

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 444 Fifth Street, Application Number HDC15-240

**DISTRICT:** Old Fourth Ward Historic District

**REPORT DATE:** January 14, 2016

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, January 11, 2016

#### OWNER

**Name:** John Hostetler  
**Address:** 444 Fifth Street  
 Ann Arbor, MI  
**Phone:** (734) 646-4677

#### APPLICANT

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

**BACKGROUND:** Number 18 Fifth Street first appears in the 1894 City Directory as the home of John and Eva M. Steeb. Miss Christine L. Steeb occupied the house until 1913 or 1914 when Mrs. Minnie Schingledecker lived there. This two-story home features a 2/3 width front porch with turned posts and corner brackets, double-hung windows, and a side bump-out.

**LOCATION:** The site is located on the west side of Fifth Street, south of Liberty and north of West Jefferson. Bach Elementary is directly across the street.

**APPLICATION:** The applicant seeks HDC approval to remove a non-original mud room and construct a 558 square foot, two-story rear addition with a balcony.

#### APPLICABLE REGULATIONS:

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

- (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.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**

**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.

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.

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

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

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

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.

**Building Site**

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.

Retaining the historic relationship between buildings and the landscape.

Not Recommended: 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.

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

**Guidelines for All Additions**

Appropriate: Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

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

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

### **STAFF FINDINGS:**

1. The proposed addition is 558 square feet, and the current floor area of the house (exclusive of the mud room) is 1,123 square feet, with 587 square feet on the first floor and 536 on the second. The proposed addition is 50% of the existing original house.
2. The homeowner would like to remove the rear mudroom and build a roughly rectangular addition across the back of the house. It would be inset from the rear corners of the house, and would propose relocation of the first floor window to the back of the north bump-out. The relocation of the window is appropriate since the window faces the rear and is proportional to the wall and other original openings on the house. The addition is inset at the corners adequately to clear the corner boards (which may or may not still be intact under the vinyl siding) and probably adequate to clear the gable end trim under the roof eave (see 1999 photo below).
3. Materials on the addition include cementitious lap siding to match the exposure of the original siding (now under vinyl), and wood windows and doors. The roof pitch matches the existing, at 9:12. The new north basement wall has two 32"x36" windows in galvanized light wells, and the south basement wall has two 32" x 54" egress windows in a larger shared well built of keystone blocks. Four proposed double-hung windows on the addition are significantly shorter and slightly narrower than the historic openings. Several small rectangular fixed or casement windows look proportional and compatible with the historic windows. The rear elevation has more modern-appearing slider and door openings, and a wood second-floor balcony.
4. Staff believes the work is sensitive to the neighborhood and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

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

I move that the Commission issue a certificate of appropriateness for the application at 444 Fifth Street, a contributing property in the Old West Side Historic District, to remove a modern rear addition and construct a 558 square foot, two-story rear addition with a new back porch/balcony, 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, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 444 Fifth 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:** Application, drawings, window schedule, photos.

444 Fifth Street (1999 assessor's photo)





**City of Ann Arbor  
PLANNING & DEVELOPMENT SERVICES — PLANNING  
SERVICES**

301 E. Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 444 Fifth Street

Historic District: Old West Side

Name of Property Owner (If different than the applicant):

John Hostetler

Address of Property Owner: 444 Fifth Street - Ann Arbor, MI

Daytime Phone and E-mail of Property Owner: 734-646-4677 johnnyaitch2000@yahoo.com

Signature of Property Owner:  Date: 12/10/2015

**Section 2: Applicant Information**

Name of Applicant: David Lewis / Lewis Greenspoon Architects

Address of Applicant: 440 South Main Street, suite 2 - Ann Arbor, MI

Daytime Phone: ( 734 ) 786-3757 Fax: (        )       

E-mail: dlewis@lg-architects.com

Applicant's Relationship to Property:     owner   x   architect     contactor     other

Signature of applicant:        Date:       

**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental

Commercial  Institutional

**Section 4: Stille-DeRossett-Hale Single State Construction Code Act**  
(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here:

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. \_\_\_\_\_

Two-story addition of 558 sq. ft. to the back of the existing two-story,  
1,123 sq. ft. single-family home.

2. Provide a description of existing conditions. \_\_\_\_\_

Two-story, 1,123 sq. ft. single family home

3. What are the reasons for the proposed changes? \_\_\_\_\_

Home owner would like more space and more bedrooms.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. \_\_\_\_\_

See plans and elevations

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: 12/18/15. Application to \_\_\_\_\_ Staff or  HDC

Project No.: HDC 15-240 Fee Paid: \$ 550

Pre-filing Staff Reviewer & Date: (COA) 12/18/15. Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:



FRONT FACADE (east)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



NORTH AND EAST



FRONT PORCH

## HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"





NORTH AND WEST (rear)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



REAR FACADE (west)

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



WEST AND SOUTH

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



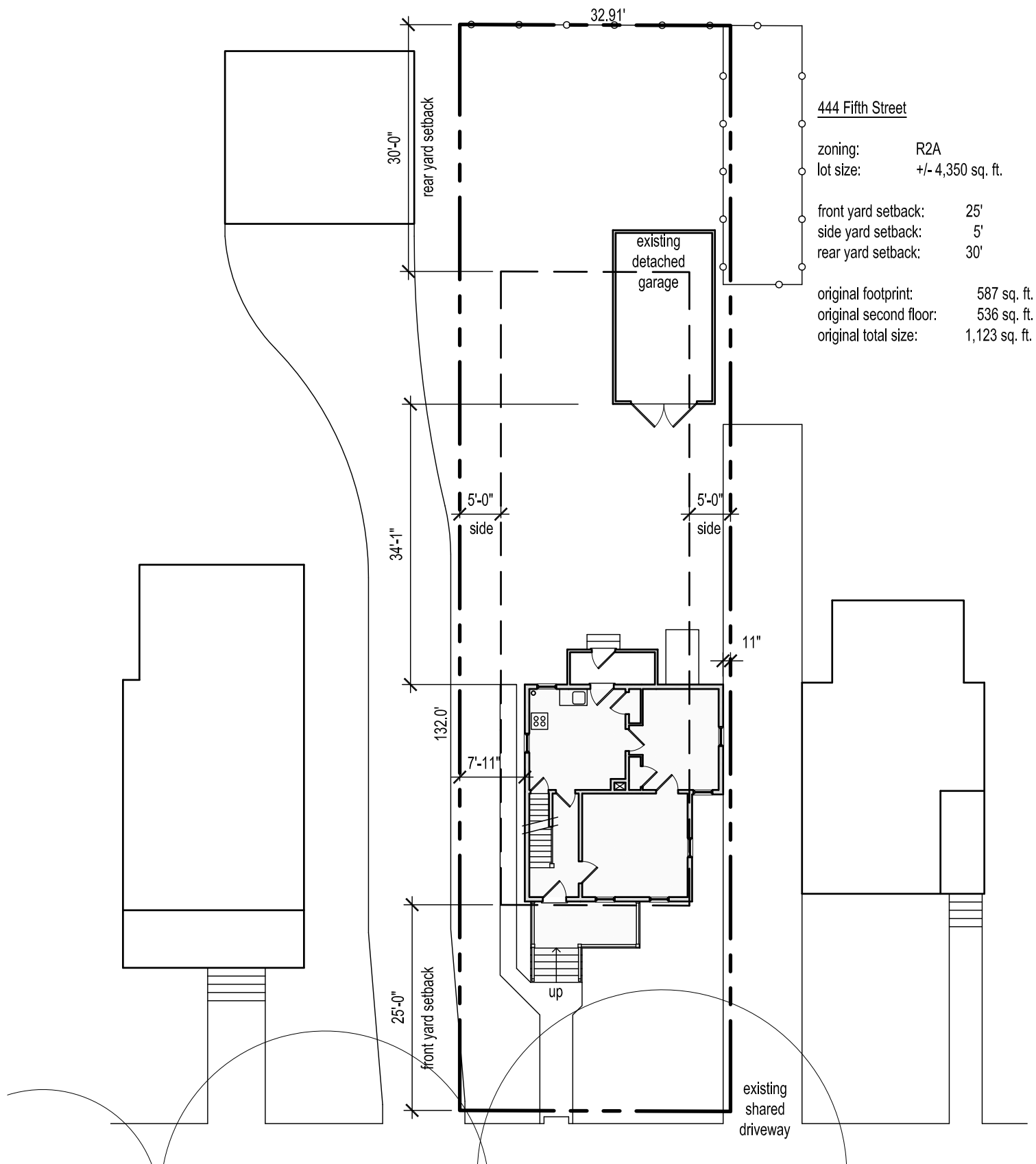
GARAGE



GARAGE

## HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



444 Fifth Street

zoning: R2A  
 lot size: +/- 4,350 sq. ft.

front yard setback: 25'  
 side yard setback: 5'  
 rear yard setback: 30'

original footprint: 587 sq. ft.  
 original second floor: 536 sq. ft.  
 original total size: 1,123 sq. ft.

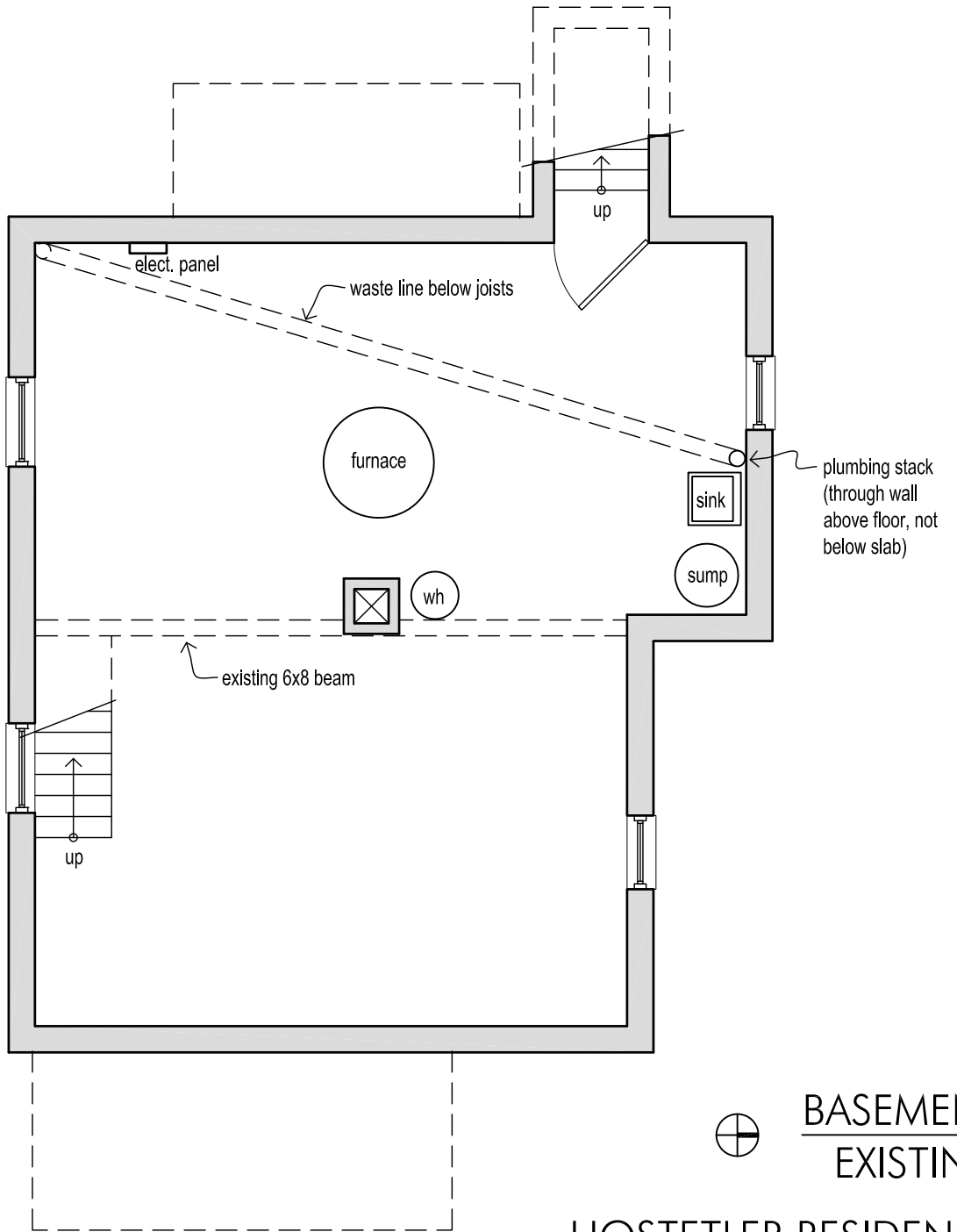


**SITE PLAN**  
**EXISTING**

Fifth Street

**HOSTETLER RESIDENCE**

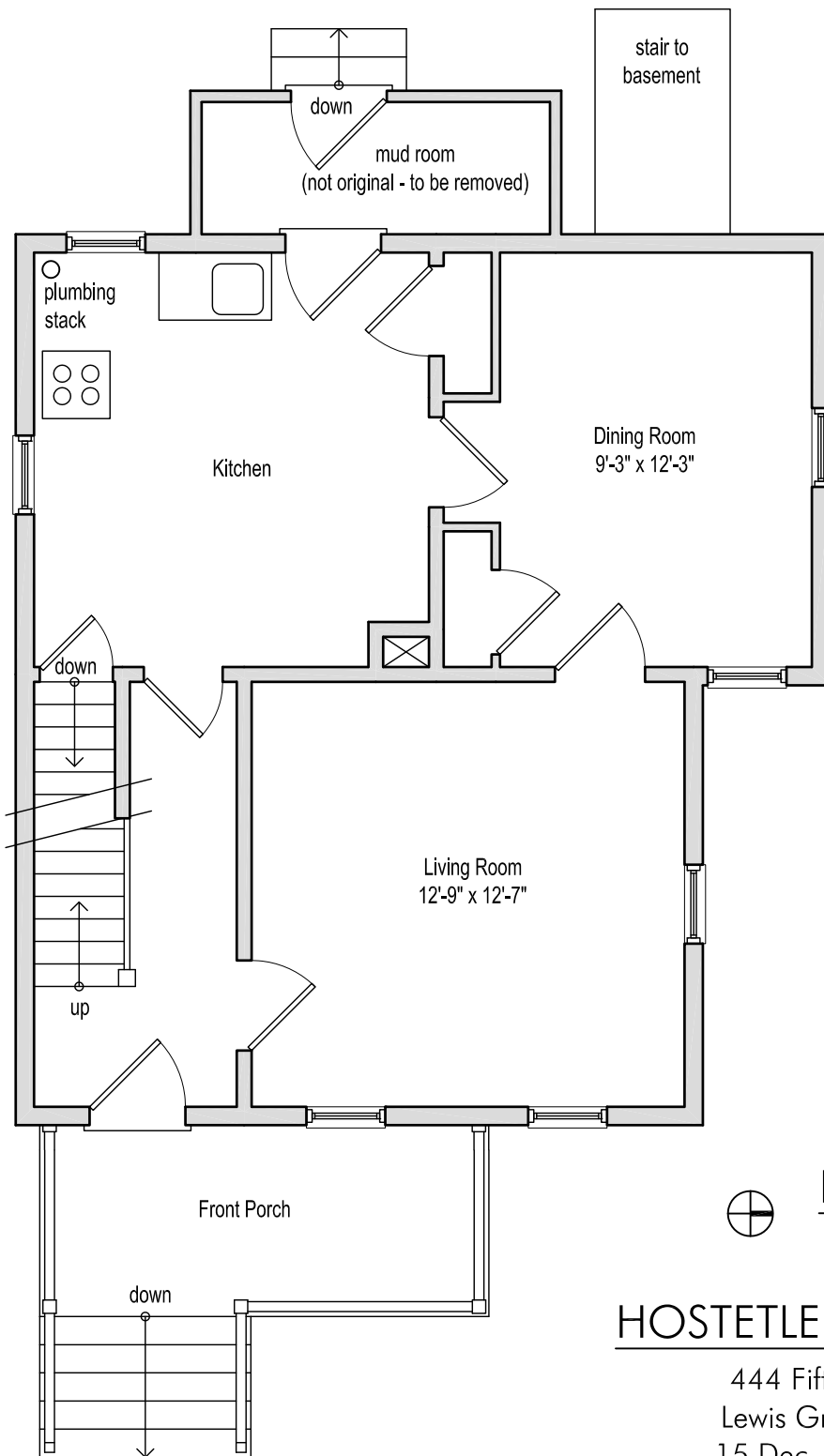
444 Fifth Street - Ann Arbor  
 Lewis Greenspoon Architects  
 15 Dec. '15 1/16" = 1'-0"



BASEMENT  
EXISTING

HOSTETLER RESIDENCE

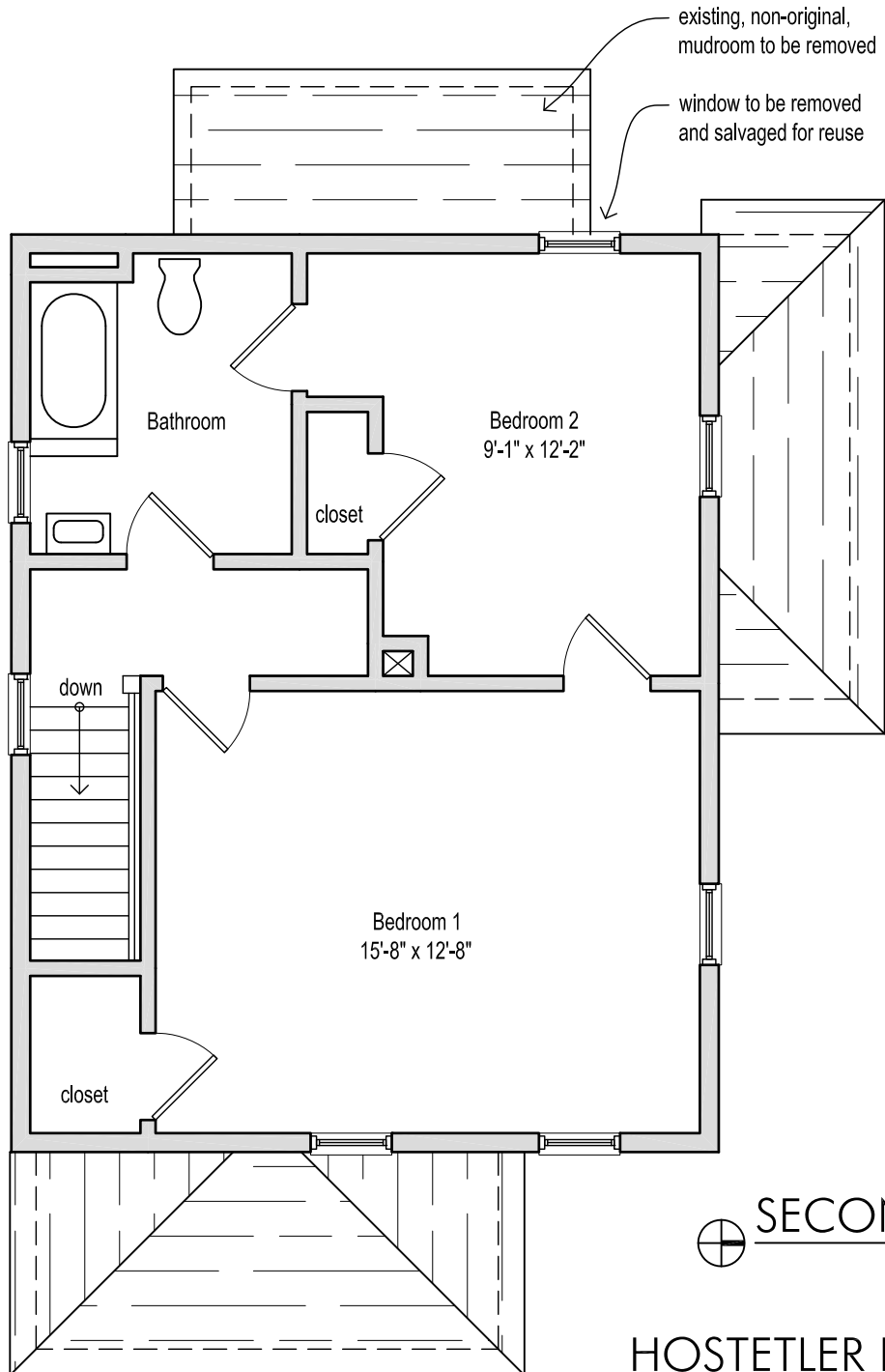
444 Fifth Street - Ann Arbor  
 Lewis Greenspoon Architects  
 15 Dec. '15 3/16" = 1'-0"



FIRST FLOOR  
EXISTING

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
 Lewis Greenspoon Architects  
 15 Dec. '15 3/16" = 1'-0"

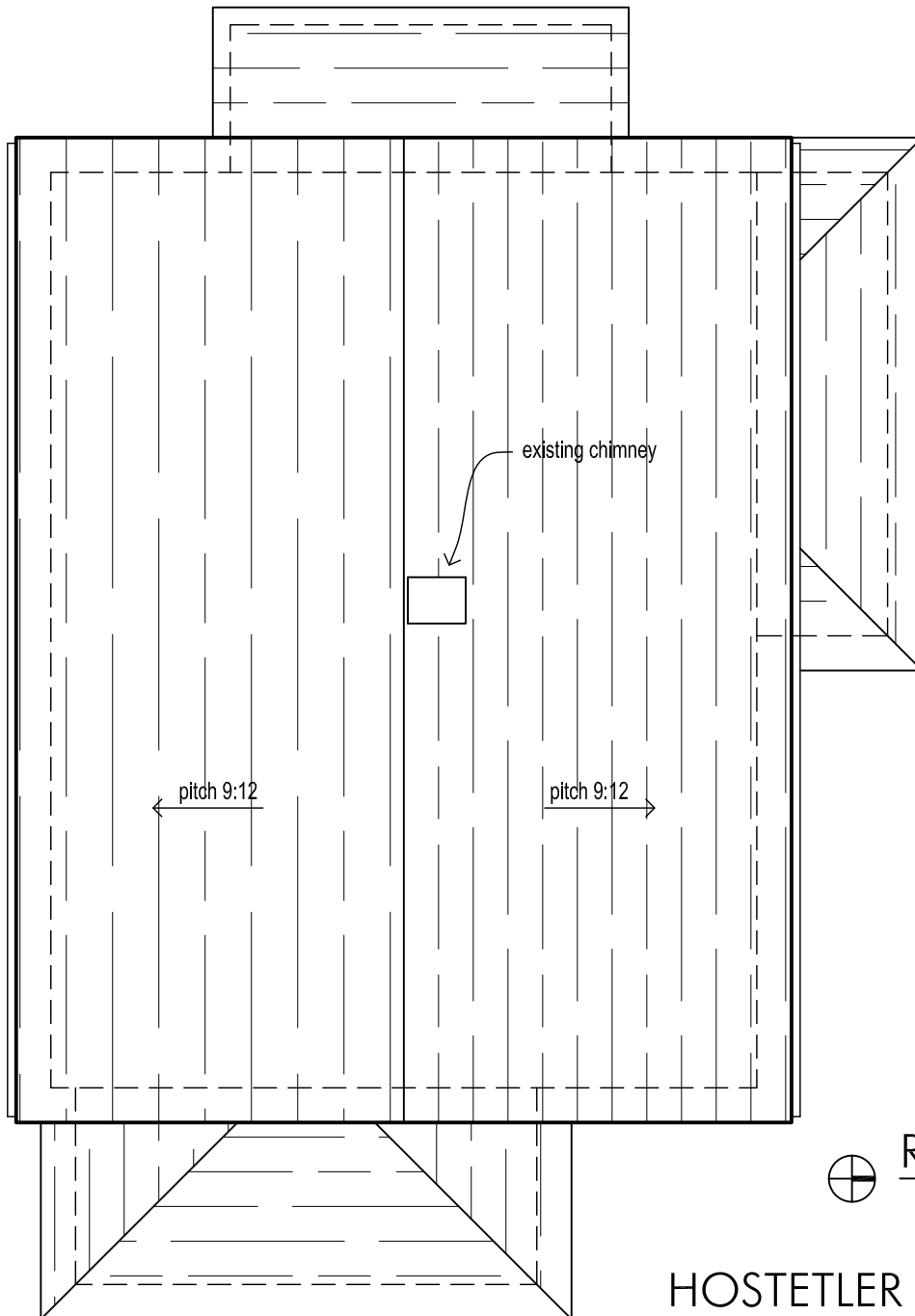


⊕ SECOND FLOOR  
EXISTING

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"

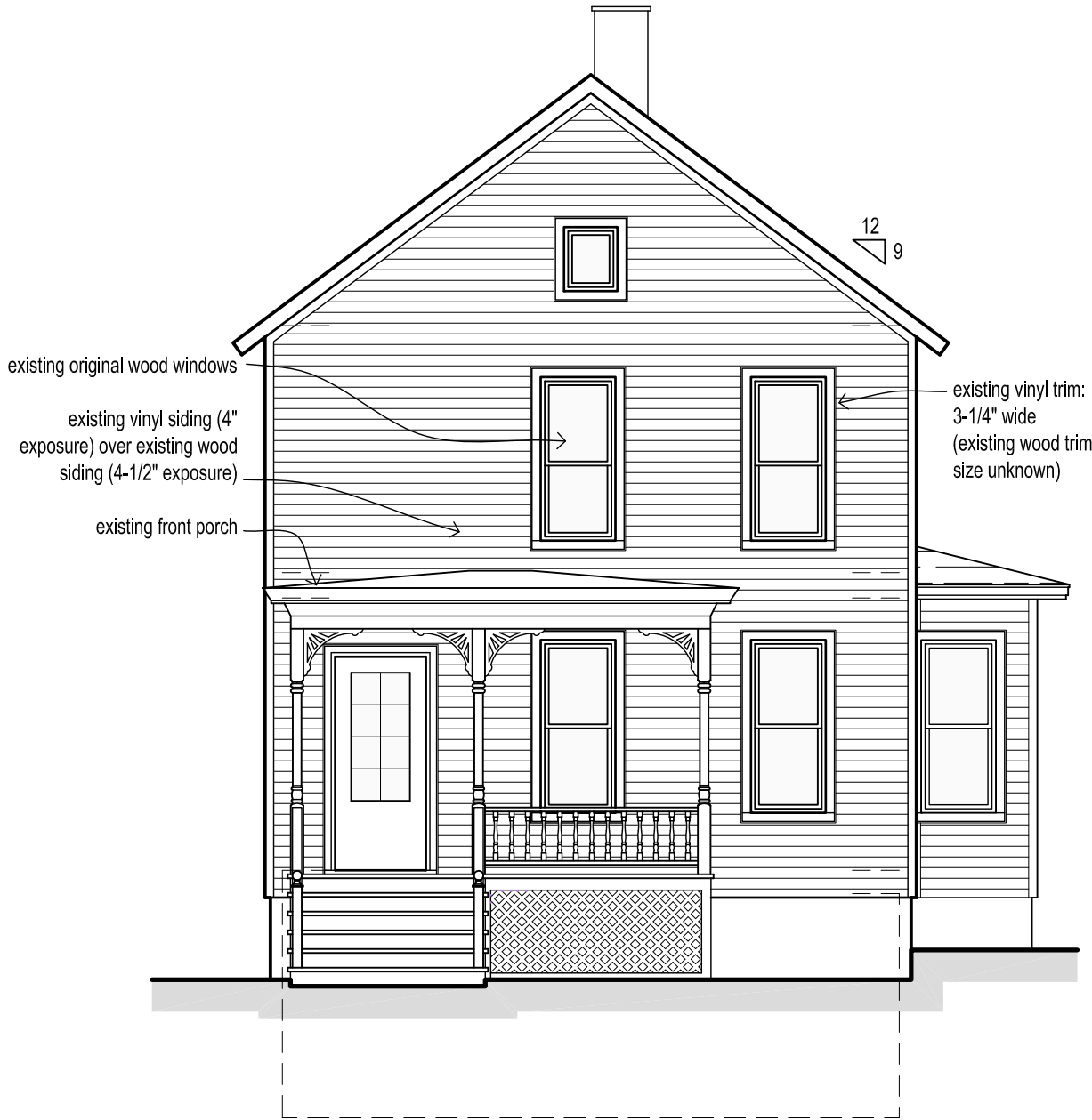




⊕ ROOF PLAN  
EXISTING

HOSTETLER RESIDENCE

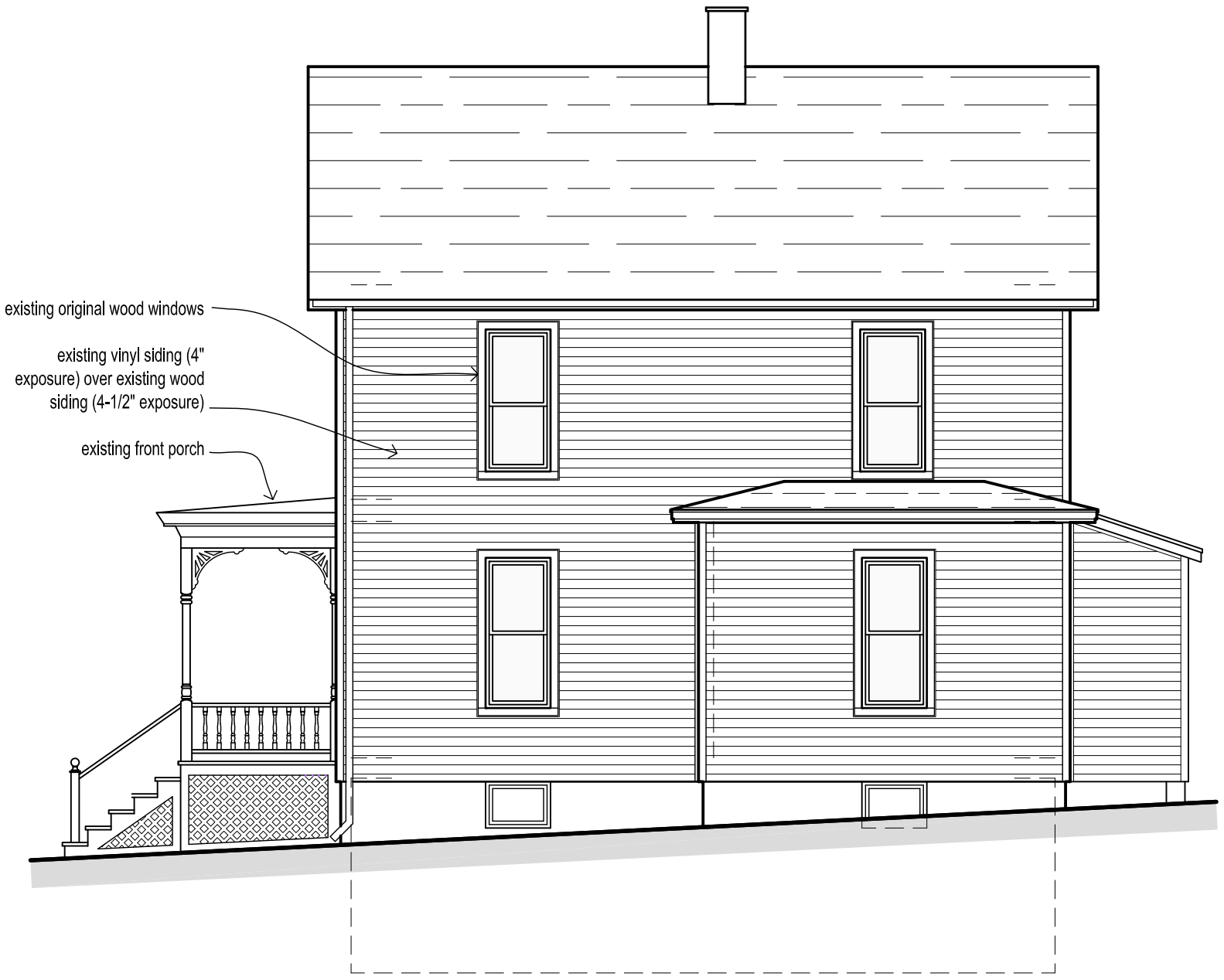
444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



EAST ELEVATION  
EXISTING

HOSTETLER RESIDENCE

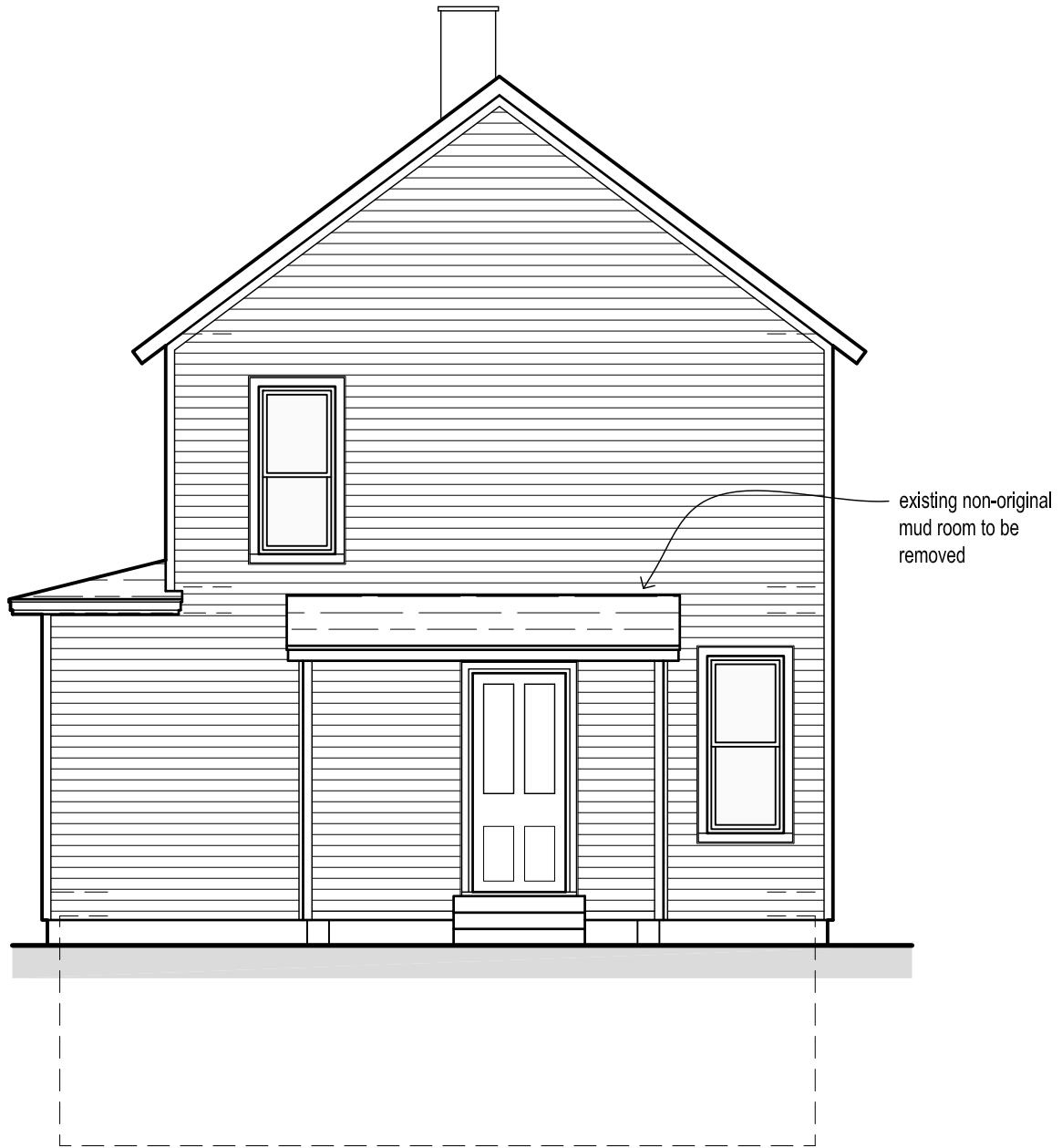
444 Fifth Street - Ann Arbor  
 Lewis Greenspoon Architects  
 15 Dec. '15 3/16" = 1'-0"



NORTH ELEVATION  
EXISTING

HOSTETLER RESIDENCE

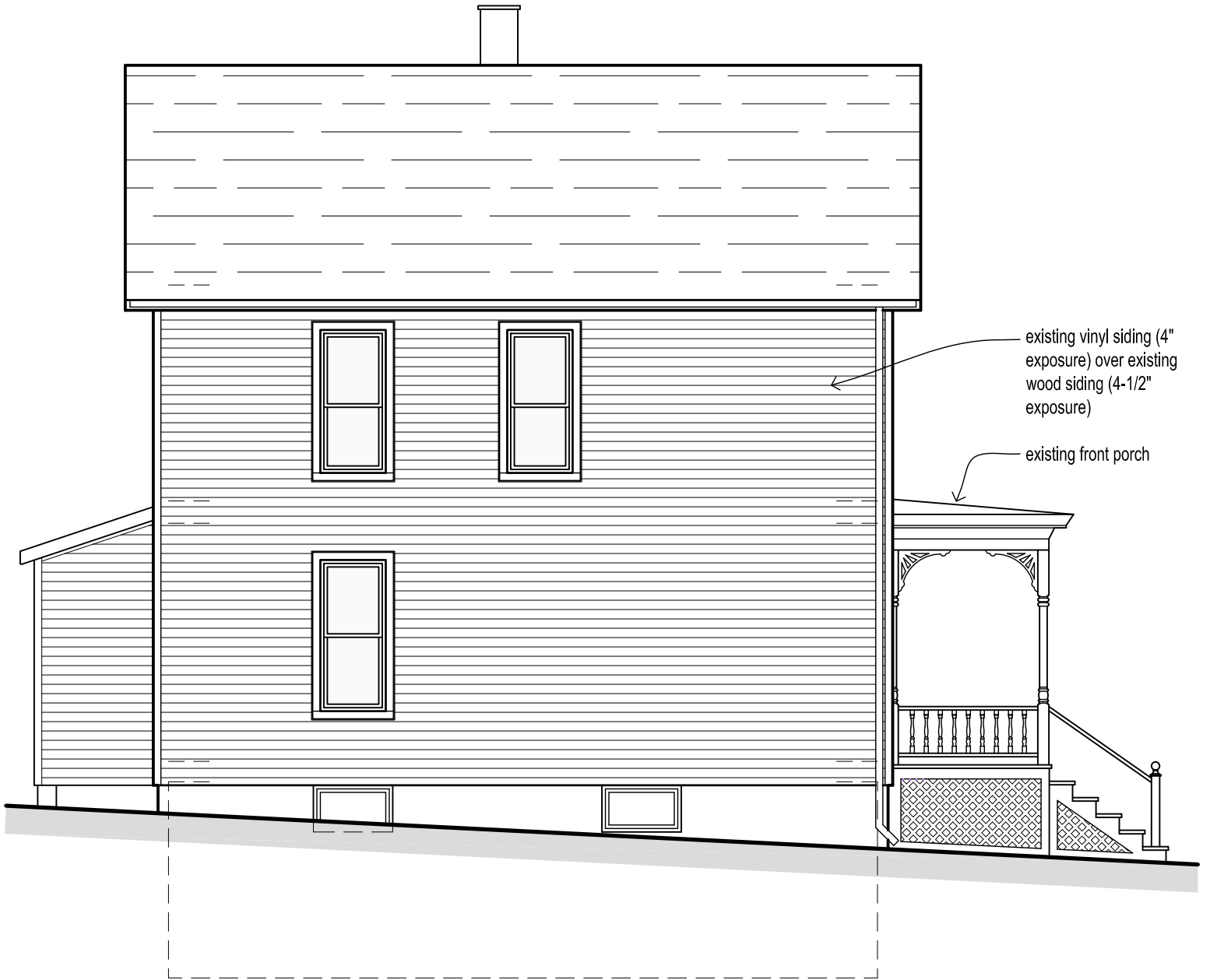
444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



WEST ELEVATION  
EXISTING

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



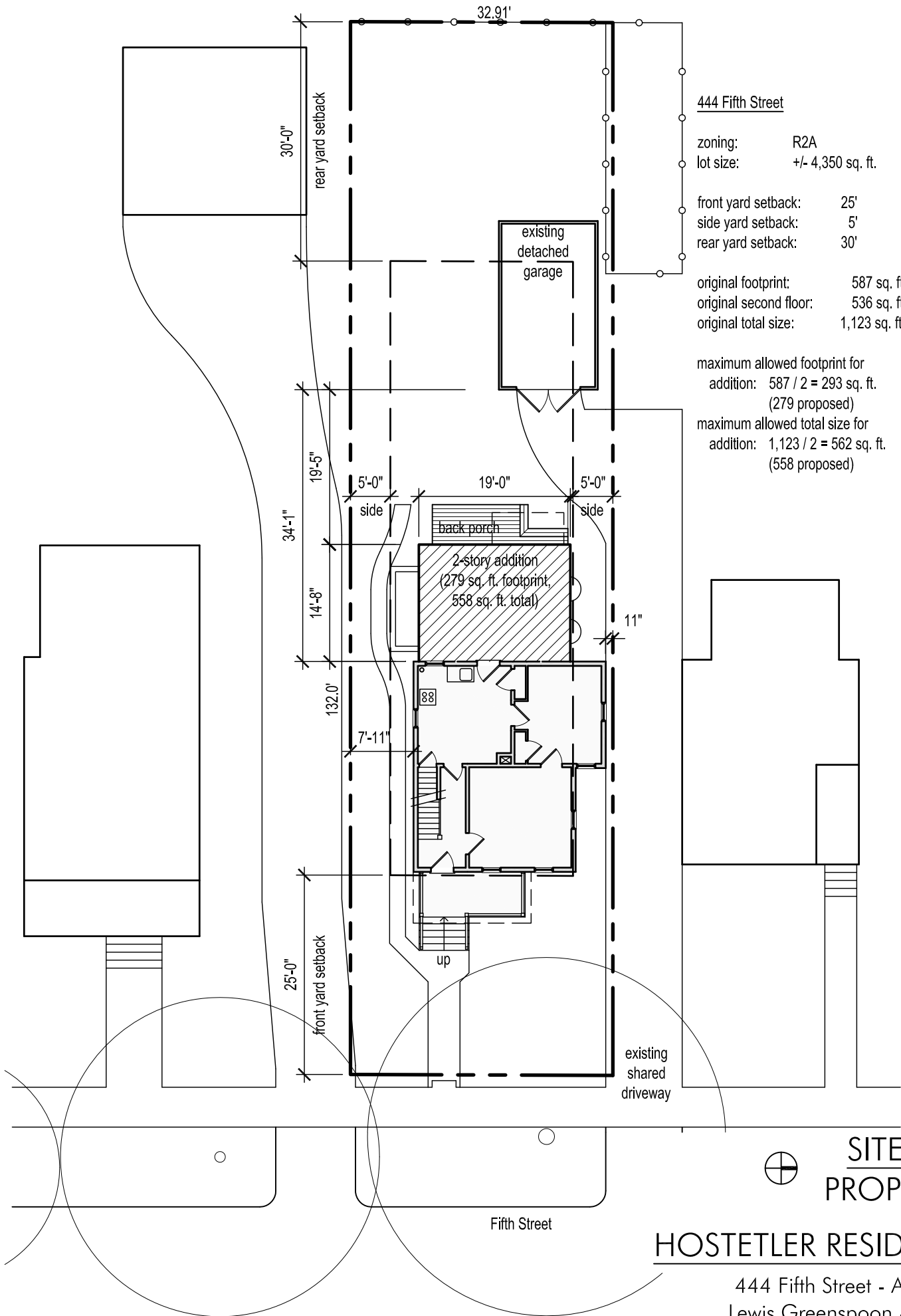
existing vinyl siding (4" exposure) over existing wood siding (4-1/2" exposure)

existing front porch

SOUTH ELEVATION  
EXISTING

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



444 Fifth Street

zoning: R2A  
 lot size: +/- 4,350 sq. ft.

front yard setback: 25'  
 side yard setback: 5'  
 rear yard setback: 30'

original footprint: 587 sq. ft.  
 original second floor: 536 sq. ft.  
 original total size: 1,123 sq. ft.

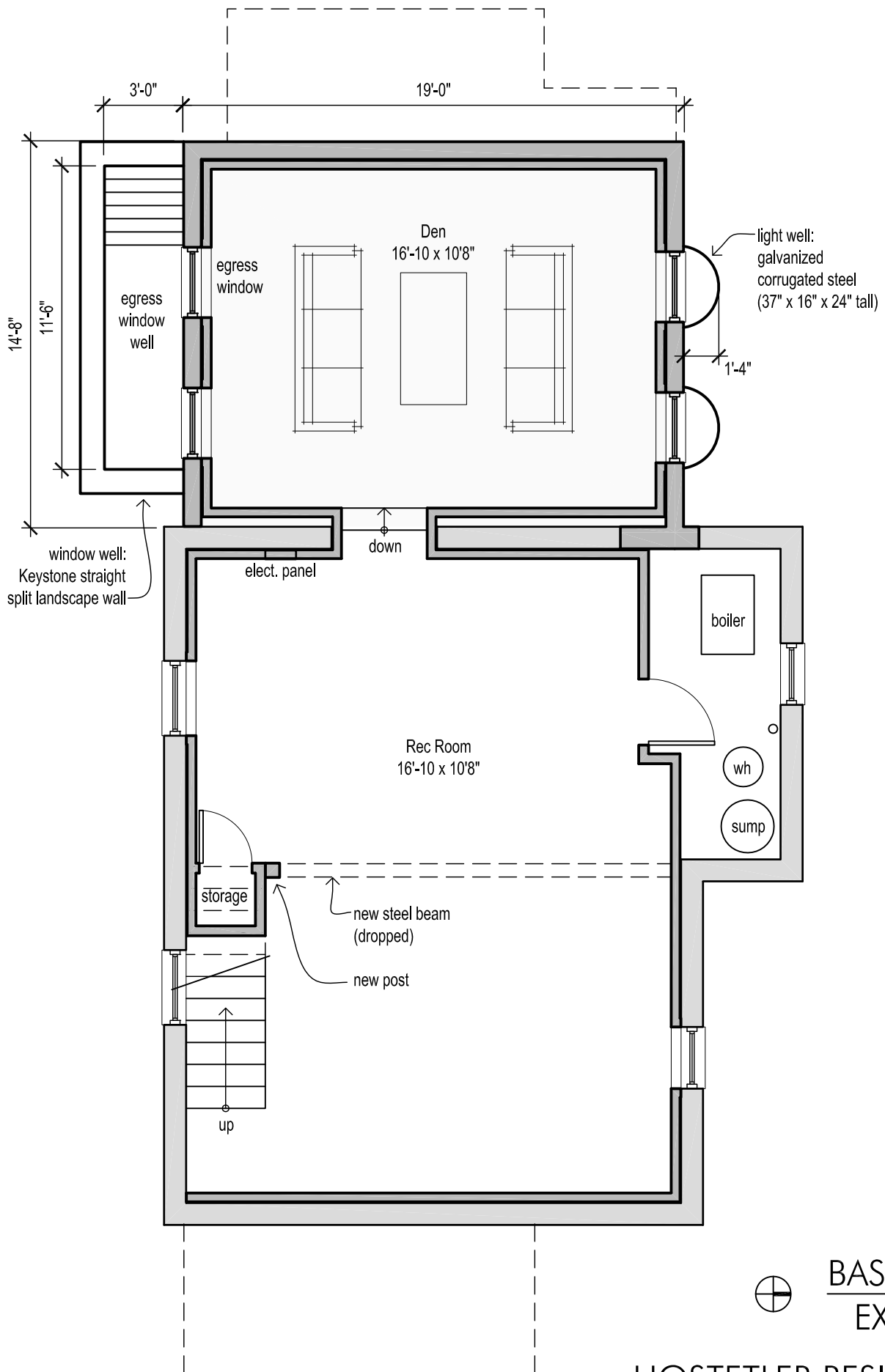
maximum allowed footprint for  
 addition:  $587 / 2 = 293$  sq. ft.  
 (279 proposed)

maximum allowed total size for  
 addition:  $1,123 / 2 = 562$  sq. ft.  
 (558 proposed)

**SITE PLAN  
 PROPOSED**

**HOSTETLER RESIDENCE**

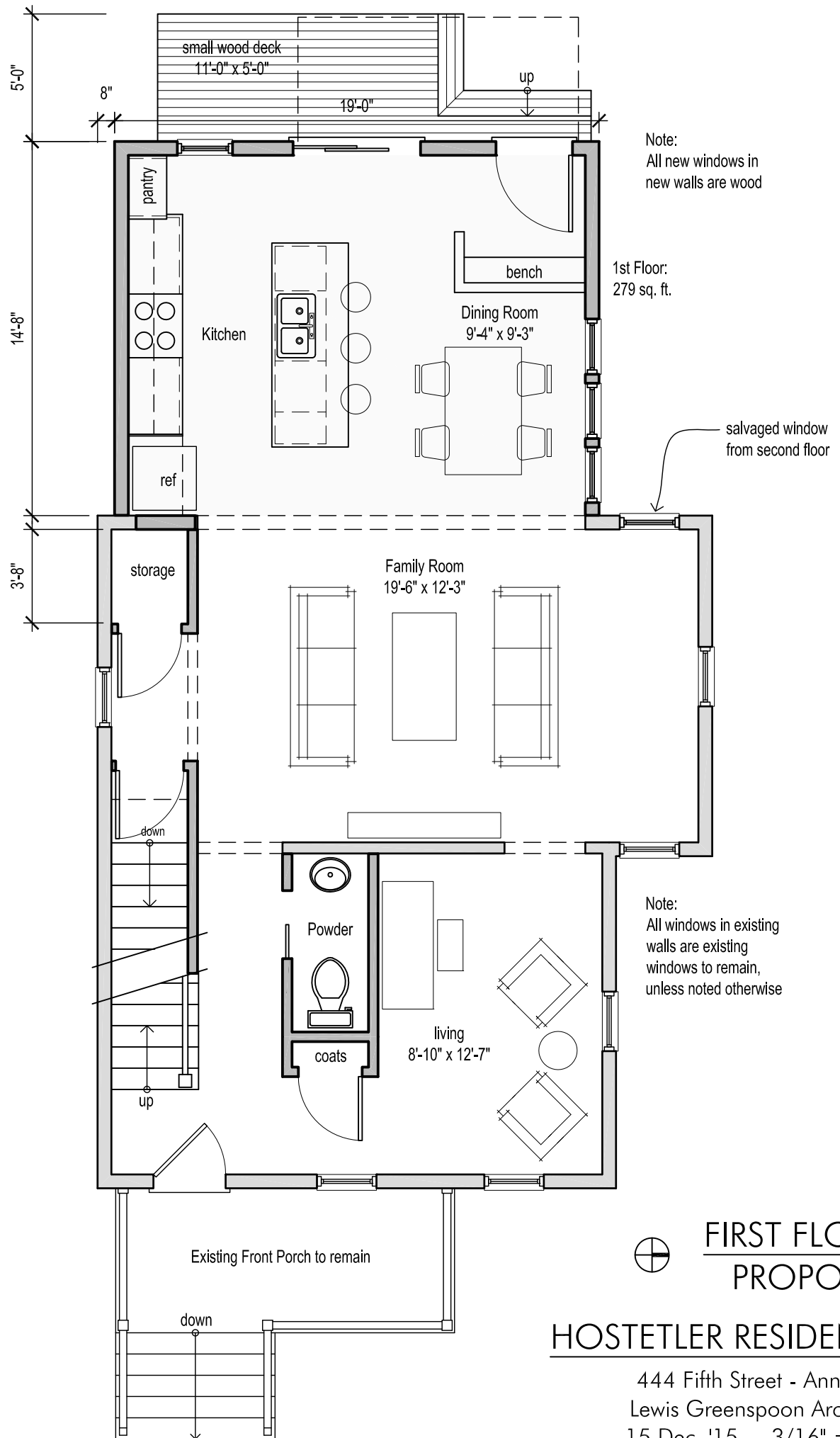
444 Fifth Street - Ann Arbor  
 Lewis Greenspoon Architects  
 15 Dec. '15 1/16" = 1'-0"



**BASEMENT  
EXISTING**

**HOSTETLER RESIDENCE**

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"

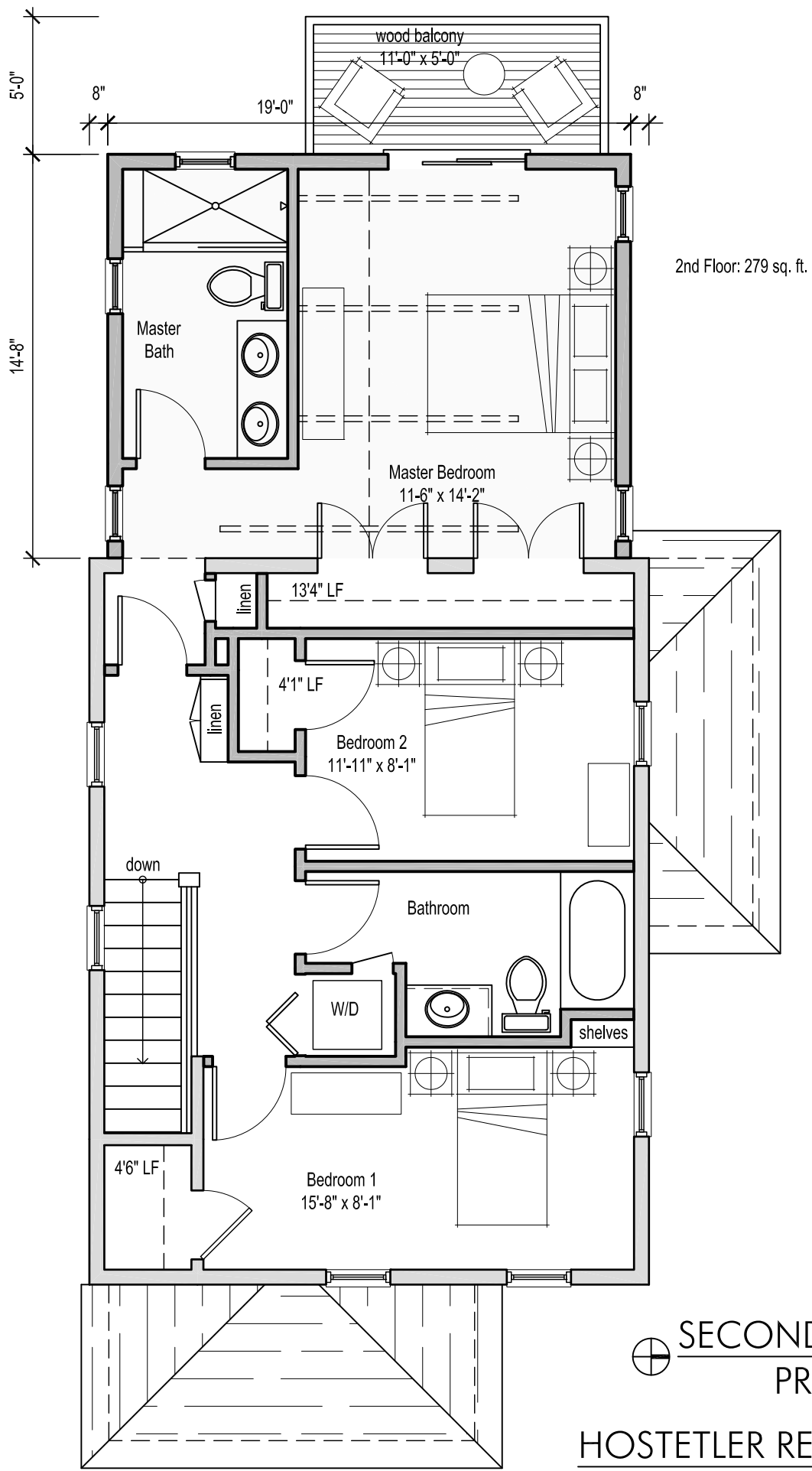


**FIRST FLOOR  
PROPOSED**

**HOSTETLER RESIDENCE**

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



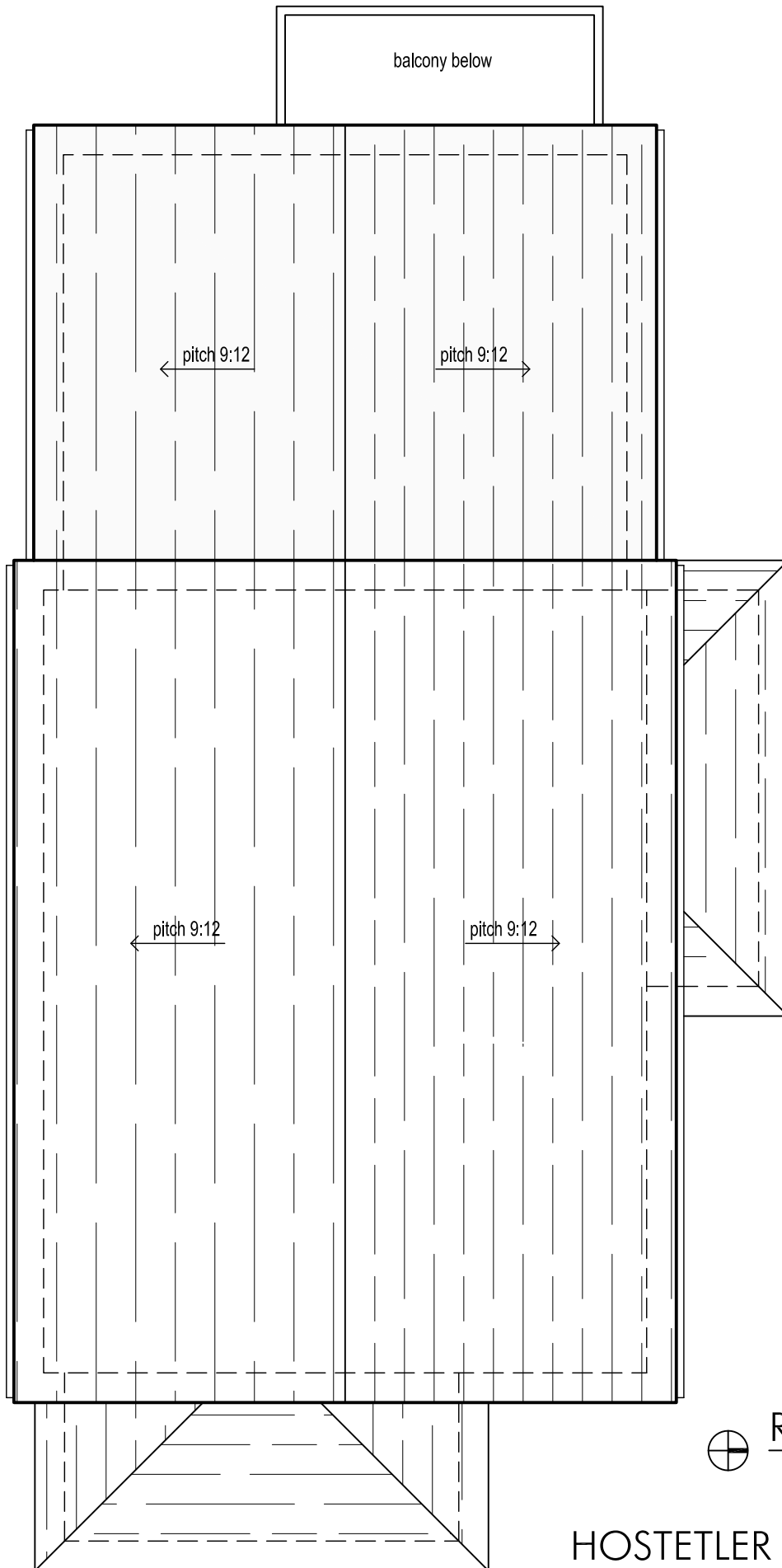


2nd Floor: 279 sq. ft.

⊕ SECOND FLOOR  
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



balcony below

pitch 9:12

pitch 9:12

pitch 9:12

pitch 9:12



ROOF PLAN  
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



EAST ELEVATION  
PROPOSED

HOSTETLER RESIDENCE

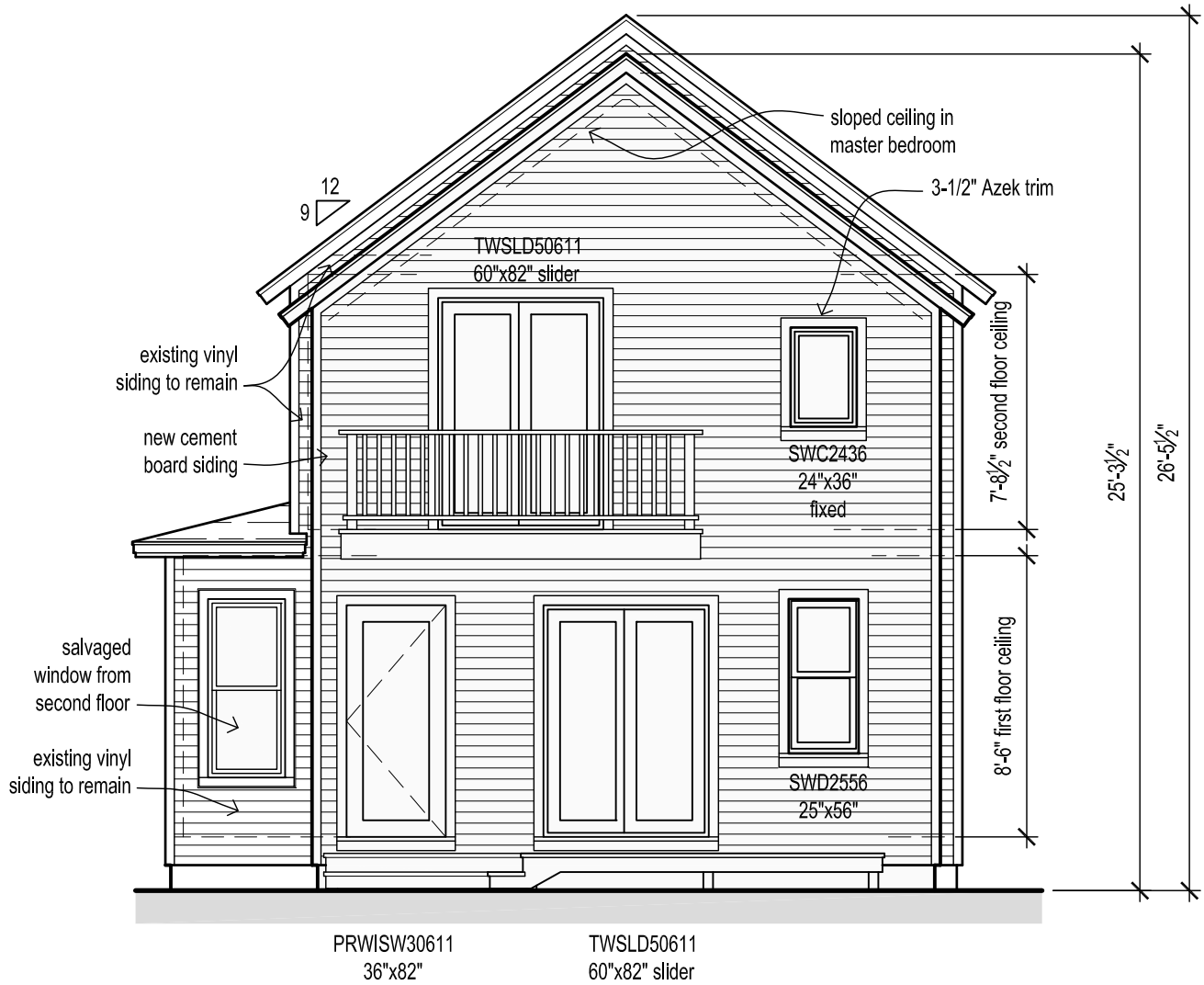
444 Fifth Street - Ann Arbor  
 Lewis Greenspoon Architects  
 15 Dec. '15 3/16" = 1'-0"



NORTH ELEVATION  
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



WEST ELEVATION  
PROPOSED

HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
Lewis Greenspoon Architects  
15 Dec. '15 3/16" = 1'-0"



SOUTH ELEVATION  
PROPOSED

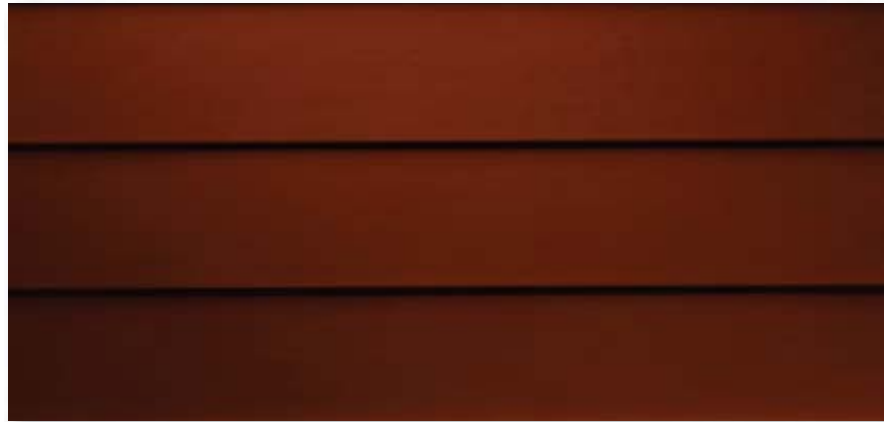
HOSTETLER RESIDENCE

444 Fifth Street - Ann Arbor  
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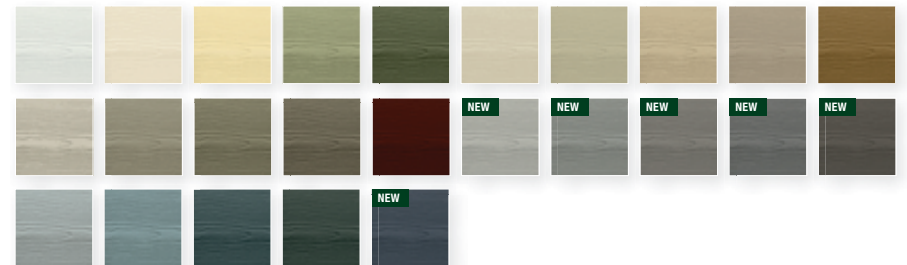

 HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding

**SMOOTH***Countrylane Red*

<b>Thickness</b>	5/16 in.					
<b>Length</b>	12 ft. planks					
<b>Width</b>	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
<b>Exposure</b>	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
<b>ColorPlus Pcs./Pallet</b>	324	280	252	210		
<b>Prime Pcs./Pallet</b>	360	308	252	230	190	152
<b>Pcs./Sq.</b>	25.0	20.0	16.7	14.3	12.5	9.3

**Available Colors**
[View all HardiePlank Lap Siding Products](#)

\*9.25 in. only available primed.

\*\*12 in. only available primed and in select areas.

## AZEK Trim (Traditional & Frontier)

Trim that is easy to work with and offers long lasting durability, AZEK Trim is the perfect replacement for wood in all non-stress and non-load bearing applications. It can be easily milled, routed, and heat formed for custom looks. AZEK Trim doesn't require paint for protection, but can be easily painted for aesthetics.



### 5/8 x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

### 4/4 x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

### 5/4 x Thickness

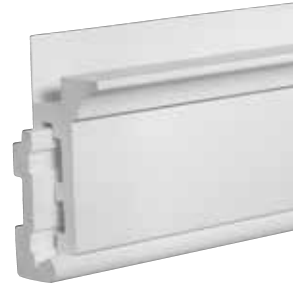
Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

### 6/4 x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

## AZEK Finish Grade Trim\* (Traditional Only)

Two-piece trim system installs quickly and easily, saving time and labor costs while providing a beautiful, smooth, fastener-free trim surface. No need to fill, paint and sand nail holes. Perfect for door and window surrounds, but could be used in nearly any trim application.



Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.

### Finish Grade Trim\*

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 4"	18'
6/4 x 6	1 1/4" x 6"	18'
3" x 3" (Miter Key Corner Reinforcement)		

## AZEK Universal Skirt Board\*

Providing the perfect transition between the siding and trim, as well as assisting in water management, the two piece Universal Skirt Board includes a reversible trimboard that is routed to accept a proprietary universal siding interface.



Unlike other skirtboards, AZEK Universal Skirt Board will work equally well with a variety of siding products including fiber cement, vinyl, cedar shingles or wood.

The AZEK Universal Skirt Board reduces labor, saves installation time and costs, and replaces the need for starter strips. It is perfect for use where water tables are not needed or desired.

### Universal Skirt Board\*

Nominal	Actual	Lengths
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'
5/4 x 10	1" x 9 1/4"	18'

1 1/2" nailing flange length  
1/4" drip edge overhang

\* Patent Pending  
† Traditional only



# LANDMARK<sup>®</sup> with STREAKFighter<sup>®</sup>

**"Best Buy"**

As ranked by a leading Consumer Magazine.



Shown in Weathered Wood

## takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

## specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 233-238 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

### Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

### Wind Driven Rain Resistance:


- Miami-Dade Product Control Acceptance: Please reference [www.certainteed.com](http://www.certainteed.com) to determine approved products by manufacturing location.

### Quality Standards:

- ICC-ES-ESR-1389

Landmark Silver Birch is an ENERGY STAR<sup>®</sup> rated product and may qualify for a federal tax credit.

## warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter<sup>®</sup> algae-resistance warranty 
- 10-year SureStart<sup>™</sup> protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

## LANDMARK<sup>®</sup> color palette



Silver Birch



Cobblestone Gray



Birchwood



Georgetown Gray



Driftwood



Resawn Shake



Weathered Wood



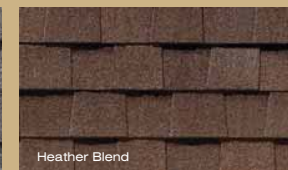
Pewterwood



Granite Gray



Colonial Slate



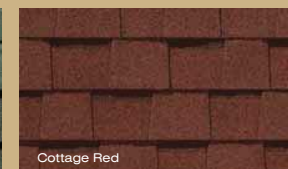
Heather Blend



Atlantic Blue



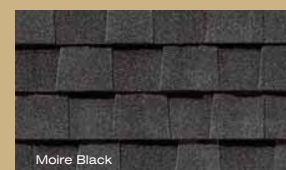
Hunter Green



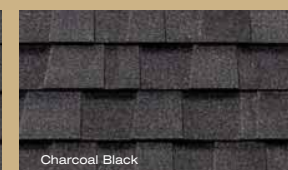
Cottage Red



Burnt Sienna



Moire Black



Charcoal Black



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## SITELINE WOOD CASEMENT WINDOW



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Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

### FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes

- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Certified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

## **SIZING**

**Elevations - Siteline - Clad Awning - Standard Sizing**

**Elevations - Siteline - Clad Casement - Standard Sizing**

**Elevations - Siteline - Clad DH - Standard Sizing**

**Elevations - Siteline - Clad Direct Set - Standard Sizing**

**Elevations - Siteline - Clad InSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Clad OutSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing**

**Elevations - Siteline - Wood Awning - Standard Sizing**

**Elevations - Siteline - Wood Casement - Standard Sizing**

**Elevations - Siteline - Wood Double Hung - Standard Sizing**

**Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing**

**Elevations / Sections - Siteline - Clad Awning - ADM**

**Elevations / Sections - Siteline - Clad Casement - ADM**

**Elevations / Sections - Siteline - Clad Direct Set - ADM**

**Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing**

**Elevations / Sections - Siteline - Clad Double Hung - ADM**

**Elevations / Sections - Siteline - Wood Awning - ADM**

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## SITELINE WOOD DOUBLE-HUNG WINDOW



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[Tech Documents](#)

Built from AuraLast® Wood (Pine) - The Wood That Does Not Rot. Other species include Alder and Douglas Fir. Other options include 22 clad colors, grilles, and ENERGY STAR®.

### FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** Natural or Primed AuraLast Pine

- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Interior Finishes:** 9 standard wood interior finishes
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
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- **Project Type:** new construction and replacement
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- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

## **SIZING**

**Elevations - Siteline - Clad Awning - Standard Sizing**

**Elevations - Siteline - Clad Casement - Standard Sizing**

**Elevations - Siteline - Clad DH - Standard Sizing**

**Elevations - Siteline - Clad Direct Set - Standard Sizing**

**Elevations - Siteline - Clad InSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Clad OutSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Clad Sliding Patio Door - Standard Sizing**

**Elevations - Siteline - Wood Awning - Standard Sizing**

**Elevations - Siteline - Wood Casement - Standard Sizing**

**Elevations - Siteline - Wood Double Hung - Standard Sizing**

**Elevations - Siteline - Wood InSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Wood OutSwing Patio Door - Standard Sizing**

**Elevations - Siteline - Wood Sliding Patio Door - Standard Sizing**

**Elevations / Sections - Siteline - Clad Awning - ADM**

**Elevations / Sections - Siteline - Clad Casement - ADM**

**Elevations / Sections - Siteline - Clad Direct Set - ADM**

**Elevations / Sections - Siteline - Clad Direct Set - Standard Sizing**

**Elevations / Sections - Siteline - Clad Double Hung - ADM**

**Elevations / Sections - Siteline - Wood Awning - ADM**

**Elevations / Sections - Siteline - Wood Casement - ADM**

**Elevations / Sections - Siteline - Wood Double Hung - ADM**



**1. PRODUCT NAME**

Lux-right™ Areawalls (Window Wells) and Accessories.

**2. MANUFACTURER**

St. Paul Corrugating Co.  
 Minneapolis, MN 55421  
 Phone: (763) 788-9271  
 (800) 439-9271  
 FAX: (763) 788-9273  
 Email: info@stpaulcorrugating.com

**3. PRODUCT DESCRIPTION**

**Basic Use:** Areawalls allow air, light, egress and/or access into a basement or below ground level structure by acting as a structural barrier to hold back the surrounding backfill. They are suitable as air conditioner retainers or egress exits. They are adaptable for use as tree-wells, protective barriers for meters or other utility installations, fenders for trucks, lawn edging conveyor covers and small retaining walls. Bar Grates cover the areawall opening to help avoid accidents and are classified as "light-duty" grates.

**Composition and Materials:** Areawalls are fabricated from pre-galvanized, corrugated steel in various gauge thickness depending on the grade selected. The steel sheets have a commercial (G-90) ASTM A 653 galvanized coating to better assure longevity. Bar Grates are fabricated from hot-rolled steel strips, formed, welded and painted after fabrication. Hot dipped galvanized grates are available on special order.

**Grades:** Areawalls are manufactured in three grades: Imperial, Economy and Thrift-T.

**Imperial Lux-Right:** Most complete range of sizes and styles available. Manufactured from 16 gauge, pre-galvanized steel sheets.

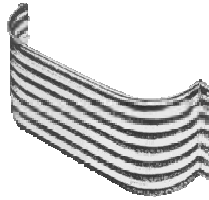
**Economy Lux-Right:** Duplicates the styles and size range of the original Imperial grade.

Manufactured from 18 gauge, pre-galvanized, regular spangle steel sheets. Considered the standard in the industry, this popular alternative is economically value priced under our Imperial grade and is adequate for most applications unless the deeper and larger size areawalls are required.

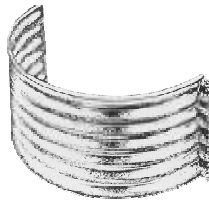
**Thrift-T Lux-Right:** Manufactured from 20 gauge range of pre-galvanized, lock-forming regular spangle steel, 37" wide in two styles (Straight and Round). Accepted as the standard size and grade typically available at the local level through building supply outlets.

**Limitations:** Care should be used in selecting the style and grade of larger and deeper areawalls. They should be specified in heavier gauge and properly supported during backfill and while other construction activity is taking place.

**Styles:**



**Straight:** Radius corners and straight face reduces projection but allows maximum opening for light and air



**Round:** Utilizes arch principle for maximum strength where projection away from wall is not critical.



**Square:** Projection from wall to width of opening exceeds all other styles. Applications are large casement accessways, air-conditioner retainers and code required basement egress exits.

**Foundation Vent Areawalls:** Illustrated on next page.

**Inside Corner Areawalls:** Designed for windows located near wall projections such as inside corners, fireplaces and chimneys. See next page.

**Sizes:** See Selector Chart. Special sizes available in all grades and styles; contact manufacturer.

**4. TECHNICAL DATA**

**Areawalls:** Corrugated, galvanized steel used has a 2.66" crest to crest measure by 1/2 depth annular configurations commonly referred to as 2 1/2 x 1/2 corrugation. Steel thickness is determined by grade ordered and ranges from 20 gauge (.036 dec.) through 16 gauge (.060 dec.) Zinc coating (galvanized) is (G-90) ASTM A 653 M quality or better. The exposed top edge has a 5/8" minimum roll-formed bead on all heights of areawalls. The 48" high and higher areawalls have SPC's exclusive roll-formed double bead on both top and bottom edges for additional strength and ease in handling (Thrift-T grade included). All styles include a wide flange for wall attachment which is prepunched with 1/2 holes. Most areawalls are one piece units up through 60" in height and incorporate the flange as an integral part of the areawall. Higher and wider areawalls are spot-welded together to insure integrity. Standard heights available: 12", 18", 24", 30", 36", 48", 60" and 72". Higher areawalls are available, inquire. The order height is full nominal height, i.e., 24" measures 24". The areawall article number such as ES4618-36" designates the grade (E) Economy grade, (S) Straight Style, (46) inside width, (18) projection from the wall and (36") height.

**Bar Grates:** Grates are fabricated from 3/16" hot-rolled flats, 3/4 and 1" wide welded on 2" center spacing with angle clips on frame. The grate is made to fit down inside the areawall with the angle support clips resting on the top bead of the areawall. Stock grates are painted gray. Galvanized grates are available on special order.

**5. INSTALLATION**

The areawall should be extended beyond the rough opening for the window by at least 3". Some building codes may require additional clearance. The top of the areawalls should extend approximately 2" above the established grade line and down at least 12" below the windowsill. If in doubt, go with a higher wall since extensions are difficult to attach. Fill the space below the window well with select gravel for drainage. Flanges should be attached to the foundation wall at sufficient points (12" centers minimum) to assure structural stability. Use Sleeve or wedge type anchors appropriate for your foundation construction. Anchors are not provided. Select backfill material should be used, such as granular with some clay that is free of large rock and earth clods and should not be frozen material, sod, cinders or other active soils. The load carrying

capacity of the areawalls is largely dependent upon proper backfill procedure. The fill should berange of styles, grades, and sizes placed evenly around the areawall in 12" layers using ordinary compaction making sure the shape is not distorted. On larger sizes a 90 % density factor may be desirable. Compacted fill around the outside of the areawall should be at least 12", or one-half of areawall projection. We recommend supporting the areawall inside face during the backfilling procedure. Care should be used in selecting the grade and style.

**6. AVAILABILITY AND COST**

**Availability:** Available through continental United States and Alaska through lumber yards

and builder supply companies. Complete shipment. maintained in Minnesota for immediate

**Cost:** Varies by grade, style and quantity. Freight allowance for qualifying orders.

**7. WARRANTY**

St. Paul Corrugating Co. warranties areawall products for a period of thirty years to be free from defects in manufacture and to be in conformance with our quality control requirements;

and limits its responsibility to replacement cost of material only. Installation of any non-ventilated cover product preventing air circulation over galvanized metal will void all warranties.

**8. MAINTENANCE**

Areawalls are galvanized and therefore maintenance free for a period of years. Painted grates require periodic touch ups. Galvanized bar grates are maintenance free.

**-Lux-Right AREAWALL SELECTOR CHART -**

Styles:	Straight	Straight Escape	Round	Casement Square	Accessway Square																
Inside Width: "A"																					
Corner Radius: Projection: "B"	16" 12" – 20"	16" 24"	Varies 14" – 20"	9" 9" 9" 24" 30" 36"	4" 22" – 30"																
Stock Numbers	3712 4014 4618 5518 5918 6718 7120 7920 9120	4324 5024 5624 6024 7024 7824 8524	3114 3518 3720 4020 4620	3724 3730 4236 4224 4230 5036 4824 5230 5536 5524 6030 6036 6324 7230 6736 7224 7730 7536 8424 8530 8036 9724	2922 3224 3630 4224																
Grade key prefix: Imperial Economy Bar Grates	IS ES BSG	ISC ESC BSG	IR ER BRG	IC IC IC EC EC EC BCG BCG BCG	IAC EAC BAG																
<b>FOUNDATION VENT AREAWALLS</b>  <table border="1"> <thead> <tr> <th>Style</th> <th>Width</th> <th>Proj.</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>FV164</td> <td>16.5"</td> <td>4"</td> <td>11.5"</td> </tr> <tr> <td>FV2012</td> <td>20"</td> <td>12"</td> <td>12"</td> </tr> <tr> <td>FV2012</td> <td>20"</td> <td>12"</td> <td>15"</td> </tr> </tbody> </table>		Style	Width	Proj.	Height	FV164	16.5"	4"	11.5"	FV2012	20"	12"	12"	FV2012	20"	12"	15"	<b>Safe-T-View Cover</b>  SV4236 SV5036 SV5536 SV6036 SV6736 SV7536 SV8036	<b>THRIFT- GRADE Lux Right AREAWALLS</b> Standard Areawalls. Seven Standard Heights  TS 3712 TR 3716 <b>INSIDE CORNER AREAWALLS</b> 		
Style	Width	Proj.	Height																		
FV164	16.5"	4"	11.5"																		
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# KEYSTONE STRAIGHT SPLIT

Keystone Straight Split wall stones are clean-cut and classic for those seeking a more traditional wall presentation. Keystone Straight Split wall stones are available in a wide variety of sizes and colors. Imagine the creative possibilities! Perfect for border walls, tree rings, terraces, corners, curves, steps, and stairs.



8" KEYSTONE STRAIGHT SPLIT  
CUSTOM COLOR ▲

*Fendt wall stones are tightly compacted during manufacturing, so the material absorbs very little moisture. This process minimizes the effects of freeze/thaw cycles.*



▲ 4" MINI KEYSTONE STRAIGHT SPLIT – RUSTIC BLEND

#### 4" MINI STRAIGHT SPLIT



Size ..... 4" h x 18" w x 11" d  
Exposed face area..... ½ Sq. Ft. (4" x 18")  
Weight..... 43 lbs.  
Units per pallet..... 63 units  
Weight per pallet ..... 2709 lbs.

#### 8" COMPAC STRAIGHT SPLIT



Size ..... 8" h x 18" w x 11" d  
Exposed face area..... 1 Sq. Ft. (8" x 18")  
Weight..... 86 lbs.  
Units per pallet..... 36 units  
Weight per pallet ..... 3096 lbs.

#### 8" STANDARD STRAIGHT SPLIT



Size ..... 8" h x 18" w x 22" d  
Exposed face area..... 1 Sq. Ft. (8" x 18")  
Weight..... 128 lbs.  
Units per pallet ..... 20 units  
Weight per pallet ..... 2560 lbs.

FIBERGLASS PIN



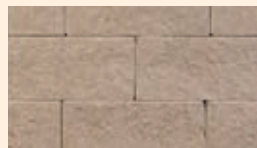
5¼" long  
½" diameter  
100 pins/box  
Two pins needed for each  
Mini, Compac and Standard.



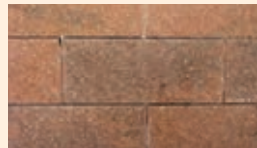


8" KEYSTONE STRAIGHT SPLIT - WALNUT BLEND ▲

MINI COLORS



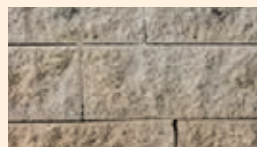
GRAY



DESERT BROWN

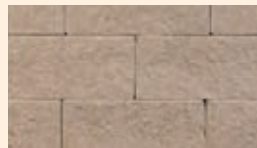


WALNUT BLEND



LIMESTONE BLEND

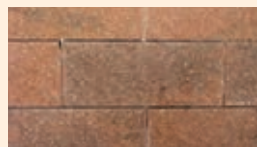
COMPAC STANDARD COLORS



GRAY



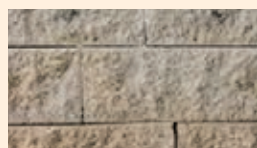
RUSTIC BLEND



DESERT BROWN



WALNUT BLEND



LIMESTONE BLEND

90 DEGREE RETURN CORNER UNITS

4" 90° CORNER



Size ..... 4" h x 18" w x 9" d  
 Exposed face area ..... ½ Sq. Ft. (4" x 18")  
 Weight ..... 43 lbs.  
 Units per pallet ..... 60 units  
 Weight per pallet ..... 2580 lbs.

8" 90° CORNER



Size ..... 8" h x 18" w x 9" d  
 Exposed face area ..... 1 Sq. Ft. (8" x 18")  
 Weight ..... 86 lbs.  
 Units per pallet ..... 30 units  
 Weight per pallet ..... 2580 lbs.