Ann Arbor Historic District Commission Staff Report

Application Information

Address: 421 W Washington St.

Application Number: HDC26-0028.

District: Old West Side Historic District.

Status: Contributing.

Report Date: May 14, 2026.

Report Prepared By: Mariana Melin-Corcoran, City Planner.

Review Committee Date: May 11, 2026.

Owner: Sudhindra Uppuluri, Kerrytown Apartments.

Owner Address: 1204 Arborview, Ann Arbor, MI, 48103.

Owner Phone: (734) 709-9210.

Applicant: Brad Moore, J Bradley Moore & Associates.

Applicant Address: 2232 S Main St, Unit 406, Ann Arbor, MI, 48103.

Applicant Phone: (734) 930-1500.

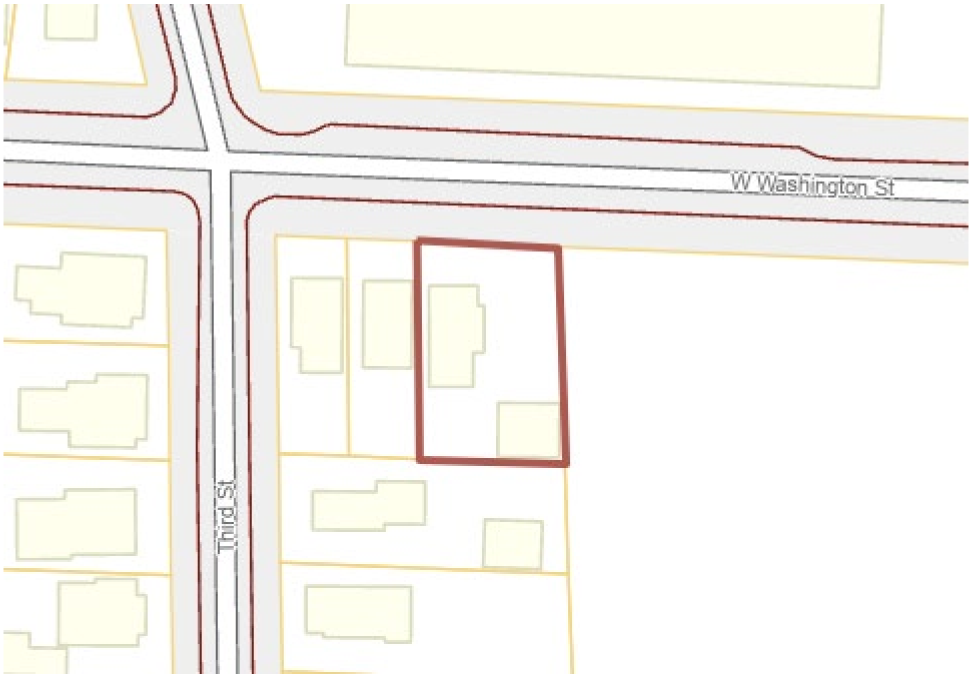
Background

Site History: 421 W Washington St was constructed in 1894 and first appears on the 1899 Sanborn Fire Insurance Map, where it is shown as a two-story dwelling with a one-story rear bumpout and a wrap-around front porch on the northeast corner of the house. According to city directories, that year it was the residence of Leonard and Mary Blake. By the 1908 Sanborn map, additional one-story bumpouts had been added near the rear of the house. There were no other major structural changes during the period of significance.

The house has a gable roof, cut stone foundation, and retains many of the historic six-over-six windows. There is a gravel driveway at the center of the site and a garage with a gable roof and vertical wood siding on the southeast corner of the lot. The garage was built after the period of significance and first appears on the 1979 aerial. At some point, likely when the house was converted into a duplex, the wrap-around porch was altered to create two separate entrances.

Location: The site is located near the intersection on Washington and Third streets, on the south side of West Washington Street and on the east side of Third Street.

Figure 1: Location map showing 421 West Washington Street outlined in red.



Application: The applicant seeks HDC approval to restore the wrap-around front porch, remove the non-original siding, and construct two additions – a rear addition and a second-story addition on the east elevation.

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:

- 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.

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

- Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

- 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.

- Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building site so that, as a result, the character is diminished.

New 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.

- Recommended: Designing new additions in a manner that makes clear what is historic and what is new.

- Recommended: Locating the attached exterior addition at the rear or on an in-conspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

- Recommended: Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

- Not Recommended: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

- 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.

- Not Recommended: Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Entrances and Porches:

- 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.

- Recommended: Designing and constructing a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Wood:

- 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.

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

Guidelines for All Additions:

- Appropriate: 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 should exceed neither half of the original building's footprint nor half of the original building's total floor area.

- Appropriate: Designing a new addition in a manner that makes clear what is historic and what is new.

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.

Wood Siding, Trim, & Architectural Details:

- Appropriate: Repairing wood siding, shingles, trim, and architectural features by using recognized preservation methods for patching, consolidating, splicing, and reinforcing in order to exactly match the existing historic material appearance.

- 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.

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

- Not Appropriate: Using substitute materials to cover or replace wood siding, shingles, trim, and architectural features.

Staff Findings

1. The applicant proposes to restore the wrap-around front porch. The existing non-original porches will be removed. A new wrap-around asphalt shingle roof will be installed. Posts will be 7in turned wood and railings will be wood with spindles sandwiched between the top and bottom rails. The railings will be 3ft tall to meet building code. The existing doors and locations will be retained.

   The proposed porch base and stairs will be concrete. Because this will be a wrap-around porch, the amount of concrete would be very visible and would obscure and impact the cut stone foundation. It is unlikely that the 1899 house had a concrete porch and stairs. Wood steps and skirting would be much more appropriate, and a condition is included in the suggested motion.

2. The applications also includes two proposed additions – a rear addition and a second-story addition on the east elevation.

   The rear addition will add roughly 52sf on the first floor and roughly 234sf on the second floor. It will be inset 1ft 8 in from the west building plane on both floors and inset 1ft 4in from the south building plane, preserving both historic southeast corners of the house. The east building plane of the addition would align with that of the first floor, but the eaves of the first-floor addition will be retained so it would still be clear that the second story is an addition.

   The applicant proposes reusing one existing six-over-six wood window that would be removed during construction on the first story of the addition's west elevation. New windows will be clad wood with muntins applied on both the interior and exterior and spacers. Two existing basement windows would be removed.

The roof will be an asphalt shingle gable roof that is roughly 8in below the historic roof. It will also be a different pitch than and slightly offset from the historic gable roof. The height to the midpoint of the addition's gable will be 20ft 9in.

The siding will be Hardie plank horizontal lap siding with a 6in exposure, and trim will be AZEK.

3. The east second-floor addition would add approximately 86sf of floor area. It would align with the walls of the first-floor living room below and would add two bathrooms to the upper level. The eaves of the first-floor roof would be retained to indicate that the upper level is an addition.

   The applicant proposes reusing the existing six-over-six wood windows that would be removed during construction on the east elevation of the addition. Trim will be AZEK. The addition will have an asphalt shingle gable roof and Hardie plank horizontal lap siding with a 6in exposure. The height to the midpoint of the addition's gable will be 20ft 9in, below the historic roof peak.

4. The historic footprint is roughly 700sf, and the historic floor area is roughly 1,184sf. Both proposed additions would increase the footprint by 7% and the floor area by 27%.

5. As part of the project, the applicant plans to remove the non-original siding. From the drawings, it appears the proposal is to wrap the house in Hardie plank. While Hardie plank is appropriate for additions, it is not appropriate for the historic house. The proposed trim is AZEK, which is also not appropriate for the historic house. A condition is included in the suggested motion that when the non-original siding is removed from the historic house, the wood siding and trim beneath will be restored or replaced with matching materials and dimensions only where deteriorated beyond repair. If an area of siding greater than 10% of any elevation is deteriorated beyond repair, a new Certificate of Appropriateness will need to be approved by staff before the work begins.

6. Staff believes the restoration of the porch and the removal of the non-original siding would be a great improvement to the house, and, with the suggested conditions, the proposal meets The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

   Overall, staff finds the design of the proposed rear addition to be appropriate. The addition has a simple design, would be sufficiently differentiated from the historic house, would have limited impact on historic materials, and would be minimally visible from the right of way. The proposed materials are appropriate. In general, staff has hesitations about reusing historic windows in new locations, even if the addition is differentiated from the historic house as a whole.

   Staff has concerns about the proposed second-story east addition. Though the proposed materials are appropriate, the square footage is small, and it is lower than the historic roof line, it will be very visible from the right of way. The east elevation is not inconspicuous. The addition would change the profile of the house from a gable fronter to an upright-and-wing, which would diminish the historic character of the house.

Possible Motions

(Note that the motions support staff findings and are 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.)

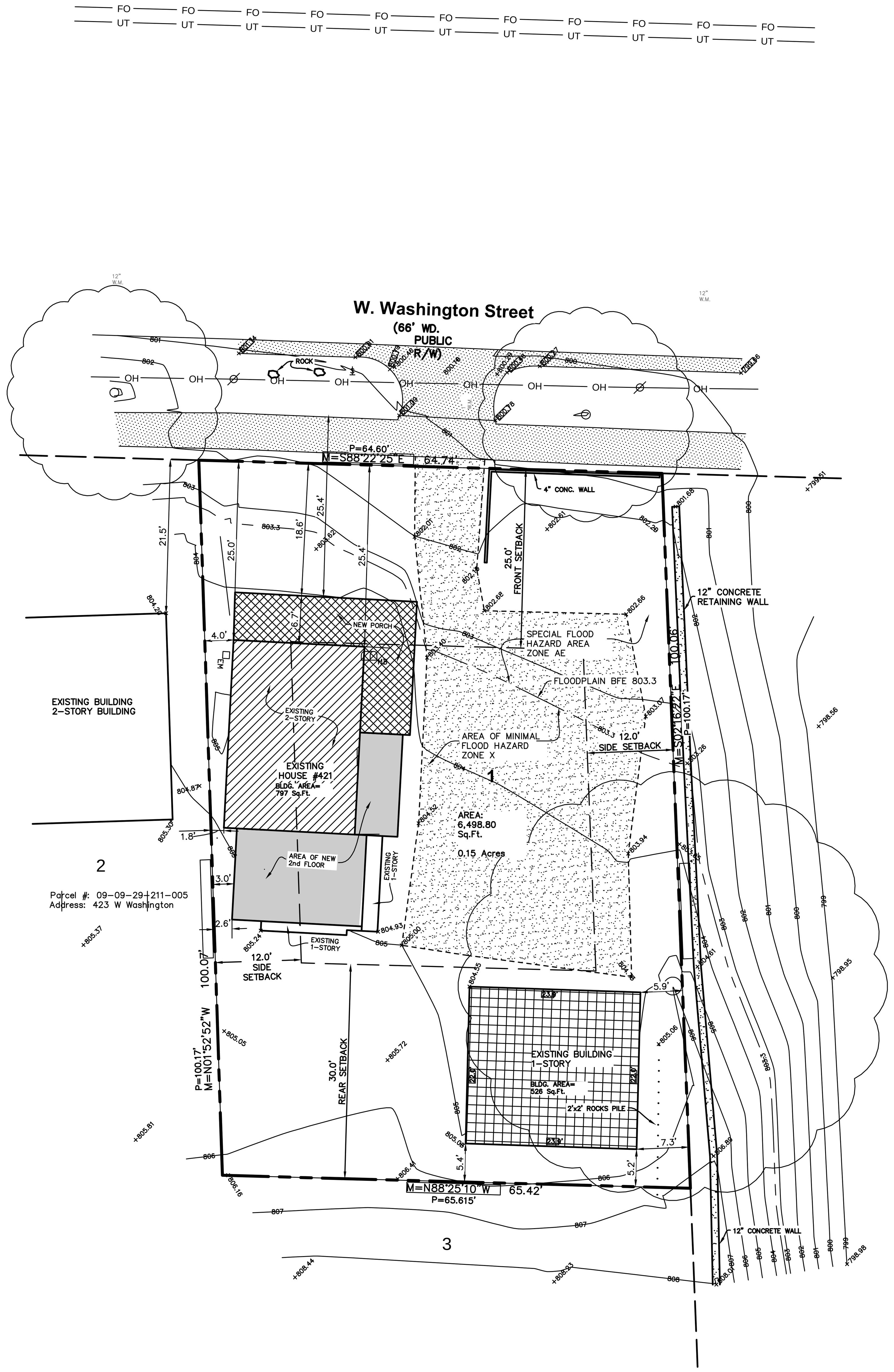
For the front porch, siding, and rear addition:
I move that the Commission issue a certificate of appropriateness for the application at 421 West Washington Street, a contributing property in the Old West Side Historic District, to restore the wrap-around front porch, remove the non-original siding, and construct a two-story rear addition on the conditions that 1) the decking, skirting, and stairs of the porch are wood and approved by staff before building permits may be issued and 2) the original siding is repaired and replaced with matching materials and dimensions only where necessary. 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 standards 2, 9 and 10 and the guidelines for building site, new additions, entrances and porches, and wood, as well as the *Ann Arbor Historic District Design Guidelines* for all additions; additions to historic residential structures; and wood siding, trim, and architectural details.

For the second-story addition on the east elevation:
I move that the Commission issue a certificate of appropriateness for the application at 421 West Washington Street, a contributing property in the Old West Side Historic District, to construct a second-story addition on the east 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 building site and new additions, as well as the *Ann Arbor Historic District Design Guidelines* for all additions and additions to historic residential structures.

ATTACHMENTS: application, drawings, specifications

Image 1: 421 West Washington Street (2008 Survey Photo)

PRELIMINARY NOT FOR CONSTRUCTION



LEGEND:

	=	EXISTING 2-STORY AREA
	=	PROPOSED NEW 1-STORY FRONT PORCH
	=	PROPOSED NEW 2nd FLOOR AREA OVER EXISTING 1st FLOOR
	=	EXISTING 1-STORY AREA
	=	EXISTING 1-STORY GARAGE

1 Site Plan
AS 1.1 SCALE: N.T.S.

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& ASSOCIATES, INC.
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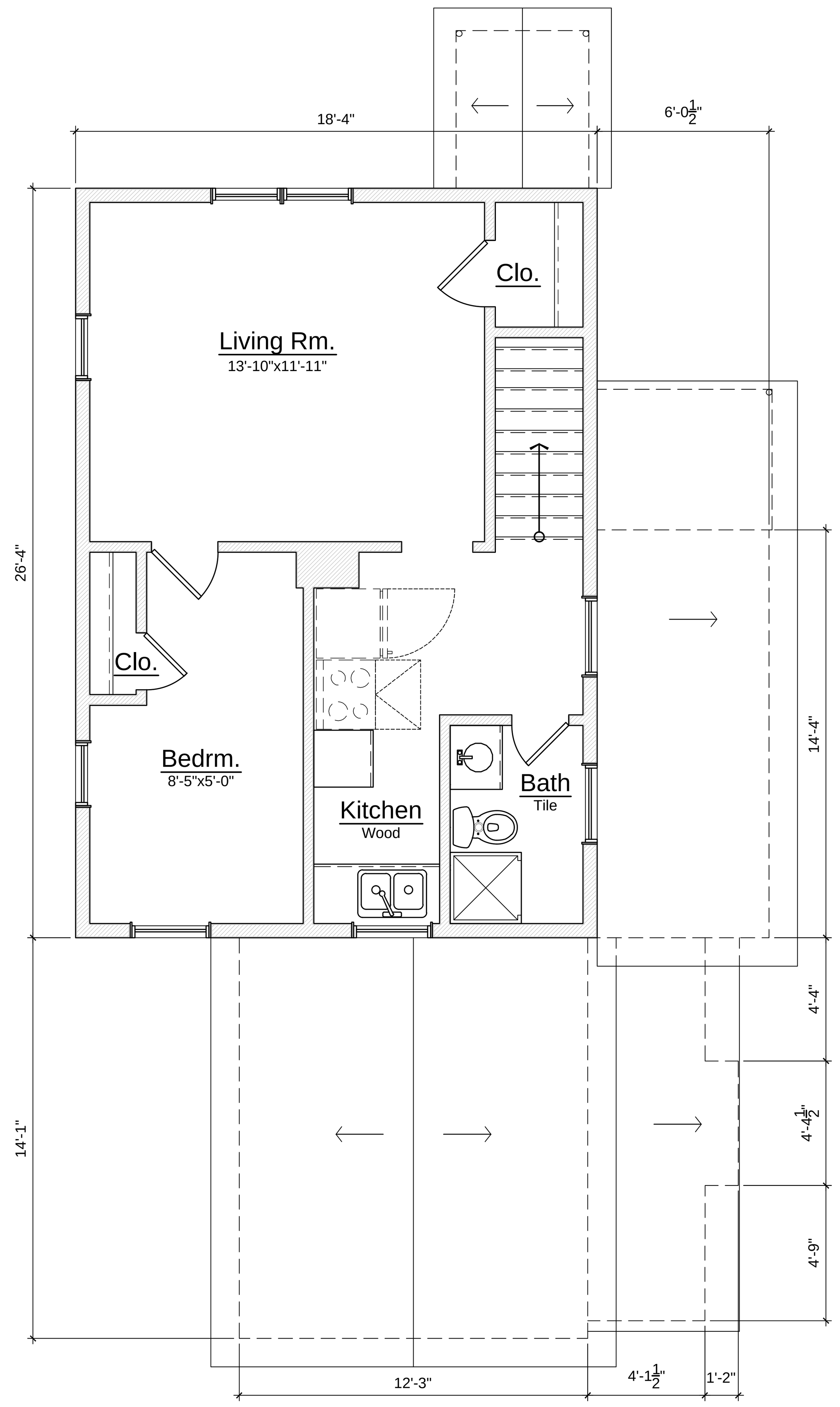
Sudhi - Floor Plans
421 W. Washington, Ann Arbor, MI
Existing Floor Plans

Review	04.24.26

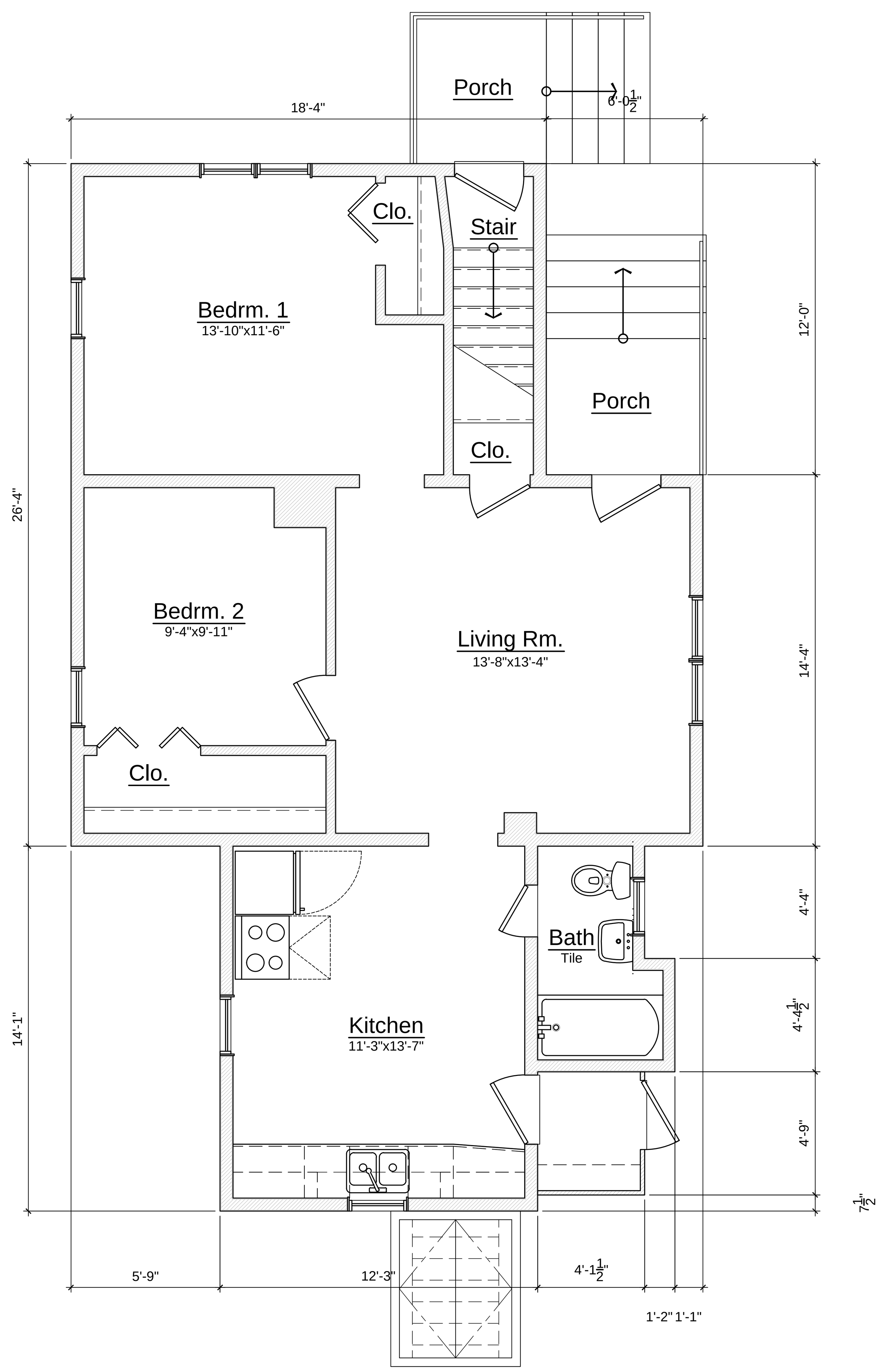
Site Plan

JBMA Project No.
225240

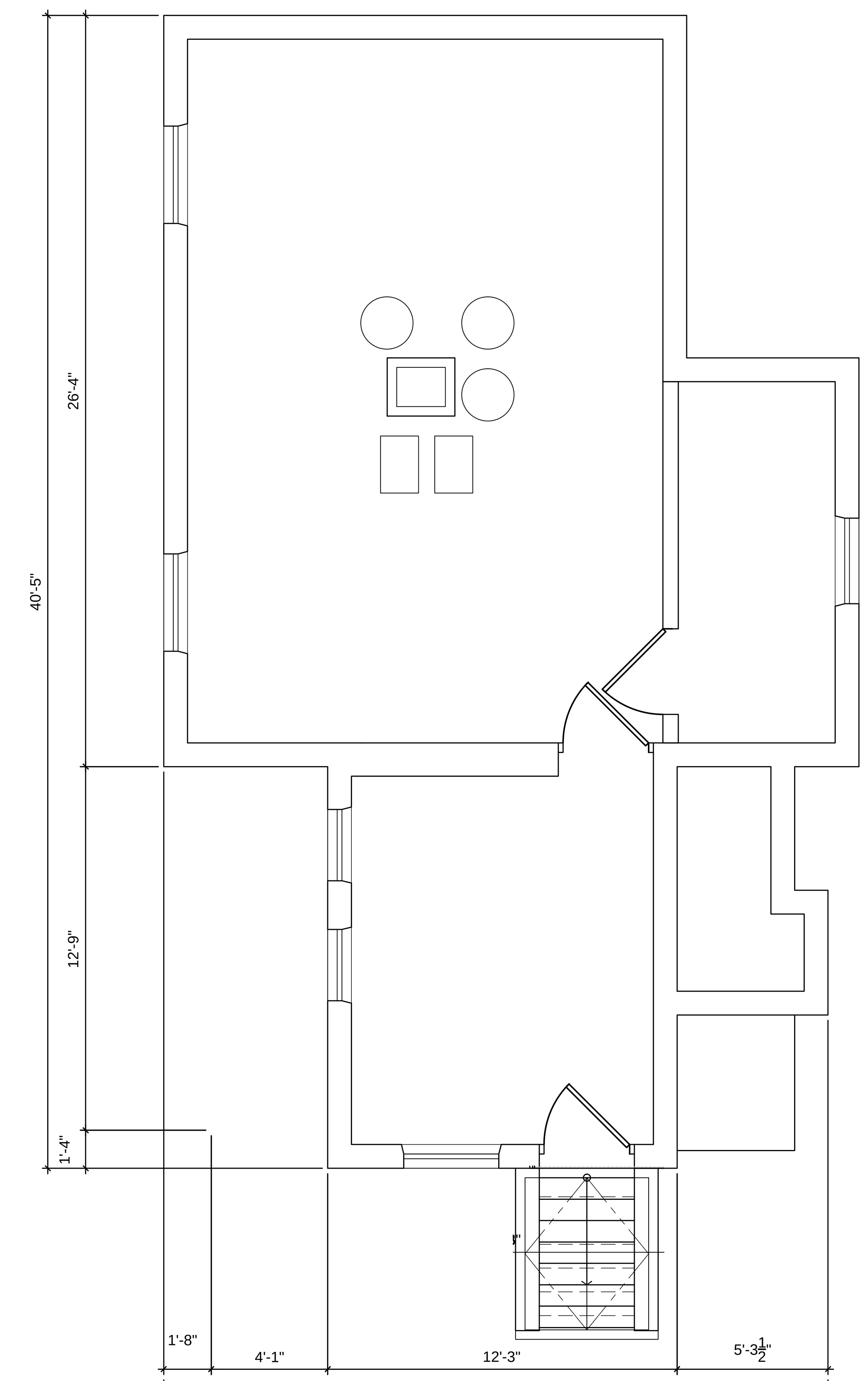
AS 1.1



3 A0.1 Exist. 2nd Floort Plan
SCALE: 1/4" = 1'-0"



2 A0.1 Exist. 1st Floor Plan
SCALE: 1/4" = 1'-0"



1 A0.1 Exist. Basement Plan
SCALE: 1/4" = 1'-0"

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Existing Floor Plans

03.19.2026

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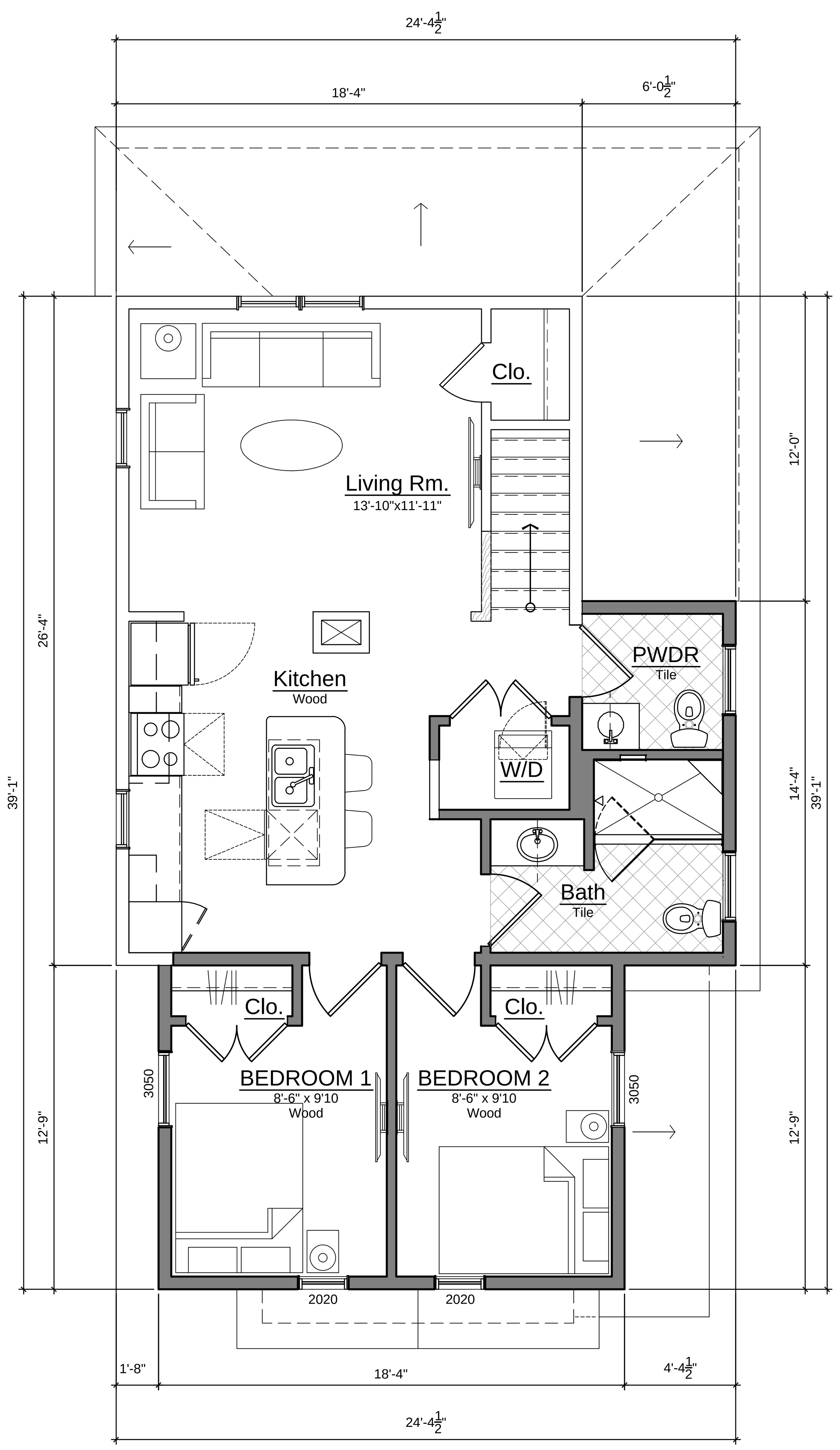
A0.1

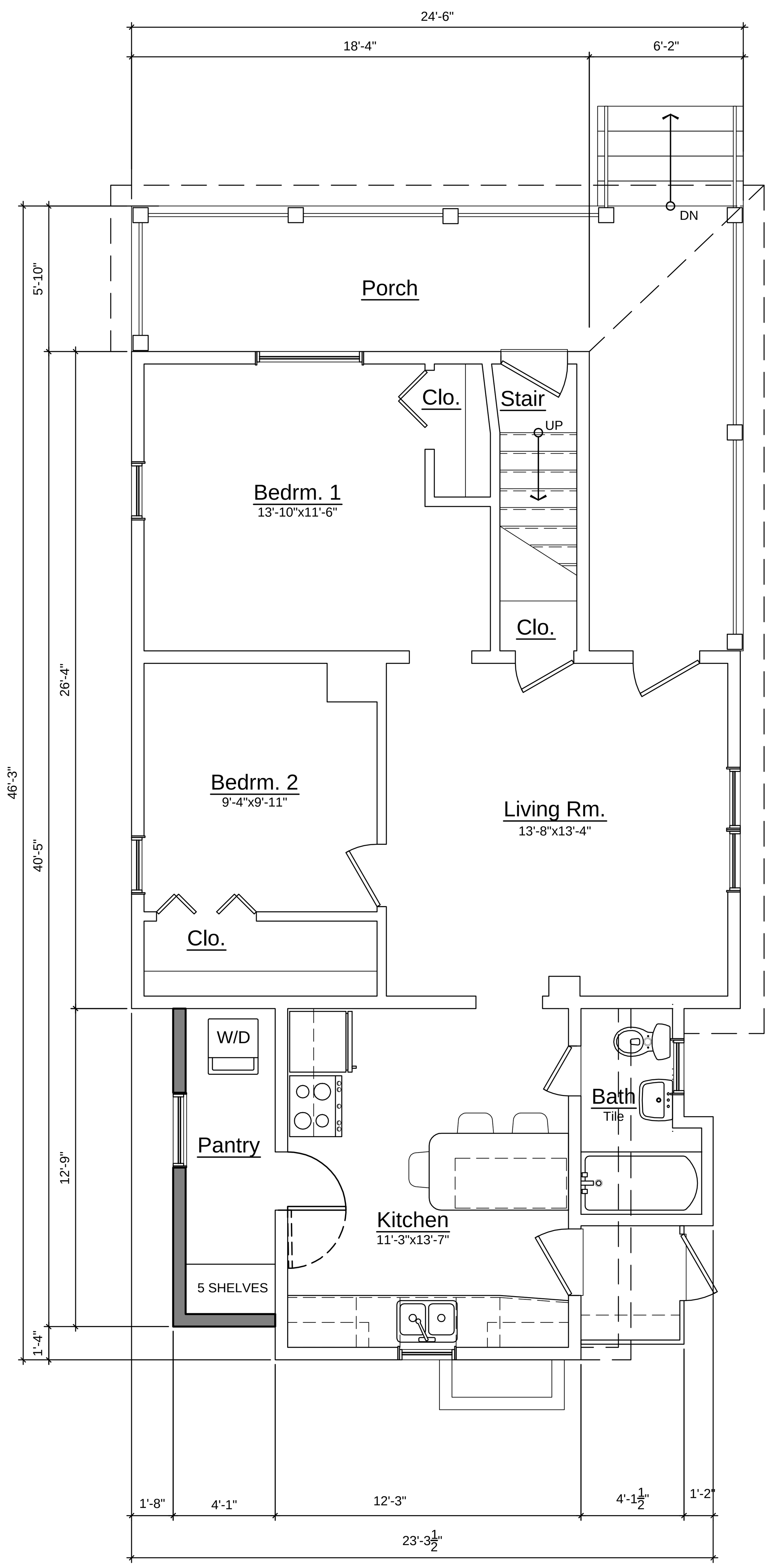
WALL LEGEND:

EXISTING CONSTRUCTION

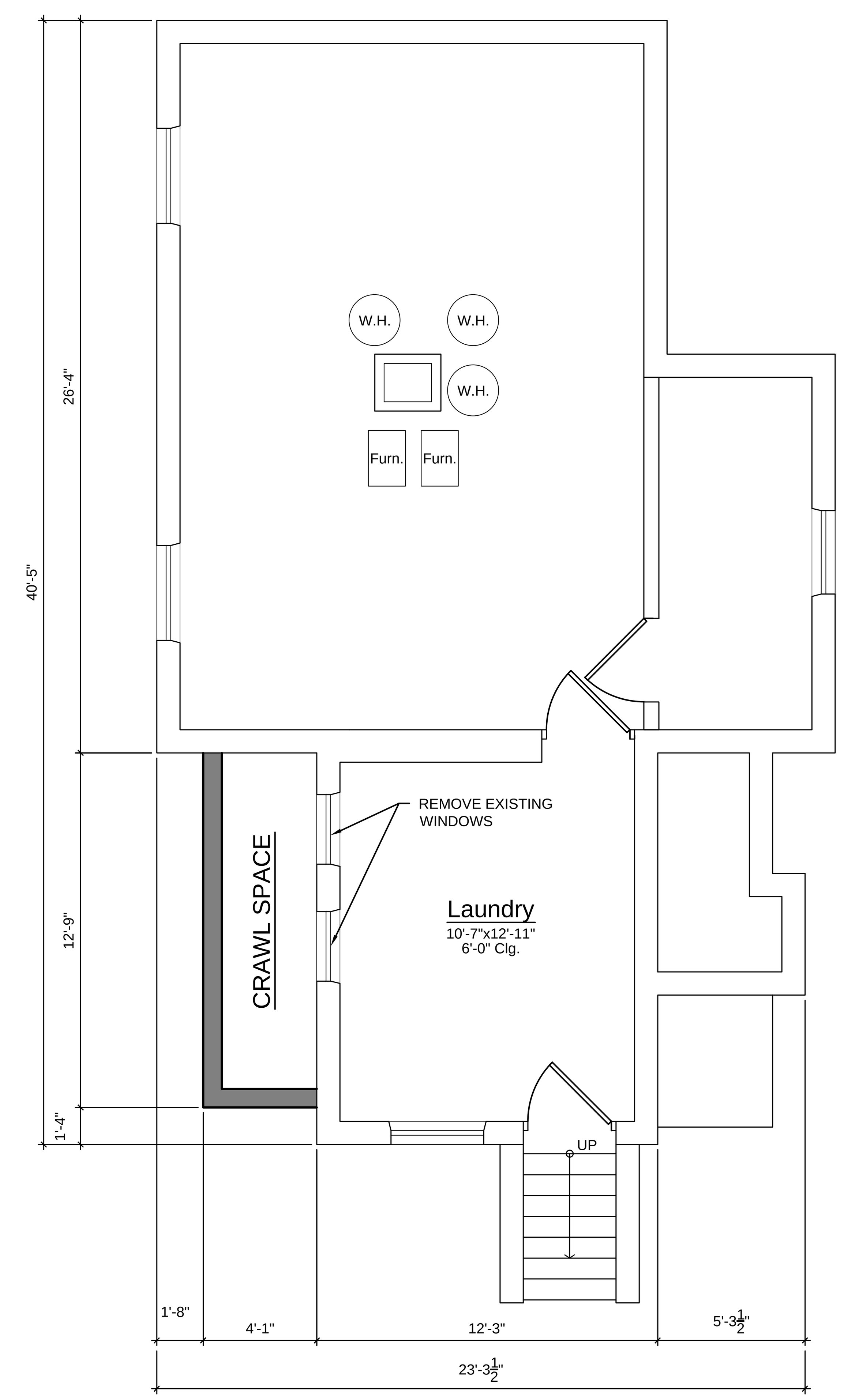
PROPOSED NEW CONSTRUCTION



3 A1.1 Second Floor Plan
SCALE: 1/4" = 1'-0"



2 A1.1 First Floor Plan
SCALE: 1/4" = 1'-0"



1 A1.1 Basement Floor Plan
SCALE: 1/4" = 1'-0"

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Existing Floor Plans

03.19.2026

Proposed Floor Plans

JBMA Project No.
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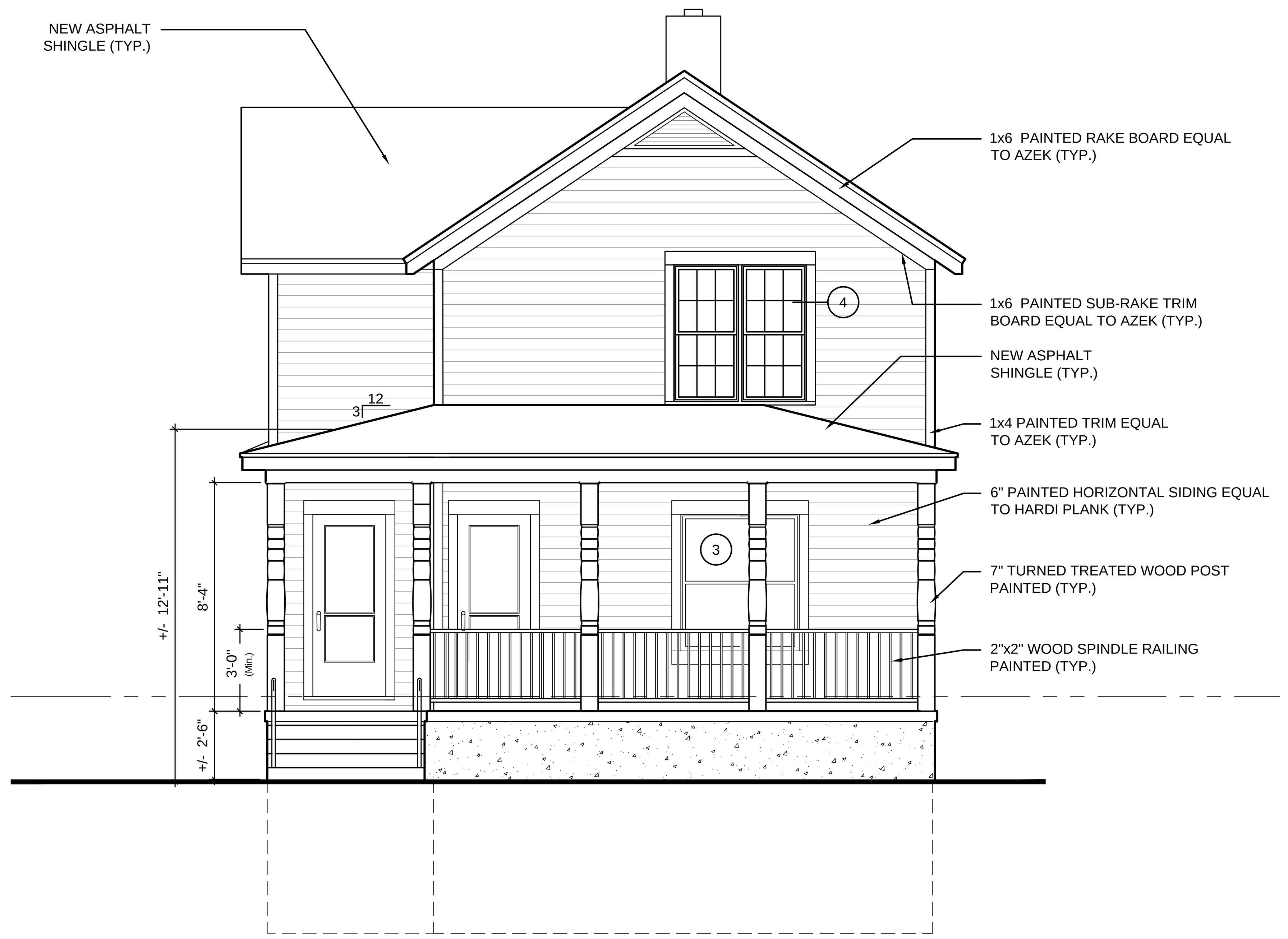
A1.1

PRELIMINARY NOT FOR CONSTRUCTION



4 A2.1 Proposed North Elevation
SCALE: 1/4" = 1'-0"

2 A2.1 Proposed East Elevation
SCALE: 1/4" = 1'-0"

3 A2.1 Existing North Elevation
SCALE: 1/4" = 1'-0"

1 A2.1 Existing East Elevation
SCALE: 1/4" = 1'-0"

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421 W. Washington, Ann Arbor, MI

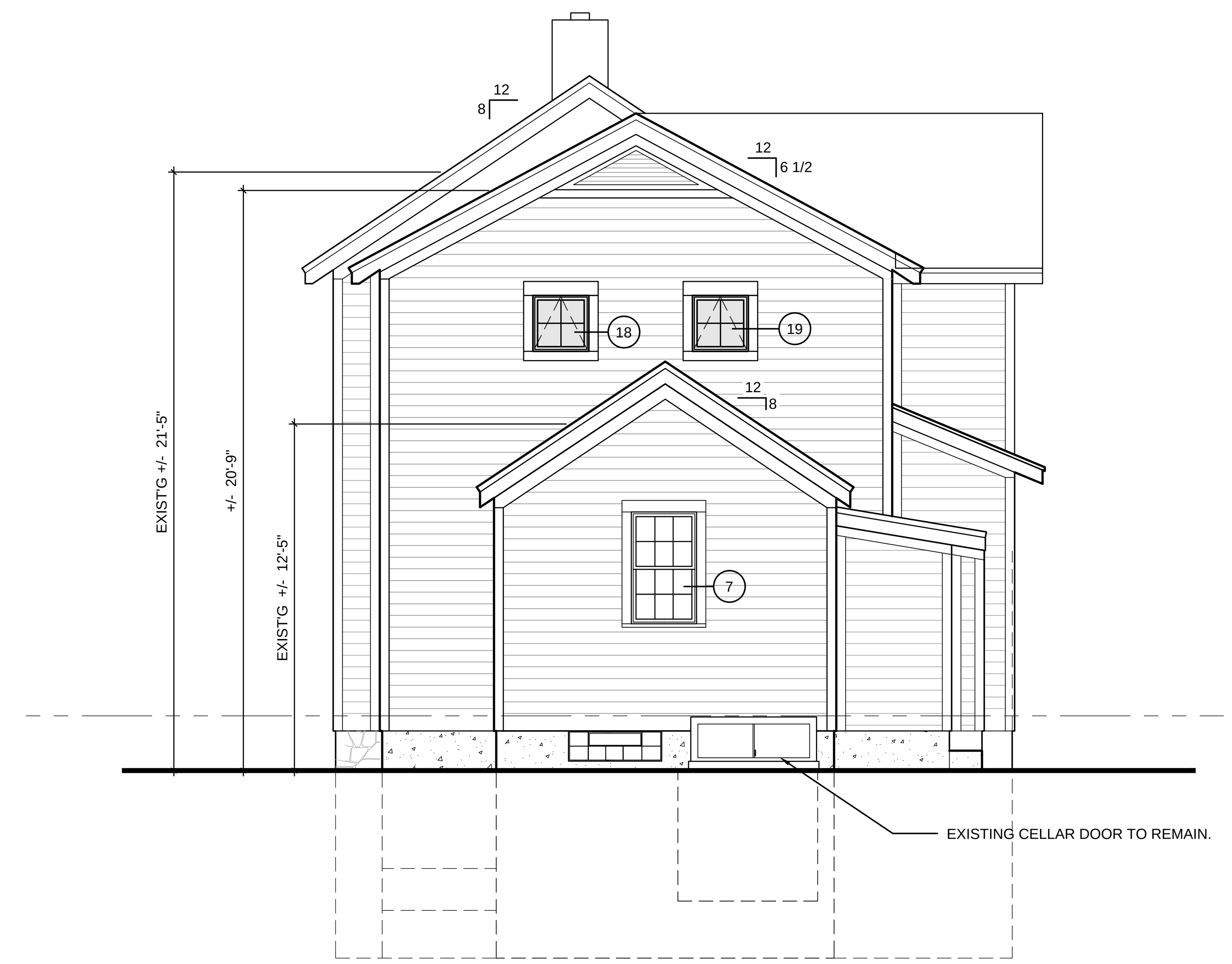
Existing Floor Plans

Review	04.22.26

Existing and Proposed Elevations

JBMA Project No.
225240

A2.1



4 A2.2 Proposed South Elevation
SCALE: 1/4" = 1'-0"

2 A2.2 Proposed West Elevation
SCALE: 1/4" = 1'-0"

3 A2.2 Existing South Elevation
SCALE: 1/4" = 1'-0"

1 A2.2 Existing West Elevation
SCALE: 1/4" = 1'-0"

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Existing Floor Plans

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Existing and Proposed Elevations

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225240

A2.2_B

WINDOW SCHEUDLE

DESIGNATION	FUNCTION	NEW/ EXIST'G REUSED	NOMINAL NOMINAL SIZE	TYPE	FRAME	
1	DH	EXST'G	(2) 2'-6" x 5'-0"	SPPW	WOOD	S
2	DH	EXST'G	2'-3" x 3'-4"	SPPW	WOOD	S
3	DH	EXST'G	4'-4" x 5'-0"	SPPW	WOOD	S
4	DH	EXST'G	(2) 2'-4" x 5'-0"	TDL	WOOD	S
5	DH	EXST'G	2'-9" x 3'-3"	TDL	WOOD	S
6	DH	EXST'G	2'-9" x 3'-3"	TDL	WOOD	S
7	DH	EXST'G	2'-4" x 4'-4"	TDL	WOOD	S
8	DH	EXST'G	2'-10" x 4'-2"	TDL	WOOD	S
9	DH	EXST'G	2'-9" x 2'-11"	TDL	WOOD	S
10	DH	EXST'G	2'-4" x 5'-0"	SPPW	WOOD	S
11	DH	EXST'G	2'-4" x 5'-0"	SPPW	WOOD	S
12	DH	EXST'G	2'-4" x 3'-11"	TDL	WOOD	S
13	DH	EXST'G	2'-4" x 3'-11"	TDL	WOOD	S
14	DH	EXST'G	2'-4" x 4'-5"	TDL	WOOD	S
15	DH	NEW	3'-0" x 5'-0"	FDL	CLAD WOOD	-
16	DH	REUSED	2'-9" x 3'-3"	TDL	WOOD	S
17	DH	REUSED	2'-9" x 3'-3"	TDL	WOOD	S
18	DH	NEW	2'-0" x 2'-0"	FDL	CLAD WOOD	-
19	DH	NEW	2'-0" x 2'-0"	FDL	CLAD WOOD	-
20	DH	NEW	3'-0" x 5'-0"	FDL	CLAD WOOD	-
21	DH	REUSED	2'-9" x 2'-11"	TDL	CLAD WOOD	S

KEY

DH	-	DOUBLE HUNG WINDOW
TDL	-	TRUE DIVIDED LIGHT WINDOW
FDL	-	FULL DIVIDED LIGHT WINDOW
SPPW	-	SINGLE PANEL PICTURE WINDOW
S	-	EXISTING ALUMINUM STORM WINDOW

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421 W. Washington, Ann Arbor, MI

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WINDOW SCHEDULE AND DETAILS

JBMA Project No.
225240

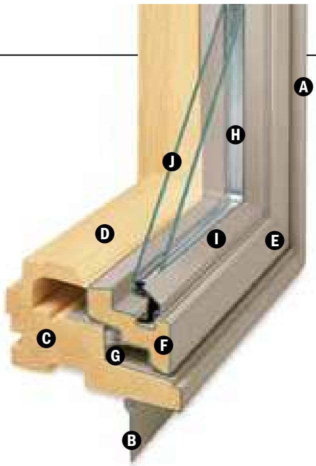
A3.1

CASEMENT & AWNING WINDOWS

CUSTOM SIZING
in ⅛" (3) increments
CUSTOM SIZES

Dimensions in parentheses are in millimeters.

FEATURES



FRAME

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl cover extends 1 3⁄8" (35) around the perimeter of the unit, creating a flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available.

SASH

E Rigid vinyl encases the entire sash – a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

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

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

J High-Performance options include:

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

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE

Smooth Control Hardware System

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

Single-Actuation Casement Lock

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

Awning Sash Locks

Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in window combination designs.

StormWATCH® PROTECTION

400 Series casement and awning windows are available with Stormwatch® Protection. For more details, visit andersenwindows.com/coastal.

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact casement and awning windows, allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Visit andersenwindows.com for up-to-date performance information of individual products. Contact your Andersen supplier for availability.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone

Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | White

Dark Bronze** | Black**

HARDWARE OPTIONS Sold Separately

CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

CLASSIC SERIES™

Stone | **White**

Bold name denotes finish shown.

ESTATE™

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

*Visit andersenwindows.com/warranty for details.
**Products with dark bronze and black interiors have matching exteriors.
Dimensions in parentheses are in millimeters.
Printing limitations prevent exact replication of colors and finishes.
See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Table of Awning Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

		Window Dimension	2'-0 1/8" (613)	2'-4 3/8" (721)	2'-7 1/2" (800)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	4'-4 13/16" (1341)	4'-11 7/8" (1521)	5'-4 13/16" (1646)	5'-11 7/8" (1819)
		Minimum Rough Opening	2'-0 5/8" (625)	2'-4 7/8" (733)	2'-8" (813)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	4'-5 3/8" (1356)	5'-0 3/8" (1534)	5'-5 3/8" (1660)	6'-0 3/8" (1832)
		Unobstructed Glass (single sash only)	19 5/16" (491)	23 9/16" (598)	26 11/16" (678)	31 1/8" (791)	36" (914)	43 3/16" (1097)	48" (1219)	55 1/16" (1399)	60" (1524)	67 1/16" (1703)
1'-5" (432)	1'-5 1/2" (445)	12 5/8" (321)	**AR**21	**AR**251	**AR**281	**AR**31	**AR**351	**AR**41	**AR**451	**AR**51	**AR**551	**AR**61
1'-8 1/2" (521)	1'-9" (533)	16 1/8" (410)	**AN**21	**AN**251	**AN**281	**AN**31	**AN**351	**AN**41	**AN**451	**AN**51	**AN**551	**AN**61
2'-0 1/8" (613)	2'-0 5/8" (625)	19 3/4" (502)	**A**21	**A**251	**A**281	**A**31	**A**351	**A**41	**A**451	**A**51	**A**551	**A**61
2'-4 3/8" (721)	2'-4 7/8" (733)	24" (610)	**AW**21	**AW**251	**AW**281	**AW**31	**AW**351	**AW**41	**AW**451	**AW**51	**AW**551	**AW**61
2'-7 1/2" (800)	2'-8" (813)	27 1/8" (689)		**AX**251	**AX**281	**AX**31	**AX**351	**AX**41	**AX**451	**AX**51	**AX**551	**AX**61
2'-11 15/16" (913)	3'-0 1/2" (927)	31 9/16" (802)			**AXW**281	**AXW**31	**AXW**351	**AXW**41	**AXW**451	**AXW**51	**AXW**551	**AXW**61
3'-4 3/4" (1035)	3'-5 1/4" (1048)	36 3/8" (924)				**A**335	**A**3535					
4'-0" (1219)	4'-0 1/2" (1232)	43 5/8" (1108)				**AP**32V	**AP**352V	**AP**42V				

CUSTOM WIDTHS – **24 1/8"** to **71 7/8"**
CUSTOM HEIGHTS – **17"** to **35 15/16"**

CUSTOM WIDTHS – **59 7/8"** to **71 7/8"** stationary only
CUSTOM HEIGHTS – **31 1/2"** to **35 15/16"** stationary only

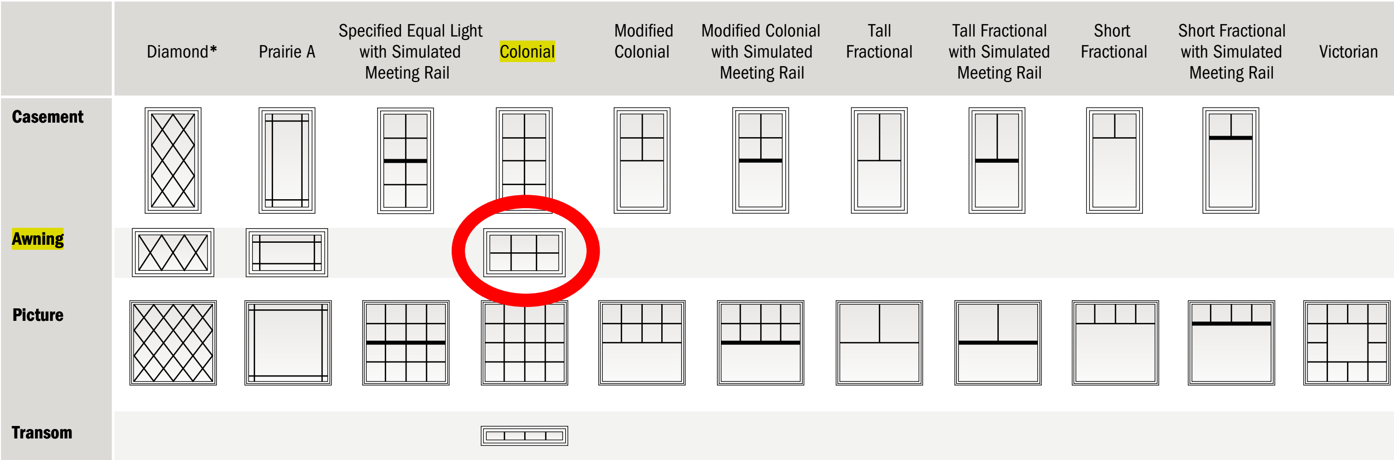
CUSTOM WIDTHS – **24 1/8"** to **48"** venting only
CUSTOM HEIGHTS – **35 7/8"** to **48"** venting only

	Window Dimension	2'-0 1/8" (613)	2'-11 15/16" (913)	2'-11 15/16" (913)	3'-4 13/16" (1037)	4'-0" (1219)	2'-0 1/8" (613)	2'-11 15/16" (913)
	Minimum Rough Opening	2'-0 5/8" (625)	3'-0 1/2" (927)	3'-0 1/2" (927)	3'-5 3/8" (1051)	4'-0 1/2" (1232)	2'-0 5/8" (625)	3'-0 1/2" (927)
4'-0" (1219)	4'-0 1/2" (1232)	**A**212 (A21/A21)		**A**312 (A31/A31)				
4'-11 13/16" (1519)	5'-0 3/8" (1534)			**PA**3050 (AXW31/A31)	**PA**3550 (AXW351/A351)			
5'-11 5/8" (1826)	6'-0 1/8" (1832)		**AXW**312 (AXW31/AXW31)					
5'-11 7/8" (1826)	6'-0 3/8" (1838)			**PA**3060 (AP32V/A31)	**PA**3560 (AP352V/A351)	**PA**4060 (AP42V/A41)	**A**213 (A21/A21/A21)	**A**313 (A31/A31/A31)

• "Window Dimension" always refers to outside frame-to-frame dimension.
• **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.**
• Dimensions in parentheses are in millimeters.

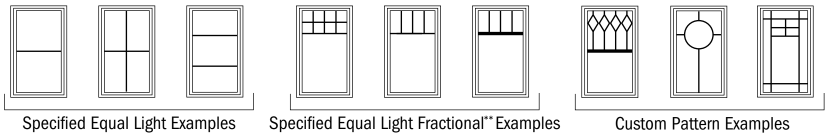
CASEMENT & AWNING WINDOWS

Grille Patterns



*Available only in Simulated Divided Light (SDL) configuration and only in $^{3}/_{4}$" (19) and $^{7}/_{8}$" (22) widths.

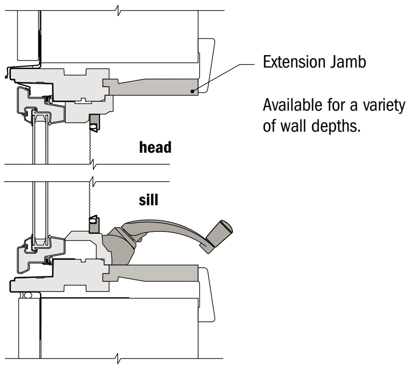
Number of lights and overall pattern varies with window size. Patterns not available in all configurations. Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit **andersenwindows.com/grilles**.

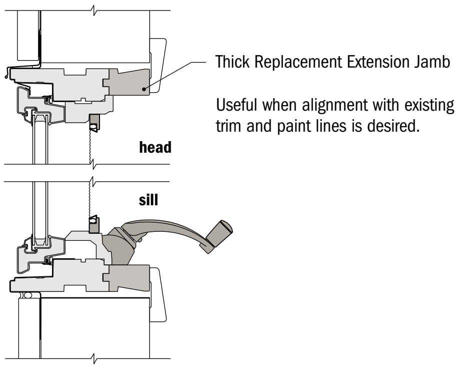


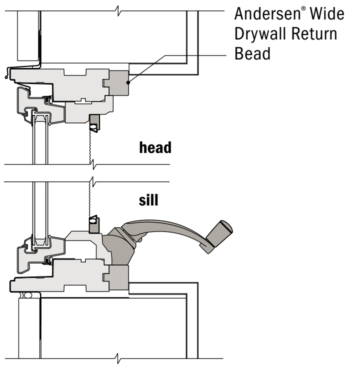
**Daylight opening dimensions are available at 8" (203), 10" (254), 12" (305), center and custom dimensions.

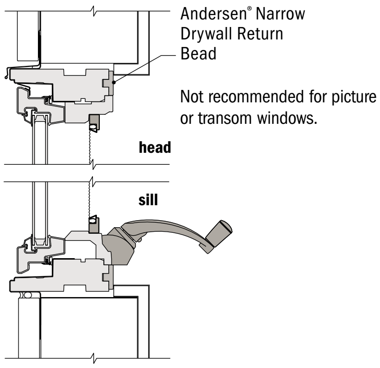
Interior Trim Options

Extension jamb and drywall return bead applications shown. See page 21 for more information.





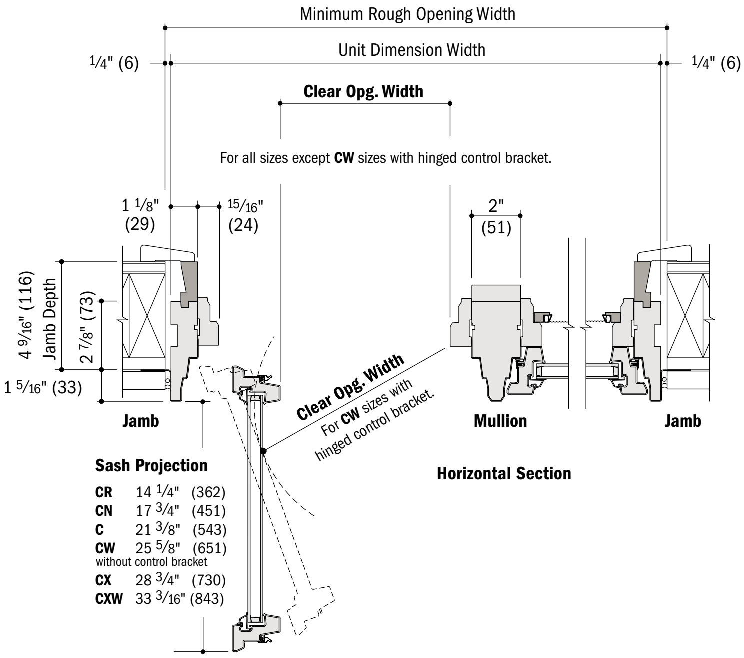




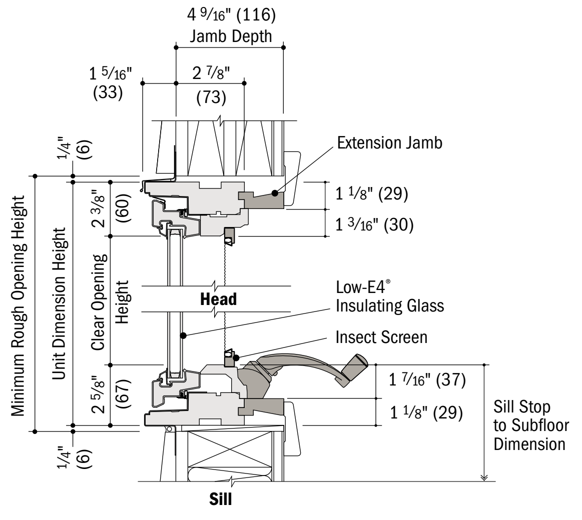
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

Casement Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



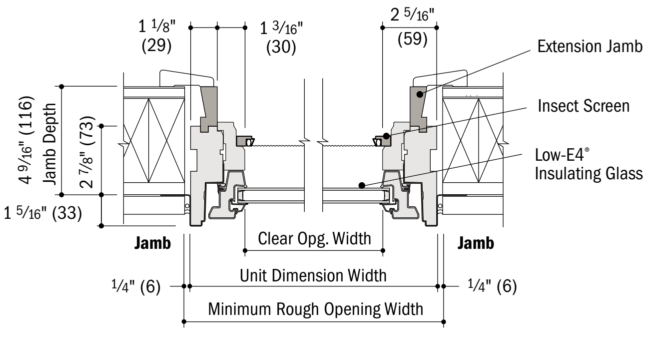
Horizontal Section



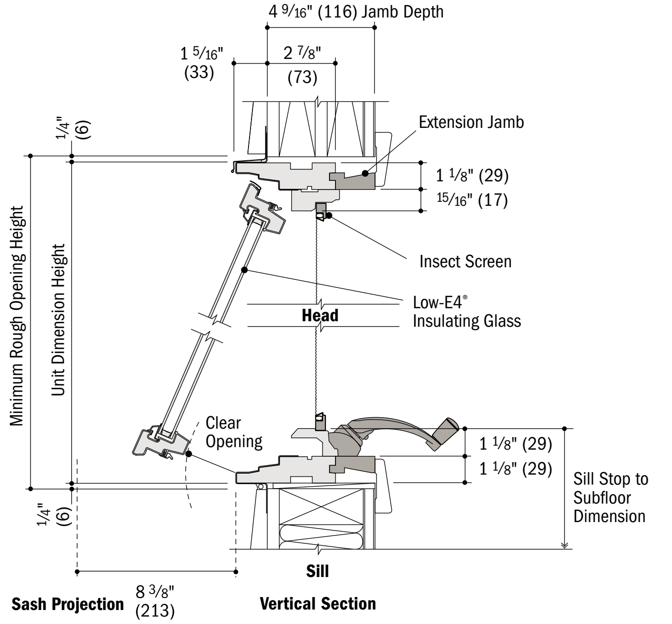
Vertical Section

Awning Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

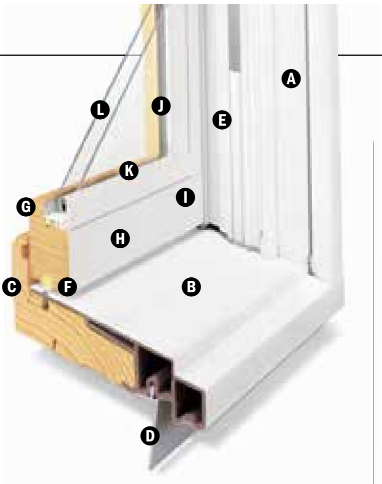
- 4 9/16" (116) overall jamb depth and 2 7/8" (73) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **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.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

CUSTOM SIZING
in ⅛" (3) increments
CUSTOM SIZES

Dimensions in parentheses are in millimeters.

FEATURES



FRAME

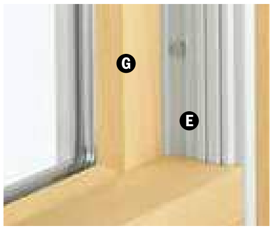
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

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

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

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

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



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

F Weatherstrip throughout the unit provides a long-lasting,* energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.

SASH

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

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

H A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

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

GLASS

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

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance options include:

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

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone
Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | White
Dark Bronze** | Black**

HARDWARE

Standard Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units.
White comes with prefinished white interiors.
Other finishes optional.

OPTIONAL HARDWARE Sold Separately

ESTATE™

Lock & Keeper

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Optional Estate lock and keeper reduces the clear opening height by 9/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY

Bar Lift

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

TRADITIONAL

Bar Lift

Hand Lift

Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

*Visit andersenwindows.com/warranty for details.
**Products with dark bronze and black interiors have matching exteriors.
"Flexacron" is a registered trademark of PPG Industries, Inc.
Dimensions in parentheses are in millimeters.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension			1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening			1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)			15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)
			CUSTOM WIDTHS – 21 5/8" to 45 5/8"								
CUSTOM HEIGHTS – 36 7/8" to 92 7/8"											
3'-0 7/8" (937)	3'-0 7/8" (937)	13 15/16" (354)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8" (1038)	3'-4 7/8" (1038)	15 15/16" (405)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8" (1140)	3'-8 7/8" (1140)	17 15/16" (456)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8" (1241)	4'-0 7/8" (1241)	19 7/16" (495)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8" (1343)	4'-4 7/8" (1343)	21 15/16" (557)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8" (1445)	4'-8 7/8" (1445)	23 7/16" (596)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046◊	TW3446◊	TW3846◊
5'-0 7/8" (1546)	5'-0 7/8" (1546)	25 15/16" (659)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410◊	TW30410◊	TW34410◊	TW38410◊
5'-4 7/8" (1648)	5'-4 7/8" (1648)	27 15/16" (710)	TW1852	TW2052	TW2452	TW2652	TW2852◊	TW21052◊	TW3052◊	TW3452◊	TW3852◊
5'-8 7/8" (1749)	5'-8 7/8" (1749)	29 15/16" (760)	TW1856	TW2056	TW2456	TW2656◊	TW2856◊	TW21056◊	TW3056◊	TW3456◊	TW3856◊
6'-0 7/8" (1851)	6'-0 7/8" (1851)	31 15/16" (811)	TW18510	TW20510	TW24510◊	TW26510◊	TW28510◊	TW210510◊	TW30510◊	TW34510◊	TW38510◊
6'-4 7/8" (1953)	6'-4 7/8" (1953)	33 15/16" (862)	TW1862	TW2062	TW2462◊	TW2662◊	TW2862◊	TW21062◊	TW3062◊	TW3462◊	TW3862◊

continued on next page

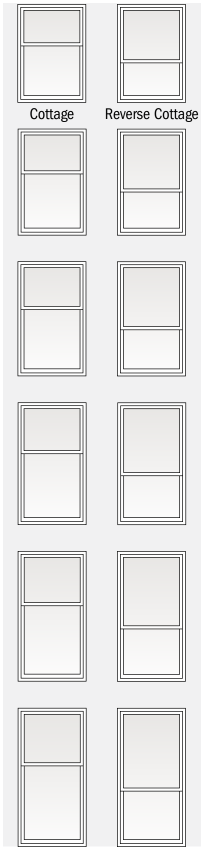
Custom-size windows are available in 1/8" (3) increments. See page 84 for custom sizing.

Grille patterns shown on page 85.

Cottage or reverse cottage sash ratio available for heights shown below in all widths.

CUSTOM WIDTHS – 21 5/8" to 45 5/8"

CUSTOM HEIGHTS – 48 7/8" to 76 7/8"

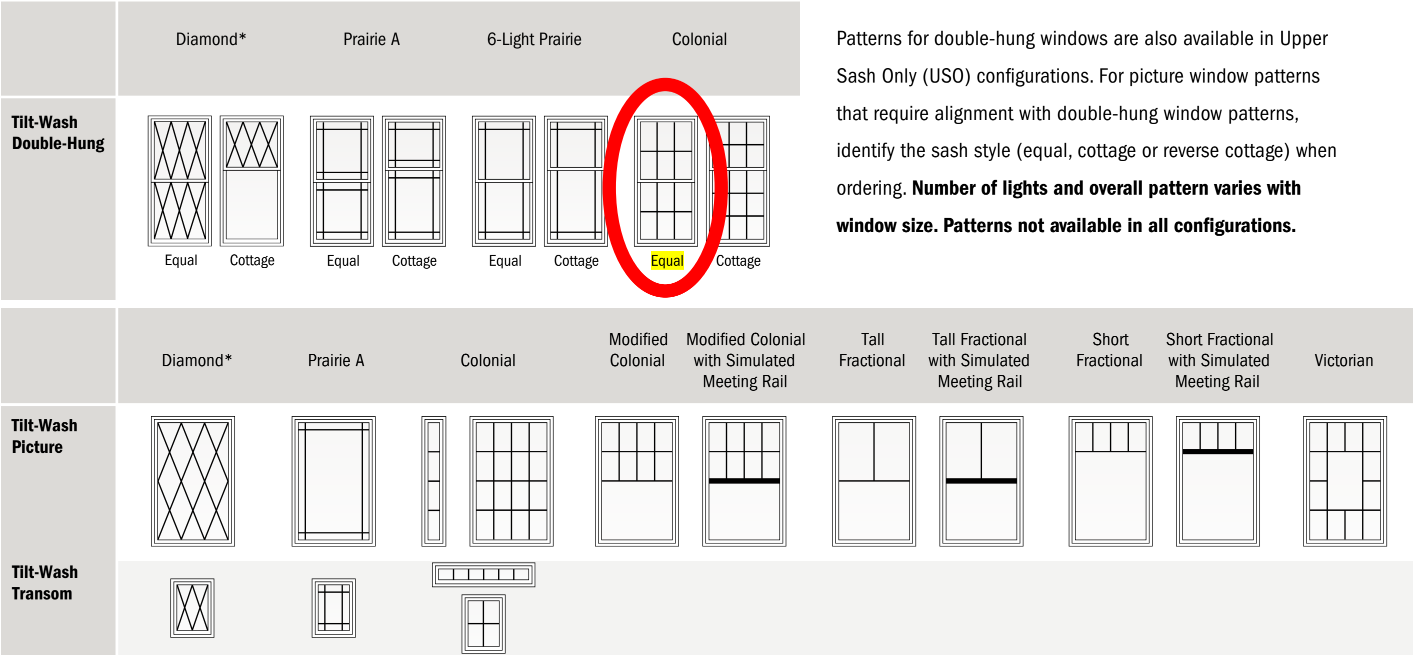


Size tables for windows with cottage or reverse cottage sash are available at **andersenwindows.com/sizing**.

- "Window Dimension" always refers to outside frame-to-frame dimension.
- **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.**
- Dimensions in parentheses are in millimeters.

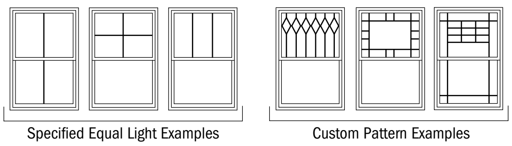
◊ Meet or exceed clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 82-83.

Grille Patterns



Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-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.**

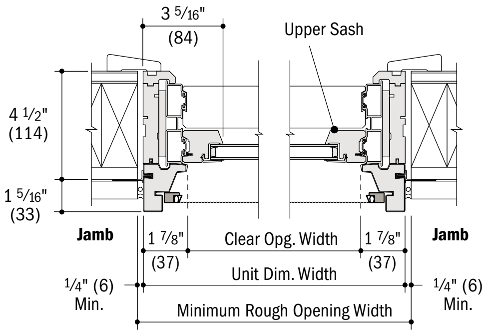
*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



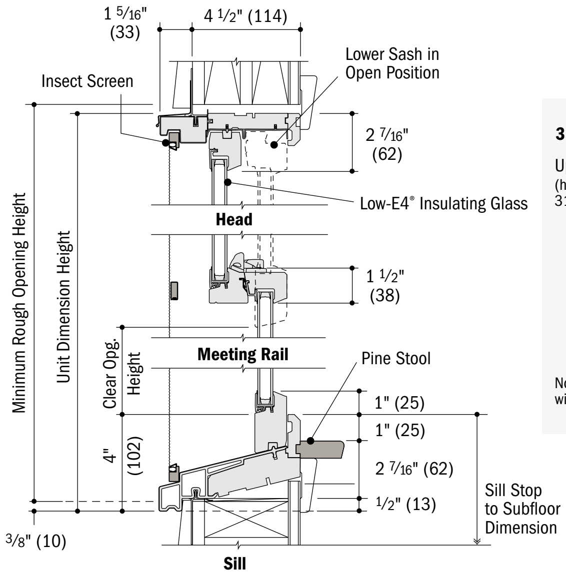
Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit **andersenwindows.com/grilles**.

Tilt-Wash Double-Hung Window Details

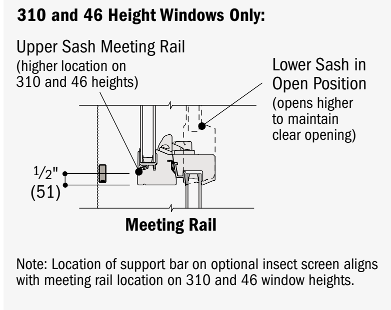
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



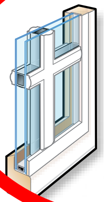
Vertical Section
All window heights except 310 & 46



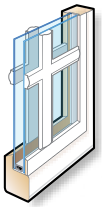
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See 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.

GRILLE OPTIONS

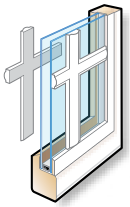
Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



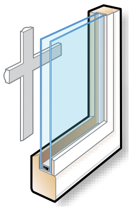
Permanent exterior
Permanent interior
with spacer



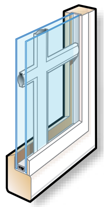
Permanent exterior
Permanent interior



Permanent exterior
Removable interior



Removable interior



Finelight grilles-between-the-glass*

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3⁄4" (19) widths.

Grille Bar Widths & Patterns

3⁄4" (19) | 7⁄8" (22) | 1 1⁄8" (29) | 2 1⁄4" (57)

Actual width shown.

Our 2 1⁄4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.

*7⁄8" (22), 1 1⁄8" (29) and 2 1⁄4" (57) are [illegible] available in Finelight grilles-between-the-glass.
Dimensions in parentheses are in millimeters.

421 W Washington Existing Photos

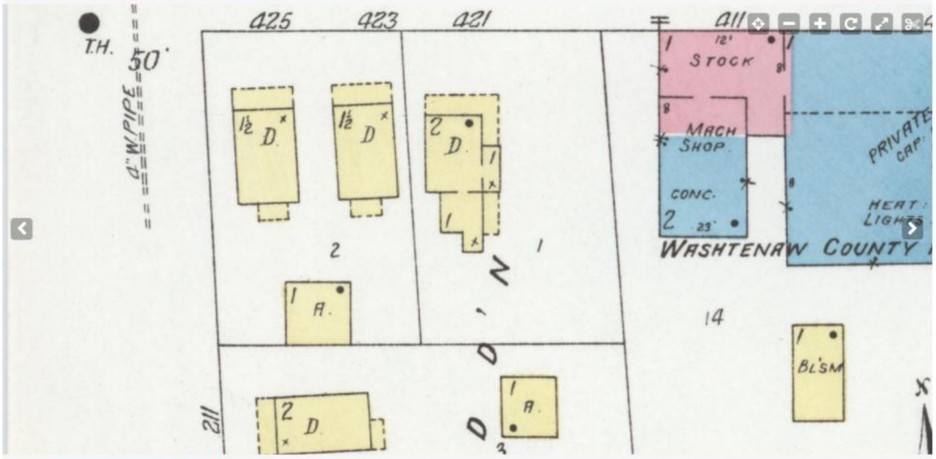
Street side / Front

Rear

East Side

« About this Item

Image | Image 4 of 41 | Go | Pages | View Single image | Go



Download JPEG (813x963 px) | Go

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