

DHDC 22-7656

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

2/16/2021

CERTIFICATE OF APPROPRIATENESS

Jason Fligger
130 W. Parkhurst Place
Detroit, MI

RE: Application Number #22-7656; 1535 Leverette; Corktown Historic District
Project Scope: ERECT NEW ADDITION AT REAR; REHABILITATE DWELLING

Dear Applicant,

At the Regular Meeting that was held on 2/9/2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, per the submitted proposal, effective 2/15/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Rear Elevation

- Demolish the existing composite first-story porch and the second-story wood and composite deck
- Erect a new one-story mud-room addition with partial width porch/deck at first story and a roof-top deck at second story
- Add one new casement window at the first story (Andersen 400 Series/wood with vinyl exterior cladding)
- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

West Elevation

- Install two new casement windows (Andersen 400 Series/wood with vinyl exterior cladding) in new openings
- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

East Elevation

- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

Front/North Elevation

- Replace existing T1-11 siding at porch foundation with new cedar wood foundation skirting

General Repair

- On all elevations, repair areas of deteriorated wood trim at walls, doors, windows, and foundation where necessary with new wood to match existing
- Paint per submitted drawings

Please note that this COA has been issued with the condition that the new wood wall cladding proposed for installation at the side and rear elevations shall match the dimensions of the exposure and profile of the wood siding which exists at the front elevation

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross
Detroit Historic District Commission

COA



Proposed View from North (Siding Repair Only)

Residential Addition and Exterior Renovation for Elizabeth Alvarez and Joseph Klecha

1535 Leverette St.
Corktown Historic District
Detroit, Michigan 48216



View of New Addition From Southwest



View of New Addition From Southeast

Property Information

Project Type: Residential Addition and Renovation

Owners: Elizabeth Alvarez and Joseph Klecha

Site Address: 1535 Leverette Detroit Michigan 48216.

Legal Description:
S LEVERETTE W 27 FT 4 BLK 77 WOODBRIDGE FARM L1 P146-7
PLATS, WCR 8/2 27 X 130

Assessor Parcel Number: 08000408

Zoning: R-3, Low Density Residential

Setbacks: Side 10'-6" Inclusive (3'-0" Min.) 0'-0" Existing Non-Conforming, Rear 30'-0", Front

Building Height: R-3, Low Density Residential

Property is Located in the Corktown Historic District

Lot Area / Coverage:

Lot dimensions: 27 ft x 130 ft
Lot Area: 3,510 sq ft < 4000 sq. ft. (Small Lot)

Allowable Lot Coverage Percent:

35% + (1% X (4,000 sq ft - 3,510 sq ft)/100 sq ft) = 39.9%

Allowable Lot Coverage Area:

39.9% x 3,510 sq ft = 1,400.5 sq ft

Existing Lot Coverage:

House	1,253 sq ft
Porches	191 sq ft
Garage	583 sq ft
Existing Lot Cover Area	2,027 sq ft > 1,400.5 sq ft
Existing Lot Cover Percent:	57.8% > 39.9%

Proposed Lot Coverage:

House	1,317 sq ft
Porches	162 sq ft
Garage	583 sq ft
Proposed Lot Cover Area:	2,062 sq ft > 1,400.5 sq ft
Proposed Lot Cover Percent:	58.7% > 39.9%

Existing lot coverage exceeds zoning allowance by 17.9%. Proposed lot coverage exceeds zoning allowance by an additional 0.9% for a total excess of 18.8%

Proposed improvements increase lot coverage area by 35 sq ft
Proposed improvements increase lot coverage percent by 0.9%

Applicable Codes

- 2015 Michigan Residential Code
- 2019 Detroit City Code

Sheet Index

- 1 Cover Sheet and Site Plans
- 2 Demolition Plans
- 3 Found.+Crawl Lay. Plans + Frmg. Diag.
- 4 First Floor / Layout Plans
- 5 Flr. Frmg. Plans, Rafter+Sleeper Det.
- 6 Elec. Power and Ref. Clg. Lighting Plans
- 7 Building Sections
- 8 Exterior Elevations

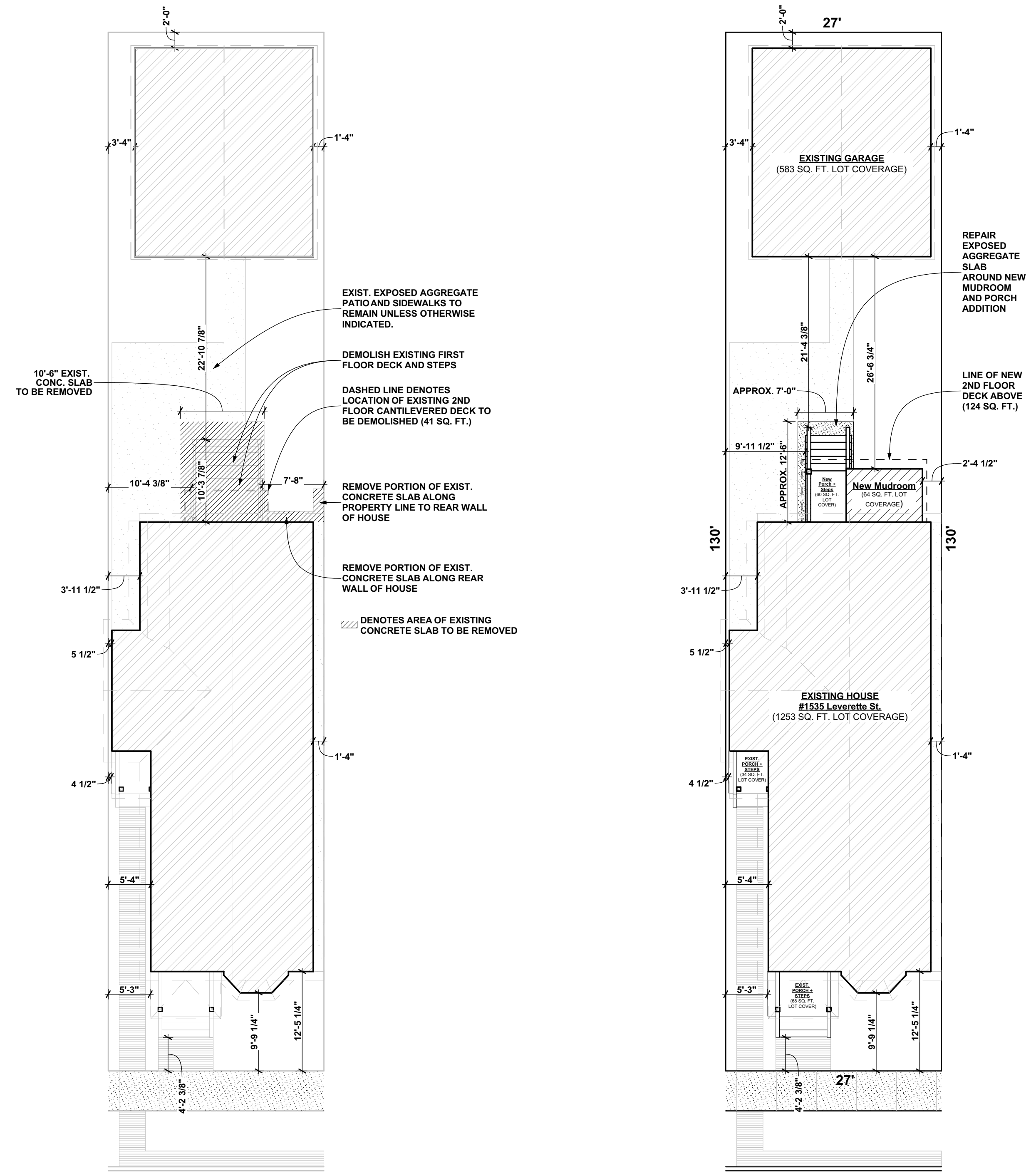
General Notes

1. All work shall conform to all applicable codes and ordinances.
2. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of framing unless noted otherwise.
3. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
4. All wood in contact with concrete to be pressure treated.
5. All flashing to be aluminum, finish to be approved by architect and owner.
6. Contractor shall verify all existing conditions prior to initiating any portion of the work.
7. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
8. Stair and guardrail openings to be less than 4".
10. All roofing, cladding, windows and doors to be properly caulked, sealed, gasketed or otherwise treated to minimize water and air infiltration.
11. Electrician to provide hardwired smoke detectors per code requirements.
12. HVAC contractor shall extend existing supply and return ducts to new mudroom as necessary to provide adequate heating and cooling to that space.



Vicinity Map

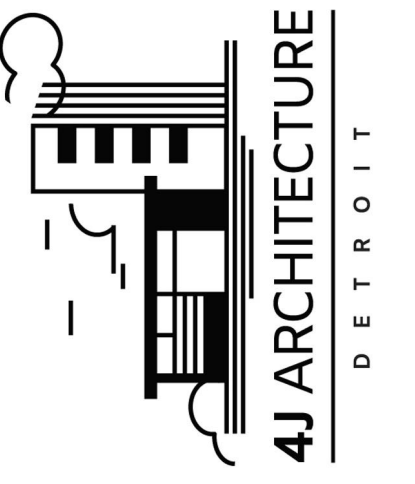
NOT TO SCALE



Leverette St.
2
1
Site Demolition Plan
SCALE: 1" = 10'

Leverette St.
3
1
Proposed Site Plan
SCALE: 1" = 10'

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ELIZABETH ALVAREZ AND JOSEPH KLECHA

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Emails: ealvarez9040@gmail.com joe.klecha@gmail.com

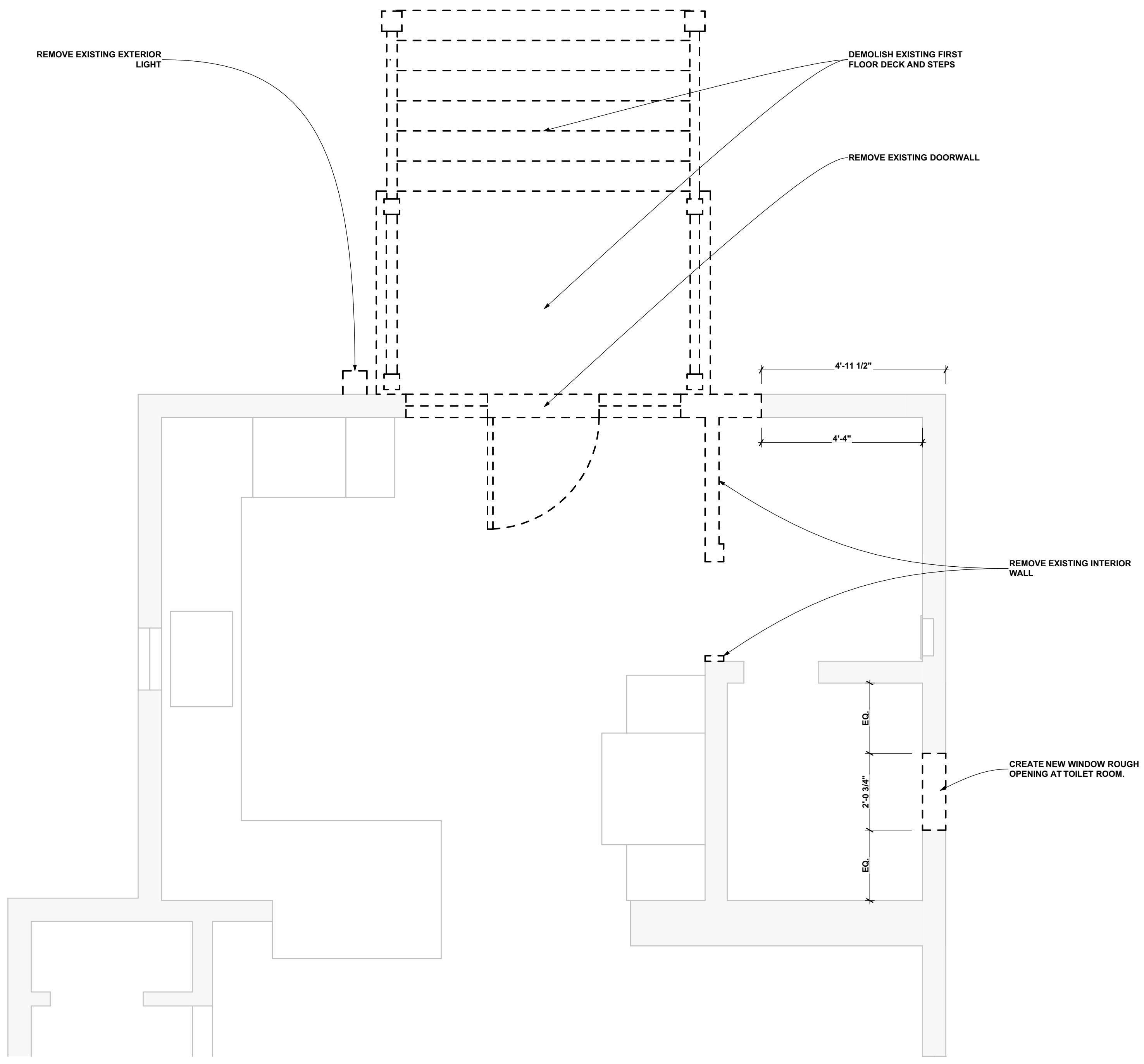
1" ACTUAL

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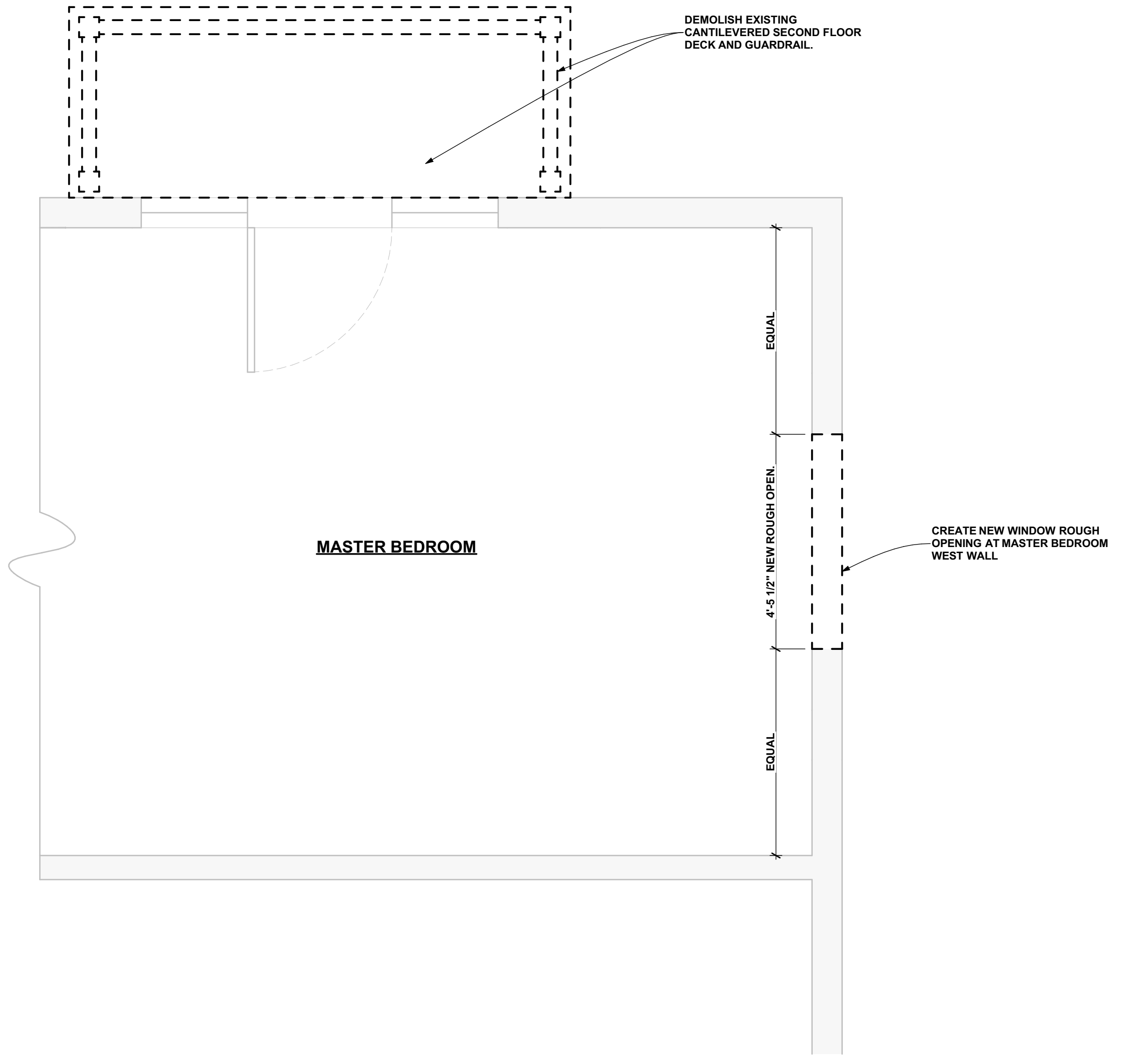
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JF	REVISED	11 / 10 / 21

Date: 11 / 10 / 21
Scale: AS NOTED
Drawn: JMF
Job: 075

Plotted On: 11/11/2021

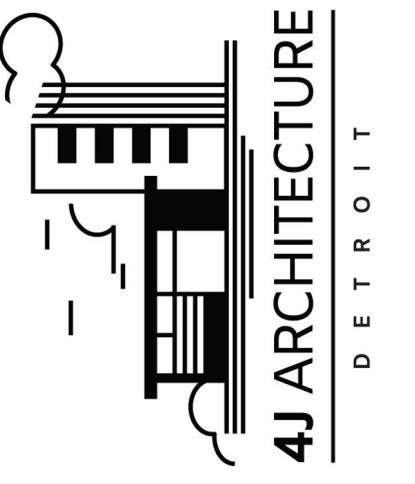


1
2 First Floor Demolition Plan
SCALE: 1/2" = 1'-0"



2
2 Second Floor Demolition Plan
SCALE: 1/2" = 1'-0"

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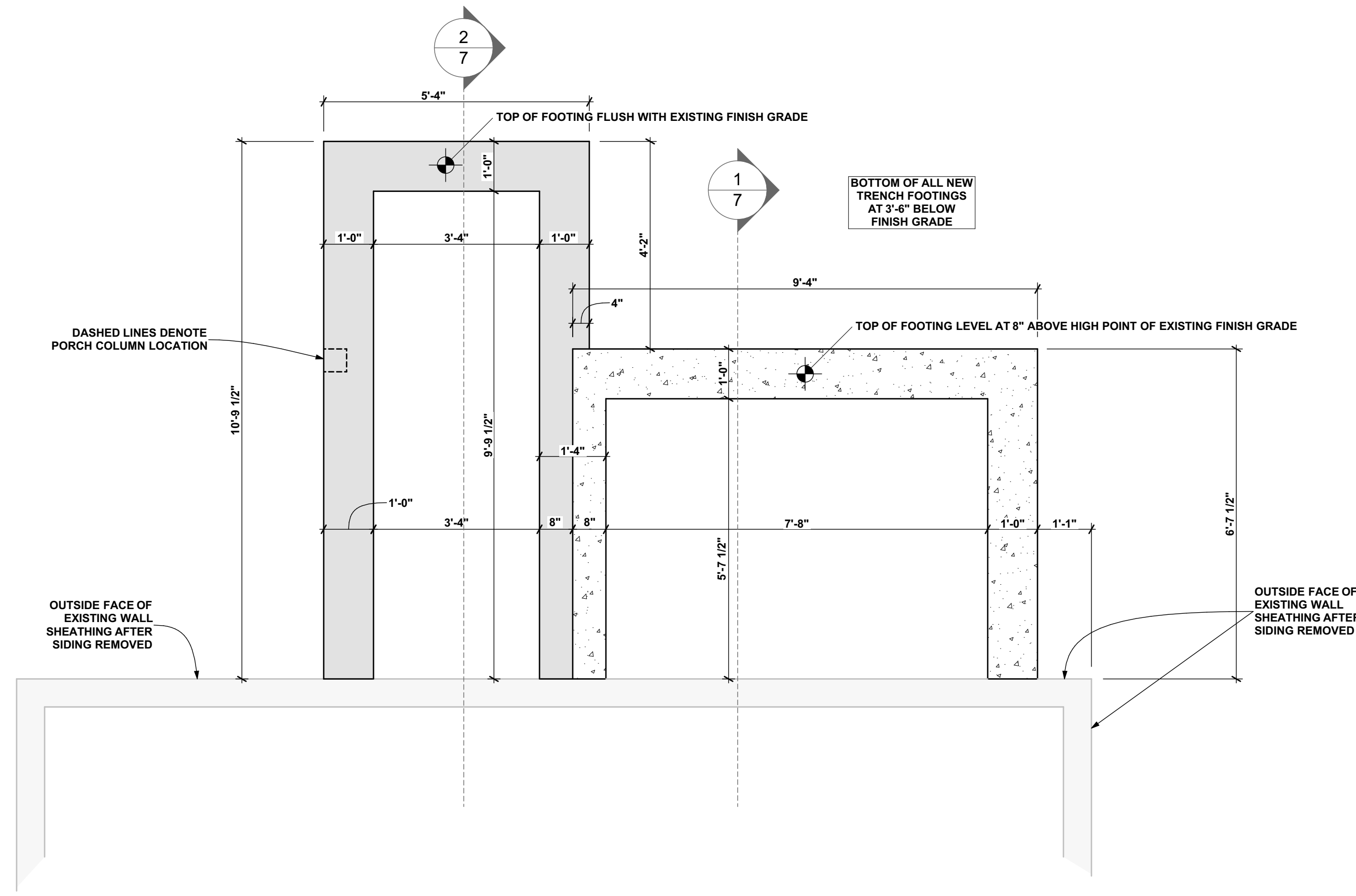


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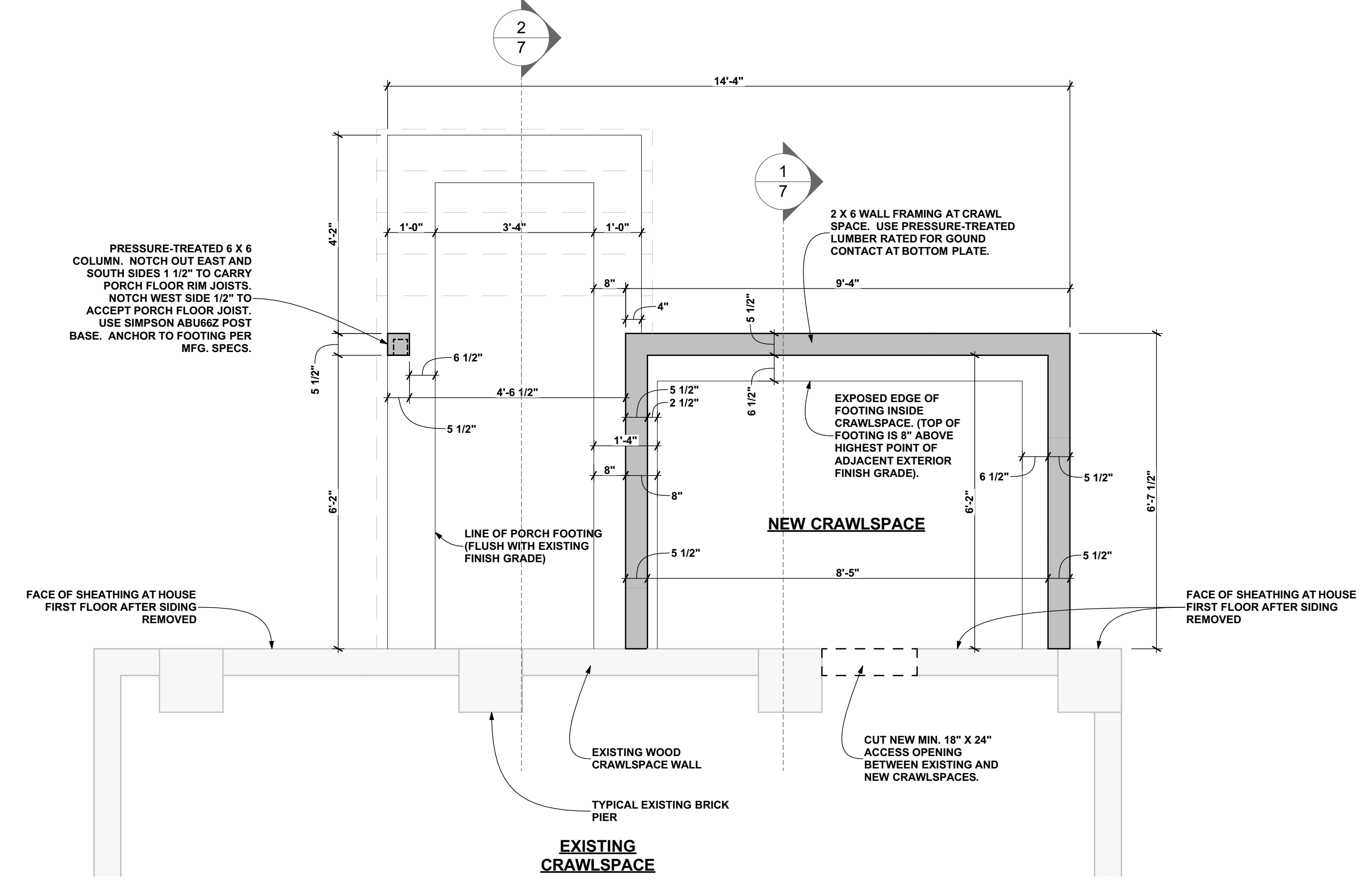
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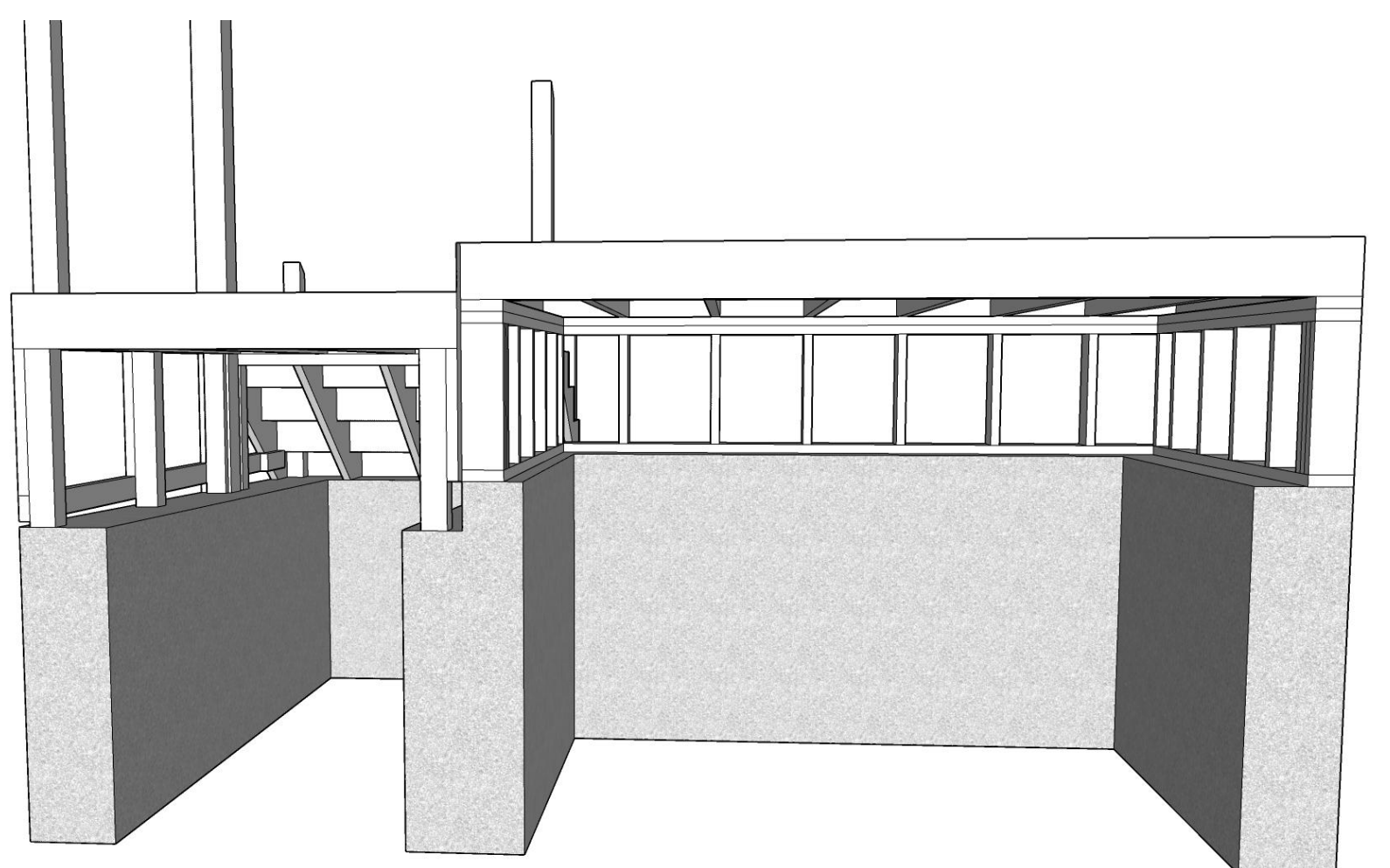
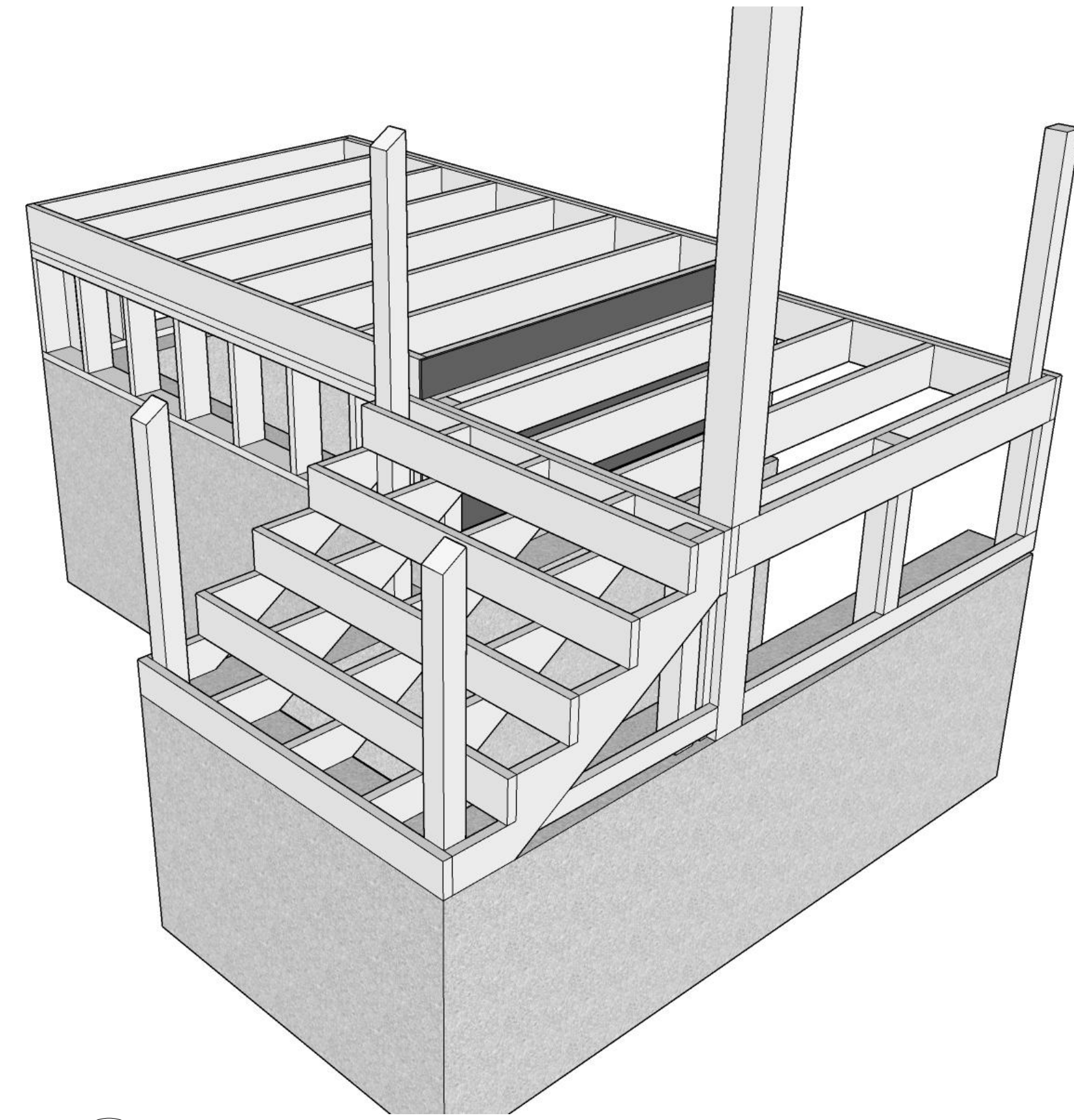
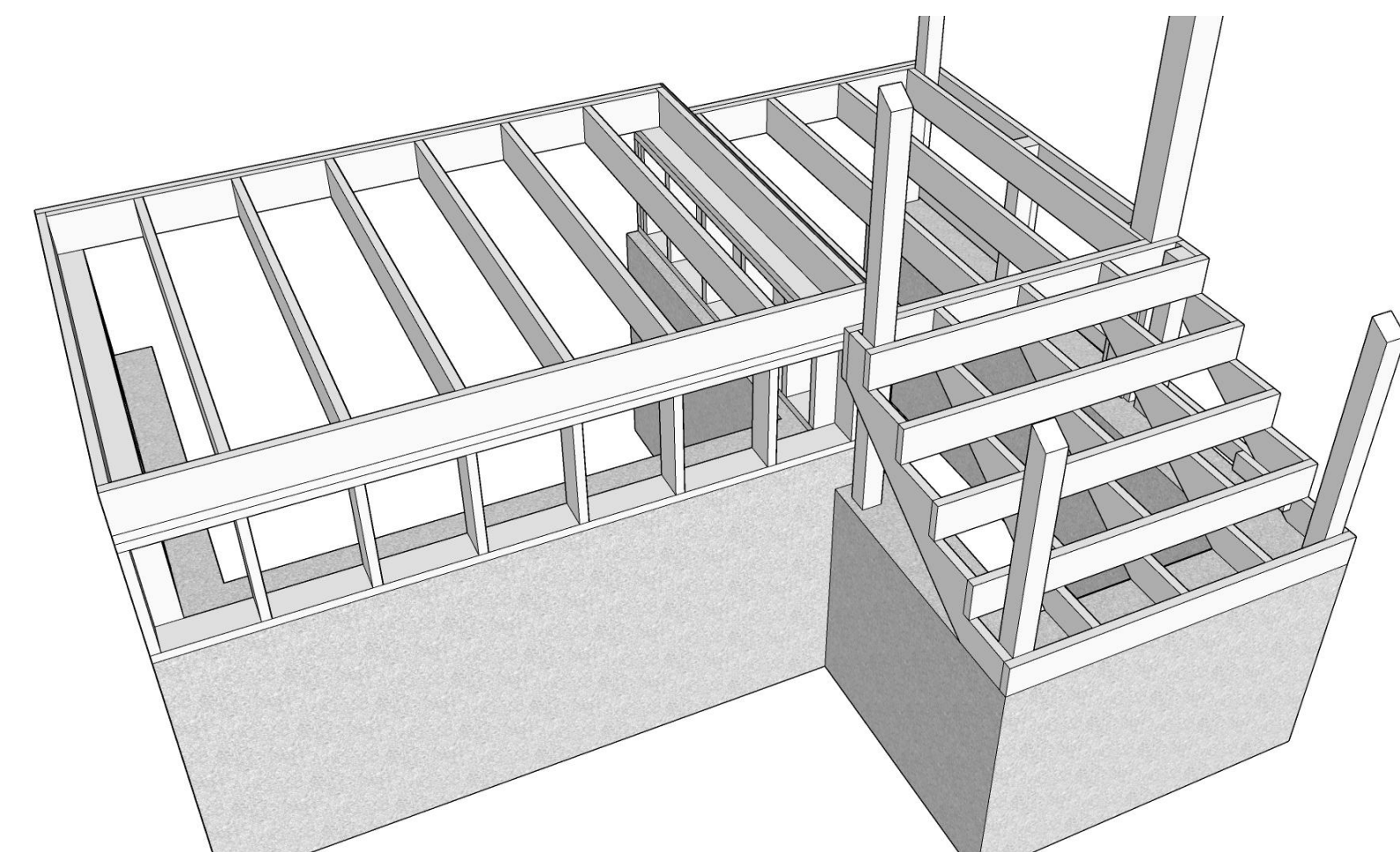
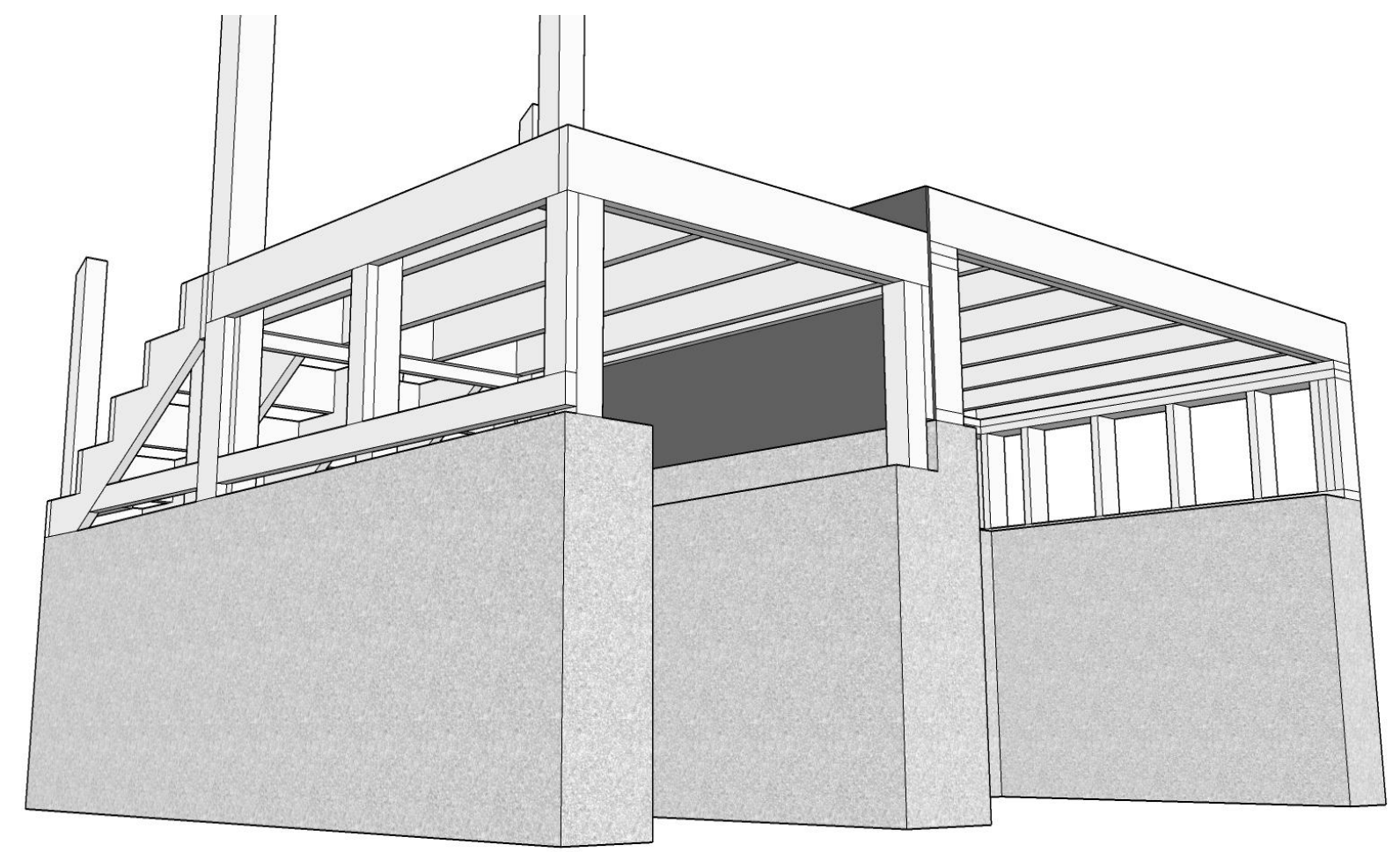
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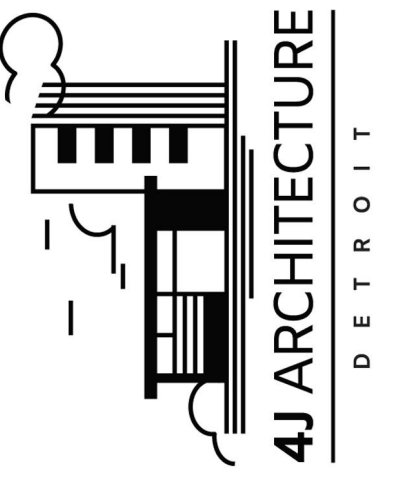
2
3 Footings Plan
SCALE: 1/2" = 1'-0"



1
3 Crawspace Layout Plan
SCALE: 1/2" = 1'-0"



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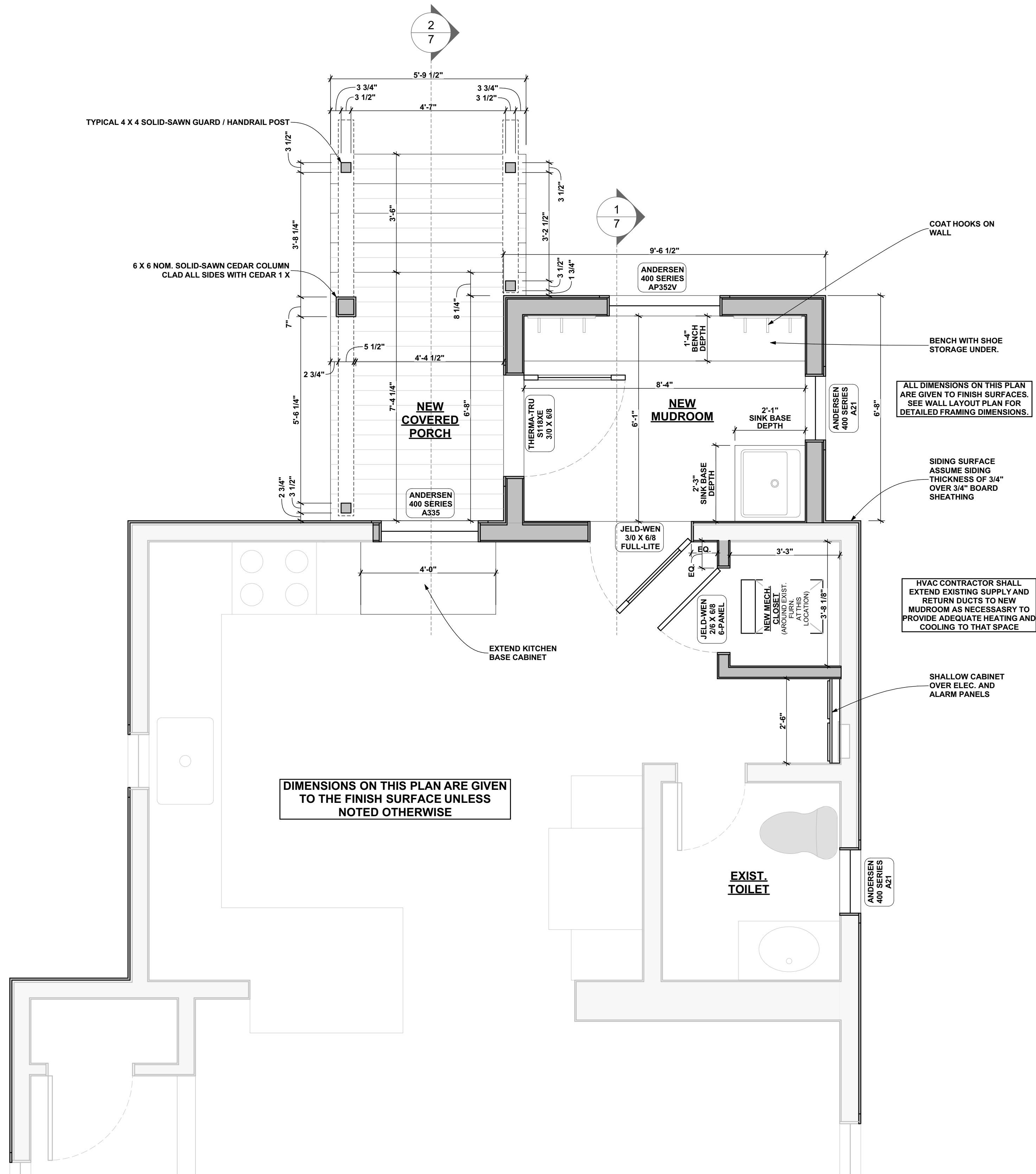
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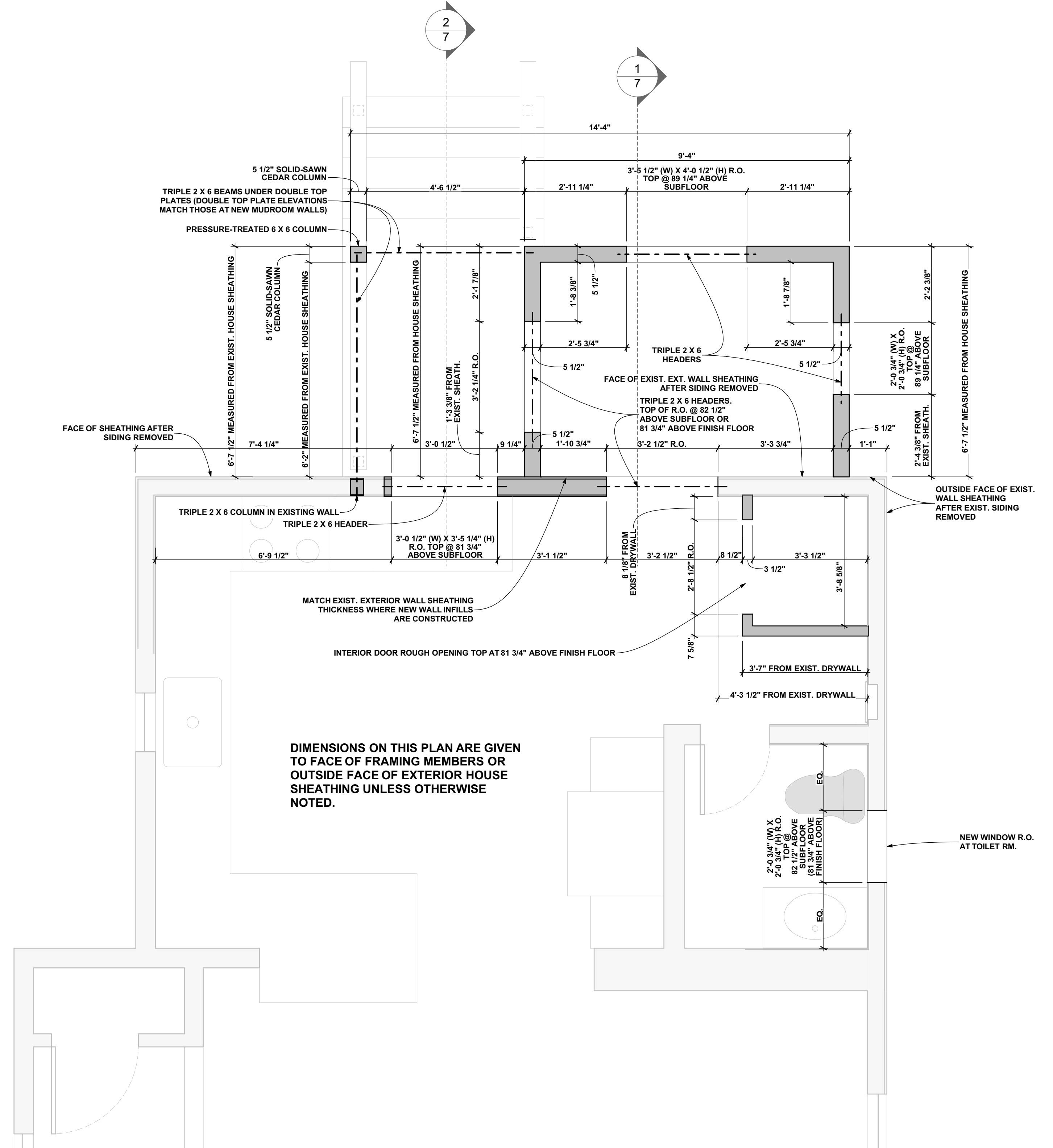
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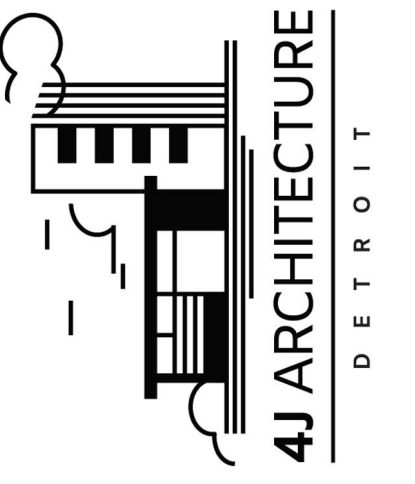


1 First Floor Plan
SCALE: 1/2" = 1'-0"



2 First Floor Layout Plan
SCALE: 1/2" = 1'-0"

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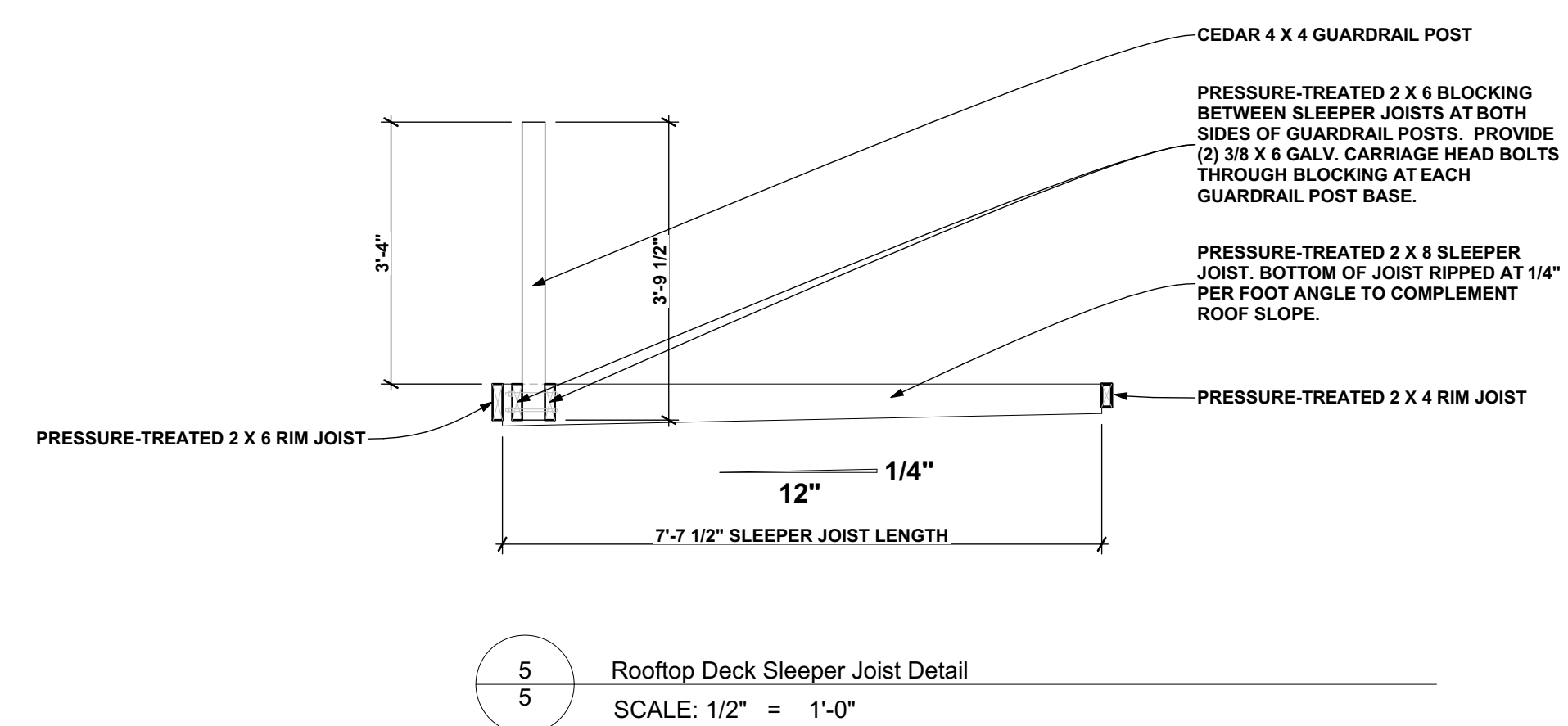
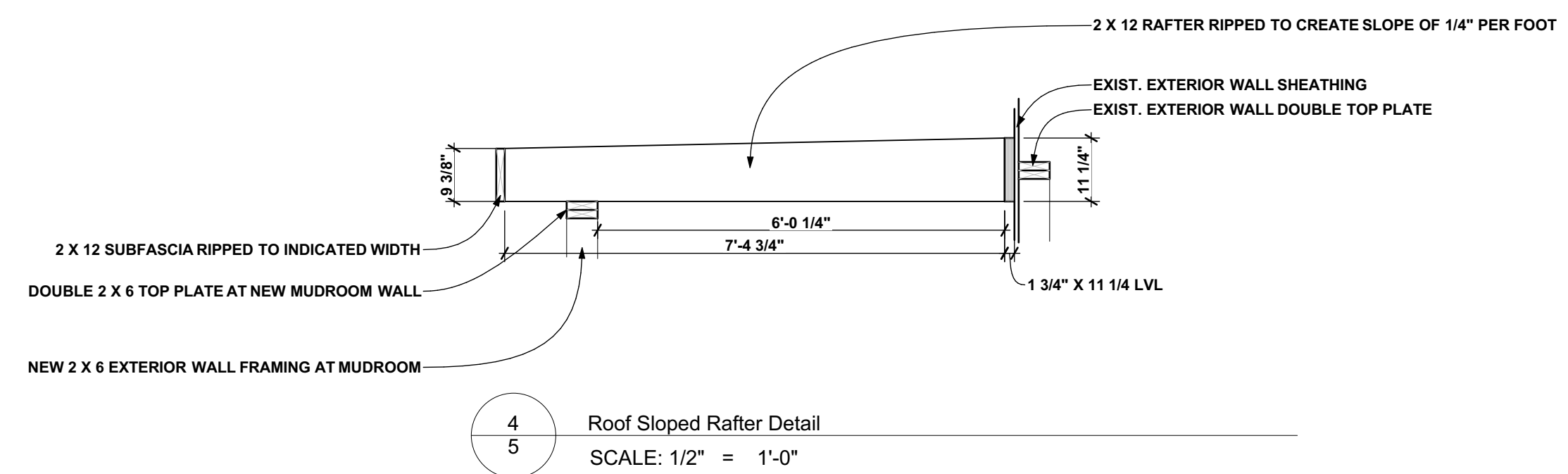
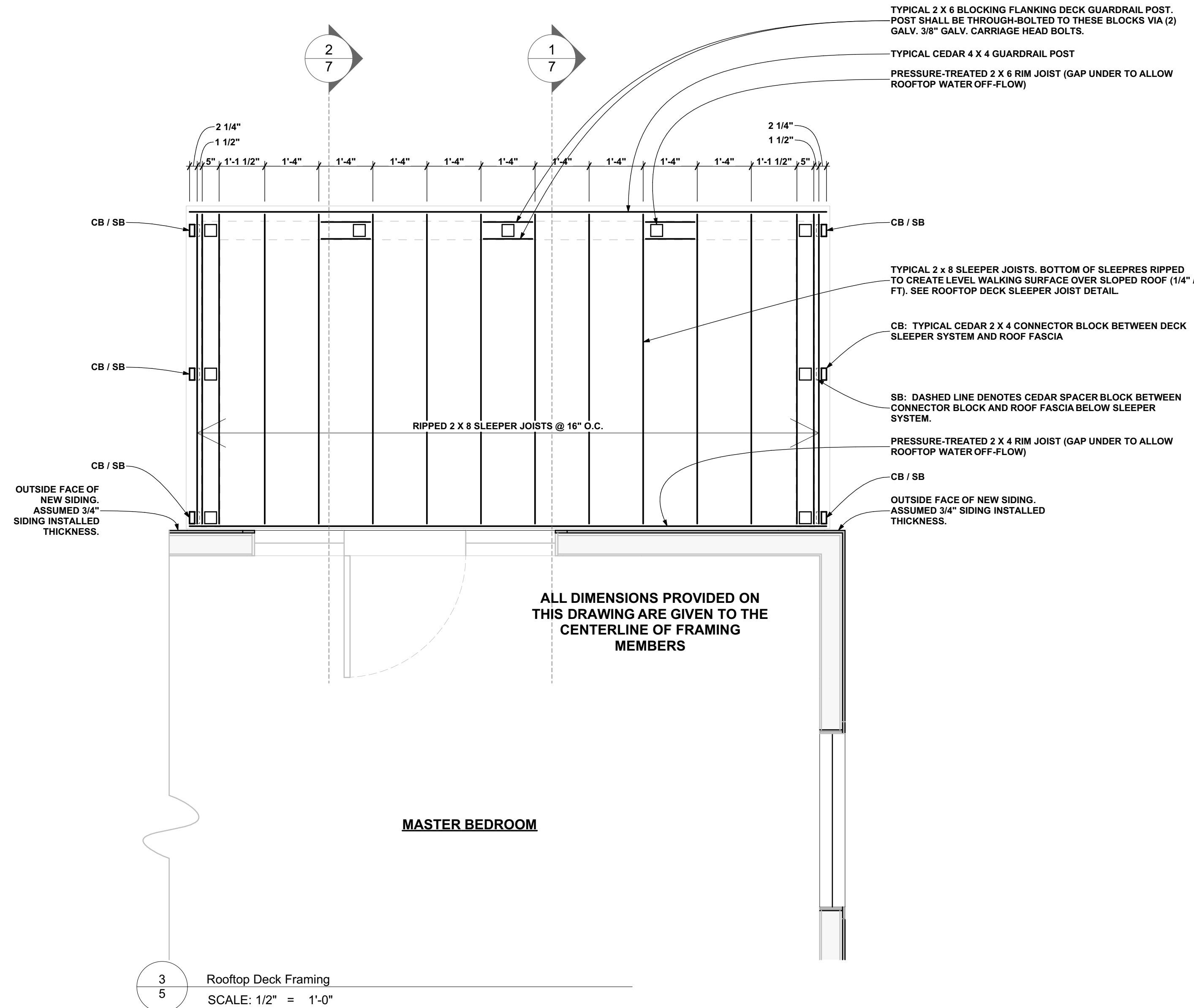
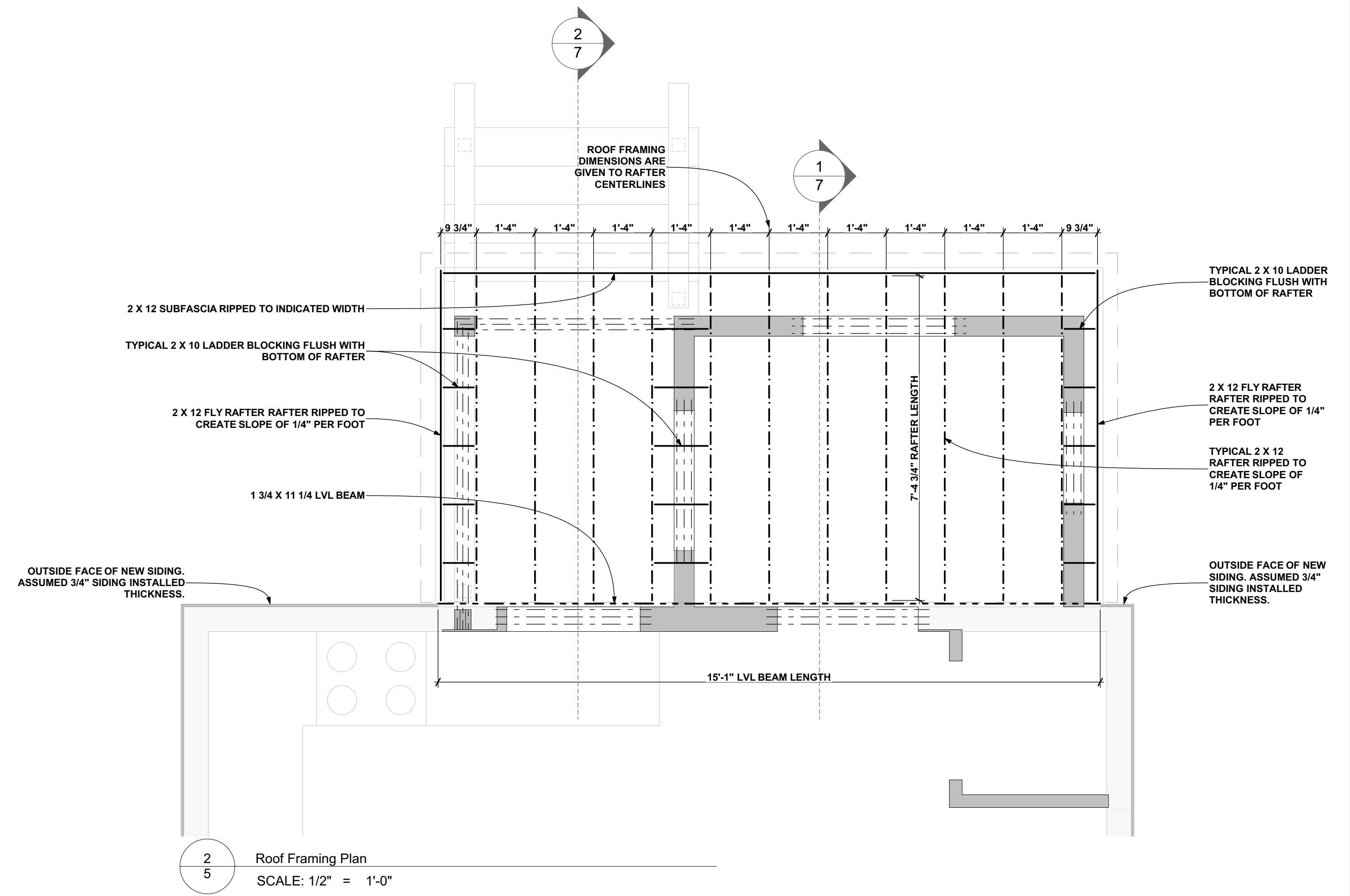
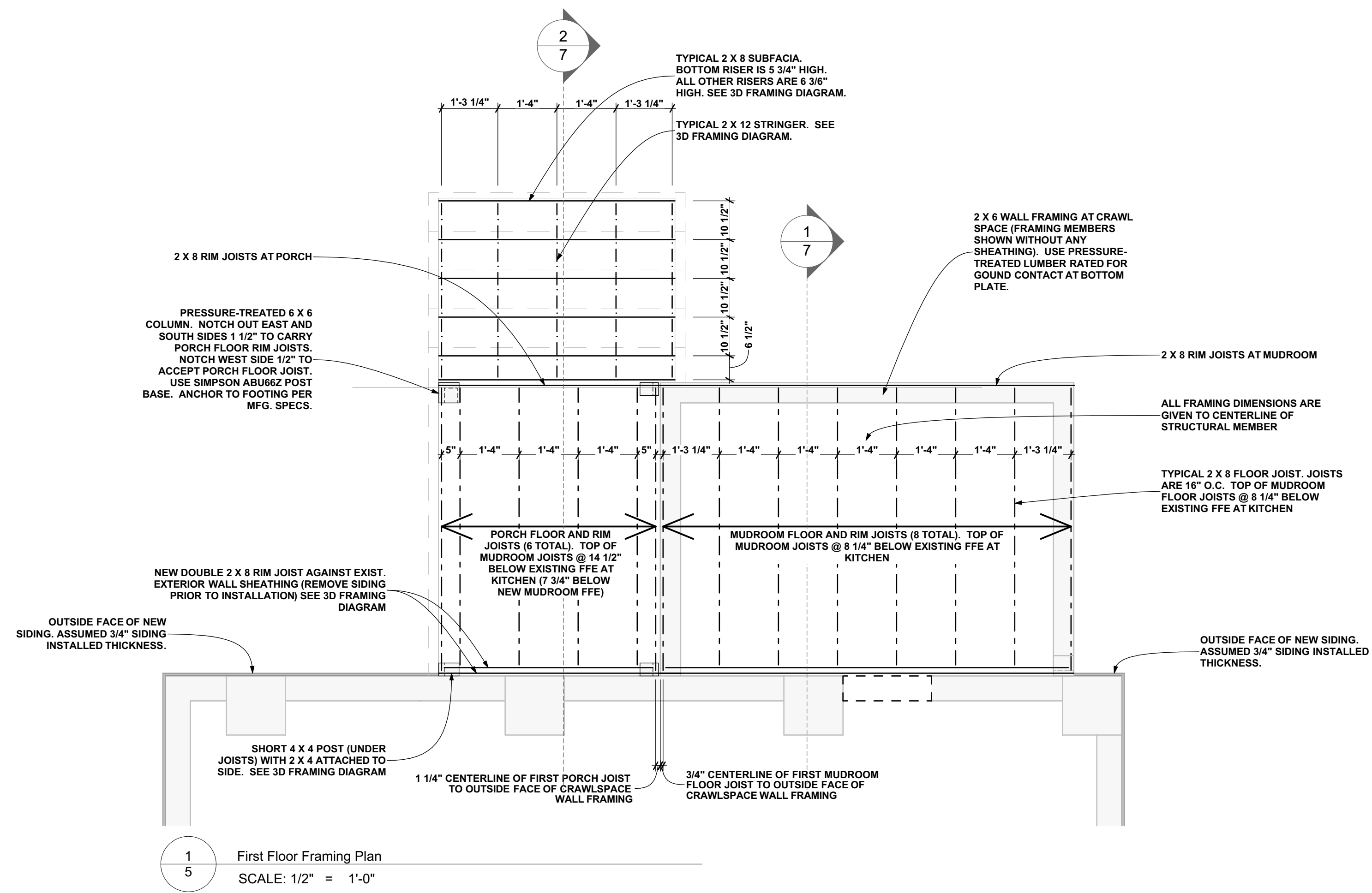


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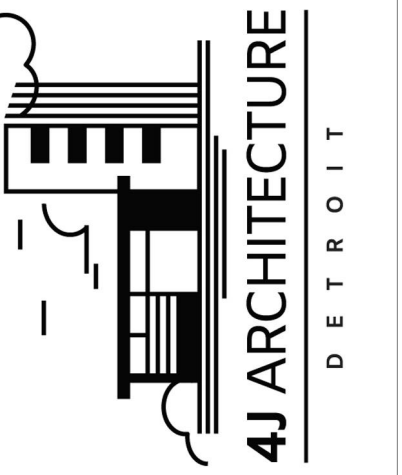
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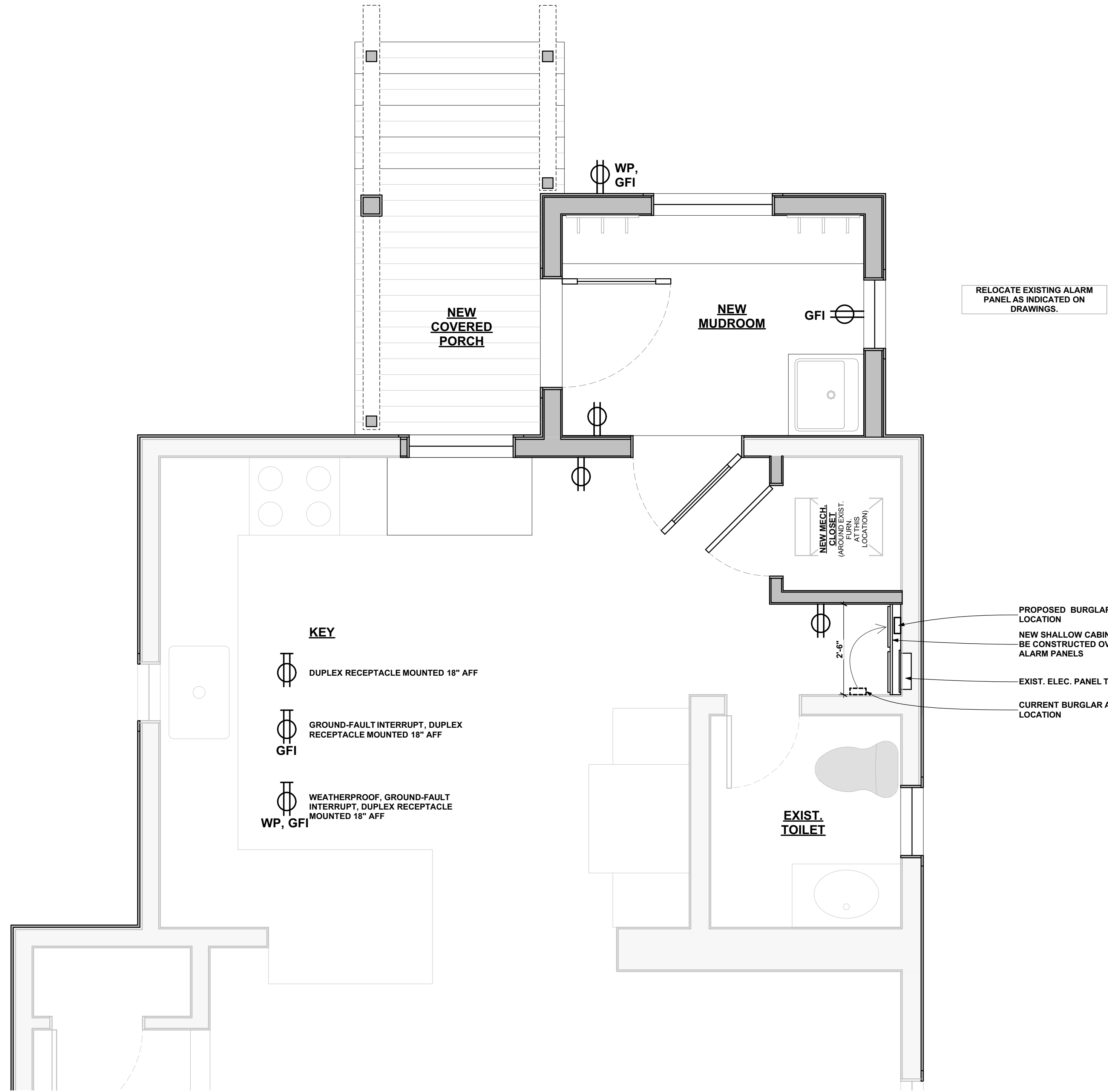
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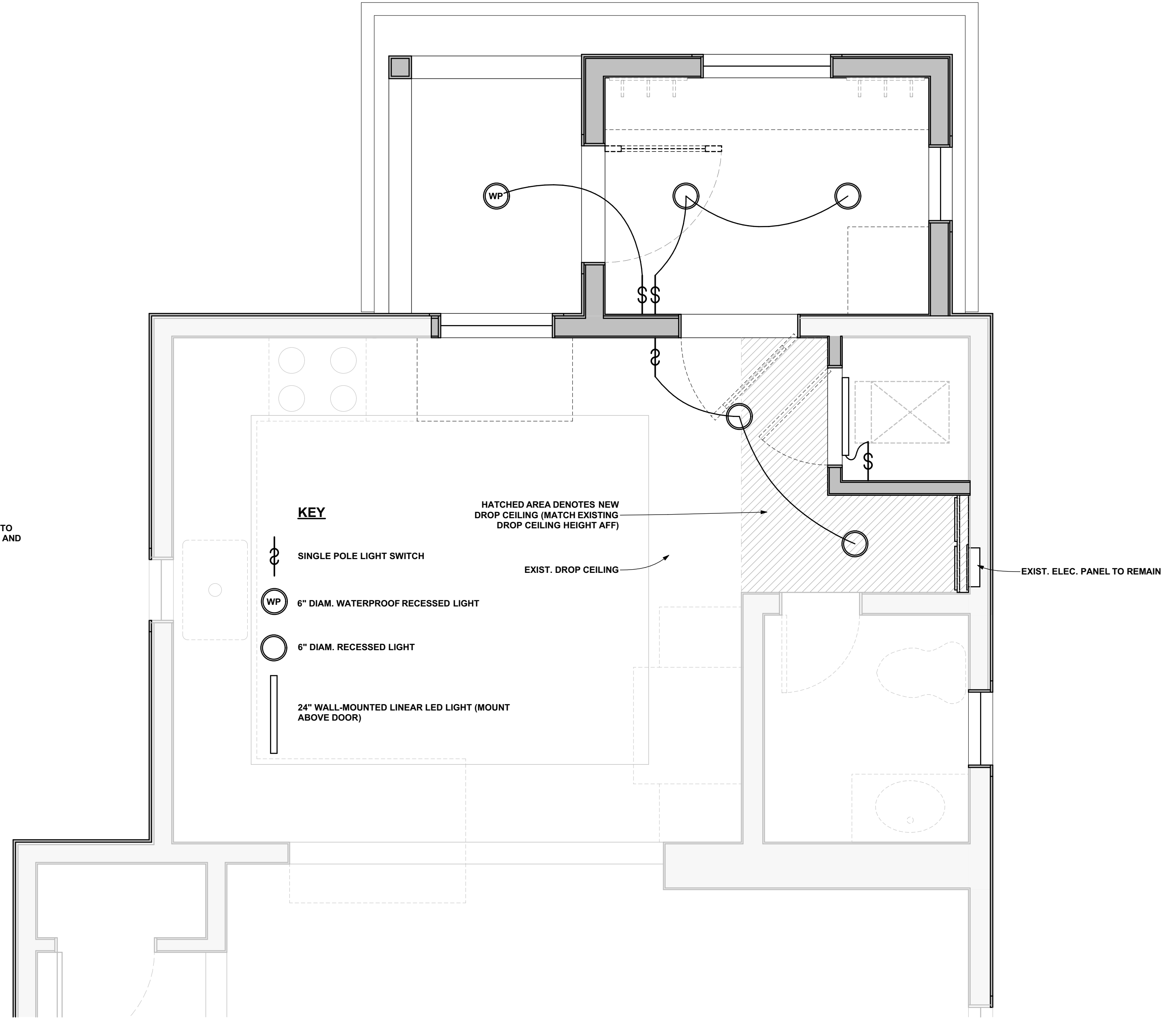
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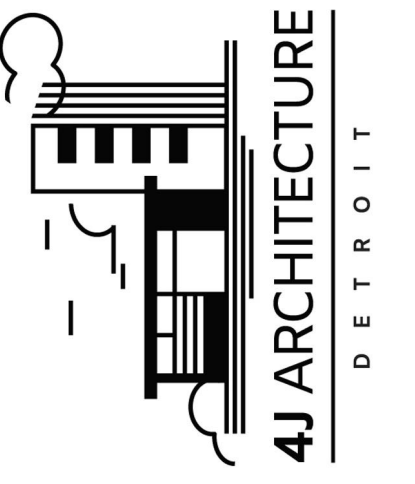


2 First Floor Power Plan
SCALE: 1/2" = 1'-0"



1 First Floor Reflected Ceiling Plan
SCALE: 1/2" = 1'-0"

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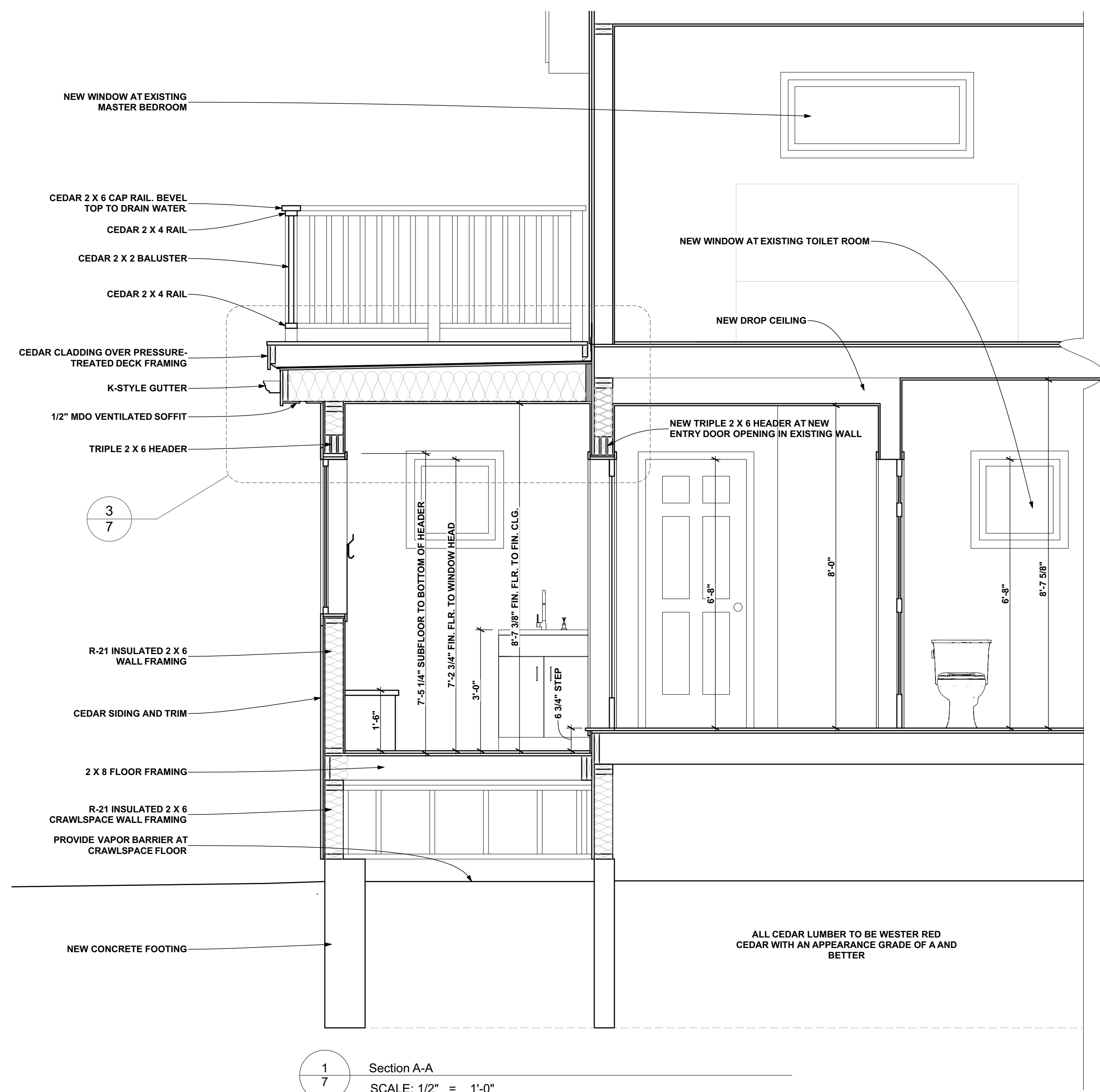
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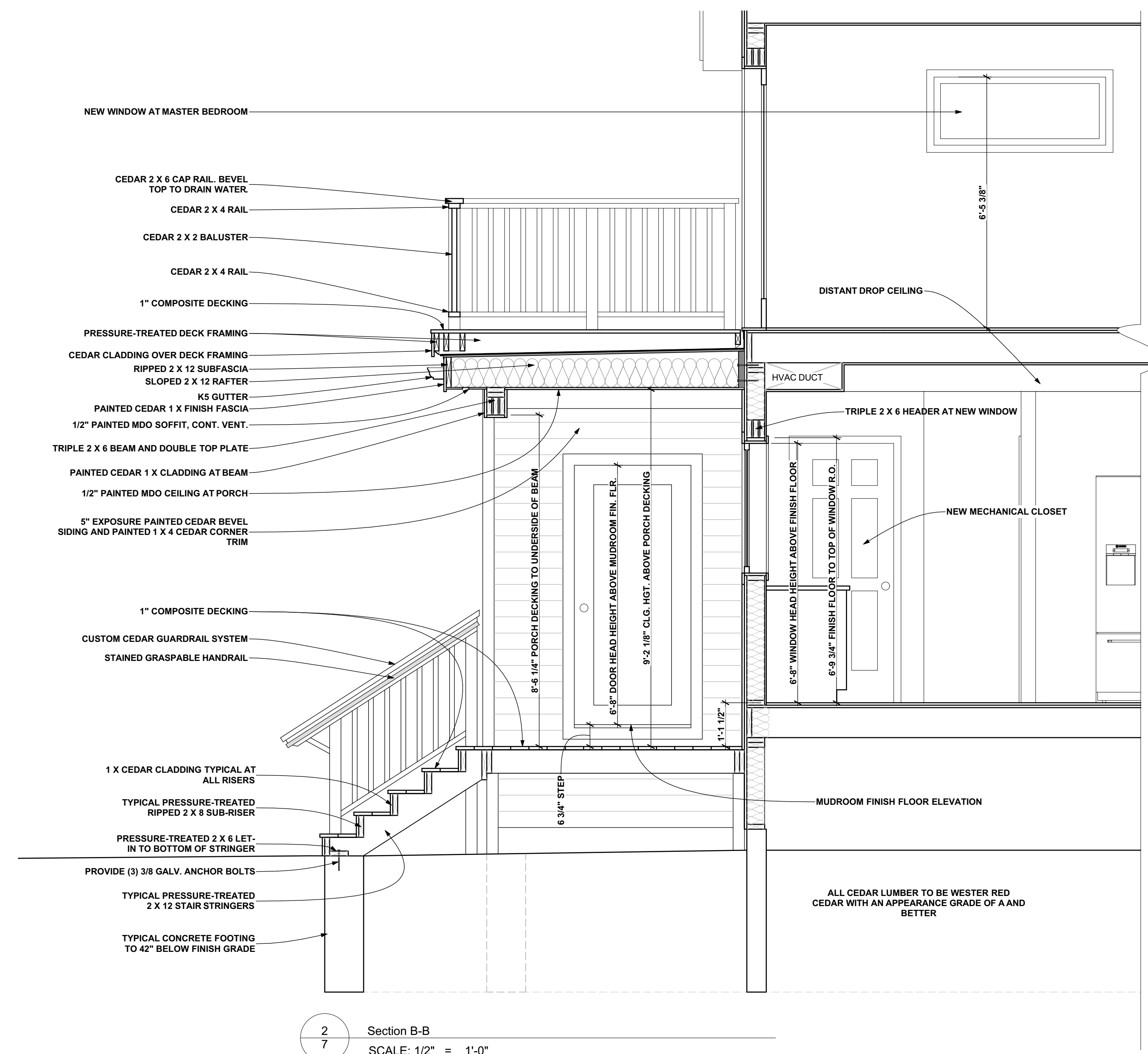
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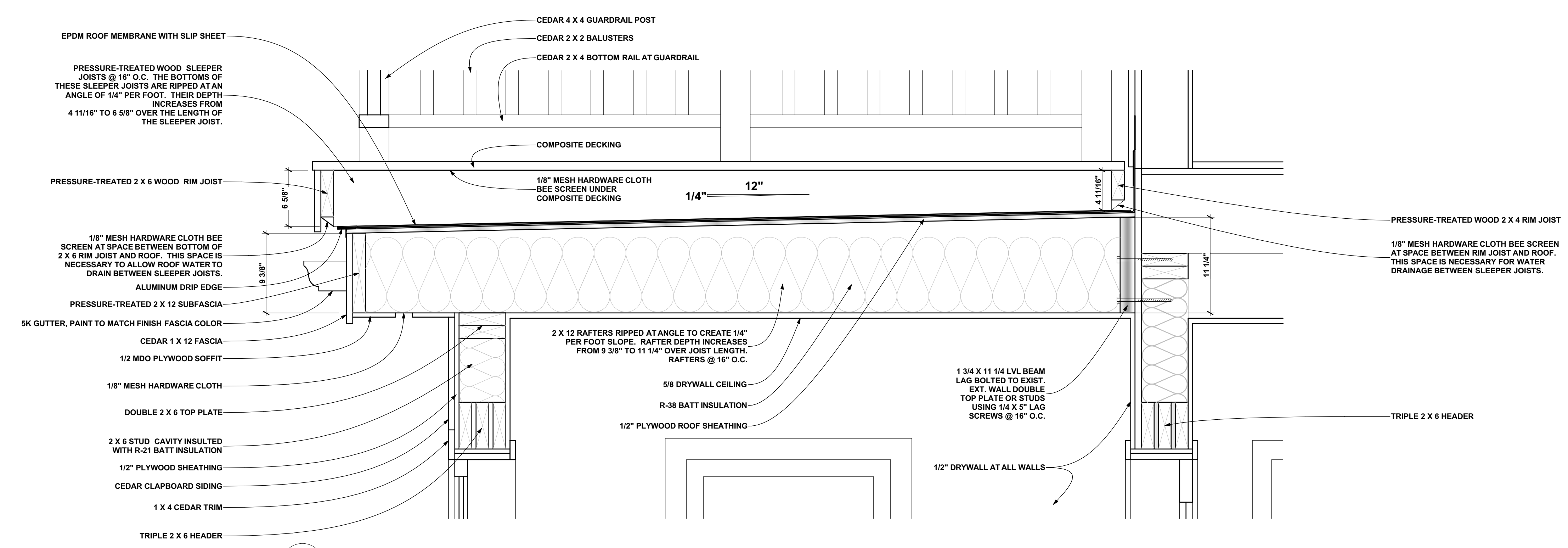
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1 Section A-A
7 SCALE: 1/2" = 1'-0"

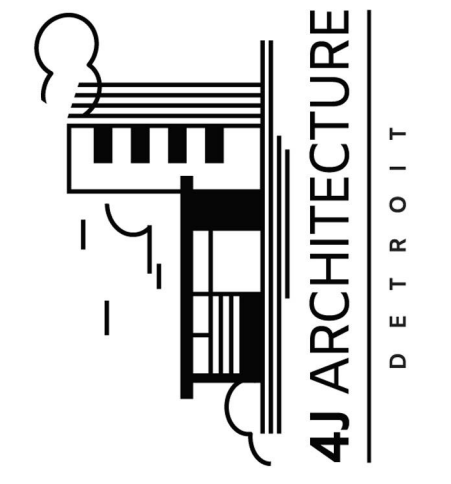


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7 SCALE: 1/2" = 1'-0"

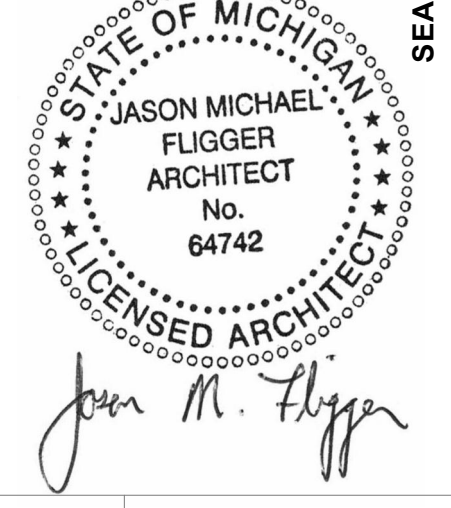


3 DETAIL
7 SCALE: 1 1/2" = 1'-0"

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1" ACTUAL

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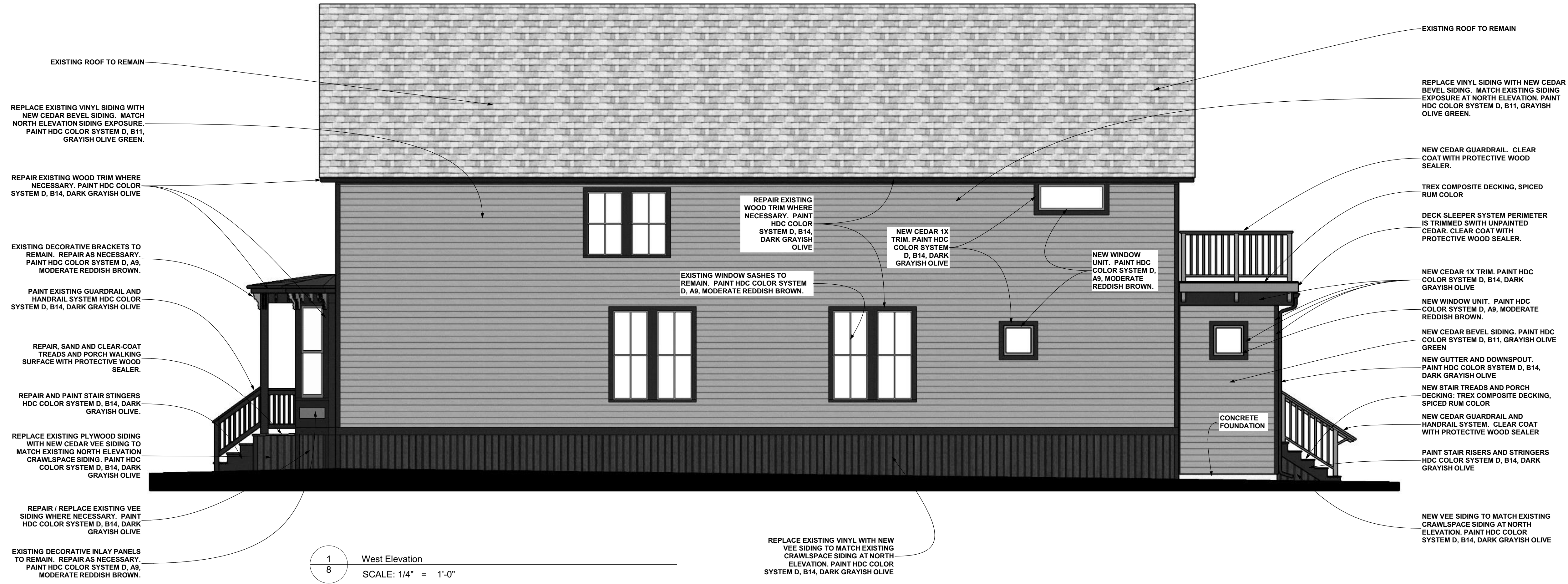
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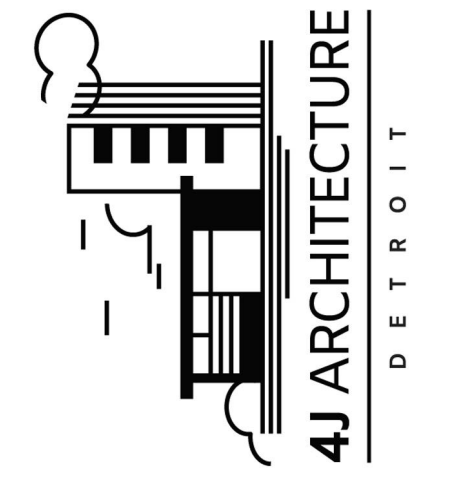


2
8 North Elevation
SCALE: 1/4" = 1'-0"

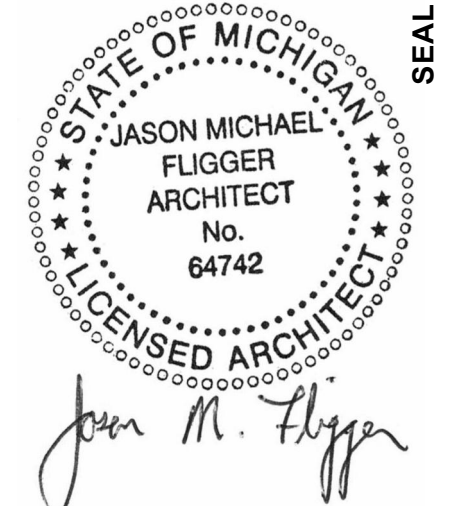


1
8 West Elevation
SCALE: 1/4" = 1'-0"

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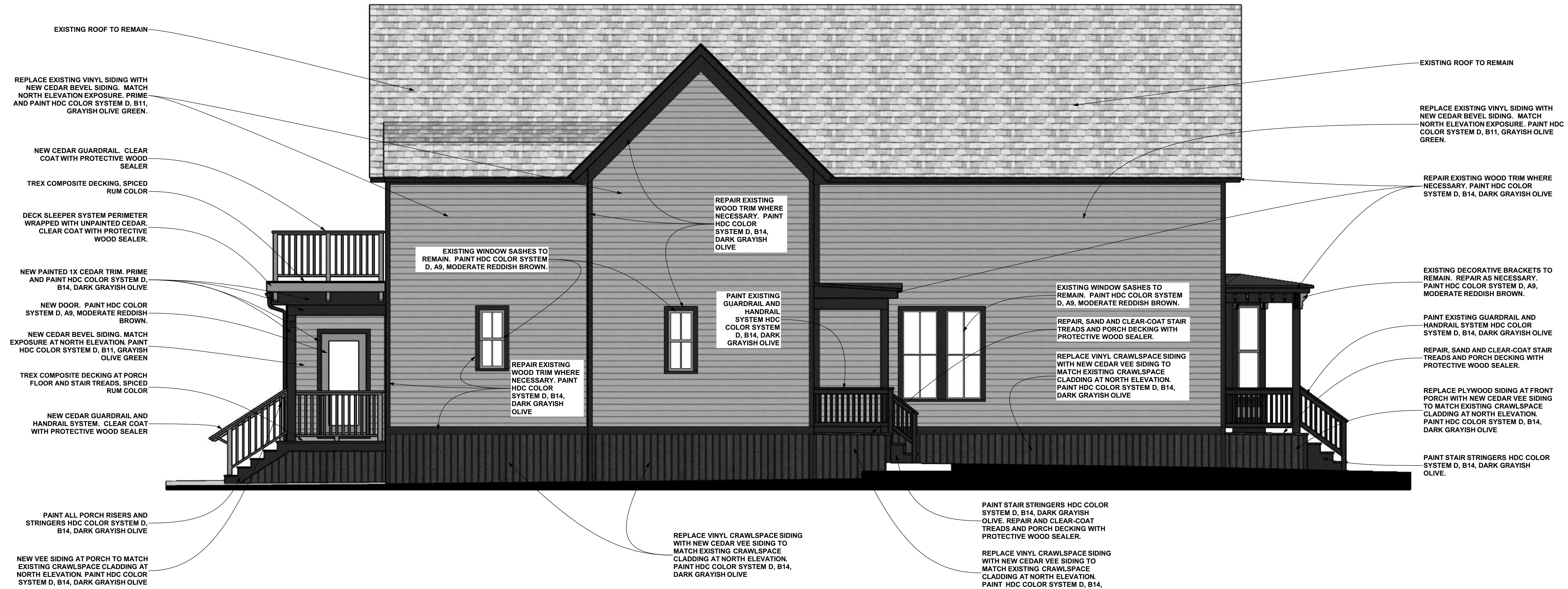
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Plotted On: 11/11/2021

Exterior Elevations

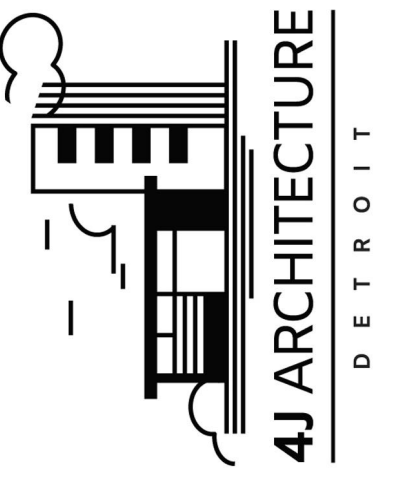


2
9 South Elevation
SCALE: 1/4" = 1'-0"



1
9 East Elevation
SCALE: 1/4" = 1'-0"

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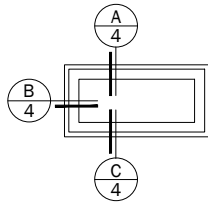
PROPOSED ADDITION AND RENOVATION FOR:
ELIZABETH ALVAREZ AND JOSEPH KLECHA
Address: 1535 Leverette Detroit, MI 48216
Telephone: (734) 355-3356
Emails: ealvarez9040@gmail.com joe.klecha@gmail.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

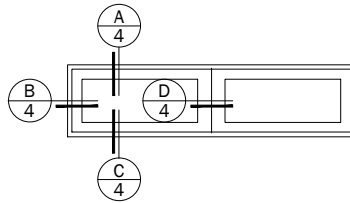
BY	REVISIONS	DATE
JF	BID AND PERMIT	10/21/21
JF	REVISED	11/10/21

Date: 11/10/21
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Drawn: JMF
Job: 075

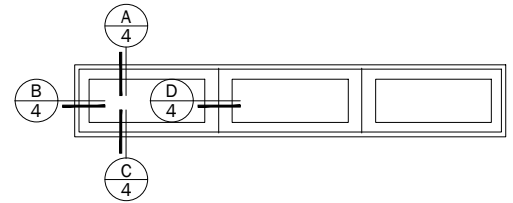
Casement & Awning Windows



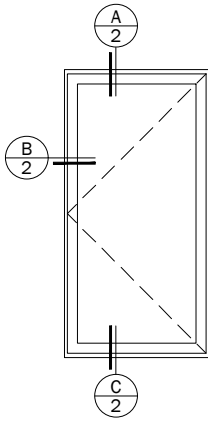
Transom



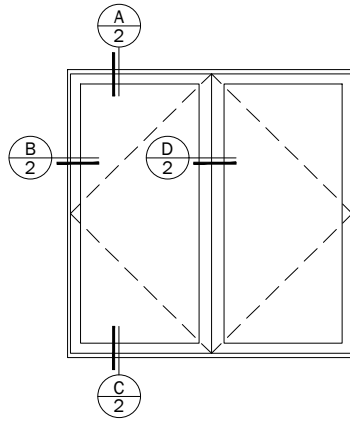
Twin Transom



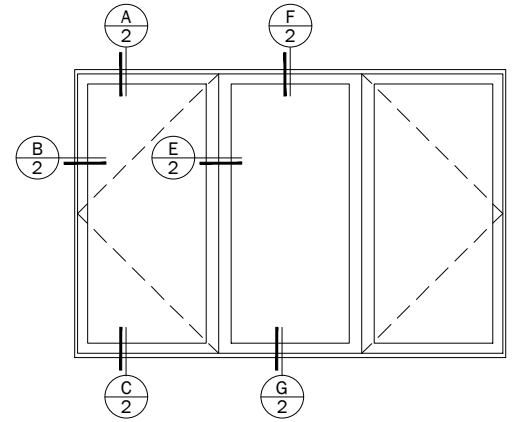
Triple Transom



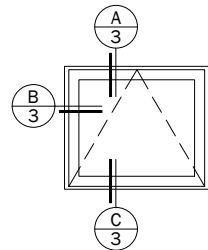
Casement



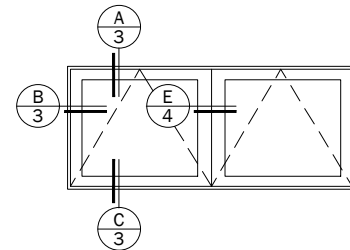
Twin Casement



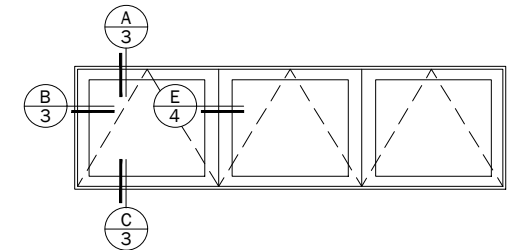
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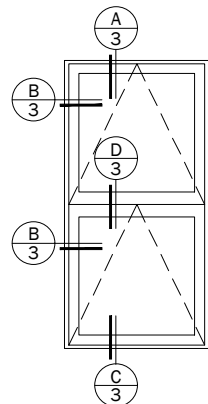
Awning



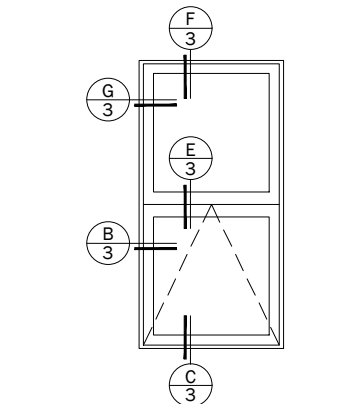
Twin Awning



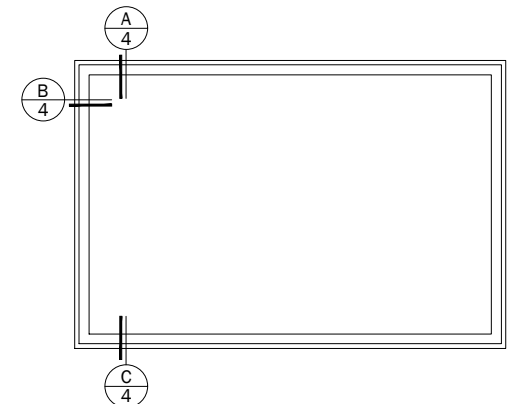
Triple Awning



Stacked Awning



Stacked Awning



Casement & Awning Picture

Notes:

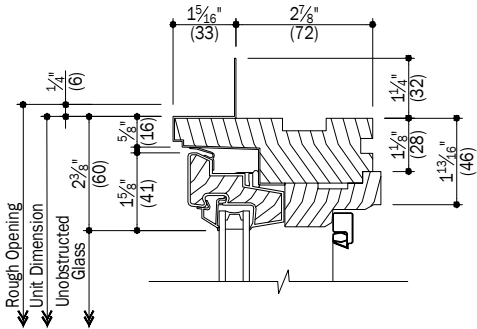
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See Pages 5 & 6 for Accessories

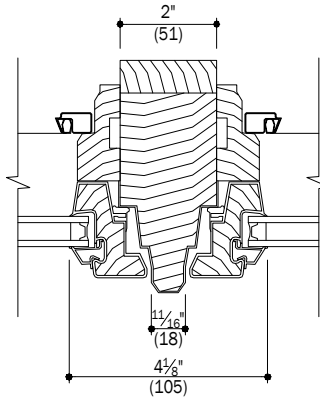
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400 SERIES

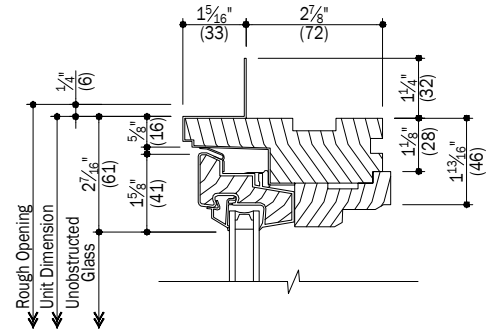
Casement & Awning Windows



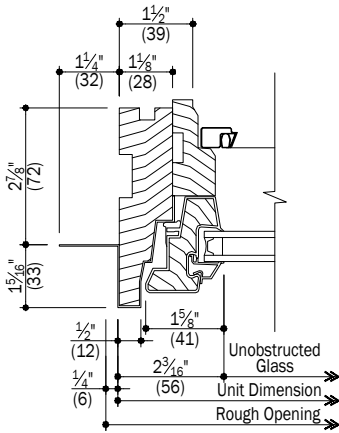
A Head
2 Operating Casement



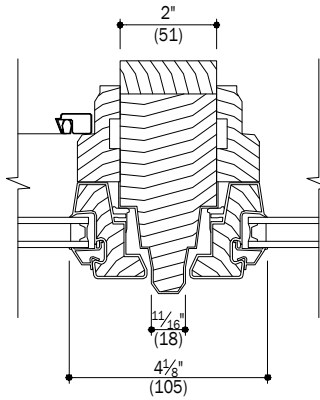
D Vertical Integral Join
2 Operating Csmt/Operating Csmt



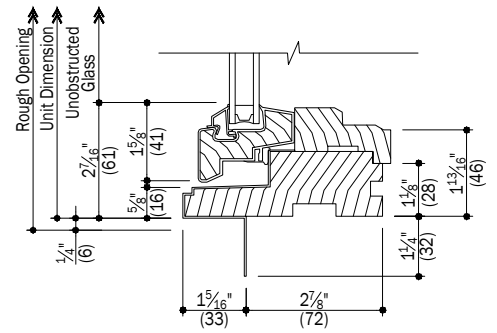
F Head
2 Stationary Casement



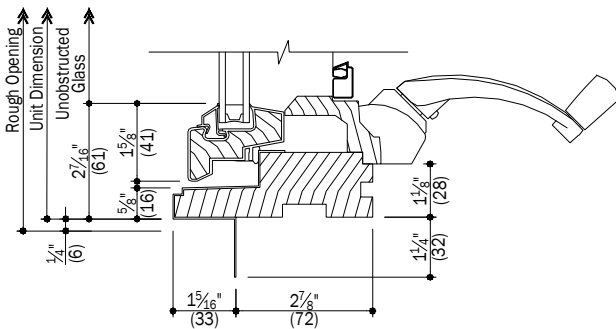
B Jamb
2 Operating Casement



E Vertical Integral Join
2 Operating Csmt/Stationary Csmt



G Sill
2 Stationary Casement



C Sill
2 Operating Casement

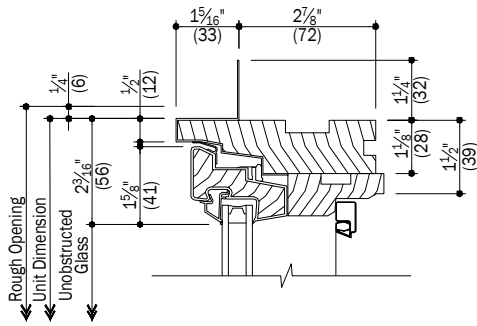
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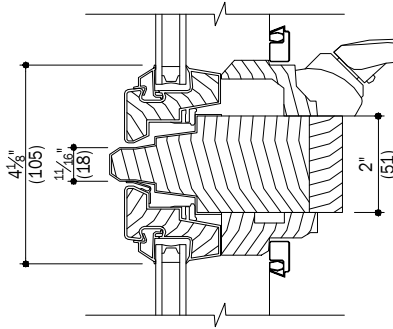
See Pages 5 & 6 for Accessories

400 SERIES

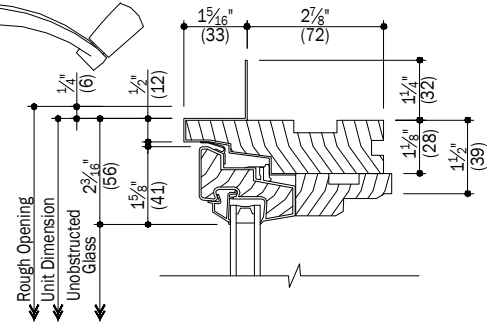
Casement & Awning Windows



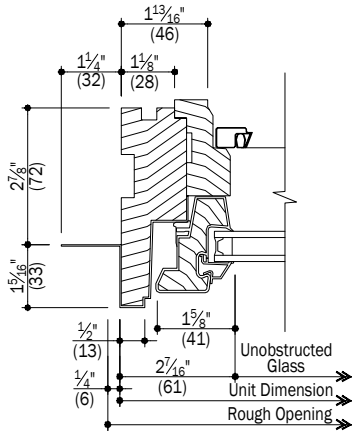
A Head
3 Operating Awning



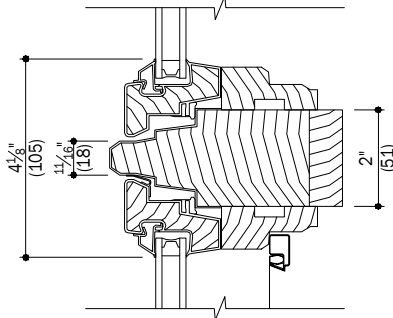
D Horizontal Integral Join
3 Operating Awn/Operating Awn



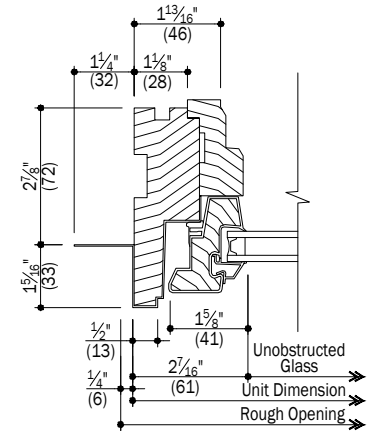
F Head
3 Stationary Awning



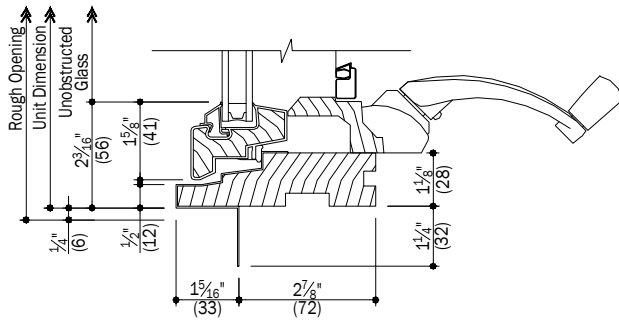
B Jamb
3 Operating Awning



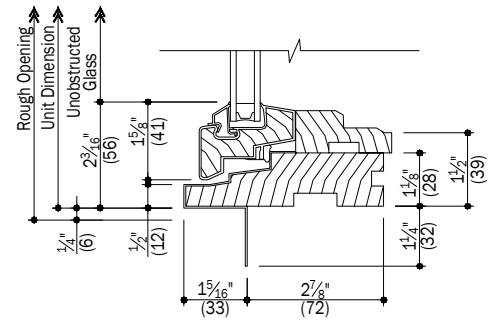
E Horizontal Integral Join
3 Stationary Awn/Operating Awn



G Jamb
3 Stationary Awning



C Sill
3 Operating Awning



H Sill
3 Stationary Awning

Notes:

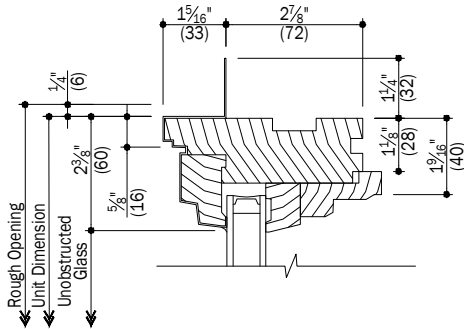
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See Pages 5 & 6 for Accessories

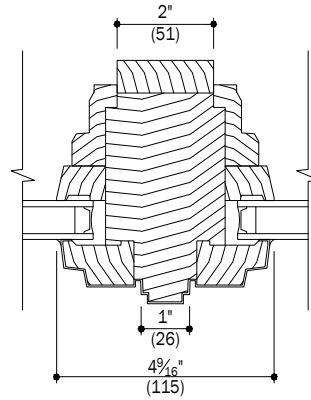
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400 SERIES

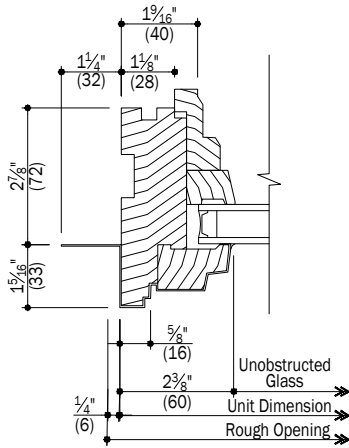
Casement & Awning Windows



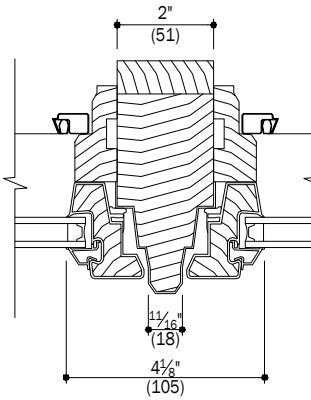
A Head
4 Fixed



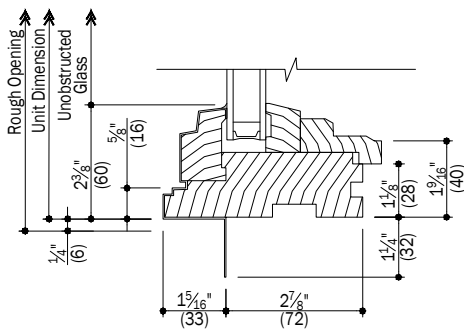
D Vertical Integral Join
4 Fixed/Fixed



B Jamb
4 Fixed



E Vertical Integral Join
4 Operating Awn/Operating Awn



C Sill
4 Fixed

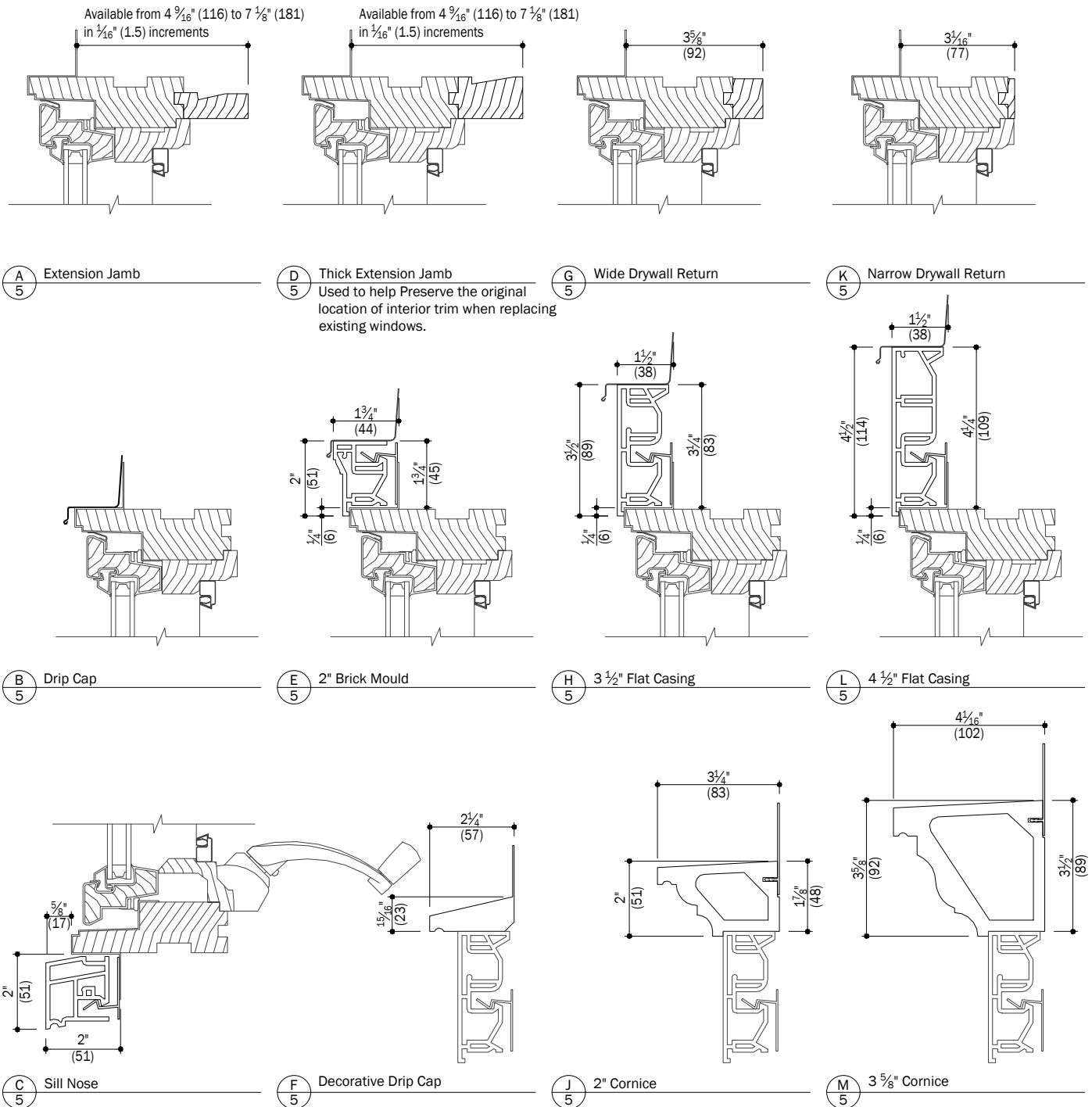
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See Pages 5 & 6 for Accessories

400 SERIES

Casement & Awning Windows Accessories

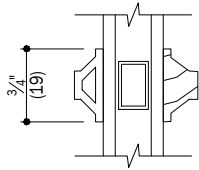


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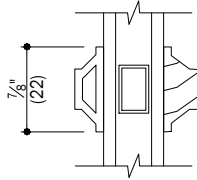
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400 SERIES

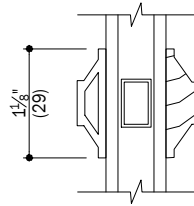
Casement & Awning Windows Accessories



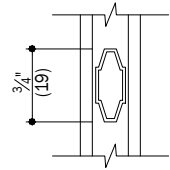
A
6 3/4" Full Divided Light



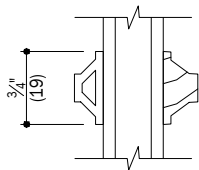
E
6 7/8" Full Divided Light



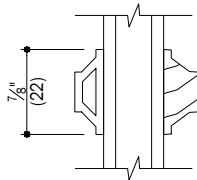
J
6 1 1/8" Full Divided Light



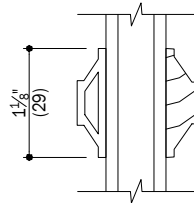
M
6 3/4" Finelight



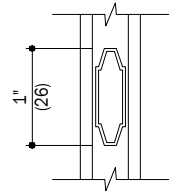
B
6 3/4" Simulated Divided Light
Removable interior is available



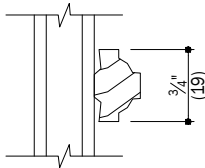
F
6 7/8" Simulated Divided Light
Removable interior is available



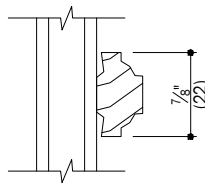
K
6 1 1/8" Simulated Divided Light
Removable interior is available



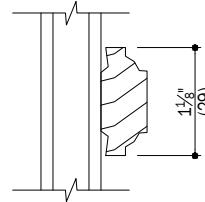
N
6 1" Finelight



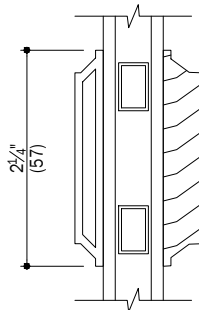
C
6 3/4" Removable Interior Grille



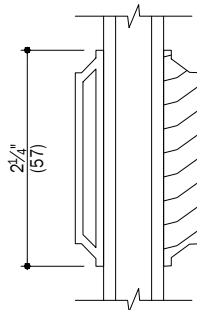
G
6 7/8" Removable Interior Grille



L
6 1 1/8" Removable Interior Grille



D
6 2 1/4" Full Divided Light
Simulated check rail



H
6 2 1/4" Simulated Divided Light
Simulated check rail

Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

MAKING YOUR DECISIONS
PERFECTLY CLEAR.

YOU'VE GOT QUESTIONS. ANDERSEN ANSWERS.

Whether you're replacing old windows, remodeling your home or building a new house, you have lots of questions about the best way to solve your problems and fulfill your dreams. Andersen has the answers. But don't take our word for it. Instead, take it from the millions of people just like you who have gone through the same process you're going through now. For over 100 years, homeowners have turned to Andersen for answers, and in the process they've made Andersen the most enjoyed windows and doors in America. When you choose Andersen, you're not only getting superior products that perform. You're getting ultimate peace of mind. So take a closer look at Andersen® windows and doors in the pages ahead, and take comfort in your decision to choose Andersen. It's one choice that's perfectly clear.



What makes Andersen® windows & doors perform?

Page 4



Are you replacing, remodeling or building?

Page 6



REPLACE



REMODEL



BUILD

How do windows & doors influence style? Page 8





6

What are the six simple selection steps?

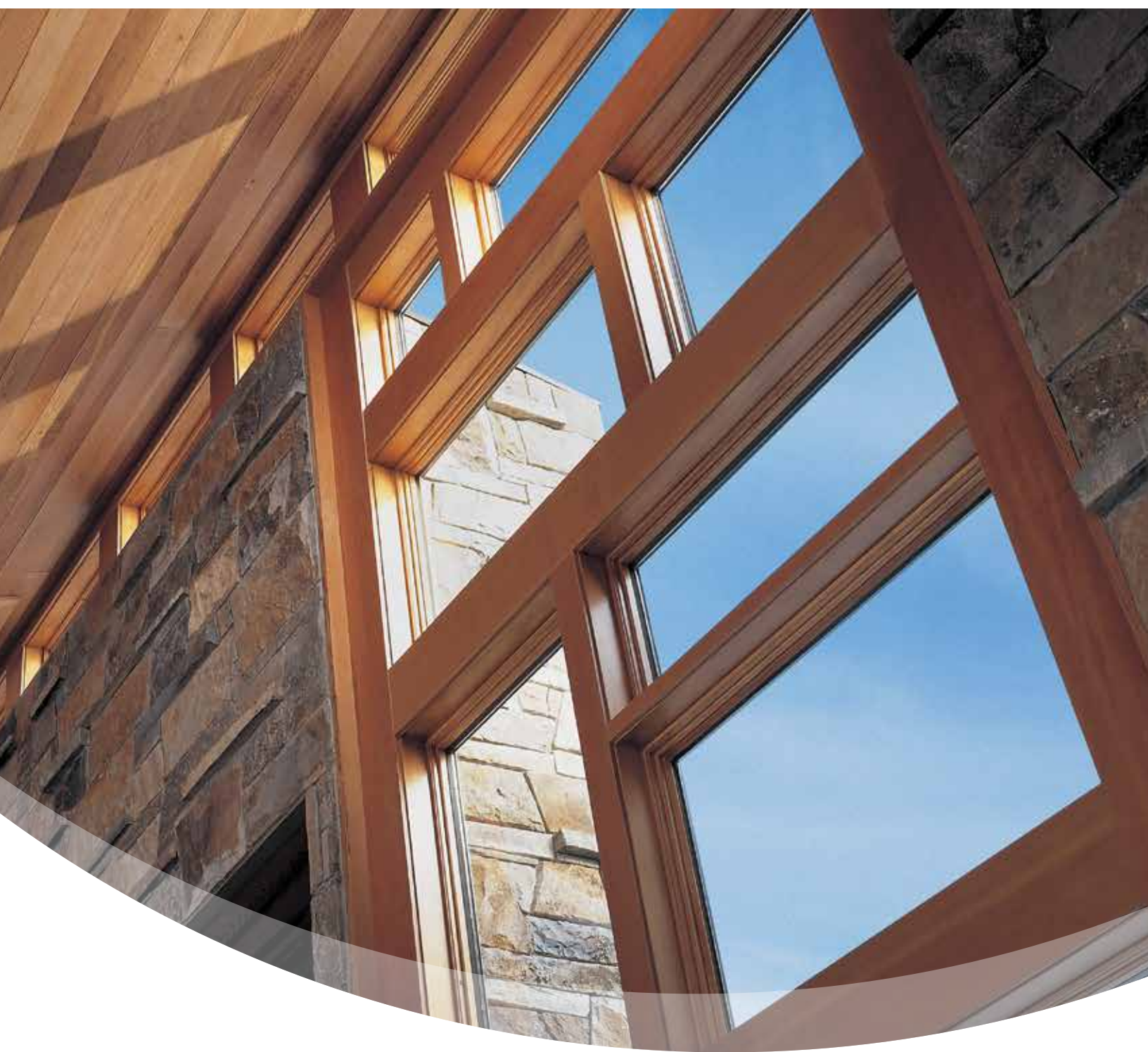
Page 14



What are the different Andersen® window & door choices?

Page 30





WHAT MAKES ANDERSEN[®] WINDOWS & DOORS PERFORM?

From energy efficiency and durability to low maintenance, Andersen designs and builds windows and patio doors that are among the best-performing products in the industry. It's been that way for more than a hundred years, and Andersen is committed to constant innovation as well as rigorous testing of performance and quality to make sure we continue setting the highest possible bar for performance. That's why peace of mind comes standard on all Andersen[®] windows and patio doors.

ENERGY EFFICIENCY



We take saving energy seriously.

Saving energy is important to us. That goes for the energy efficiency of the windows and doors we make and also for our manufacturing processes that produce them.

The easy way to compare energy efficiency.

If you'd like a quick, accurate way to compare the energy efficiency of windows and doors, just look for the National Fenestration Rating Council (NFRC) information. For details see page 18.

Energy-saving glass for any climate.

Andersen has the glass you need to get the performance you want, including a variety of Low-E glass options to help you control heating and cooling costs in any climate, including SmartSun™ glass that filters out 95% of harmful UV rays.



Take comfort in superior weather resistance.

Andersen patio doors feature unique locking systems that pull the door panel snugly tight. The result is an enhanced weather seal, plus improved security.

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window and door to make sure you enjoy superior comfort and reliability.

DURABILITY

Tough, time-tested Perma-Shield® exteriors.

The exclusive Andersen® Perma-Shield® system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

RELIABILITY

OWNER2OWNER® LIMITED WARRANTY

Quality so solid, the warranty is transferable.*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And, because it is not prorated, the coverage offers full benefits, year after year, owner after owner. So it can add real value when you decide to sell your home.



Never needs painting.

The Perma-Shield exteriors on Andersen windows and doors won't peel, blister, flake or corrode,* so they are virtually maintenance free. They come in seven popular colors: White, Canvas, Sandtone, Terratone, Forest Green, Dark Bronze and Black**.

Built for years* to come.

Our products are built strong to last long.* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.



We offer options for the harshest weather environments.

400 Series windows with Stormwatch® protection meet building code requirements in coastal areas.† Products with Stormwatch protection are energy efficient, resist the effects of salt water* and stand up to hurricane-force winds and wind-borne debris.†† For details visit: andersenwindows.com/coastal.

*Visit andersenwindows.com/warranty for details. **See your Andersen dealer for availability. †See your local code official for building code requirements in your area. ††AAMA/WDMA/CSA 101/1.S.2/A440-08 PG 70.

HOW WILL **YOU DESIGN** WITH WINDOWS & DOORS?

Are you matching an existing look? Creating a new look? Seeking architectural authenticity? Through colors, materials, shapes, trim, accessories and more, Andersen gives you the critical tools to achieve your look, style and unique vision.



When designing a new home, you use floor plans, but it's also a good idea to use wall plans.



REPLACING

When choosing replacement products, look at the materials used to make them. Andersen® replacement windows and doors have rich wood interiors that add value to your home. So you're not just replacing, you're upgrading.



PRESERVE AN EXISTING LOOK

When you have a look and style you want to emulate, you can accomplish it with Andersen through our array of choices.

Window location can make a dramatic difference. Position a large window to celebrate your home's surroundings. Or configure your windows or doors to accentuate the light or warm the room.

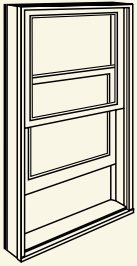


ENHANCE THE VIEW

1

SELECT YOUR WINDOW & DOOR TYPES

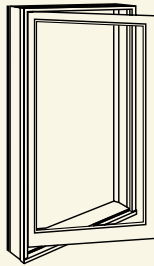
WINDOW TYPES



DOUBLE-HUNG

A double-hung window has two vertically sliding sash in a single frame. Double-hungs lift open while remaining flush with the wall, making them ideal around patios, decks and walkways.

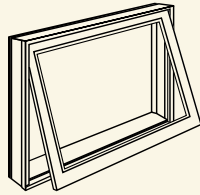
See page 32.



CASEMENT

Casement windows are hinged windows that, with a turn of a crank, open outward to the right or to the left. Casements are common above kitchen sinks and give you flexibility to group in stunning combinations.

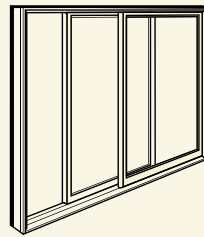
See page 34.



AWNING

Awning windows are hinged at the top and open outward. They catch breezes from the left or right and are often used above, below or alongside stationary windows.

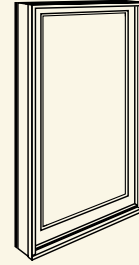
See page 34.



GLIDING

Gliding windows feature two sash, with at least one of the sash sliding horizontally past the other. They give you the advantages of double-hung windows with a more contemporary look.

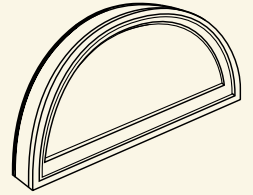
See page 34.



STATIONARY

Stationary windows, as the name states, are windows that don't open. Often referred to as picture windows, they're typically used in combination with venting windows.

See page 36.

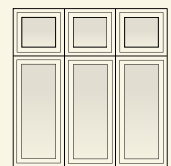
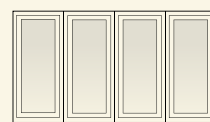
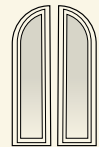
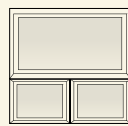
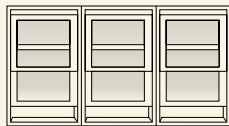
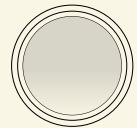
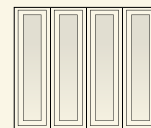
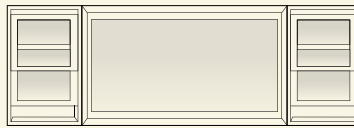
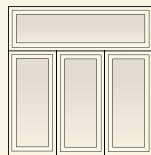
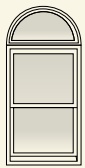


SPECIALTY

Specialty windows are stationary windows characterized by their special shapes, including curves and dramatic angles. They can make a signature statement in your home and provide a delicate lighting accent.

See page 36.

COMBINATIONS : Explore the many possibilities of putting shapes and sizes together.

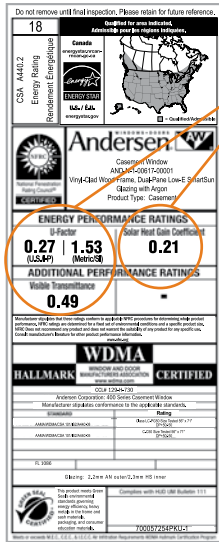


To create your own design go to andersenwindows.com/windowcentrics.

2

CHOOSE YOUR GLASS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry's widest arrays of glass options, so you're sure to find the right choice for your climate and your home.



National Fenestration Rating Council (NFRC) Energy Performance Ratings



U-Factor indicates how well a product prevents heat from escaping. The lower the number the better.

Solar Heat Gain Coefficient measures how well a product blocks heat caused by sunlight. A lower number is typically better.

Visible Transmittance refers to how much visible light comes through a product. The higher the number the better.

NFRC ratings for Andersen® products are available at andersenwindows.com.





REPLACING, REMODELING OR BUILDING

No matter what type of project you're doing, choosing your glass is key. Andersen® high-performance Low-E4® SmartSun™ glass blocks unwanted solar heat while allowing light to stream through. The result is lower energy costs and protection for furniture, carpets and drapes by blocking out 95% of the damaging ultraviolet rays that can cause fading.

BEST-IN-CLASS GLASS



Low-E4® Glass

Outstanding thermal performance for climates where both heating and cooling costs are a concern. It is up to 56% more energy efficient than ordinary dual-pane glass.*



Low-E4 SmartSun™ Glass

It gives you the benefits of Low-E4® glass, plus it helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.



Low-E4 Sun Glass

It's tinted for maximum protection from the effects of intense sunlight while providing all the benefits of Low-E4® glass.

Additional glass options including tinted, laminated, tempered and clear dual-pane are available. Contact your Andersen dealer for details.

Patterned Glass

Patterned glass lets in light while obscuring vision and adds a unique decorative touch to your home.



Cascade



Fern



Obscure



Reed

PERFORMANCE COMPARISON OF ANDERSEN® GLASS OPTIONS

GLASS	E N E R G Y		L I G H T	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
SmartSun™ Our best overall thermal performance.	★★★★☆	★★★★★	★★★★☆	★★★★★
Low-E4® Outstanding overall thermal performance for climates where both heating and cooling costs are a concern.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
Sun Outstanding thermal performance in southern climates where less solar heat gain is desired.	★★★★☆	★★★★★	★☆☆☆☆	★★★★☆
Dual-Pane Basic thermal performance with high visibility.	★★☆☆☆	☆☆☆☆☆	★★★★★	☆☆☆☆☆

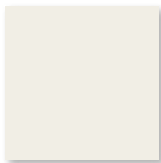
Center of glass performance only. Visit andersenwindows.com for ENERGY STAR® map and NFRC total unit performance data.

*Low-E4® glass in summer. Based on comparison of Andersen® 400 Series tilt-wash double-hung window SHGC to the SHGC for clear dual-pane glass non-metal frame default values from the 2006, 2009 and 2012 International Energy Conservation Code "Glazed Fenestration" Default Tables.

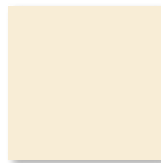
3

CHOOSE YOUR EXTERIOR & INTERIOR OPTIONS

CHOOSE YOUR EXTERIOR WINDOW OR DOOR COLOR



White



Canvas



Sandtone



Terratone



Forest Green



Dark Bronze



Black*

CHOOSE YOUR EXTERIOR TRIM OPTIONS

For more curb appeal, add optional Andersen® exterior trim. It's available in 11 colors, so you can match or complement your window or door colors to create a variety of looks. Made of Fibrex® material, our trim never needs painting, and it won't fade, flake, blister, chalk or peel no matter what the climate! For select shapes, we offer curved trim made of highly durable factory-finished urethane material.

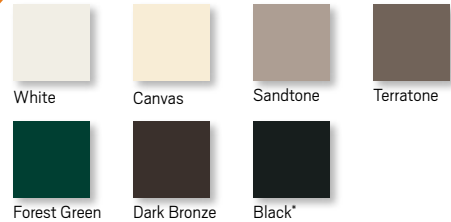


Watch videos and use our visualizer tool to create your own look at:
andersenwindows.com/exteriortrim.



Red Rock trim with Sandtone window

WINDOW AND DOOR COLORS**



TRIM COLORS



STYLES



2" Brick Mould
Dove Gray trim
Terratone window



3 1/2" Flat Casing
Dark Bronze trim
White window



4 1/2" Flat Casing
Canvas trim
Forest Green window

HEAD TRIM OPTIONS



Decorative Drip Cap



2" Cornice



3 5/8" Cornice



REPLACING, REMODELING OR BUILDING

All Andersen® windows and doors are available with a low-maintenance white interior. It not only saves you the time and the trouble of painting, it also creates a smoother, more uniform surface that you just can't achieve with a brush.

CHOOSE FROM FOUR INTERIOR OPTIONS

The interiors of all Andersen® windows and patio doors are available in unfinished stain-grade pine or with a long-lasting,* low-maintenance white finish.

Frenchwood® patio doors and Woodwright® windows can also be ordered with unfinished oak or maple interiors. Perma-Shield® patio door interior colors match exterior colors.



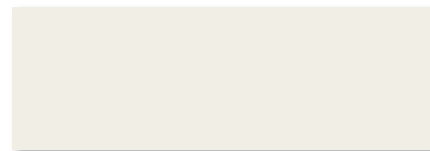
Pine



Maple



Oak



White



4

ADD STYLE WITH GRILLES

Andersen® grilles add character to any home. They are available in a wide selection of standard patterns, semi-custom patterns or custom patterns for a truly signature look.

GRILLE OPTIONS

MATCH ACROSS ALL PRODUCTS



Colonial Double-Hung



Colonial Picture Window



Colonial Frenchwood® Door

Colonial Upper Sash



Standard Prairie

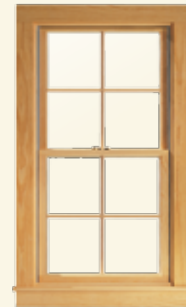


Semi-Custom

Choose any number of same-size rectangles across or down.



3x1 Upper Sash Only



2x2



3x3

Simulated Double-Hung



Diamond



Custom



Custom



Your Pattern Here



Our 2 1/4-inch-wide grille can make a casement window look like a double-hung. See page 35.



DESIGN YOUR OWN PATTERN

Andersen gives you complete flexibility to design your own custom grille style. You sketch it, our craftsmen will create it.

SHOWN: Andersen 400 Series casements with custom circle pattern grilles in transoms.

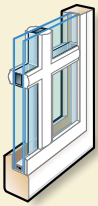


REPLACING OR REMODELING

Grilles influence style, and the choices at Andersen are endless. You can use grilles to make your casement windows look like double-hung windows. Or you can match existing grille patterns. If you want to match existing windows, it's a good idea to take a picture of your current windows before seeing your contractor or Andersen dealer.

GRILLE CONFIGURATIONS

Full Divided Light

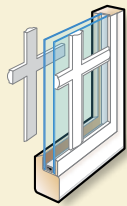


Give your window an authentic look with full divided light grilles that are permanently applied to the interior and exterior of your window with a spacer between the glass.

Permanent Exterior
Permanent Interior with Spacer



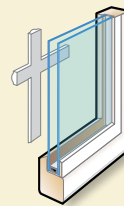
Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles, available in natural wood or prefinished white.



Removable
Interior Grille



Finelight™ Grilles
Between-the-Glass

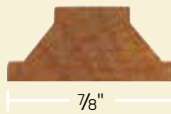
Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.

Grille Widths (actual size shown)



3/4"



7/8"



1 1/8"



2 1/4"



WHAT ARE THE DIFFERENT **ANDERSEN**[®] WINDOWS & DOORS?

On the following pages, we present our window and patio door selections according to the different window and door types. Within each type, you'll see our offerings listed by product line. To the right is a quick guide to help you gauge what each product line represents.



DOUBLE-HUNG
Page 32



CASEMENT / AWNING
GLIDING
Page 34



STATIONARY
Page 36

W I N D O W S

ANDERSEN® 400 SERIES WINDOWS & DOORS

The Andersen® 400 Series product line delivers **superior craftsmanship and top performance**. These windows and doors feature the widest range of sizes, styles and accessories.

ANDERSEN 200 SERIES WINDOWS & DOORS

The 200 Series product line concentrates on the **most popular sizes and options**, delivering on our promise to provide renowned Andersen quality at an uncommon value.

ANDERSEN COMPLEMENTARY WINDOWS & DOORS

Our complementary windows and doors are **custom-crafted in dramatic sizes and shapes** to accompany our 400 Series products.

ANDERSEN ENTRY DOORS

Handcrafted from the finest wood available, Andersen entranceways offer **uncommon elegance and exceptional beauty** to enhance the character of your home.



GLIDING
Page 38



HINGED
Page 40



ENTRY
Page 42

D O O R S

DOUBLE-HUNG WINDOWS

Andersen® 400 Series Woodwright® insert replacement windows with pine interiors.



400 SERIES WOODWRIGHT® WINDOWS

Make new homes look old and old homes like new.

Woodwright windows are a great choice for traditional architecture. With their thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, these windows bring authentic old-world character to homes of all ages.



Woodwright full-frame windows offer you the ability to select from a simple rectangular shape or create a distinct, architecturally inspired look with graceful arches.

REPLACING A WINDOW?
Woodwright insert windows can save you time and money. (See opposite page.)



400 SERIES TILT-WASH WINDOWS

Our most popular double-hung window.

Year after year, the Andersen 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. Extremely energy efficient, it gives you a wide array of decorative and performance options.



Andersen® 400 Series tilt-wash full-frame windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

REPLACING A WINDOW?
400 Series tilt-wash insert windows can save you time and money. (See opposite page.)



200 SERIES TILT-WASH WINDOWS

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.*

NARROLINE® WINDOW CONVERSION KIT

If your home has Andersen Narroline® windows that were made after 1967, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with high-performance Low-E4® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner limited warranty.*



Visit andersenwindows.com/narroline, where you can download measuring guides and watch an installation video.



REPLACING

There are many reasons to replace your old windows, and just as many advantages. Whether you want to increase energy efficiency, update the style of your home or simply replace windows that just don't operate like they should, Andersen has replacement solutions that are perfect for the job. Look for them on these two pages, plus pages 34–35.



Double-hung replacement made easy.

Insert replacement windows are specially designed to save you time and money. They fit into your existing wood window frame without removing interior or exterior trim, so there's less disruption to your home, and its original character is preserved. You simply remove your old window and install the new insert window in the existing opening. Another advantage: You can do it from inside your home — which makes a big difference if you're replacing windows on the second level. All Andersen® insert windows come with screws, shims and flexible foam backer rod to make installation easier.



To see if an Andersen insert window is right for your home, visit andersenwindows.com/replacement, where you can download a measuring guide and watch an installation video.

OPENING CONTROL DEVICE KIT

Window opening control devices for 400 Series and 200 Series double-hung windows limit the opening of the lower sash to less than 4 inches when the window is first opened. Release of the device allows the sash to fully open for maximum ventilation, escape or rescue. Once the lower sash is returned to the closed position the device automatically resets. The device is available in White and Stone finishes.



See your local code official for building code requirements in your area. See the ** disclaimer on page 35 for additional details.

DOUBLE-HUNG WINDOW FEATURES		400 SERIES WOODWRIGHT®	400 SERIES WOODWRIGHT INSERT	400 SERIES TILT-WASH	400 SERIES TILT-WASH INSERT	200 SERIES TILT-WASH	NARROLINE® CONVERSION KIT
Low-Maintenance Exteriors							
	White	●	●	●	●	●	●
	Canvas	●	●	●	●		
	Sandtone	●	●	●	●	●	●
	Terratone	●	●	●	●		●
	Forest Green	●	●	●	●		
	Dark Bronze	●	●	●	●		
	Black†	●	●	●	●		
Interiors							
	Maple	●	●				
	Oak	●	●				
	Pine	●	●	●	●	●	●
	White	●	●	●	●	●	●
Easy Cleaning							
	Tilt-to-Clean Sash	●	●	●	●	●	●
Grilles							
	Full Divided Light	●	●	●	●		●
	Simulated Divided Light	●	●	●	●	●	●
	Finelight™ (Grilles-Between-the-Glass)	●	●	●	●	●	●
	Removable Interior Grilles	●	●	●	●	●	●
Performance Options							
	Stormwatch® Protection			●			
Glass							
	Low-E4®	●	●	●	●		●
	Low-E4 Sun	●	●	●	●		●
	Low-E4 SmartSun™	●	●	●	●		●
	Low-E					●	
	Low-E Sun						
	Low-E SmartSun					●	
	Dual-Pane					●	
Unit Sizes							
	Minimum Width	1'-9 5/8"	1'-4 1/2"	1'-9 5/8"	1'-9 1/4"	1'-7 1/2"	Fits Narroline® windows made after 1967
	Maximum Width	3'-9 5/8"	3'-9 5/8"	3'-9 5/8"	3'-8 7/8"	3'-3 1/2"	
	Minimum Height	3'-0 7/8"	2'-3 3/4"	3'-0 7/8"	3'-0 3/8"	2'-11 1/2"	
	Maximum Height	6'-4 7/8"	6'-5"	7'-8 7/8"	7'-6 5/8"	5'-11 1/2"	
	Custom Sizes ▲	●	●		●		

†See your Andersen dealer for availability. For complete product details, visit andersenwindows.com/windows. Printing limitations prevent exact color duplication.

CASEMENT | AWNING | GLIDING WINDOWS



400 SERIES CASEMENT WINDOWS

Made like no other.

Andersen® 400 Series casement windows start with a design that is extremely energy efficient. Add to that a solid-wood sash covered inside and out by low-maintenance Perma-Shield® cladding to protect against water damage. Then give them rich, natural pine interiors and it's easy to see why they have become our best-selling window.



Conventional 400 Series casement windows are available with upgrades to meet the tough building codes of hurricane-prone areas. See your local code official for specific requirements.

REPLACING A WINDOW?

400 Series replacement casement windows can save you time and money. (See opposite page.)



400 SERIES AWNING WINDOWS

Beautiful...versatile...practical.

Andersen 400 Series awning windows give you the same features and outstanding performance platform as our casement windows. In addition, they add design options. For example, placed high on a wall, awning windows can bring light and fresh air into your home without compromising privacy.



Conventional 400 Series awning windows are available with upgrades to meet the tough building codes of hurricane-prone areas. See your local code official for specific requirements.

REPLACING A WINDOW?

400 Series replacement awning windows can save you time and money. (See opposite page.)



400 SERIES GLIDING WINDOWS

Designed to be one of the best-engineered windows of its kind.

In addition to providing top energy efficiency, reliable performance and uncommon beauty, both sash on our 400 Series gliding windows can be opened to the left or right to give you improved ventilation.



200 SERIES GLIDING WINDOWS

Easy operation. Excellent energy efficiency.

Andersen 200 Series gliding windows feature a single operating sash. These windows are available in our most popular sizes with our most requested options and give you low-maintenance exteriors, real wood interiors and the security of our renowned Owner-2-Owner® limited warranty.*



REPLACING OR REMODELING

If you're remodeling or replacing windows, you should know that building codes sometimes require egress windows* — ones that can be used as an emergency exit. Casement windows are often your best choice for egress, because they provide a larger passageway than double-hung or gliding windows. And here's another Andersen advantage: If the other windows in your home are double-hungs, our 2 ¼-inch-width grille running across the center of a casement window simulates the look of a double-hung. See page 22 for example.



Casement and awning window replacement made easy.

If you're replacing old casement or awning windows, Andersen makes replacement windows specifically for the job. They come fully prepped for easy installation with the nailing flange removed, holes predrilled, and a convenient installation kit including screws, shims and flexible foam backer rod to help you install like a pro.

OPENING CONTROL DEVICE KIT**


Window opening control devices for 400 Series casement windows feature a simple, orange push-button clearly identifying the release mechanism of the device, and an innovative flip cap that shields it from accidental release. Made of corrosion-resistant stainless steel, the opening control device can operate with the insect screen in place and automatically reengages when the window closes.



SINGLE-ACTUATION LOCK

This Andersen® lock is engineered to secure casement windows firmly at multiple points with just one handle. The single-actuation lock also features a “reach-out” action that pulls in the sash for a weathertight seal.



CASEMENT, AWNING & GLIDING WINDOW FEATURES		400 SERIES CASEMENT	400 SERIES REPLACEMENT CASEMENT	400 SERIES AWNING	400 SERIES REPLACEMENT AWNING	400 SERIES GLIDING	200 SERIES GLIDING
Low-Maintenance Exteriors							
	White	●	●	●	●	●	●
	Canvas	●	●	●	●	●	
	Sandtone	●	●	●	●	●	●
	Terratone	●	●	●	●	●	
	Forest Green	●	●	●	●	●	
	Dark Bronze	●	●	●	●	●	
	Black ¹	●	●	●	●	●	
Interiors							
	Pine	●	●	●	●	●	●
	White	●	●	●	●	●	●
Grilles							
	Full Divided Light	●	●	●	●	●	
	Simulated Divided Light	●	●	●	●	●	●
	Finelight™ (Grilles-Between-the-Glass)	●	●	●	●	●	●
	Removable Interior Grilles	●	●	●	●	●	●
Performance Options							
	Stormwatch® Protection	●		●			
Glass							
	Low-E4®	●	●	●	●	●	
	Low-E4 Sun	●	●	●	●	●	
	Low-E4® SmartSun™	●	●	●	●	●	
	Low-E						●
	Low-E Sun						
	Low-E SmartSun						●
	Dual-Pane	●	●	●	●		●
Unit Sizes							
	Minimum Width	1'-5"	1'-5"	2'-0 1/8"	2'-0 1/8"	2'-11 1/4"	2'-11 1/2"
	Maximum Width	7'-0 5/8"	7'-0 5/8"	5'-11 7/8"	5'-11 7/8"	5'-11 1/4"	5'-11 1/2"
	Minimum Height	2'-0 1/8"	2'-0 1/8"	1'-5"	1'-5"	1'-10 1/4"	1'-5 1/2"
	Maximum Height	5'-11 7/8"	5'-11 7/8"	4'-0"	4'-0"	4'-11 1/4"	4'-11 1/2"
	Custom Sizes 	●	●	●	●		

*See your local code official for specific requirements. **Window opening control devices may provide a potential alternative (compared to a window guard) to meet minimum sill height code requirements contained in the 2006, 2009 and 2012 editions of the International Residential Code (IRC) and International Building Code (IBC). Check with your local code official for local code requirements as well as to determine if the minimum window sill height code has been adopted in your area and if this device is accepted as an alternative to the minimum sill height requirement.

¹See your Andersen dealer for availability. For complete product details, visit andersenwindows.com/windows. Printing limitations prevent exact color duplication.

STAFF REPORT: FEBRUARY 9, 2022 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 1535 LEVERETTE

APPLICATION NO: #22-7656

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JASON FLIGGER/ARCHITECT

OWNER: JOSEPH KELECHA

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/30/2021

DATE OF STAFF SITE VISIT: 1/29/2022

SCOPE: ERECT NEW ADDITION AT REAR; REHABILITATE DWELLING

EXISTING CONDITIONS

The property located at 1535 Leverette includes a single-family, detached dwelling that was erected ca. 1896. A rear two-story addition was erected in 1985 and the rear and front porches added in 2002. Lapped wood siding is located at the building's front elevation, while the rear and side elevations are clad with vinyl siding.

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to rehabilitate the dwelling at 1535 Leverette. Per the submitted drawings, the specific work items associated with the current application include the following:

Rear Elevation

- Demolish the existing composite first-story porch and the second-story wood and composite deck
- Erect a new one-story mud-room addition with partial width porch/deck at first story and a roof-top deck at second story

West Elevation

- Install two new casement windows (Andersen 400 Series/wood with vinyl exterior cladding) in new openings

East Elevation

- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

Front/North Elevation

- Replace existing T1-11 siding at porch foundation with new cedar wood foundation skirting

General Repair

- On all elevations, repair areas of deteriorated wood trim at walls, doors, windows, and foundation where necessary with new wood to match existing
- Paint per submitted drawings

- Replace existing vinyl siding with new wood siding to match that located at the front elevation
- Replace existing vinyl foundation skirting with wood skirting

STAFF OBSERVATIONS AND RESEARCH

- **Location of the new wood vinyl clad windows and rear addition will happen in fabric that dates from 1985 and 2002**
- **Other Work involves in-kind repair and the replacement of noncompatible materials (vinyl siding and skirting) with new wood elements, which is more compatible to the historic appearance**

ISSUES

- Only issue is the orientation, shape of the proposed new west elevation window, second story and the fact that staff has little experience with the proposed vinyl-clad wood windows product in re: to how closely they replicate historic wood windows and/or their long-term fitness versus low-grade full-vinyl extruded window units, which have rarely gained the Commission's approval. Staff therefore cannot proffer a recommendation for this product due to its lack of a track record for use within historic districts.

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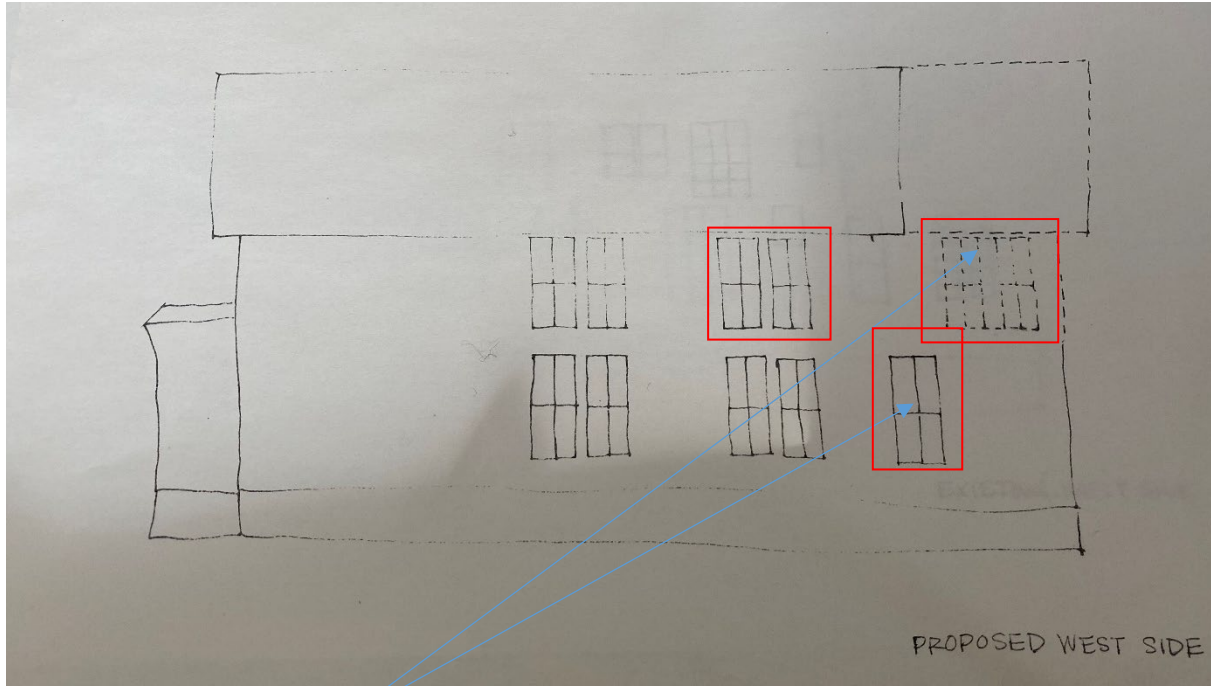
RECOMMENDATION

Staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the project because it conforms to the Corktown Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation. However, staff recommends that the project's COA be granted with the following conditions:

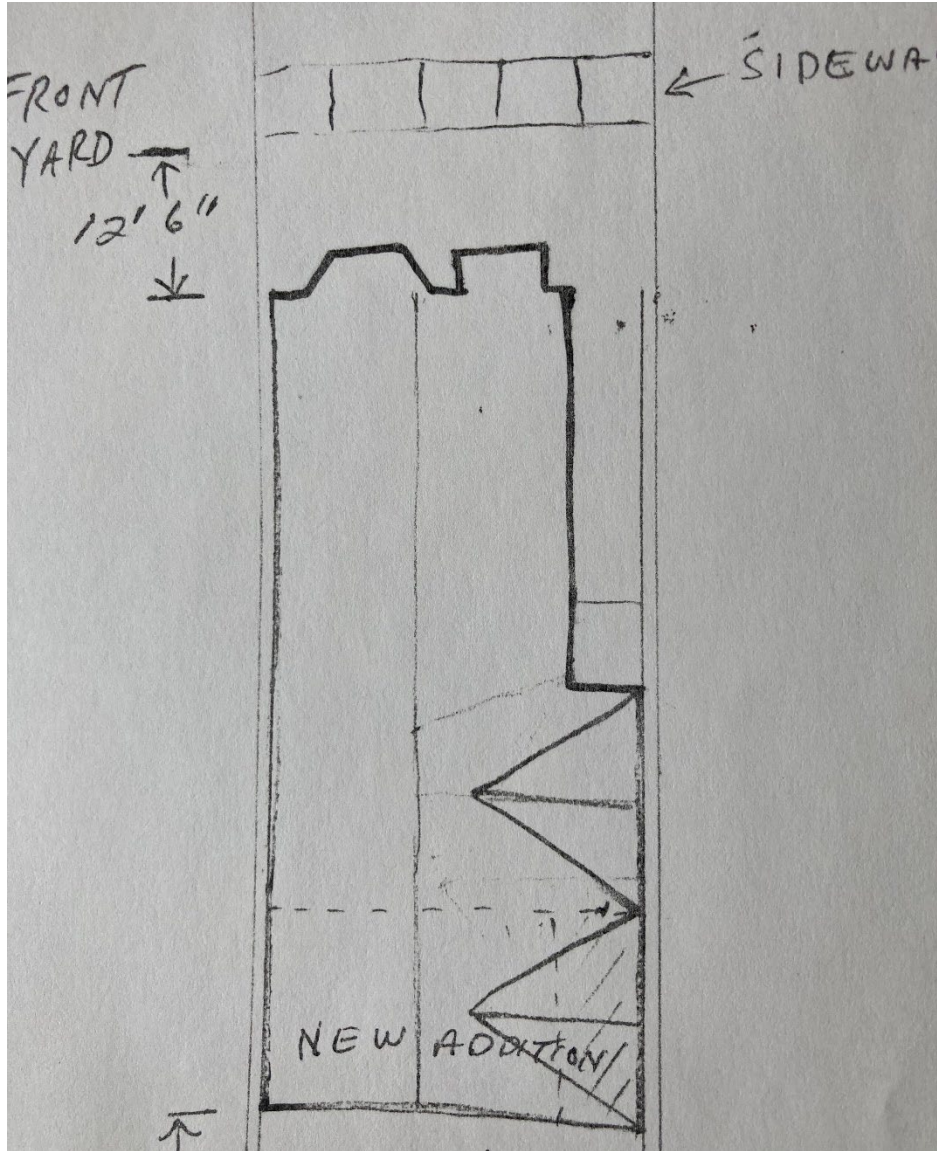
- The new wood wall cladding proposed for installation at the side and rear elevations shall match the dimensions of the exposure and profile of the wood siding which exists at the front elevation
- The shape of the new casement window proposed for the second story, west elevation, shall match the shape of the new casement window proposed for installation at the first story.
- The new windows proposed for installation at the front and side elevations should either be wood or wood with aluminum cladding. The new windows cannot be clad with vinyl.



1535 Leverette, current appearance, New vinyl-clad windows to be installed at these locations. Area outlined in red shows location of 1985 addition



Sketch of west elevation from 1985 application, depicting area of rear addition (not to scale). New windows to be added in these locations. Note that the windows/window openings outlined in red were proposed in 1985 but were not added during the rehab.



Sketch/plan of 1535 Leverette from 1985 application, showing location of rear addition (not to scale)



EXIST. DOOR TO REMAIN

SAND AND APPLY CLEAR WATERPROOF COATING

North (Front)-Facing, East Side Porch: Existing wood floor requires minor repairs, sanding and clear waterproof coating.



SAND AND APPLY CLEAR WATERPROOF COATING

ADD MISSING TRIM AT COLUMN BASE

VINYL VENT TO BE REPLACED WITH METAL VENT

REPLACE PLYWOOD SIDING WITH CEDAR VEE SIDING

North (Front) Porch: Existing wood porch floor and steps require repair, sanding and clear waterproof coating. Stair risers to be repainted. Plywood siding to be removed and replaced with new cedar vee siding. Column base trim to be reconstructed.



SAND AND APPLY WATERPROOF COATING

REPAIR VEE SIDING

REPLACE VINYL WITH VEE SIDING

North (Front)-Facing, East Side Porch: Existing north vee siding to be repaired. East vinyl cladding to be replaced with new cedar vee siding. Step risers to be repainted, step treads to receive new clear waterproof finish.



HORIZ. VINYL SIDING

REPAIR AND REPAINT WOOD TRIM

VINYL VENT TO BE REPLACED

VERT. VINYL SIDING TO BE REPLACED

East Elevation: Remove all horizontal and vertical vinyl siding. Replace horizontal siding with new beveled cedar siding to match existing north elevation siding exposure. Replace vertical vinyl siding with new cedar vee siding to match crawlspace cladding at north elevation. Any existing wood siding discovered upon removal of vinyl siding will be repaired if possible. Replace vinyl crawlspace vents with new metal vents painted to match crawlspace vertical siding. See materials.



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EXISTING CONDITIONS

HDC-1



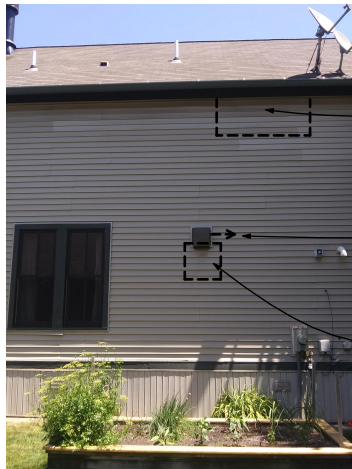
- EXIST. VINYL SIDING TO BE REPLACED
- EXIST. WOOD TRIM TO BE REPAIRED WHERE NECESSARY
- EXIST. WOOD SIDING TO BE REPAIRED WHERE NECESSARY

Northwest house corner showing wood siding and italianate detailing on north elevation, wood corner trim with peeling paint and west vinyl-sided elevation. All wood trim to remain in place and be repainted. All vinyl siding to be removed and replaced with cedar bevel siding to match north elevation.



- EXIST. SECOND FLOOR CANTILEVERED WALKOUT TO BE REMOVED
- EXIST. EXT. LIGHT TO BE REMOVED
- EXIST. DOORWALL TO BE REMOVED

South Elevation: Second floor cantilevered walkout to be removed. This walkout is accessed from the second floor master bedroom. The walkout is a recent addition and the deck and railing systems are clad with plastic composite lumber. The recently-added rear porch light shown in this photo will be removed and replaced with a flush-mount ceiling light when the new rear porch is constructed.



- NEW MASTER BEDROOM WINDOW LOCATION
- RELOCATE TOILET ROOM EXHAUST OUTLET AS NECESSARY TO ACCOMMODATE NEW WINDOW.
- NEW TOILET ROOM WINDOW LOCATION

West Elevation at location of new master bedroom and first floor toilet room windows. Horizontal and vertical vinyl siding to be removed and replaced with cedar bevel and vee siding materials respectively



- EXIST. DOORWALL TO BE REMOVED
- EXIST. DECK AND STEPS TO BE REMOVED
- EXIST. VINYL SIDING TO BE REPLACED

South Elevation: Rear porch to be removed. The relatively new rear porch and railing systems are clad with plastic composite lumber. All horizontal and vertical (crawl space) vinyl siding to be removed and replaced with cedar bevel and vee siding respectively to match existing materials at the north (front) elevation.

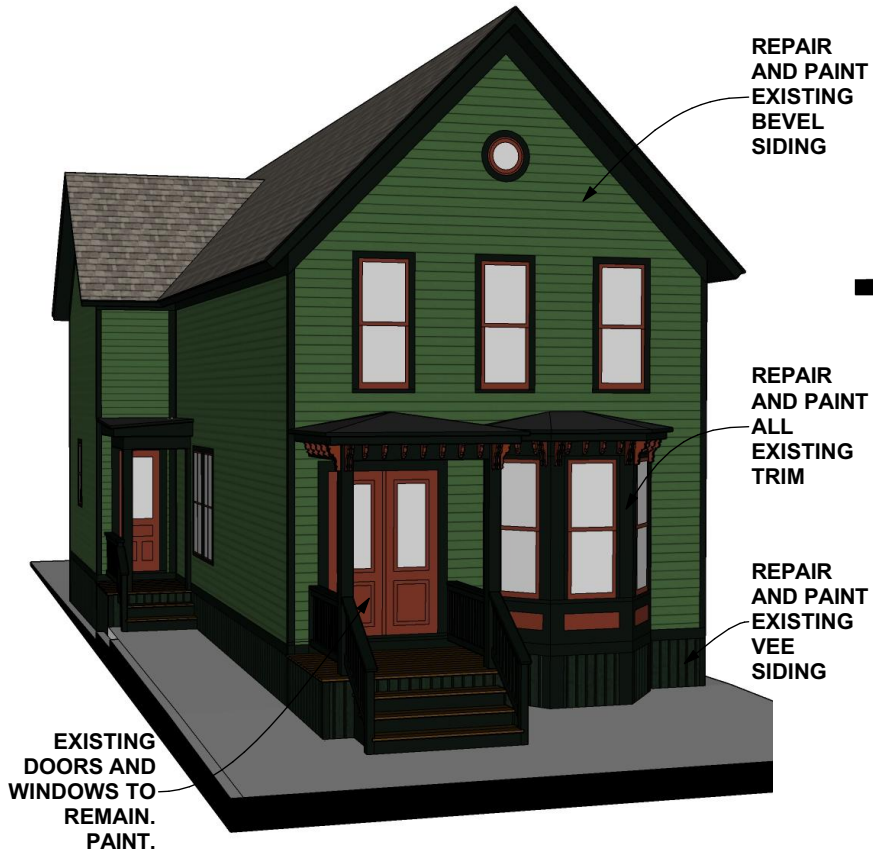


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EXISTING CONDITIONS

HDC-2



Proposed View from North



Proposed West Elevation



Proposed East Elevation



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PROPOSED CONDITIONS

HDC-3



Proposed View from Southwest



Proposed View from Southeast



Proposed South Elevation



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PROPOSED CONDITIONS

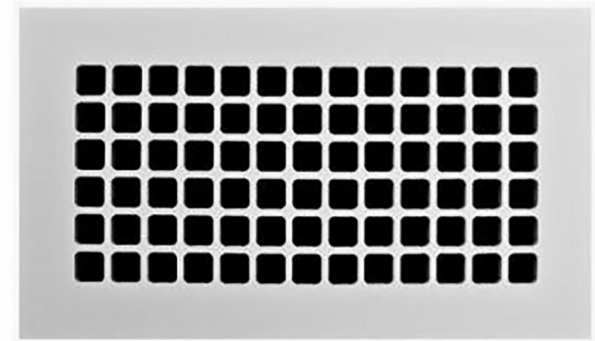
HDC-4



**Western Red Cedar
Bevel Siding**



**Therma Tru Full Lite
Entry Door**



**Metal Crawlspace
Ventilation Grills
(To be Painted)**



**Western Red Cedar
Vee Siding**



**Andersen 400 Series
Windows**



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PROPOSED MATERIALS

HDC-5

COLOR SYSTEM D

BODY	TRIM	SASH	SHUTTERS
Stucco: Leave natural or match original stucco color, or A:3, A:4, C:4, C:5 D:1, D:2	Match half-timbering color or match existing stone trim color or match shingle color or A:8, A:9, B:6, B:8, B:11, B:12, B:13, B:14, B:18	Match trim color or A:9, B:18, B:19	Match trim color or match sash color
Half-timbering: A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19			
Shingles/clapboard: B:6, B:8, B:11 (rare), B:13, B:14			
Existing brick or stone			

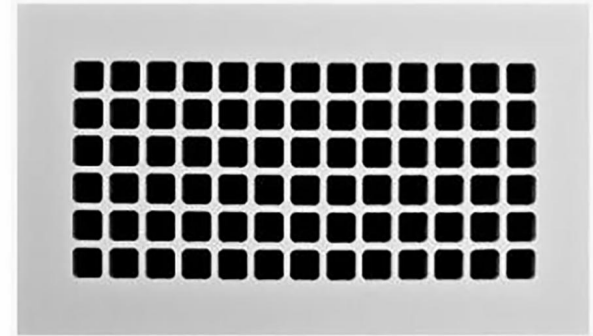




**Western Red Cedar
Bevel Siding**



**Therma Tru Full Lite
Entry Door**



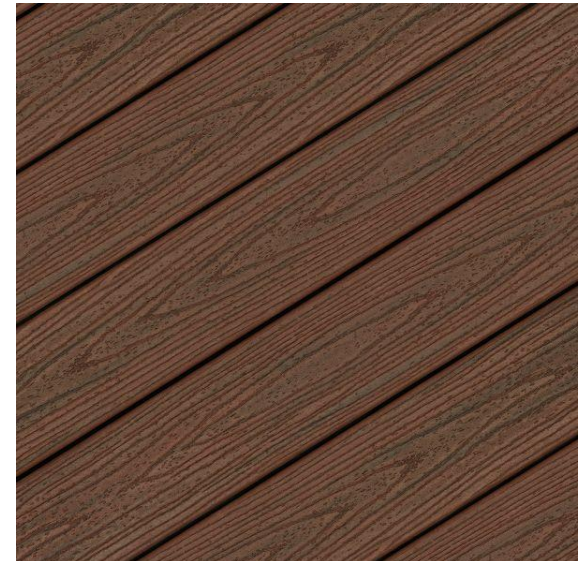
**Metal Crawlspace
Ventilation Grills
(To be Painted)**



**Western Red Cedar
Vee Siding**



**Andersen 400 Series
Windows**



**Proposed Composite Decking at
New Rear Porch and Rooftop Deck:
Trex Transcend, Spiced Rum Color**

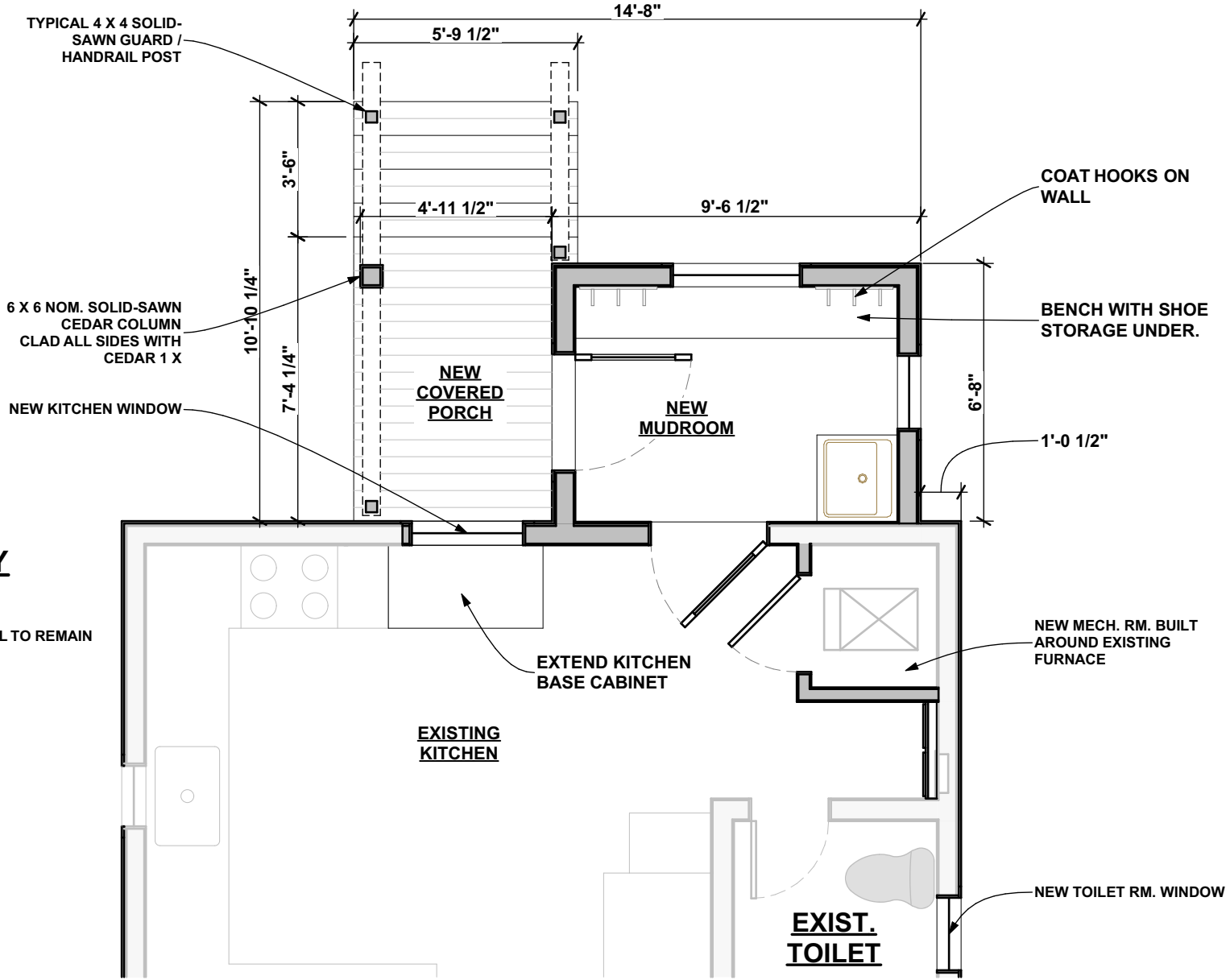


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PROPOSED MATERIALS

HDC-5
REV. 11-30-21





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PROPOSED SOUTH ELEVATION-EXTERIOR DIMENSIONS
 SCALE: 3/16" = 1'-0"

HDC-8
 ADDED 11-30-21