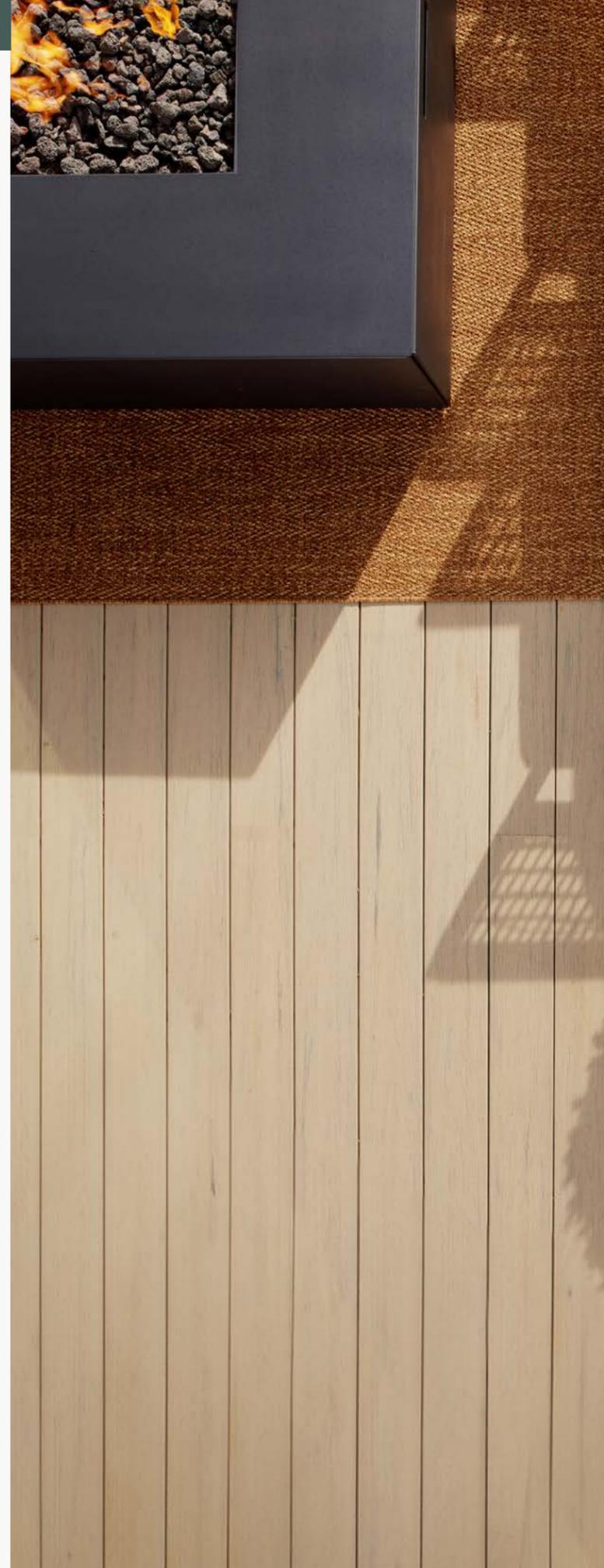
### ELITE COLORS



GRAPHITE BLEND



Composite in a class of its own,  
with unmatched wood looks



#### DURABLE

Made of a mix of high-performance and recycled polymers and reclaimed wood fibers, our Composite Decking is made to last and won't split, splinter, or rot.

#### LOW MAINTENANCE

Forget sanding, staining, or sealing your deck. An occasional scrub and rinse are all that's needed.

#### FADE & STAIN RESISTANT

Enjoy a richly hued protective capping that resists UV rays and staining.\*

#### MOISTURE RESISTANT

With a protective polymer cap with no wood fibers, our boards are protected from moisture damage like mold, mildew, and rot.\*\*

#### WARRANTY PROTECTION

Rest easy knowing your investment is protected by 30- and 25-Year Limited Warranties that vary by collection.\*\*\*

#### SUSTAINABLE

Made in the USA from approximately 85% recycled material including reclaimed and recycled wood, plastic bags and jugs, and other discarded plastics for an eco-friendly choice.

#### REAL WOOD BEAUTY

TimberTech Composite Decking offers unmatched wood looks, with more than 20 realistic wood styles, colors, and textures.

Reserve Collection in Reclaimed Chestnut™

Depending on environmental conditions, TimberTech Composite decking colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable. \*\*The proprietary capping on the Prime+, Prime, and Premier Collections do not feature Mold Guard Technology. \*\*\*Timbertech Prime+, Prime, and Premier Collections are covered by a 25-Year Limited Product Warranty and a 25-Year Fade & Stain Limited Warranty.

# REFINED METAL RAILING

Made from powder-coated metal for high performance and corrosion resistance, the panelized railing system in these collections make installation easy.

## IMPRESSION RAIL EXPRESS®



Vintage Collection® in Weathered Teak®, Impression Rail Express® in Black with Drink Rail

With three top rail designs and four infill options, Impression Rail Express offers lots of design versatility.

### COLOR OPTIONS



WHITE BLACK DARK BRONZE

### TOP RAIL OPTIONS



CLASSIC MODERN DRINK RAIL

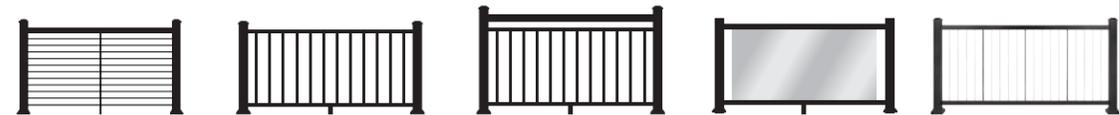
*Compatible with full profile, square shouldered boards. Not compatible with glass infill or open mid rail infill.*

### POST CAP



3"x 3" CAP

### INFILL OPTION



HORIZONTAL CABLE ALUMINUM BALUSTERS RECTANGULAR ONLY ALUMINUM BALUSTERS WITH OPEN MID-RAIL GLASS CHANNEL KIT\* VERTICAL CABLE RAIL

*Also available with Glass Infill\**

*\*Glass must be sourced separately*

## FULTON RAIL™

New



Vintage Collection® in English Walnut®, Fulton Rail

Bring a graceful, understated aesthetic to your decking projects. Made of galvanized steel, this beautiful, panelized rail system is fast to install and durability-enhanced for a long life.

### COLOR OPTION



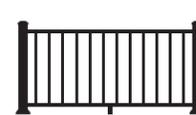
BLACK

### TOP RAIL OPTION



FULTON RAIL DRINK RAIL

### INFILL OPTION



STEEL BALUSTERS

