

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 112-114 W Liberty Street, Application Number HDC18-026

DISTRICT: Main Street Historic District

REPORT DATE: July 12, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, July 9, 2018

	OWNER	APPLICANT
Name:	114/112 W Liberty LLC	Magda Gulvezan
Address:	112-114 W Liberty Ann Arbor, MI 48104	1735 Fairview Court Saline, MI 48176
Phone:		(734) 645-5409

BACKGROUND: 112-114 E Liberty was built in 1866 and the first occupants were Charles Binder's Saloon in 112, and Gottlob Laubengayer, purveyor of agricultural implements, in 114. The building is a three-story brick Italianate, with four-over-four windows with round and segmented arches.

LOCATION: This site is located on the north side of West Liberty, between S. Main Street and S. Ashley Street. The current tenants are the Alley Bar and Pacific Rim.

APPLICATION: The applicant seeks HDC approval to 1) replace six modern windows on the front of 114 W Liberty, restore two contributing front windows, replace six contributing front windows on the front of 112 W Liberty, replace nine contributing windows on the alley side of 112 W Liberty, replace four windows on the rear elevation, and install a new transom above the center front door; 2) remove a non-original storefront trim band and repair the underlying bricks or install a new cast stone trim band if staff determines that the bricks cannot be repaired, and tuckpoint and repair bricks damaged by trucks on the southeast corner of the building; 3) construct a new rooftop stair enclosure and deck, and install three new mechanical rooftop units; 4) install 10 steel bollards along the east elevation of the building, in the alley and 5) replace a steel non-original door with matching on the rear elevation.

APPLICABLE REGULATIONS:

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

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of

distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

Windows

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

Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

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

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

Not Recommended: Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

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

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

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

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.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

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.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Constructing a rooftop addition so that the historic appearance of the building is radically changed.

District or Neighborhood Setting

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture.

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

Roofs

Not Recommended: Introducing a new roof feature that is incompatible in size, scale, material and color.

From the Ann Arbor Historic District Design Guidelines:

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.

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

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

Windows

Appropriate: Retaining and maintaining windows in good condition. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable.

Repairing windows in somewhat good condition, by installing some new wood pieces or laying epoxy into sills, jamb, or sash. Deteriorated parts, such as stops and sash cords, should be replaced.

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

If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission. Removing or radically changing a window that is important in defining the overall historic character of the property.

Not Appropriate: Failing to maintain and repair existing windows.

Replacing an entire window that is not deteriorated beyond repair.

Roofs

Not Appropriate: Removing or altering historic roof features such as chimneys, dormers, cupolas, lightning rods, built-in or decorative gutters.

STAFF FINDINGS

Windows (Elevation notes A-E and F-H2 and EL9)

1. Window worksheets filled out for all windows proposed for replacement indicate that all dimensions will match exactly. This indicates that custom built wood windows would be installed if the HDC approves replacement. There are several profiles of Marvin clad-

wood windows attached to the application, but they are not referenced on the window worksheets.

2. Information in the footnotes of attachment HDC5 indicates that single-paned glass will be replaced with double-paned. This will need to be determined on a window-by-window basis; usually, original muntins are not thick enough to support two panes of glass. This is typically work undertaken on one-over-one windows, not true divided lites.
3. Footnotes 4, 5, and 6 are erroneous since the information specified has been submitted with this application. The HDC will determine whether each window is deteriorated beyond repair and therefore may be replaced.
4. Windows A and B on the front elevation of 114 were previously replaced. Installing new replicas of windows D and E from 112's front elevation is appropriate.
5. Restoring the two window Cs is appropriate.
6. No description of the window deterioration was provided with the application. There are interior photographs of some of the windows proposed to be replaced. Whether windows D, E, F are deteriorated beyond repair will be determined by the HDC. The age and condition of G, H, and H2 will also be determined by the commission.
7. Replacing a boarded transom with a new four-lite window modeled after historic photographs is appropriate. Since no drawing of the proposed window was provided, staff will approve this at the building permit stage for consistency with the photograph.
8. For the remaining windows, staff will make a recommendation after the Review Committee site visit.

Wood Trim Band (Elevation note EL 11) and Brickwork

9. The storefront features a wood trim band at the top with a hood that may have once protected awnings. The wood is proposed to be removed, and the underlying bricks repaired and tuckpointed. This is an appropriate treatment, since early photos show this band as brick. If the wood is removed and the brick band is no longer present, and a void that needs to be filled is discovered, infilling the band with 2' tall stone flatwork is appropriate, given that matching brick is not readily available. Detail of the simple profile is included.
10. Repairing or replacing damaged bricks at the corner of the building, and tuckpointing as needed, is appropriate. Any necessary infill bricks must closely match the originals.

Roof Deck and Stair Enclosure, other Roof Work (Elevation note EL4-7, 10, 12)

11. The proposed stair enclosure is 9' wide and 21' deep, and spans two different roof levels. It is located near the center of the building, and should be invisible from the street or sidewalk. Details of the railing system and materials (cementitious lap siding, metal roof, etc.) are included in the drawings. The deck rail is set back approximately 5' from the front parapet, and will not be visible from West Washington Street. Four new rooftop mechanical units are proposed, two on the upper and two on the lower roofs. These are out of sight and appropriate.
12. The roof work may be slightly visible from the alley north of the building, but the view from West Washington Street is blocked by the rear of a taller building between W Washington and W Liberty.

Bollards

13. Installing bollards in the alley could be an effective way to protect the building. If the alley is publicly owned, appropriate authorization is required from city Building, Engineering and/or the Downtown Development Authority.

Rear Door

14. The rear door on the north elevation appears to be a modern steel door. As such, its replacement with the same is appropriate.

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 112-114 West Liberty Street, a contributing building in the Main Street Historic District, to:

- ☐ replace six modern windows on the front of 114 W Liberty
- ☐ restore two contributing front windows
- ☐ replace six contributing front windows on the front of 112 W Liberty
- ☐ replace nine contributing windows on the alley side of 112 W Liberty
- ☐ replace four windows on the rear elevation
- ☐ install a new transom above the center front door, on the condition that staff approves the design at the building permit level
- ☐ remove a non-original storefront trim band and repair the underlying bricks or install a new cast stone trim band if staff determines that the bricks cannot be repaired
- ☐ tuckpoint and repair damaged bricks
- ☐ construct a new rooftop stair enclosure and deck
- ☐ install three new mechanical rooftop units
- ☐ install 10 steel bollards along the east elevation of the building, in the alley
- ☐ replace a steel non-original door with matching on the rear elevation.

As conditioned, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standard 1, 2, 5, 6, 9, and 10 and the *Ann Arbor Historic District Design Guidelines*.

-or-

I move that Commission deny the application at 112-114 W Liberty Street in the Main Street Historic District as proposed because the windows are repairable and the work is not generally compatible in size, scale, massing and materials with the building and does not meet the *Secretary of the Interior's Standards for Rehabilitation* and *Guideline for Rehabilitating Historic Buildings*, in particular standard 6 and the guidelines for windows, and does not meet the *Ann Arbor Historic District Design Guidelines* for windows.

MOTION WORKSHEET:

I move that the Commission

_____ Issue a Certificate of Appropriateness

_____ Deny the Application

For the work at 112-114 W Liberty Street in the Main Street Historic District

_____ As proposed.

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

The work

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

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

ATTACHMENTS: application, drawings, window worksheets, photographs

112-114 W. Liberty (2007 Photo)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

jthacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC#
	BLDG#
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

REVISED 05.24.2018

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER (114) 112 W LIBERTY, LLC		HISTORIC DISTRICT D1	
PROPERTY ADDRESS 112 -114 W LIBERTY		CITY ANN ARBOR	
ZIP CODE 48104	DAYTIME PHONE NUMBER ()	EMAIL ADDRESS MGULVEZAN@GMAIL.COM	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 1735 FAIRVIEW CT		CITY SALINE	STATE, ZIP MI

PROPERTY OWNER'S SIGNATURE

SIGN HERE	<i>Magdalena M. Gulvezan</i>	PRINT NAME	Magdalena M. Gulvezan	DATE	2-2-2018
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) MAGDA GULVEZAN			
ADDRESS OF APPLICANT 1735 FAIRVIEW CT		CITY SALINE	
STATE SALINE MI	ZIP CODE 48176	PHONE / CELL # (734) 645.5409	FAX No ()
EMAIL ADDRESS MGULVEZAN@GMAIL.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME	DATE
	X	

BUILDING USE - CHECK ALL THAT APPLY

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

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

1. REMOVE EXIST. OVER HANG. REPAIR EXISTING BRICK BEHIND CANOPY. IF UN-REPAIRABLE, TUCK POINT A NEW CAST STONE INSERT.
2. TUCK POINT & REPAIR ALL DAMAGED BRICK CAUSED BY TRUCKS HITTING BUILDING
3. INSPECT AND REPAIR OR REPLACE (WHEN PERMITTED) ALL EXTERIOR WINDOWS
4. INSTALL NEW ROOF ACCESS, PATIO, AND GUARDS (OUT OF VIEW FROM STREET)

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

1. BRICK OVER HANG WAS DAMAGED BY TRUCKS. WATER DAMAGE AND POOR MAINTENANCE CAUSED EXCESSIVE DAMAGE. FLASHING WAS NEVER INSTALLED AND ANCHORS ARE RUSTED OUT.
2. TRUCKS DAMAGED BRICKS WHICH IS LEADING TO EXCESSIVE DETERIORATION AND POSSIBLE STRUCTURAL DAMAGE.
3. EXIST. WINDOWS ARE DETERIORATED, BROKEN, AND DO NOT COMPLY WITH CURRENT EGRESS AND ENERGY CODES.
- EXIST. ROOF HAS NO ACCESS AND NEW STAIR MUST BE PROVIDED TO ALLOW CONVENIENT ACCESS ROOFTOP EQUIPMENT.



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

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

FOR COMMISSION REVIEWS:

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

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

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

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

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

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

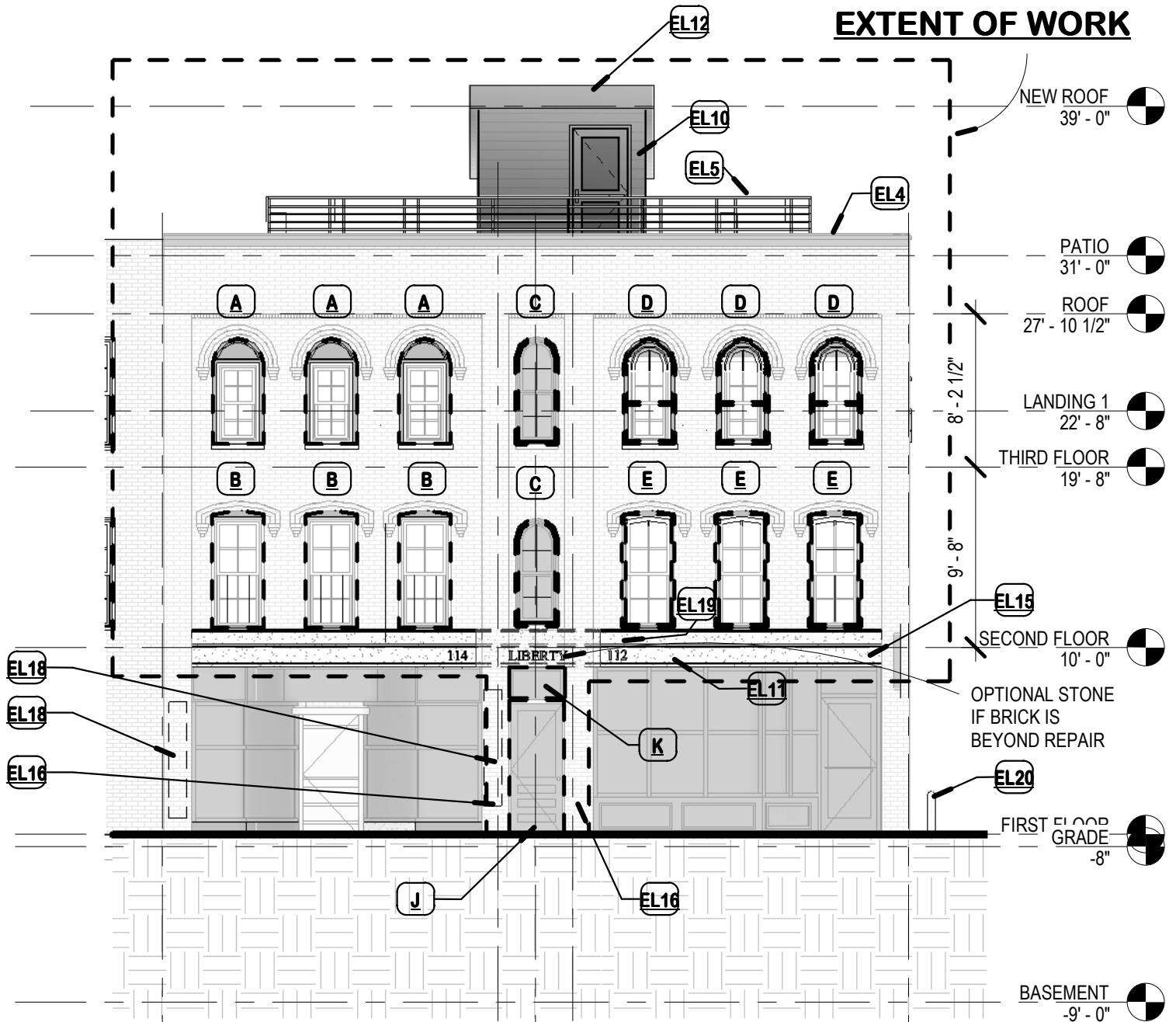
APPLICATION EXPIRATION

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

OFFICE USE ONLY

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

EXTENT OF WORK

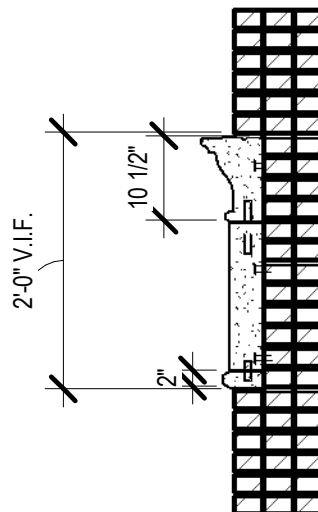


HDC-LIBERTY ELEVATION

1/8" = 1'-0"

HDC-STONE PROFILE

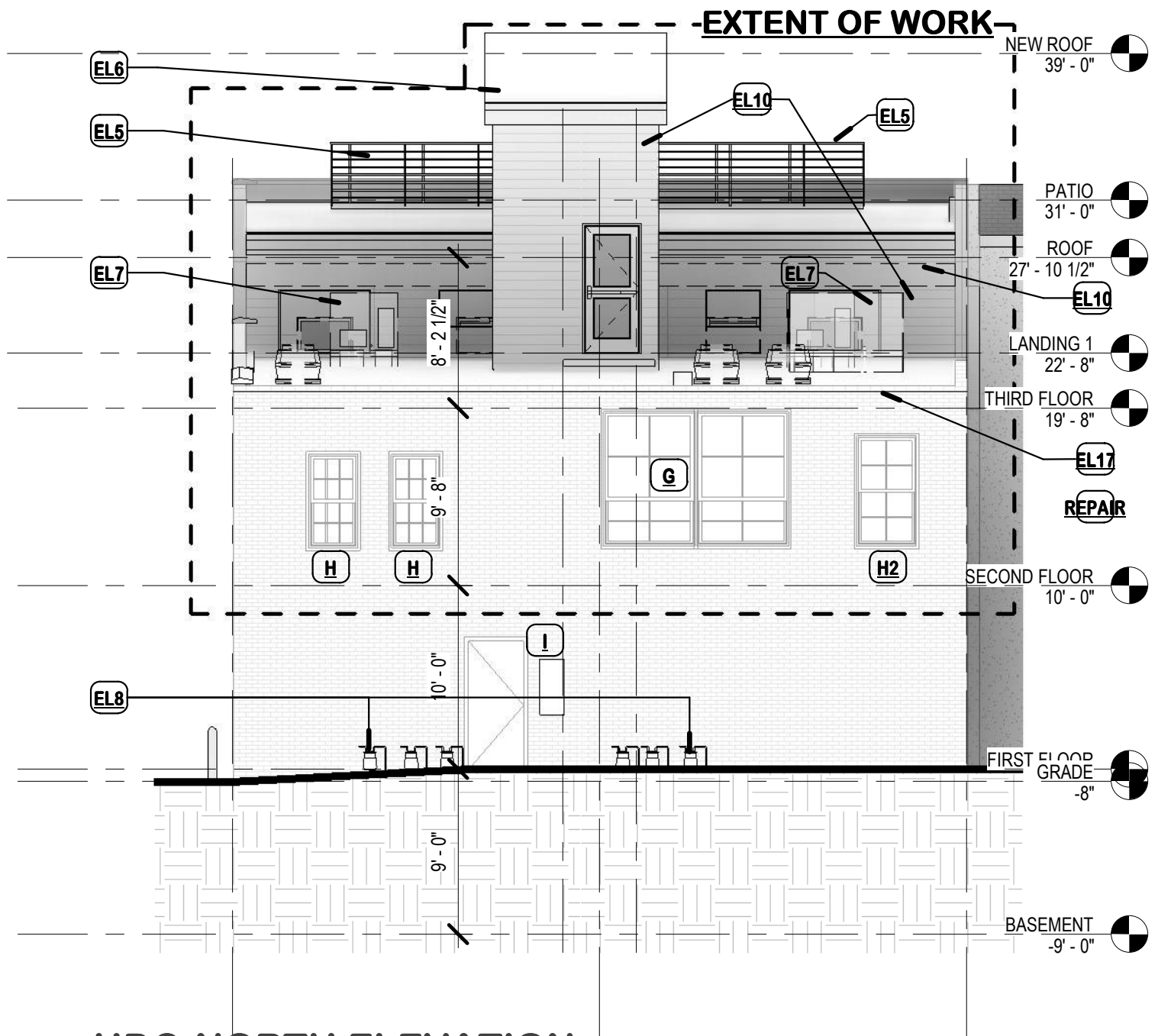
1/2" = 1'-0"



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WWW.BIGGDESIGNS.COM

17114
112 W. LIBERTY
ST.
PER-HDC
ELEVATION
06.04.2018

HDC 2



1 HDC-NORTH ELEVATION

1/8" = 1'-0"

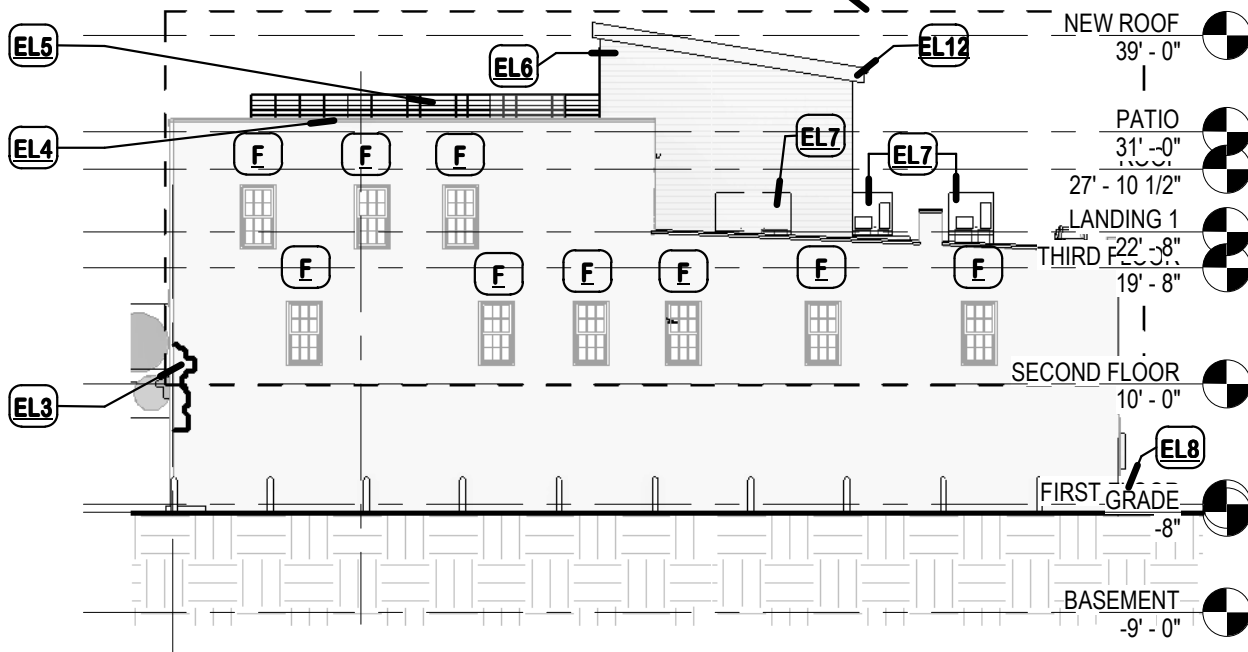


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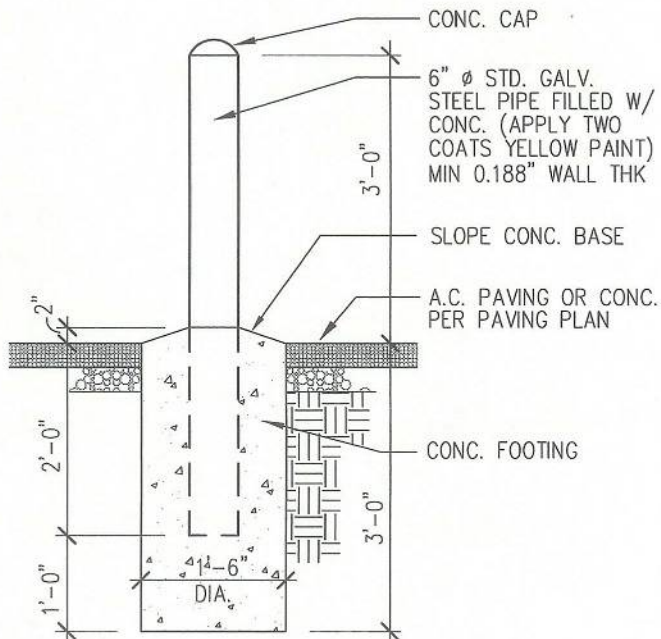
HDC 3

EXTENT OF WORK



1 HDC-ALLEY ELEVATION

1/16" = 1'-0"



2 BOLLARD DETAIL-

1/2" = 1'-0"



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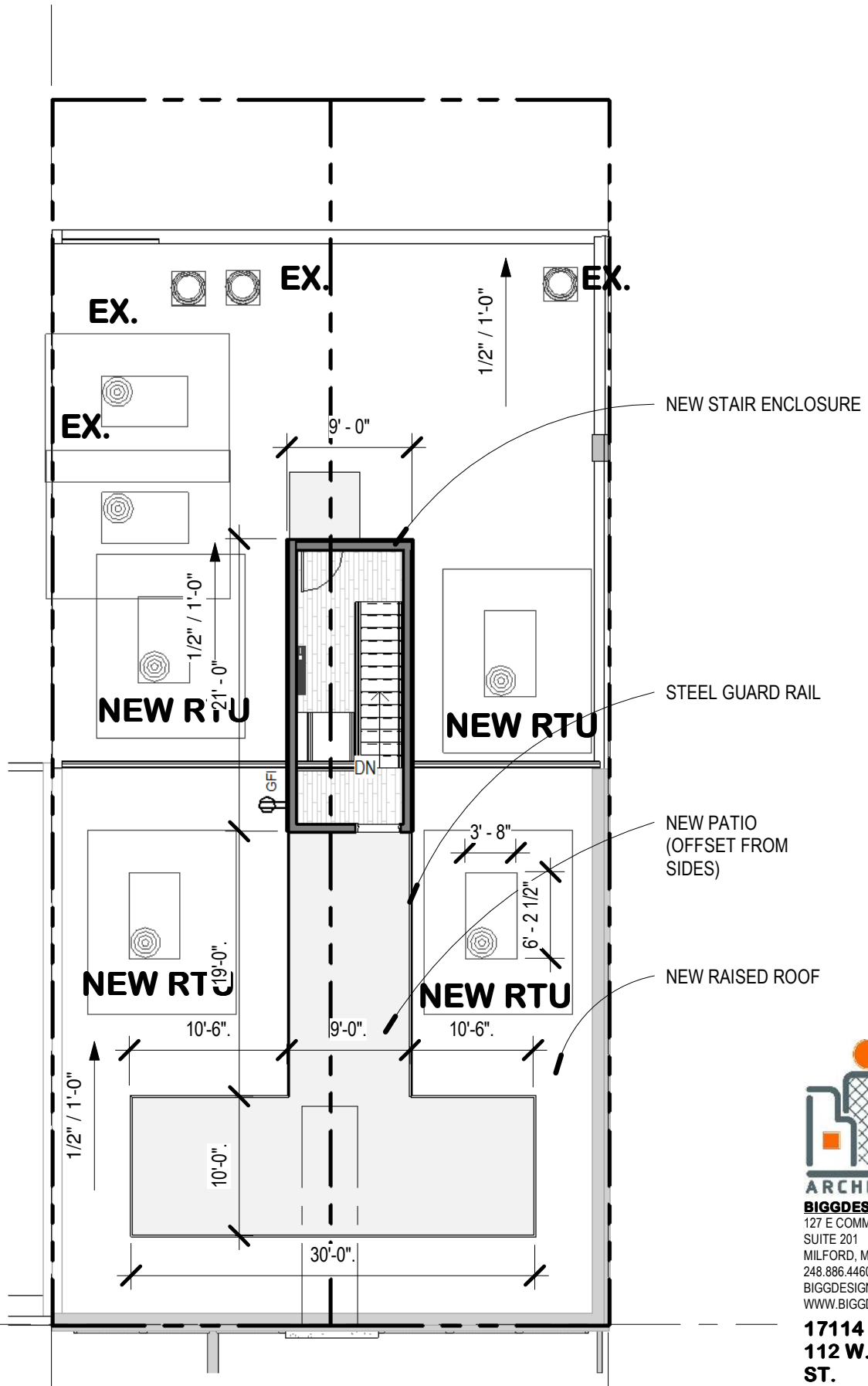
HDC 4

ELEVATION NOTES

<u>TAG</u>	<u>NOTE CONTENT</u>
A	EXISTING(POST 1950) WINDOWS TO BE REPLACED. G.C. TO FIELD VERIFY SIZES AND REPLACE WITH WINDOW USING WINDOW 'D' AS A MODEL
B	EXISTING(POST 1950) WINDOWS TO BE REPLACED. G.C. TO FIELD VERIFY SIZES AND REPLACE WITH WINDOW USING WINDOW 'E' AS A MODEL
C	EXISTING (ORIGINAL) WINDOW IN SOMEWHAT GOOD CONDITION WILL BE REPAIRED.
D	EXISTING (ORIGINAL) WINDOW, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW WINDOW. REFER TO WINDOW SPECIFICATION WORKSHEET 'D'
E	EXISTING (ORIGINAL) WINDOW, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW WINDOW. REFER TO WINDOW SPECIFICATION WORKSHEET 'E'
EL3	REPLACE DAMAGED BRICK ON CORNER. TOOTH IN TO EXIST. BRICK
EL4	REPLACE EXIST. METAL CAP. MATCH EXIST.
EL5	NEW RAILING FOR PATIO
EL6	NEW EPDM - RUBBER ROOF TILE
EL7	HVAC EQUIPMENT
EL8	NEW GAS METER (VERIFY EXACT LOCATON IN FIELD)
EL9	NEW TRANSOM WINDOW - TO MATCH ORIGINAL WINDOWS
EL10	NEW HARDIE BOARD SIDING INSTALL HORIZONTALLY IN NEW WOOD WALL SECTIONS ONLY.
EL11	REVIEW CONDITION OF EXIST. BRICK AFTER CANOPY REMOVAL. REPAIR, TUCK POINT, OR REPLACE WITH NEW STONE FLAT WORK AS REQUIRED.
EL12	METAL FASCIA
EL14	NEW MAIL BOXES LOCATED INSIDE STAIRWAY.
EL15	REPAIR EXIST. DAMAGED FACADE
EL16	TUCK POINT & REPAIR EXIST. BRICK
EL17	GUTTER
EL18	REMOVE WOOD PANEL, SIGN AND FLAG
EL19	REMOVE EXISTING WOOD DETAIL FROM BUILDING
EL20	NEW STL. CONC. FILLED BOLLARDS. REFER TO BOLLARD DETAIL.
F	EXISTING (ORIGINAL) WINDOW, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW WINDOW. REFER TO WINDOW SPECIFICATION WORKSHEET 'F'
G	EXISTING (POST 1950) WINDOW, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW WINDOW. REFER TO WINDOW SPECIFICATION WORKSHEET 'G'
H	EXISTING (POST 1950) WINDOW, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW WINDOW. REFER TO WINDOW SPECIFICATION WORKSHEET 'H'
H2	EXISTING (POST 1950) WINDOW, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW WINDOW. REFER TO WINDOW SPECIFICATION WORKSHEET 'H'
I	EXISTING (POST 1950) DOOR TO REMAIN.
J	EXISTING (POST 1950) DOOR, SERIOUSLY DETERIORATED BEYOND REPAIR, SHALL BE REPLACED WITH NEW DOOR MATCHING ORIGINAL.
K	NEW TRANSOM WINDOW - TO MATCH ORIGINAL WINDOW
REPAIR	EXISTING WINDOW (REFER TO WINDOW TYPES) 1. G.C. SHALL INSPECT AND MEASURE EXISTING WINDOWS AND COMPONENTS 2. G.C. SHALL REPAIR EXIST. SASHES WITH MATCHING MATERIAL IMN MATCHING DIMENSIONS, AND IDENTICAL LAYOUT TO THE ORIGINAL WINDOW. 3. REPLACE EXIST. SINGLE PANE GLASS WITH NEW DOUBLE PANE GLASS TO MEET BUILDING AND ENERGY CODE 4. IF WINDOW COMPONENTS ARE DETERIORATED BEYOND REPAIR DUE TO DEEP ROT, MISSING PARTS, MAJOR DAMAGE TO COMPONENTS, AND/OR PERIMETER GAPS, G.C. SHALL NOTIFY ARCHITECT IN WRITING. 5. IF WINDOW MUST BE REPLACED, G.C. MUST SUBMIT A WINDOW COMPONENT WORKSHEET. 6. G.C. SHALL PROVIDE A SPECIFICATION OF REPLACEMENT WINDOW WITH SIMILAR SASH PROFILES AND LAYOUT FOR HDC REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLATION.



17114
112 W. LIBERTY
ST.
PER-HDC
ELEVATION
NOTES
06.04.2018
HDC 5



1

HDC-ROOF PLAN - 112

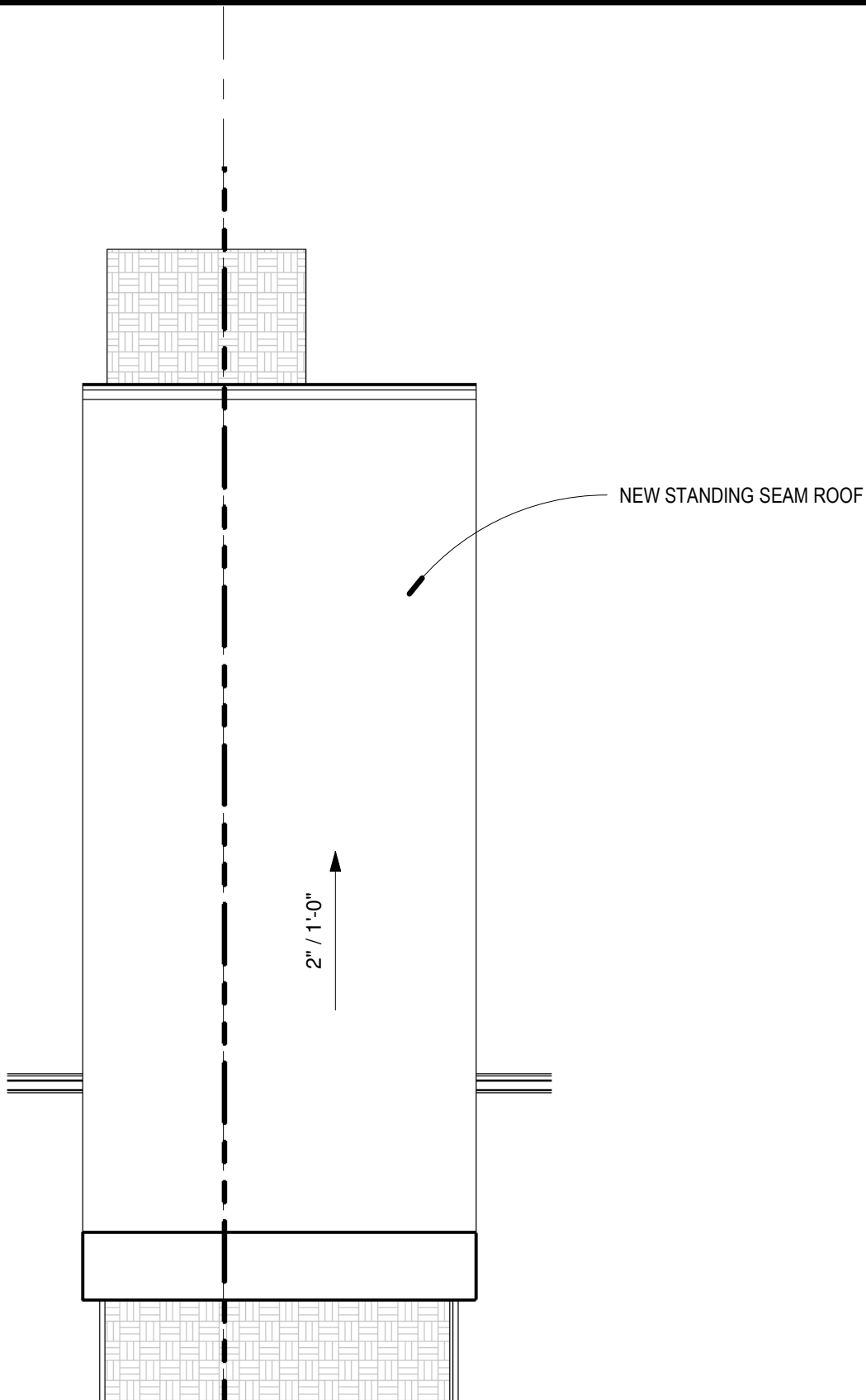
3/32" = 1'-0"



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17114
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ST.
PER-HDC
ROOF PLAN
06.04.2018

HDC 6



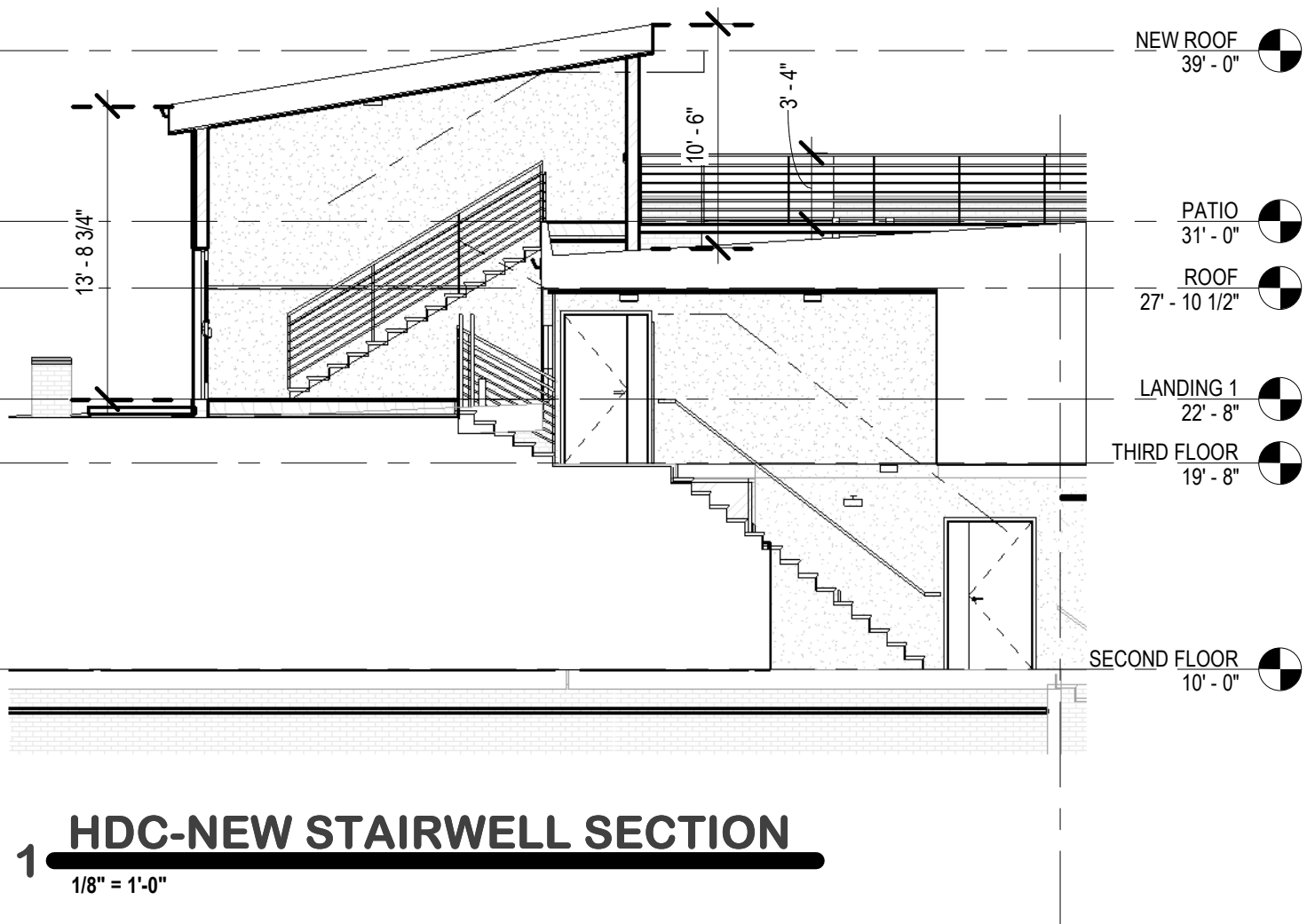
1 HDC-ROOF PLAN - PARTIAL

1/4" = 1'-0"



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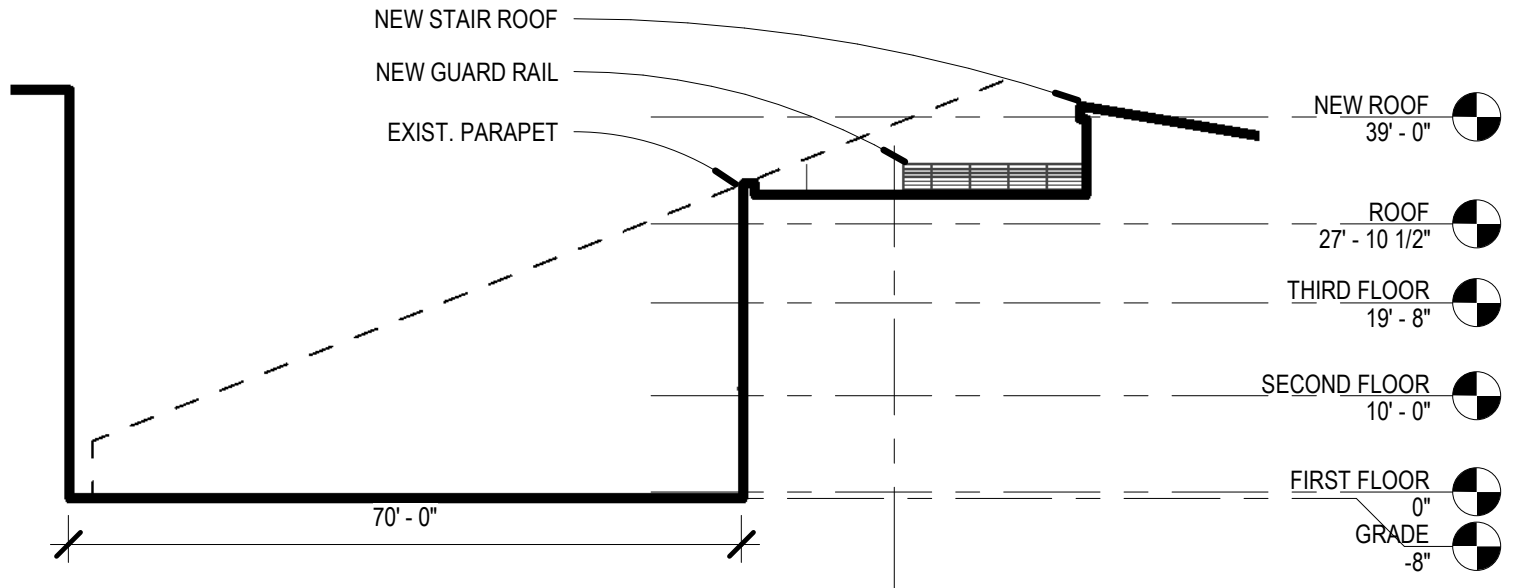
17114
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ST.
PER-HDC
ROOF PLAN
PARTIAL
06.04.2018
HDC 7



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17114
112 W. LIBERTY
ST.
PER-HDC
NEW SECTION
06.04.2018

HDC 8



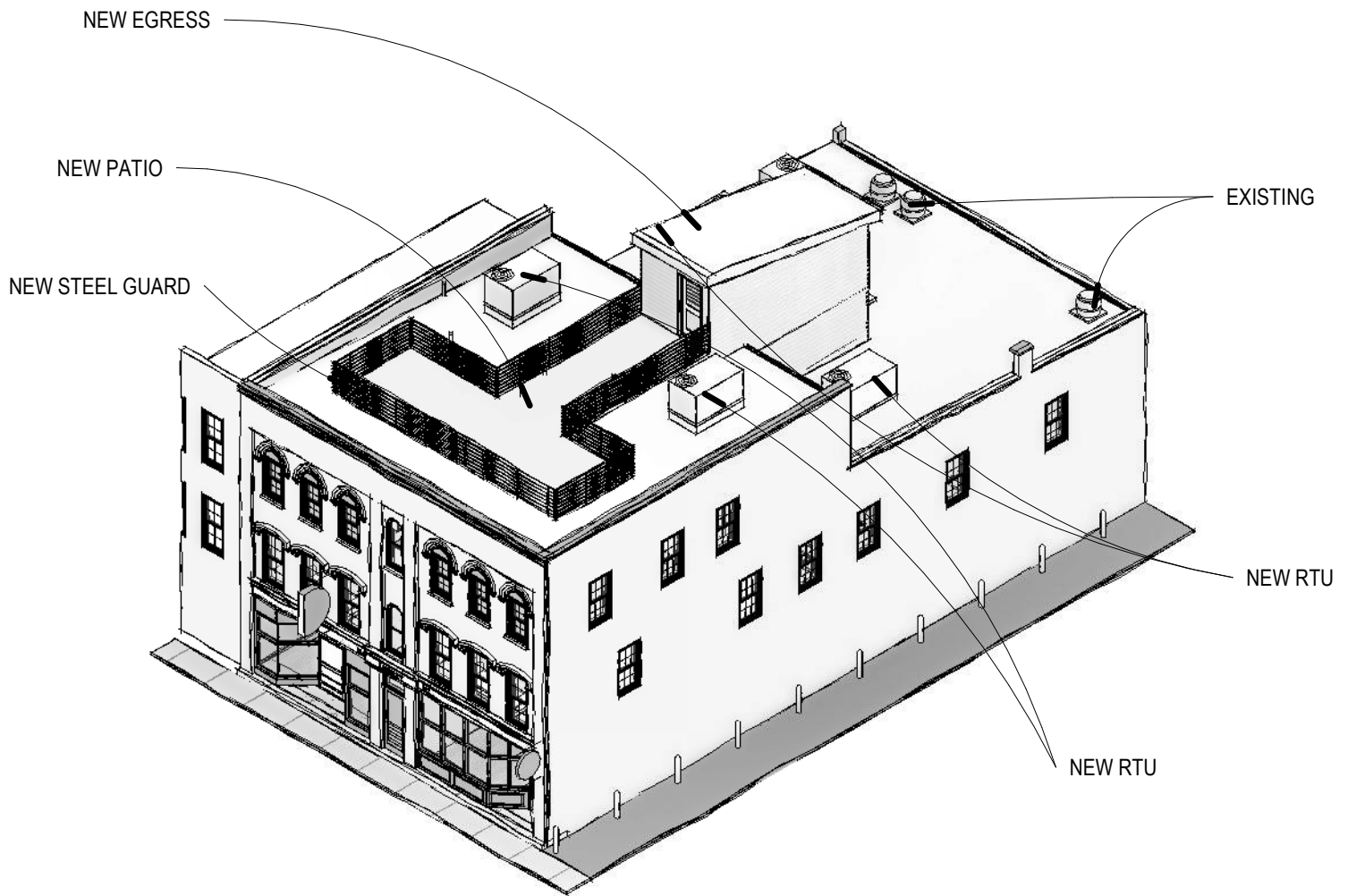
1 HDC-STREET SECTION

1" = 20'-0"



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**17114
112 W. LIBERTY
ST.
PER-HDC
STREET
SECTION
06.04.2018
HDC 9**



1 HDC-ISO-ROOF SCHEM



SAMPLE CABLE GUARD RAIL



BIGGDESIGNS, LLC
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17114
112 W. LIBERTY
ST.
PER-HDC
ISO-ROOF
SCHEME
06.04.2018
HDC 10

NOTE: FOR SCHEMATIC
ONLY. FOR COLOR AND
STREET VIEW ONLY.
ELEVATIONS
SUPERCEDEIMAGE



1

HDC-LIBERTY PERSPECTIVE

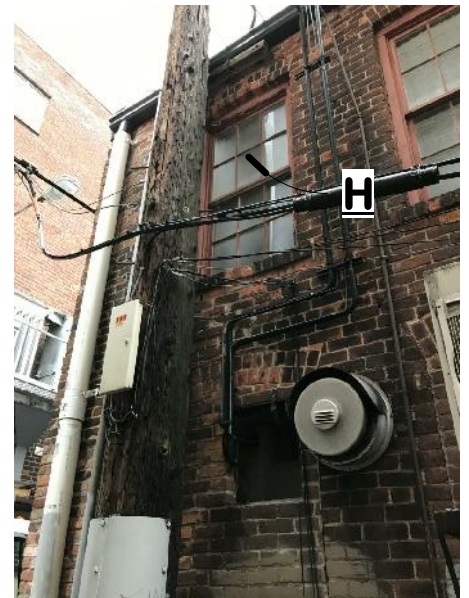
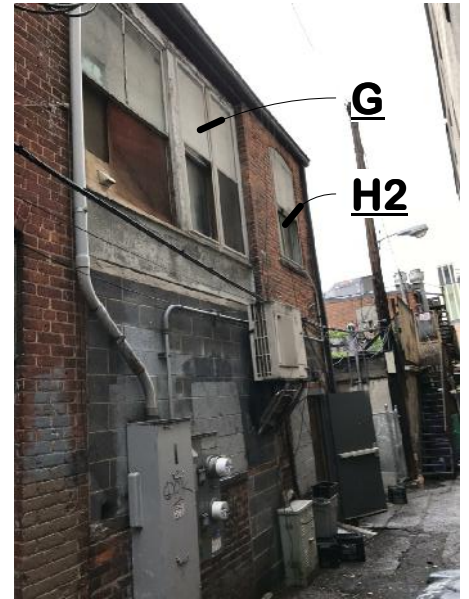
12" = 1'-0"



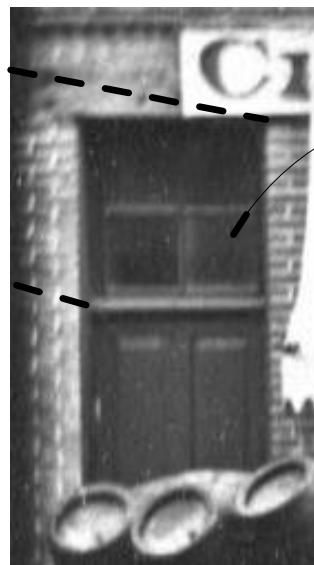
BIGGDESIGNS, LLC
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**17114
112 W. LIBERTY
ST.
PER-HDC
PERSPECTIVE
06.04.2018**

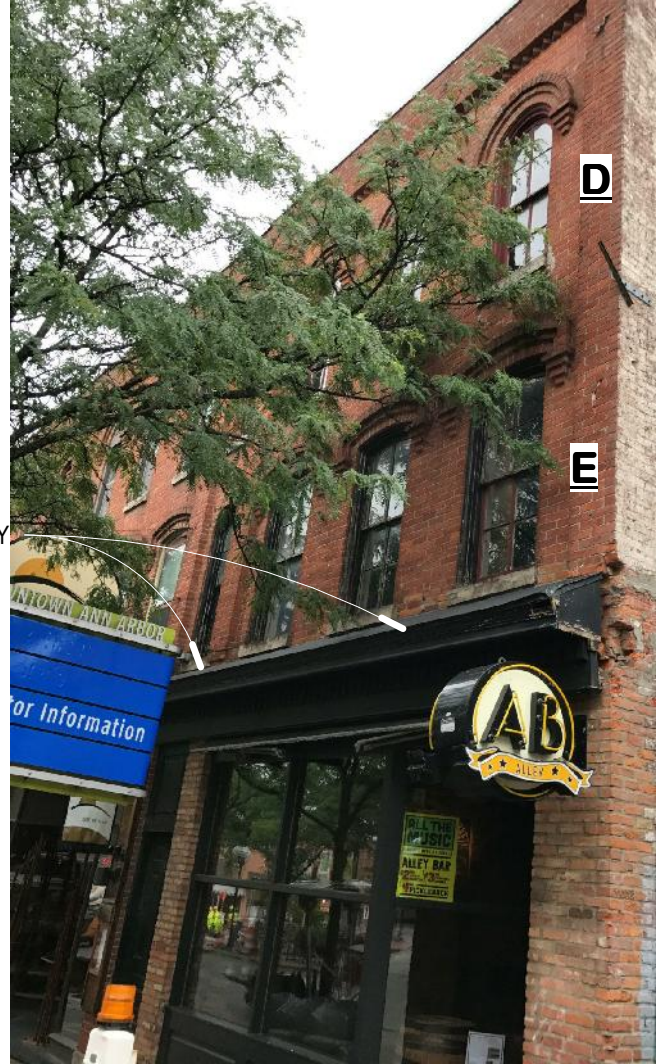
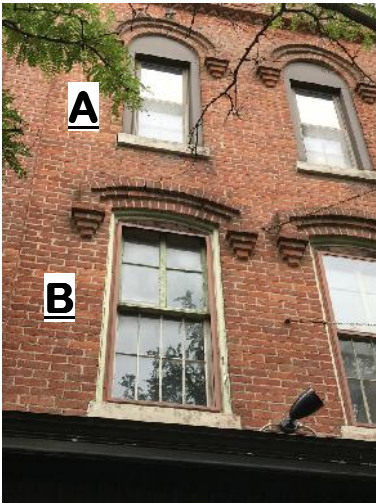
HDC 11



DOOR I



DOOR J



EXISTING CANOPY



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EXISTING
PHOTOS
06.04.2018
HDC 13



WINDOW A



WINDOW B



WINDOW C



WINDOW D



WINDOW E



WINDOW F



WINDOW G



WINDOW H

1 **HDC-WINDOW TYPES**

12" = 1'-0"



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PHOTOS
06.04.2018
HDC 14

ANN ARBOR HISTORIC DISTRICT COMMISSION
GUIDELINES FOR WINDOW EVALUATION, REPAIR AND REPLACEMENT

The history of architecture might be summarized as a quest for light. Thus, windows are one of the most important architectural elements in the design of any building. We take them for granted, look out of them to view our world, open them to let in light and air, and close them to keep out the cold. They seem only utilitarian parts of our homes, but are much more. Windows strongly communicate the character and beauty of our homes, both interior and exterior. Their layout, materials, size, and even type of operation are critical elements of the character and style of our buildings. A Greek Revival style home is in part defined by the six-over-six muntin pattern of its windows, just as tall, narrow windows characterize a Gothic Revival home. In fact, windows are typically considered to be character-defining features of most buildings, from high-style monuments to vernacular homes. Even the details of windows generally resemble and reflect other design details found in the home. Those with old, wavy panes show the heritage of hand-made glass. Because windows are such critical features of buildings, the Historic District Commission generally requires repair and maintenance of windows in historic buildings.

Replacement guidelines

Windows in good condition will remain. Normal maintenance will include cleaning, sash cord replacement, limited paint removal, re-caulking where necessary, and new paint to make windows fully operable. Weather stripping and storm windows may be added.

Windows in somewhat good condition will receive repair, such as new wood or epoxy laid into sills, jamb, or sash. Deteriorated parts, such as sash locks and cords, will be replaced.

Seriously deteriorated components that cannot be repaired will be replaced with a sash of like material and identical layout (muntin size, glass area, rail size and stile size) to the original. Insulated glass is permitted in sash replacement. (Relevant criteria for window replacement apply.)

Windows and components deteriorated beyond repair (deep rot, missing parts, major perimeter gaps) are the only elements that the Historic District Commission will consider for replacement.

Window Replacement Application Procedure

1. Together with an Application for a Certificate of Appropriateness, the applicant will submit one set of Window Specifications outlined on the attached form for each window proposed for replacement. In completing the Specifications form, applicants are encouraged to retain a capable professional who is familiar with the window types and window components shown on the following pages. The Historic District Commission maintains a list of local firms and individuals competent in window repair and sash replacement that can assist with completing the Specifications.
2. The applicant or their consultant must also provide a detailed account of the condition of the windows' deteriorated components and describe how the proposed repairs or replacement windows compare to the existing components.
3. At the Review Committee site visit, the Historic District Commission's representatives will complete a Window Condition Survey for each window where significant repair or for replacement is being proposed. The findings of the Survey(s) will be compared to the detailed account provided by the applicant and will be delivered to the full Historic District Commission for consideration at their regular meeting.

Window Types



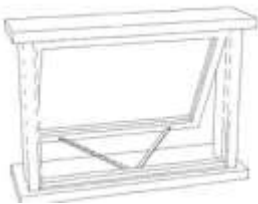
Double-Hung: A window with two sashes, each movable vertically by means a sash cord and weights, or some other mechanism. Double-hung windows are the most common.

Modern versions have a tilt sash for easy cleaning of the outside panes.



Casement: A single window sash that opens on hinges fixed to its vertical edge. The casement window's full-height opening provides excellent ventilation. Casements, especially wooden ones, can

suffer damage if left open to the elements.



Awning: A window that is hinged at the top and swings outward. Awning windows are often used for ventilation under large, fixed-

pane windows in contemporary homes. They keep out the elements when open, as long as the wind is not blowing hard.

Oriel window: Similar to a bay window, typically constructed of multiple windows projecting from the face of the building, but supported by brackets or corbels, rather than a foundation.

Jalousie: Window made up of horizontally mounted glass louvers or slats that abut each other tightly when closed and rotate outward when cranked open.



Fixed: A fixed frame window (or part thereof) that does not open. Fixed windows have sash that are permanently fixed to the frame. They are often flanked by double-hungs or

casements, or set above or below an awning or hopper. They come in a variety of shapes, including round, half-round, diamond, and trapezoid (to echo gable-end rafter pitches).

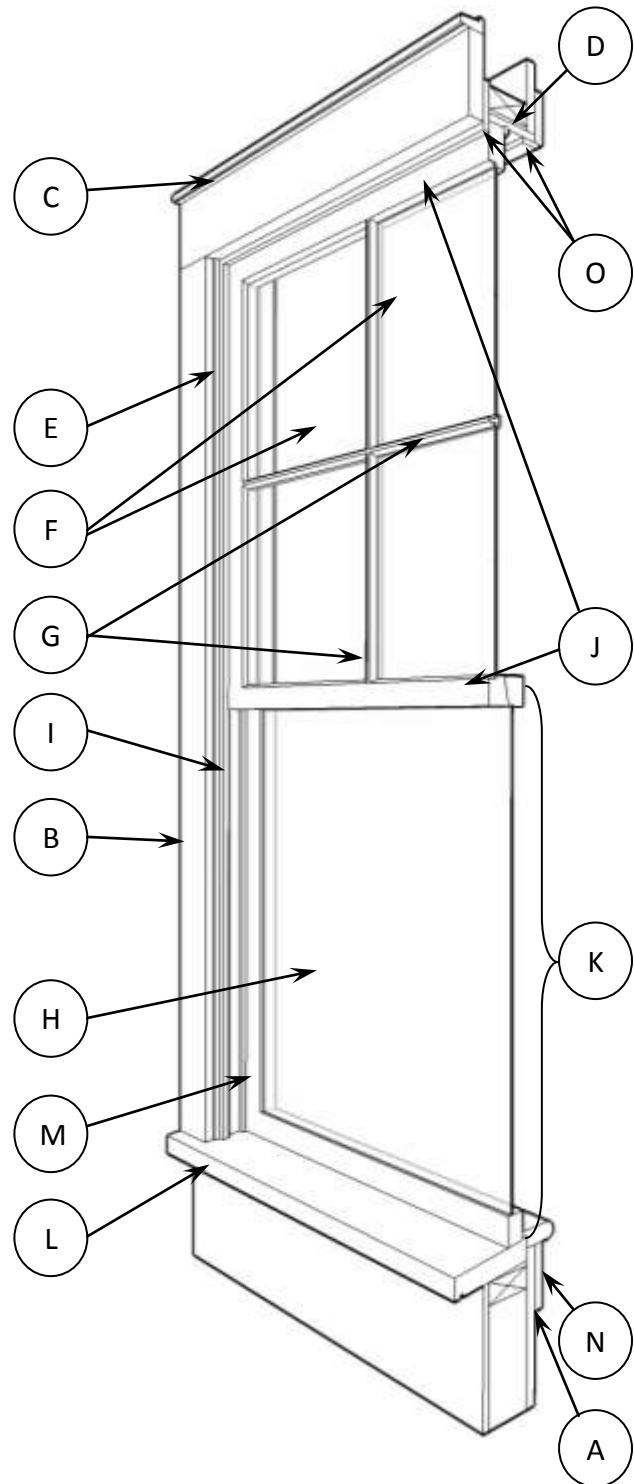
Bay window: A composite of three windows, constructed on a foundation and usually made up of one large fixed, center window and two angled, flanking units.

Hopper: Similar to an awning window, but the hinges are located at the bottom of the window and the unit tilts inward.

Window Components

The graphic below highlights a window's numerous components, shown in a section through a 4/1 double hung window, viewed from the exterior.

- A. **Apron:** Non-moving, interior portion of the window below the sill.
- B. **Casing:** The finished, visible framework around a door or window.
- C. **Drip cap:** A usually small, horizontal molding strip located above a door or window casing; designed to shed water, causing it to drip beyond the outside of the frame.
- D. **Frame:** The fixed, outer portion of the window that holds the sash.
- E. **Jamb:** The vertical member at each side of the window frame.
- F. **Lights:** The glass within the window; can refer to the number of divided areas of glass.
Mullion (not pictured): A vertical member between window units set in a series.
- G. **Muntins:** Secondary framing members that hold the panes of glass within a window or window wall.
- H. **Pane:** A single piece of window glass.
- I. **Parting Bead:** The vertical strip on each jamb that separates the sashes of a double-hung window.
- J. **Rail:** Horizontal members of the sash.
- K. **Sash:** The framework into which panes are set.
Sash lock: (not pictured): mechanism that, in the locked position, pulls the upper and lower sash together. Also called a Cam lock
- L. **Sill:** The exterior horizontal portion at the bottom of a window. The sill keeps the jamb boards lined up properly and is angled to drain water off the surface. The sill should be watched for moisture damage and rot.
- M. **Stile:** Any vertical member of a sash.
- N. **Stool:** The interior casing or molded piece running along the base of a window and contacting the bottom rail on the inside of a building. Also known as the interior sill.
- O. **Stop:** The removable vertical strip against which a window sash rest
Brick mould (not pictured): external trim that frames windows and doors in masonry walls.



Window Type C

Window Specifications

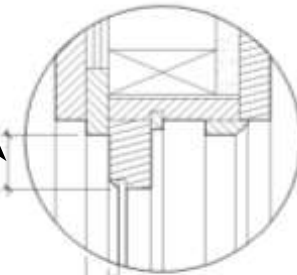
Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face

	Existing	Proposed
Top:	1 1/4"	
Sides:	2"	Will Match

Head Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes ☒ No ☐

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles

	Existing	Proposed
Distance	Will Match	

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

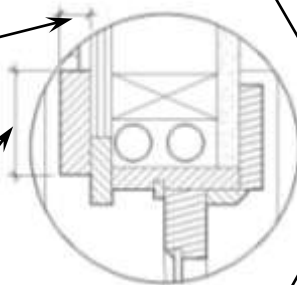
Yes ☒ No ☐

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness

	Existing	Proposed
Distance	1"	Will Match

Jamb Detail



The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	1"	Will Match

Casing Width

	Existing	Proposed
Distance	4"	Will Match

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

Sill Pitch

	Existing	Proposed
Distance	2 1/2"	Will Match

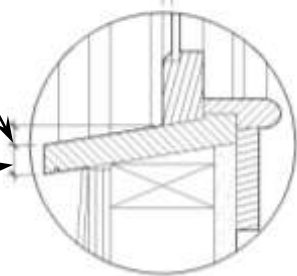
The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	32"	Will Match
Width	16 1/2"	Will Match

Sill Thickness

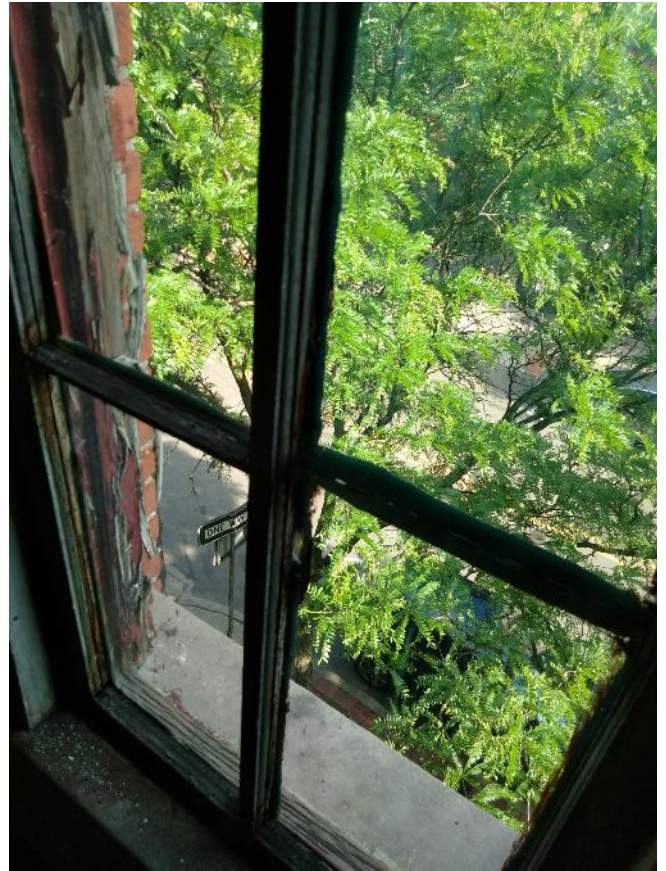
	Existing	Proposed
Distance	1"	Will Match



Sill Detail

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window C



Window Type D

Window Specifications

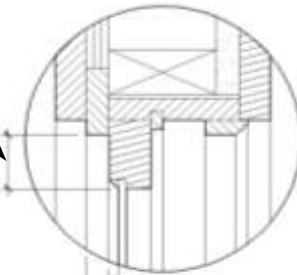
Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face

	Existing	Proposed
Top:	1 1/4"	
Sides:	2"	Will Match

Head Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes ☒ No ☐

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles

	Existing	Proposed
Distance	Will Match	

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

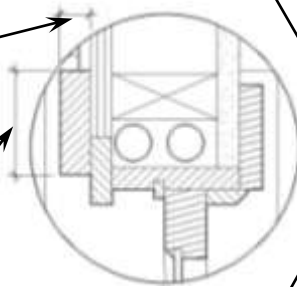
Yes ☒ No ☐

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness

	Existing	Proposed
Distance	1"	Will Match

Jamb Detail



The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	1"	Will Match

Casing Width

	Existing	Proposed
Distance	4"	Will Match

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

Sill Pitch

	Existing	Proposed
Distance	2 1/2"	Will Match

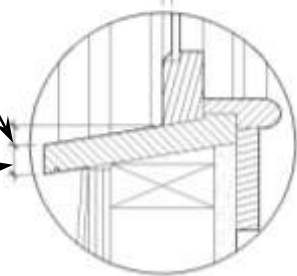
The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	32"	Will Match
Width	21"	Will Match

Sill Thickness

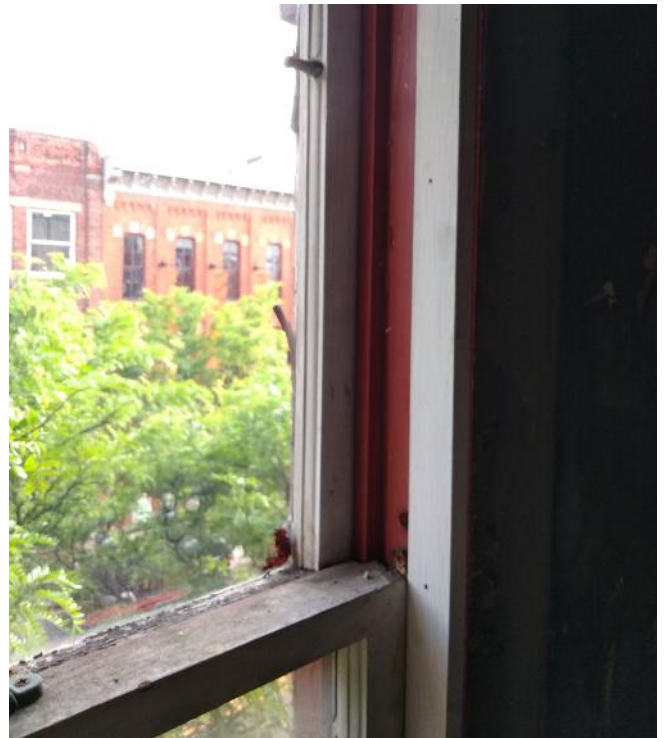
	Existing	Proposed
Distance	1"	Will Match



Sill Detail

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window D



Window Type E

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face

	Existing	Proposed
Top:	1 1/4"	
Sides:	2"	Will Match

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles

	Existing	Proposed
Distance	Will Match	

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness

	Existing	Proposed
Distance	1"	Will Match

Casing Width

	Existing	Proposed
Distance	5"	Will Match

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

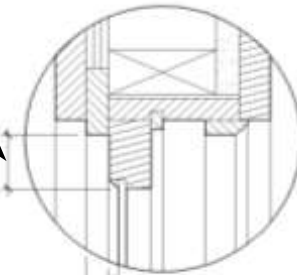
Sill Pitch

	Existing	Proposed
Distance	6"	Will Match

Sill Thickness

	Existing	Proposed
Distance	1"	Will Match

Head Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes ☒ No ☐

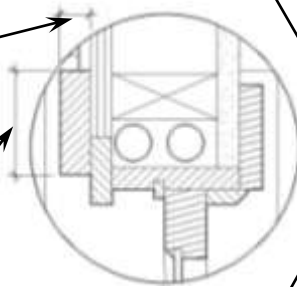
The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

Yes ☒ No ☐

Jamb Detail



The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	1"	Will Match

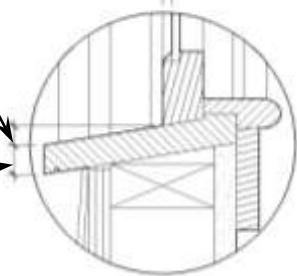
The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	32"	Will Match
Width	26"	Will Match

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Sill Detail



Window E



Window Type F

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face

	Existing	Proposed
Top:	1 3/8"	
Distance	Sides: 2"	Will Match

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles

	Existing	Proposed
Distance	Will Match	

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness

	Existing	Proposed
Distance	1"	Will Match

Casing Width

	Existing	Proposed
Distance	4"	Will Match

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

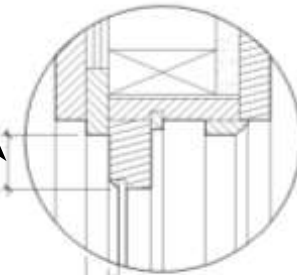
Sill Pitch

	Existing	Proposed
Distance	2 1/2"	Will Match

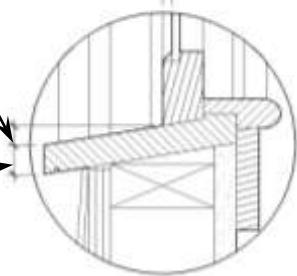
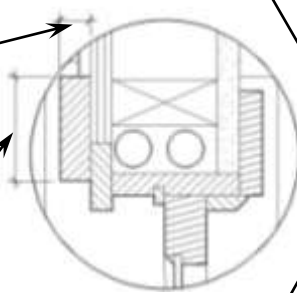
Sill Thickness

	Existing	Proposed
Distance	1"	Will Match

Head Detail



Jamb Detail



Sill Detail

The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes ☒ No ☐

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

Yes ☒ No ☐

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	1"	Will Match

The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	28 1/4"	Will Match
Width	27 1/4"	Will Match

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window F



Window Type G

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face

	Existing	Proposed
Distance	<u>1 1/8"</u>	<u>Will Match</u>

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles

	Existing	Proposed
Distance	<u>Will Match</u>	<u>Will Match</u>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness

	Existing	Proposed
Distance	<u>1 1/2"</u>	<u>Will Match</u>

Casing Width

	Existing	Proposed
Distance	<u>5 3/4"</u>	<u>Will Match</u>

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

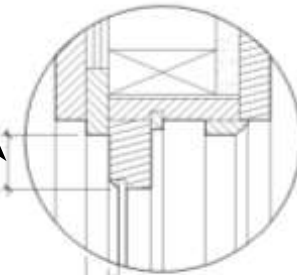
Sill Pitch

	Existing	Proposed
Distance	<u>3 1/2"</u>	<u>Will Match</u>

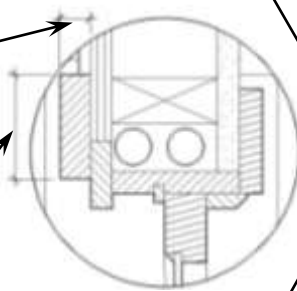
Sill Thickness

	Existing	Proposed
Distance	<u>1/2"</u>	<u>Will Match</u>

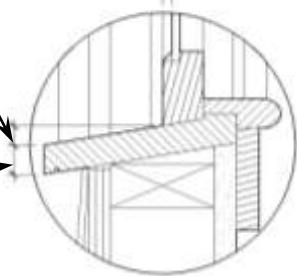
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes X No

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

Yes X No

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	<u>1 1/4"</u>	<u>Will Match</u>

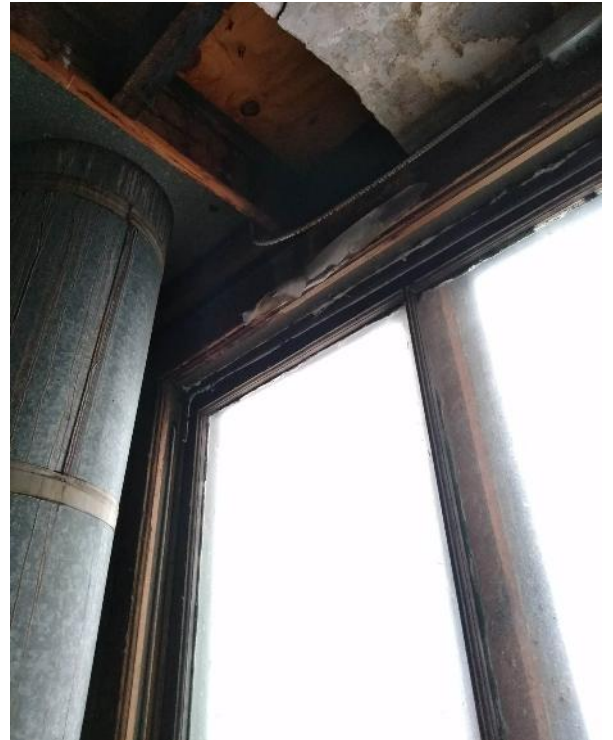
The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	<u>41 1/2"</u>	<u>Will Match</u>
Width	<u>52"</u>	<u>Will Match</u>

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window G



Window Type H

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
Distance	<u>1 1/8"</u>	<u>Will Match</u>

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	<u>Will Match</u>	<u> </u>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	<u>1"</u>	<u>Will Match</u>

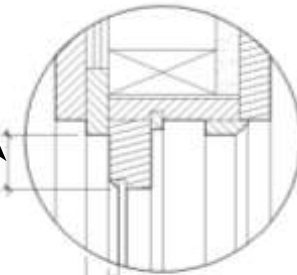
Casing Width	Existing	Proposed
Distance	<u>4"</u>	<u>Will Match</u>

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

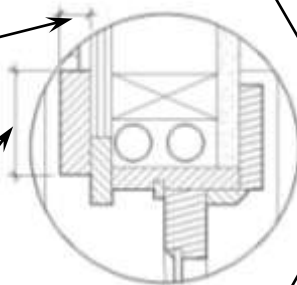
Sill Pitch	Existing	Proposed
Distance	<u>3 1/2"</u>	<u>Will Match</u>

Sill Thickness	Existing	Proposed
Distance	<u>1"</u>	<u>Will Match</u>

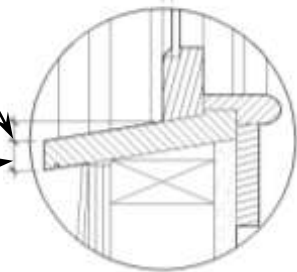
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes ☒ No ☐

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

Yes ☒ No ☐

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	<u>1"</u>	<u>Will Match</u>

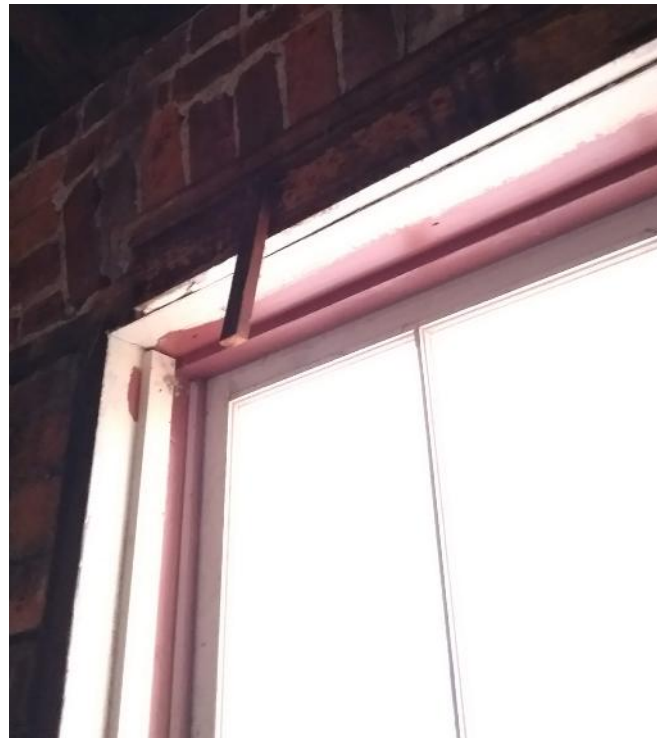
The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	<u>32"</u>	<u>Will Match</u>
Width	<u>30 1/2"</u>	<u>Will Match</u>

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window H



Window Type H-2

Window Specifications

Refer to the criteria below for proper measurements. For cases of necessary replacement, the Historic District Commission requires that a new window meet *all* of the following criteria:

The viewable profile dimensions of the exterior rails and stiles are within 1/4" of the original.

Sash Face	Existing	Proposed
Distance	<u>1 1/8"</u>	<u>Will Match</u>

The distance from sash face to back of casing is within 1/8" of the original dimensions, but not less than 3/8" total.

Profiles	Existing	Proposed
Distance	<u>Will Match</u>	<u>_____</u>

The casing width and thickness (including drip cap, if applicable) are within 1/8" of the original.

Casing Thickness	Existing	Proposed
Distance	<u>1"</u>	<u>Will Match</u>

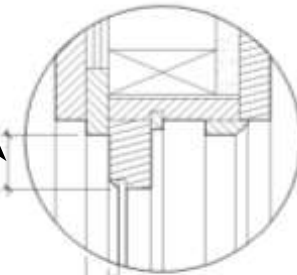
Casing Width	Existing	Proposed
Distance	<u>4"</u>	<u>Will Match</u>

The sill is similar in pitch to the original, extends to the outer edge of casing, and has a thickness within 1/8" of the original.

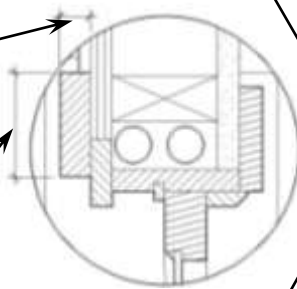
Sill Pitch	Existing	Proposed
Distance	<u>3 1/2"</u>	<u>Will Match</u>

Sill Thickness	Existing	Proposed
Distance	<u>1"</u>	<u>Will Match</u>

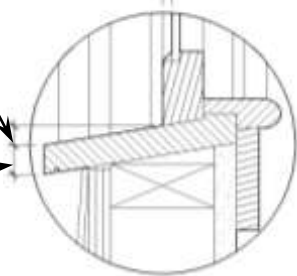
Head Detail



Jamb Detail



Sill Detail



The window unit type matches the original (double-hung, casement, etc.)

Window Type

Do the proposed windows' types match the existing types?

Yes X No _____

The number and location of muntins matches the original.

Muntins

Does the count and arrangement of muntins match the original?

Yes X No _____

The distance from glass surface to exterior surface of muntin, rail and stile is at least 3/8"; AND the exterior surface of the unit's glass insets in the sash is within 1/8" of the original.

Glass Inset

	Existing	Proposed
Distance	<u>1"</u>	<u>Will Match</u>

The glass size remains within 90% of the original in both directions.

Glass Size

	Existing	Proposed
Height	<u>33 1/2"</u>	<u>Will Match</u>
Width	<u>36"</u>	<u>Will Match</u>

Refer to Window Resource List for those individuals and companies who may be equipped to aid in the window evaluation/repair.

Window H-2



Clad Ultimate Double Hung - Next Generation 2.0

Unit Features

Clad Ultimate Double Hung Collection:

Clad Ultimate Single Hung - Next Generation 2.0: CUSH-NG 2.0

* Clad Ultimate Double Hung - Next Generation 2.0: CUDH-NG 2.0

Clad Ultimate Double Hung Picture - Next Generation 2.0: CUDHP-NG 2.0

* Clad Ultimate Double Hung Transom - Next Generation 2.0: CUDHT-NG 2.0

Clad Ultimate Double Hung Bows and Bays - Next Generation 2.0: CUDHBB-NG 2.0

Clad Ultimate Double Hung - Next Generation 2.0 IZ3: CUDH-NG 2.0 IZ3

Clad Ultimate Double Hung Picture - Next Generation 2.0 IZ3: CUDHP-NG 2.0 IZ3

Clad Ultimate Double Hung Transom - Next Generation 2.0 IZ3: CUDHT-NG 2.0 IZ3

NOTE: Clad Ultimate Double Hung Bows and Bays - Next Generation 2.0, Clad Ultimate Double Hung - Next Generation 2.0 IZ3, Clad Ultimate Double Hung Picture - Next Generation 2.0 IZ3, and Clad Ultimate Double Hung Transom - Next Generation 2.0 IZ3 are not available with CE mark.

Frame:

- Frame thickness:
 - 1 1/16" (17) thick at head and jambs
 - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Stiles width: 1 21/32" (42)
 - Bottom rail height (operating and stationary): 3 1/4" (83)
 - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Stile width: 2 13/32" (61)
 - Bottom rail height: 3 1/4" (83)
- Optional CW (Commercial Window) certified product
- Sash Options
 - Standard: Equal
 - Optional: Unequal, Both Sash Stationary
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

Glass and Glazing:

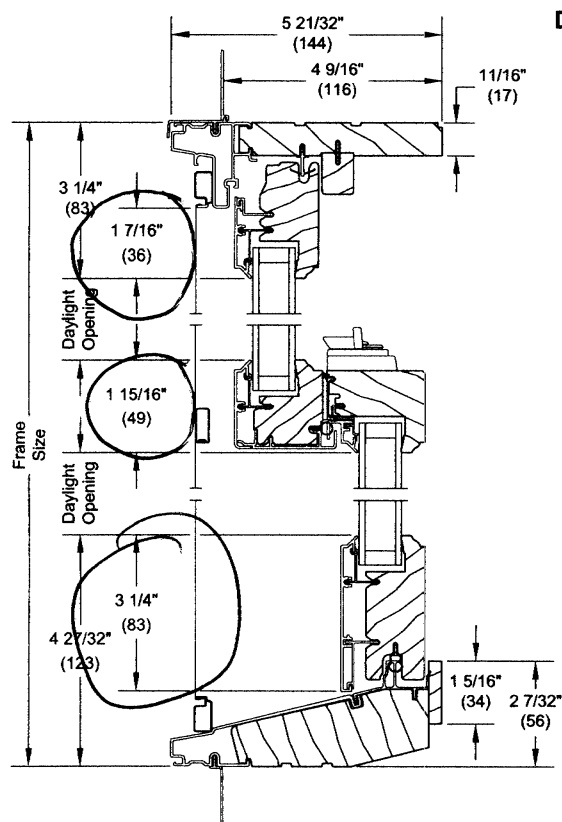
- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) insulating Low E2 Argon or air
- Optional glass types: Low E3 Argon or air, Low E1 Argon or air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Green tint, Reflective Bronze and decorative glass options
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included
- StormPlus IZ3 has annealed exterior pane is default with the option to temper
- CUDHP-NG 2.0 IZ3 product requires tempered glass on units above a glass square footage of 33.1.

NOTE: Egress may be affected when selecting specialty glass, please contact your Marvin representative

Clad Ultimate Double Hung - Next Generation 2.0

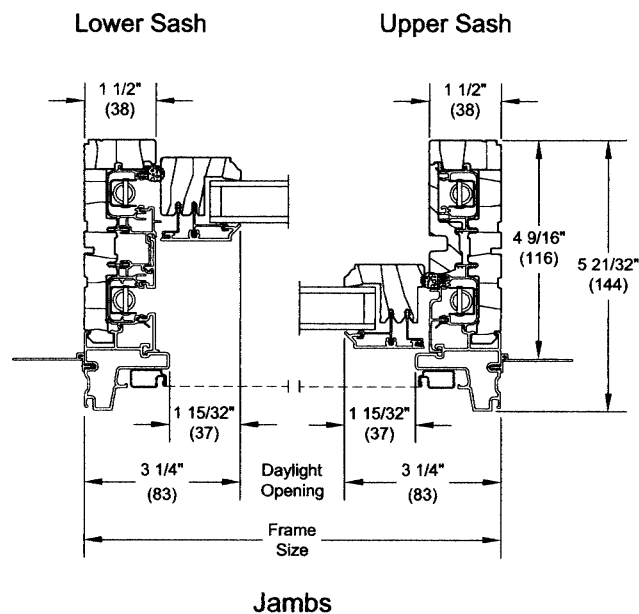
Section Details: Operating

Scale: 3" = 1' 0"

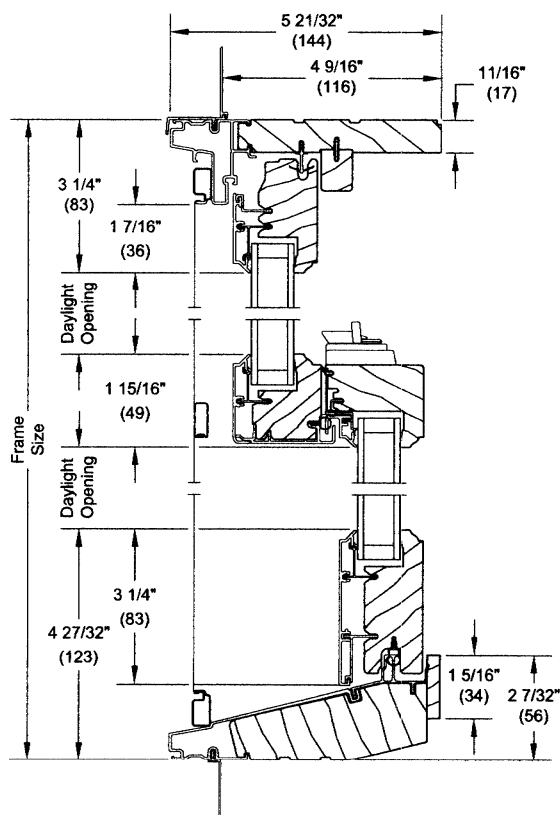


Head Jamb and Sill

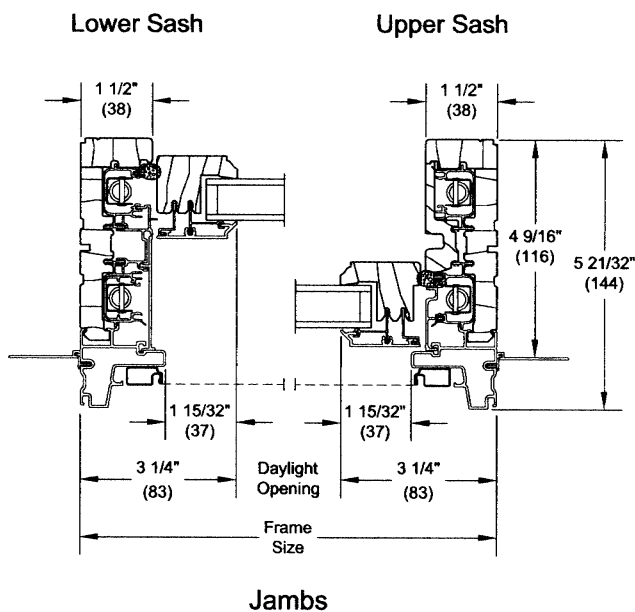
Double Hung



Jambs



Single Hung

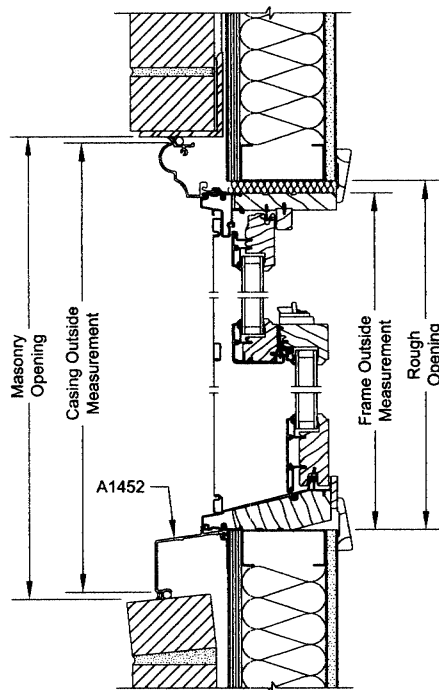


Jambs

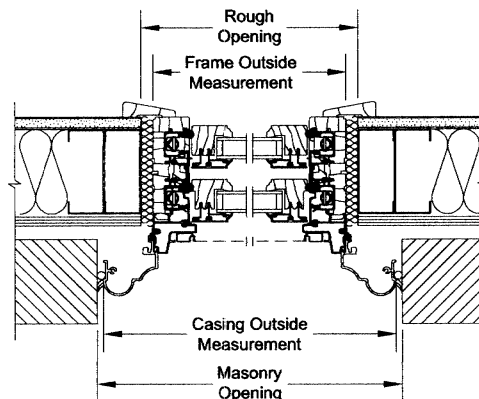
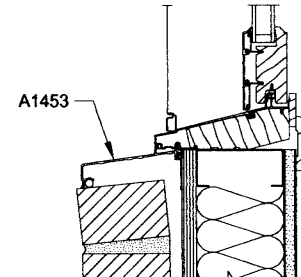
Accessories

Clad Special Casing for Windows - Stratton Casing Masonry

Not to Scale



Applicable subsills



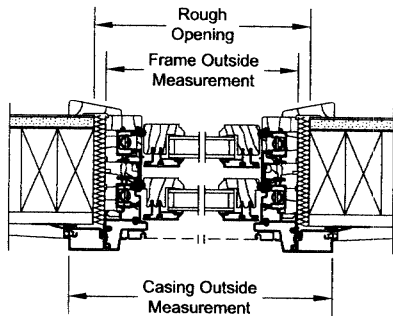
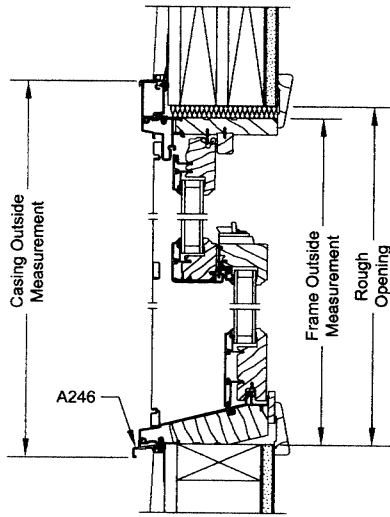
Measurement Conversions for Special Casing Windows				
Casing Type	Subsill Type	RO to FOM	FOM to COM	Masonry Opening
A1449 Stratton	A1452	Width -1.0 Height -1/2	Width +4 5/32 Height +4 21/32	*Width COM + (Sealant Gap x 2) Height COM + (Sealant Gap x 1)
	A1453	Width -1.0 Height -1/2	Width +4 5/32 Height +3 5/16	*Width COM + (Sealant Gap x 2) Height COM + (Sealant Gap x 1)

RO: Rough Opening
FOM: Frame Outside Measurement
COM: Casing Outside Measurement

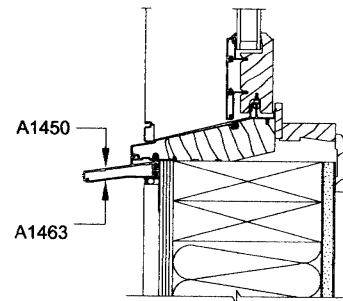
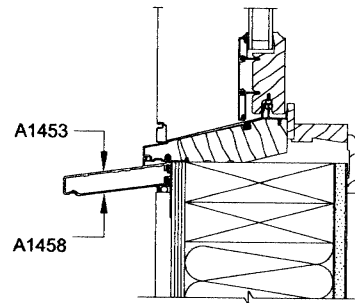
NOTE: Sealant gap to be determined by others. Minimum of 1/4" on all four sides recommended

Accessories

Clad Special Casing for Windows - 1 1/2" Clad Flat Casing Stick Construction



Applicable subsills



Measurement Conversions for 1 1/2" Clad Flat Casing				
Casing	Subsill	RO to FOM	FOM to COM	Masonry Opening
1 1/2" Clad Flat Casing	A246	Width -1" Height -1/2"	Width +3" Height + 2 1/16"	Width COM + (sealant gap* x 2) Height COM + (sealant gap* x 1)
	A217	Width -1" Height -1/2"	Width +3" Height + 2 27/32"	Width COM + (sealant gap* x 2) Height COM + (sealant gap* x 2)
	A1450	Width -1" Height -1/2"	Width +3" Height +2 9/32"	Width COM + (sealant gap* x 2) Height COM + (sealant gap* x 1)
	A1451	Width -1" Height -1/2"	Width +3" Height +6 1 32"	Width COM + (sealant gap* x 2) Height COM + (sealant gap* x 1)
	A1452	Width -1" Height -1/2"	Width +3" Height +4 3/32"	Width COM + (sealant gap* x 2) Height COM + (sealant gap* x 2)
	A1453	Width -1" Height -1/2"	Width +3" Height +2 3/4"	Width COM + (sealant gap* x 2) Height COM + (sealant gap* x 2)

RO: Rough Opening
FOM: Frame Outside Measurement
COM: Casing Outside Measurement

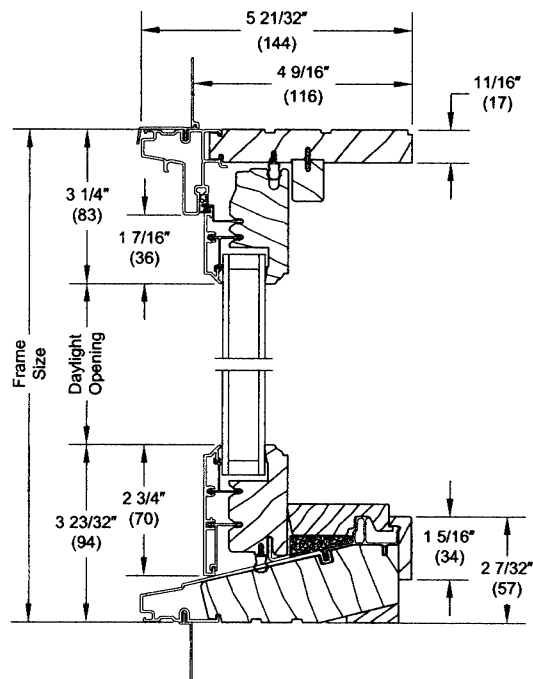
Sealant gap to be determined by others. Minimum of 1/4" on all four sides recommended

Clad Ultimate Double Hung - Next Generation 2.0

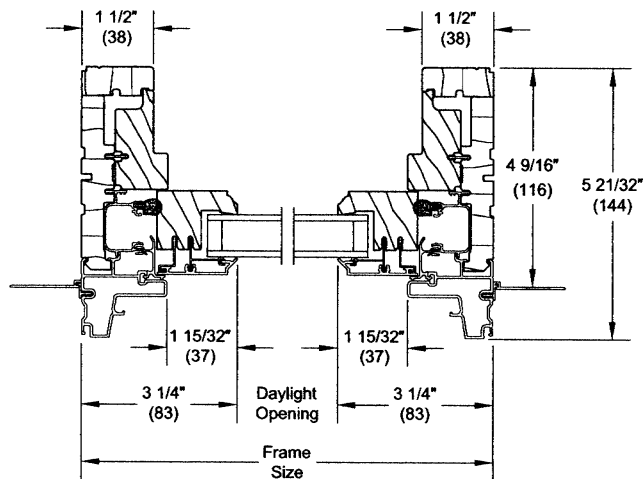
Section Details: Transom and Picture

Scale: 3" = 1' 0"

Transom

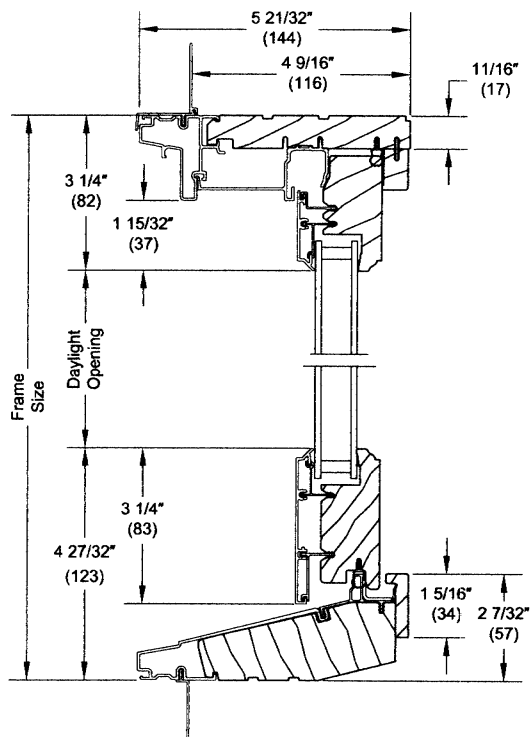


Head Jamb and Sill

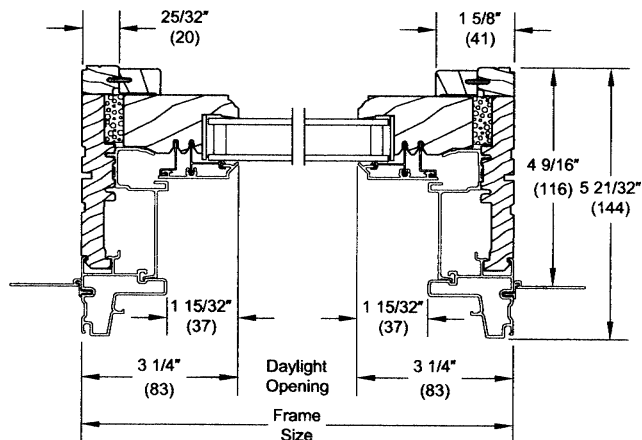


Jambs

Picture



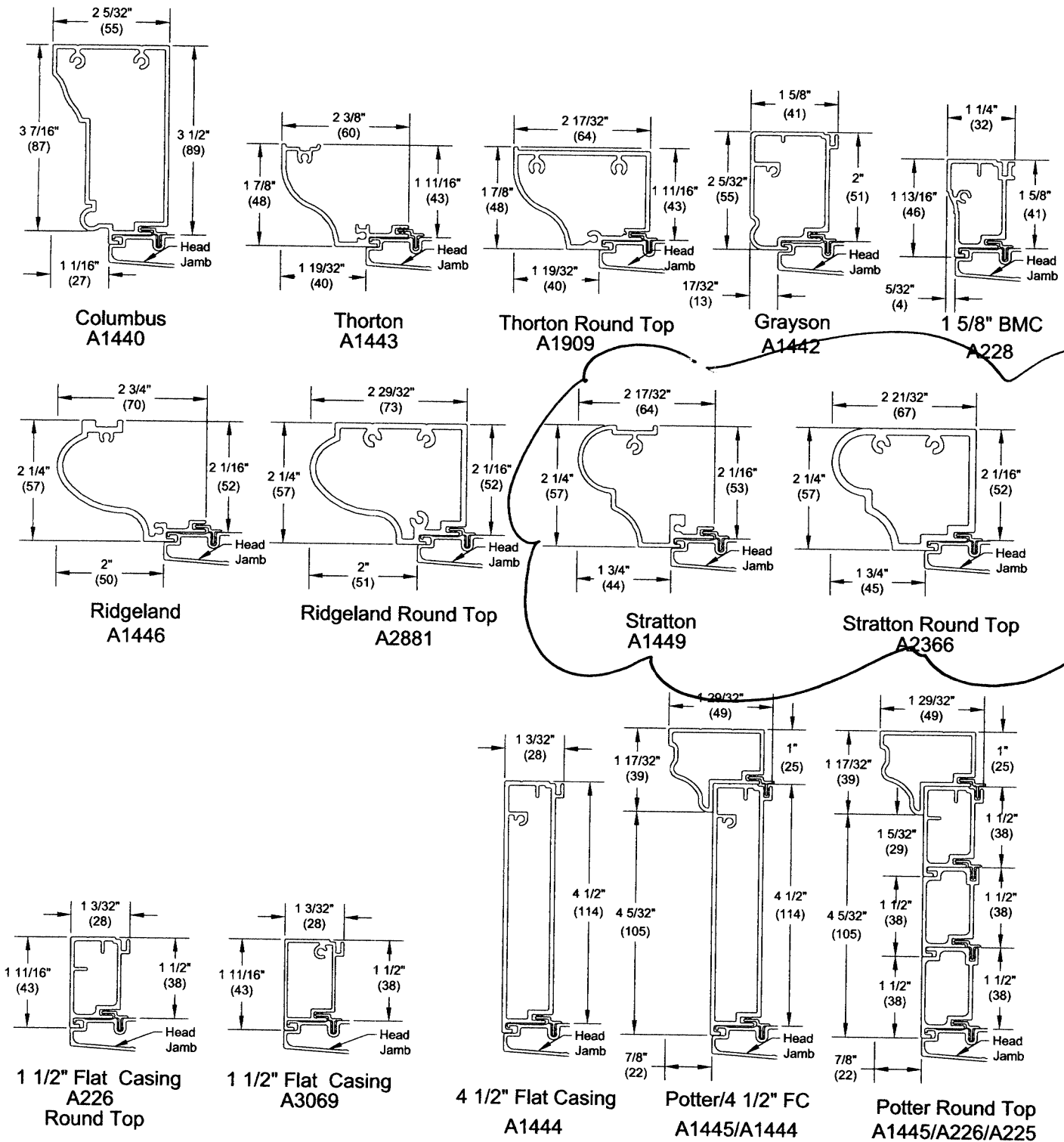
Head Jamb & Sill



Jambs

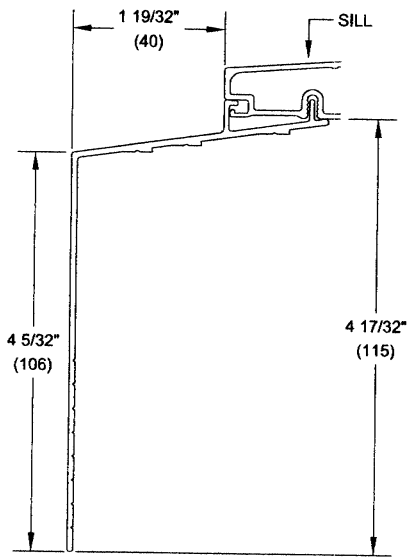
Clad Special Casing Profiles

Not to Scale

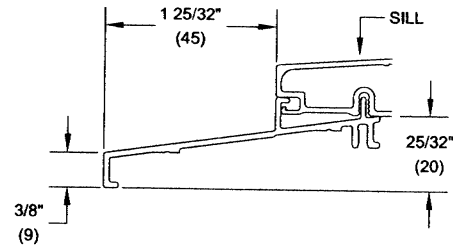


Clad Special Subsill Profiles

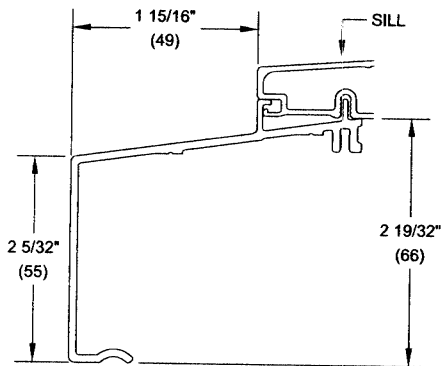
Not to Scale



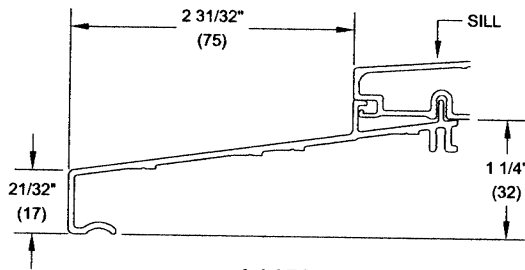
A1451



A1450



A1452



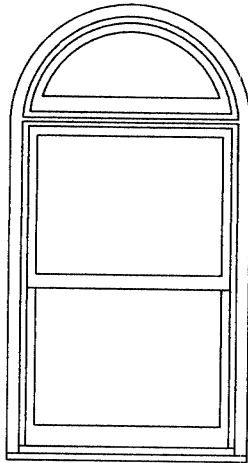
A1453

NOTE: Maximum R.O. width of 144 R.O. height 96 not to exceed 80 square feet.

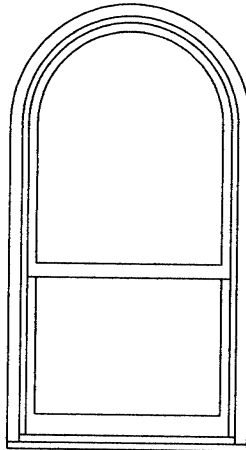
Not all subsills are compatible with all casings. Please refer to detail pages for compatibility.

Double Hung Variations

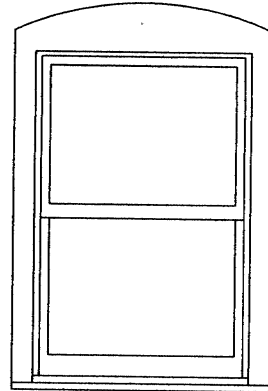
* Can Be
CLAD Exterior
As Well



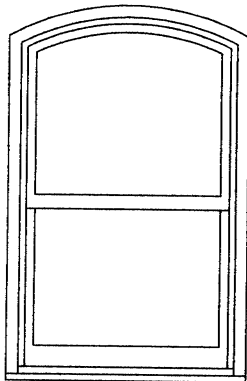
Variation 1



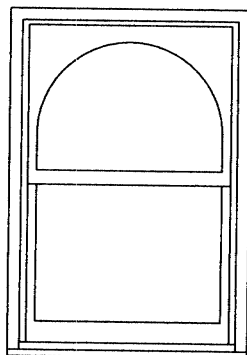
Variation 2



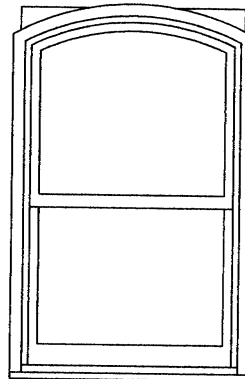
Variation 3



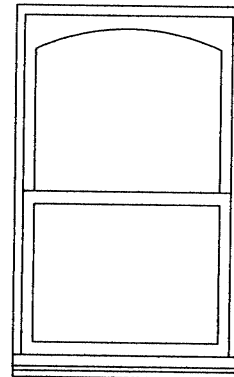
Variation 4



Variation 5



Variation 6
Exterior View



Variation 6
Interior View

Variation 1: In-Sash or Direct Glaze over Wood Ultimate Double Hung or Single Hung, or Wood Magnum Double Hung and Single Hung

Variation 2: Wood Ultimate Double Hung, or Wood Magnum Single Hung

Variation 3: Radius Top Casing - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 4: Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 5: Top Sash Radius DLO - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung

Variation 6: Square Sash, Casing, Blindstop, and DLO are curved - Wood Ultimate Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung