

**STAFF REPORT: DECEMBER 8, 2021 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 21-7613**

**ADDRESS: 1409 BAGLEY**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: NADAV DORON, ABI INVESTMENTS**

**PROPERTY OWNER: NADAV DORON, ABI INVESTMENTS**

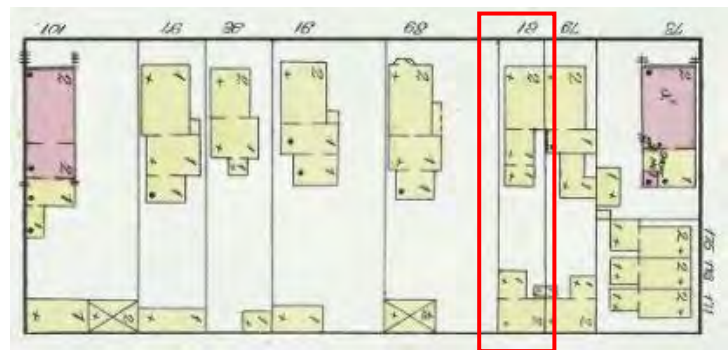
**DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 15, 2021**

**DATE OF STAFF SITE VISIT: NOVEMBER 18, 2021**

**SCOPE: REPLACE ALL WINDOWS, REPLACE VINYL SIDING WITH NEW VINYL SIDING, REPAIR NON-HISTORIC FRONT PORCH**

**EXISTING CONDITIONS**

The two-story, wood frame house at 1409 Bagley was likely erected prior to 1884 as a building with a footprint similar to the existing house appears on the 1884 Sanborn map.



Left: Existing Conditions, HDC Staff photo, 11/19/21  
Above: Sanborn Map, v. 1, 1884. The property identified with its original number is outlined in red.

The three-bay house fills the width of the narrow lot and single-story additions extend from the rear elevation. The low pitch, side gabled roof is punctuated by a steeply pitched front gable. Three single window openings are evenly spaced across the front elevation’s second floor, while identically placed openings on the first floor offer a not-quite symmetrical arrangement due to the front entrance. The majority of the windows are wood, one-over-one double-hung units. Based on the interior photographs submitted by the applicant, it appears a few windows are missing lower sash; a few openings on the rear elevation are filled with vinyl double (or single)-hung, one-over-one, replacement units.

The house is covered in vinyl siding (wood window casings remain visible) and aluminum storm windows cover wood double-hung sash. Wood, fishscale siding fills the wall surface of the front gable. A single-story porch expands across three-quarters of the front elevation and the current porch design presumably dates to 1989, per the Commission issued Certificate of Appropriateness.

A free-standing garage is located at the rear lot line and is faced with plywood. One multiple-paneled overhead steel door fills the automotive door opening that faces the alley.

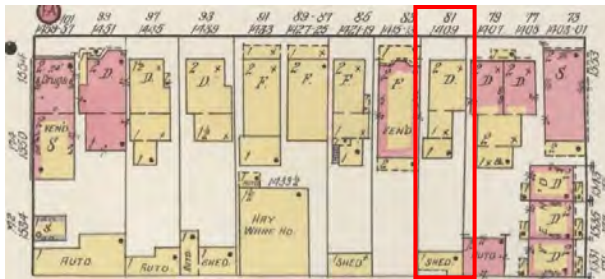
## PROPOSAL

Per the submitted documents and photographs, the applicant is proposing to replace all of the existing windows with vinyl single-hung, one-over-one units; install new vinyl siding (double 5-inch lap siding, smooth surface) on the house and garage; install new gutters and downspouts; and repair the existing front porch.

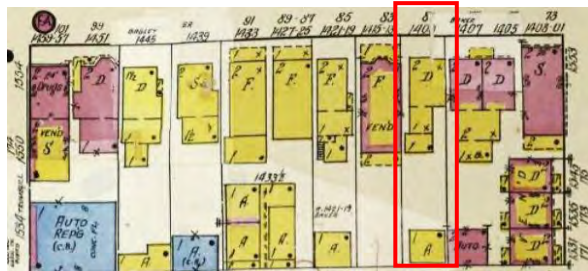
## STAFF OBSERVATIONS AND RESEARCH

### General

- The Corktown Historic District was established in 1984.
- The original street name was Baker. It was renamed Bagley and renumbered circa 1921.
- A building card, dated 1-13-1937, states “raise house and install piers, remove chimney”. This work created the gap between the bottom of the house and grade, which is currently covered by a stamped metal product.
- Reviewing the Sanborn maps (1884, 1897, 1921 and 1921 – 1950) for this property, there are no indications of a front porch. The first documentation the city has on file for the property is the 1984 district designation photo which shows a front porch. Therefore, staff believes a single-story covered porch was added after 1950 and likely replaced a small stepped entry stair (as seen on neighboring houses in page 7 photo).



*Sanborn Map, v. 1, 1921*



*Sanborn Map, v. 1, 1921-1950*



*Google Aerial View, 2021*



*District designation photo, HDAB, 1984*

## Front Porch/Exterior Siding

- Visible in the district designation photo is “Insulbrick” siding (asphalt fiber siding with a brick appearance) covering the exterior walls. It appears the window casings, but not the sills, were covered by aluminum trim as part of the storm window installation.
- In 1989 the Commission issued a COA for the erection of a new wood front porch.
  - It is staff’s opinion the interpretation of the National Park Service’s Standards for Rehabilitation has been refined and strengthened over the ensuing 30+ years since the Commission issued its 1989 COA for the replacement porch.
  - Staff believes current design does not meet the Standards as there was no historical evidence to substantiate the decorative design of the porch columns and railing spindles. However, as the applicant plans to repair the existing porch, the existing design can remain.
- In 1996 the Commission issued a COA for the installation of 4” vinyl siding.
  - Staff presumes the Insulbrick was still in place at this time.
  - The vinyl siding was installed to stop short of the window openings allowing the wood casings to be visible once again.
  - Wood fishscale shingles were either uncovered or installed within the front gable and painted the same dark gray color as the front porch. The scales are not of equal dimension and do not exhibit weathered deterioration at the shingle edges which leads staff to believe these shingles are not of historic age.



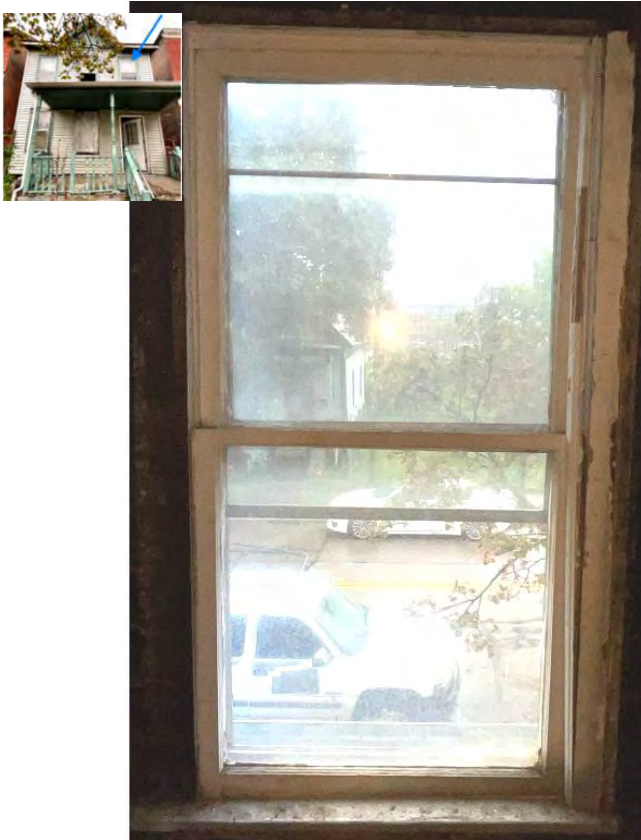
*HDC staff photo*

- Listed are excerpts from the National Park Service document [Evaluating Substitute Materials in Historic Buildings](#).
  - Substitute materials, like all replacements, must closely match the design, color, surface texture, reflectivity, finish, details, and other qualities of the material or element to be replaced.
  - Many modern materials used as substitutes are promoted as maintenance-free. Historic materials that require maintenance offer the possibility for indefinite life spans sustained by the renewal of maintenance. Materials that are maintenance-free have more limited life spans, with replacement being the only response to deterioration.
- Staff also reviewed the National Park Service [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings](#)
  - Changes to the character-defining features of a building, such as distinctive clapboarding and other wall surfaces and decorative trim, always have an impact on more than just that building; they also alter the historic visual relationship between the buildings in the district.
  - Because substitute siding is usually added on top of existing siding, details around windows and doors may appear set back from the siding rather than slightly projecting; and if the relationship of molding or trim to the wall is changed, it can result in the covering or removal of these historic features.
  - Therefore, the underlying issue in any discussion of replacement materials is whether or not the integrity of historic materials and craftsmanship has been lost.
  - For historic residential buildings, aluminum or vinyl siding may be an acceptable alternative only if:
    - (1) the existing siding is so deteriorated or damaged that it cannot be repaired;
    - (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and
    - (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building.

- In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the abovementioned first two conditions are met.
- There are, however, also certain disadvantages in the use of a substitute material such as aluminum or vinyl siding, and these factors should be carefully considered before a decision is made to use such a material rather than the preferred replacement with new wood siding duplicating the old.
- The implication is that the new material is an economical and long-lasting alternative and therefore somehow superior to the historic material. In reality, historic building materials such as wood, brick, and stone, when properly maintained, are generally durable and serviceable materials. Their widespread existence on tens of thousands of old buildings after many decades in serviceable condition is proof that they are the original economic and long-lasting alternatives.
- Thirteen structures remain on this block of Bagley: five are masonry, six have historic wood siding, and two structures (1409 and 1423-1425) are faced with vinyl siding.

**Windows**

- It appears some openings retain the full wood window sash (upper and lower), while others retain only upper wood sash, have vinyl replacement units, or in one case, only a storm window. Staff believes the photos of wood units that remain fully intact offer evidence that they are repairable.
- However, in the openings where lower sash are missing, the remaining window frames and rough openings have likely suffered severe deterioration due to long-term water exposure.



*Applicant photos.*

*The upper left window unit remains intact, with minimal noticeable deterioration to the sash and sill.*

*The upper right window unit is missing the lower sash as well as the storm window glass. Due to exposure, the sill has deteriorated to the point that part of it is gone.*

- Staff reviewed the existing conditions and determined 36% of the openings within the structure contain complete sash units. The front elevation retains 60%, while the rear elevation retains 25%. The sides retain 0% full wood sash units.
  - Front Elevation – 5 openings – 3 have full wood sash; 2 have missing lower wood sash
  - Rear Elevation – 4 openings – 1 has full wood sash, 3 have vinyl sash
  - West Side Elevation – 2 openings – 2 have missing lower wood sash
  - East Side Elevation – 1 opening - missing entire sash, only retains aluminum storm window
- If replacement windows are considered for any of the openings, the following excerpts from the National Park Service’s document [Replacement Windows that meet the Standards](#) may be helpful. The proposed replacement windows are [American Craftsman Vinyl](#) units and are manufactured by Anderson.
  - When historic windows exist, they should be repaired when possible. When they are too deteriorated to repair, selection of the replacement windows must be guided by [Standard 6](#).
  - Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
  - Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered
  - While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.
  - The stiles of double-hung historic windows align vertically and are the same width at the upper and lower sashes. The use of single-hung windows as replacements may alter this relationship with varying effects on the appearance of a window.
  - Meeting rails of historic windows were sometimes too narrow to be structurally sound. Reproducing a structurally inadequate condition is not required.
  - In addition to the surface characteristics, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window.
  - Secondary window elements that do not match the finish or color of the window can also diminish the match. Examples include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.
  - Insulated glass is generally acceptable for new windows as long as it does not compromise other important aspects of the match.

**Garage**

- A building card on file states a frame garage was constructed in 1923. While it is possible the existing structure is of historic age, it doesn’t retain any historic materials or details (i.e., no historic integrity) and therefore staff doesn’t consider the garage a contributing structure for this property or the district.



*Above and Right: Garage exterior and interior, photos provided by applicant.*

- Due to the lack of any historic material on the garage and no photographic documentation to indicate what had been there, installing a synthetic cementitious siding material that offers a similar appearance to wood clapboard siding (as this is the known material on the house) may be appropriate.

## ISSUES

### Porch

- A repair generally consists of minimal new material and the retention of most of the existing components. Staff is not sure the existing porch is structurally sound enough to be repaired without the insertion of mostly new wood decking, railings, and columns. As staff doesn't believe the existing porch meets the Standards, it would not be appropriate to build a new deck to match the existing design. Therefore, if new replacement material is required, a porch with minimal details, similar to the design shown in the 1984 designation photo, is an appropriate solution as it will not add conjectural detail to the house. The applicant agreed to this solution, if the Building Department, during plan review, confirms the porch can't be repaired without a significant amount of new material.

### Windows

- It seems one window opening on the rear elevation was previously reduced in size (see below photo) as it shows a horizontal piece of wood between the bottom of replacement window frame and window opening.
  - The applicant said they would return all window openings to their original size if the Commission requests it.
- As a number of existing wood window units remain in place, staff requested the applicant submit dimensions of all components of the existing window frames, as well as dimensions of the proposed vinyl frames. The existing wood window frame dimensions were submitted but the vinyl sash dimensions were not, therefore staff couldn't analyze the replacement windows to determine if they closely match the existing sash.
- Single-hung replacement windows may be fabricated with a thinner upper sash (unlike a double-hung sash which has operable upper and lower sashes) which can alter the window units' appearance within the window openings.

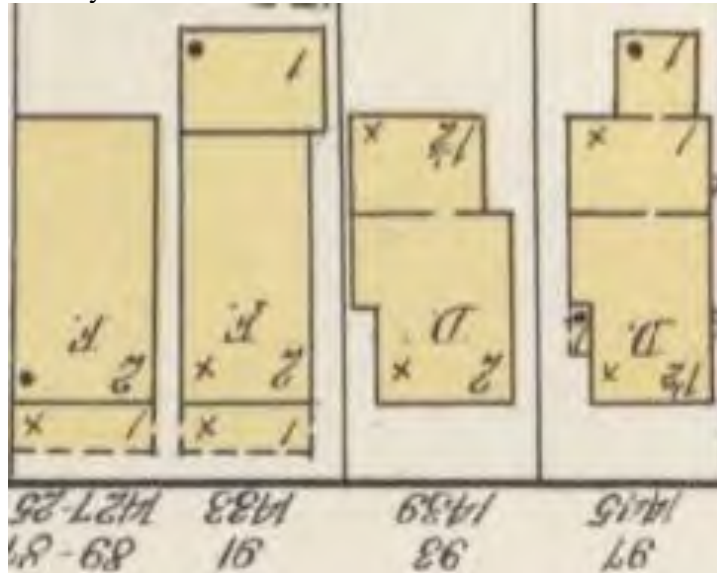
### Exterior Siding

- Staff asked the applicant to confirm if the original wood siding is present on the house and if so, can it be restored. A photo from the applicant's submission shows original wood siding below a window opening. The applicant replied to say some of the siding is still in place and deteriorating, or is missing in some areas.
- It is staff's opinion that vinyl siding is not an appropriate replacement product as it does not match the surface texture, reflectivity, finish, edge details, and at times width and reveal, of the original wood clapboard siding. Additional details, such as vertical joints in the cladding and protrusion of the siding (either past or in-line with the window casings) further obliterate the "matching" look of wood siding and trim.
- The applicant didn't provide details or sections to show how the siding would be installed.
- The structure is around 140 years old, and asbestos and vinyl siding have been applied over the wood siding for 40+ years. It is very likely wood boards have deteriorated and been damaged (as seen to the right), and even removed in areas to



create flat surfaces for the synthetic product installation. The only way to know if the integrity of the historic wood siding has been retained or lost is to remove the vinyl siding and its underlying sheathing. If it is determined the wood siding cannot be repaired, then a substitute material can be considered.

- It is staff's opinion the Commission approving a substitute material at this time is a premature decision. The applicant and Commission have the opportunity to determine if the house's wood siding can be repaired (or replaced in-kind) in a way to reinsert the building into the historic fabric of the district. It is quite common to uncover well-preserved historic siding under later inappropriate materials; indeed, this has occurred recently on some similar houses in Corktown.



v. 1, 1921 Sanborn Map



Google street view: From left: 1427 (partially shown), 1433, 1439 and 1445 Bagley. The property on the left, due to the vinyl siding installation, has lost (either by being covered or removed) character-defining details and stands in sharp contrast to the three houses to the right which retain wood siding and trim. These three houses were also constructed prior to the 1884, like 1409 Bagley. It is staff's opinion, that even though fascia and upper window casing trim details on 1409 Bagley might have been removed, retaining (whether original or in-kind replacement) wood siding, the existing flat trim and window casings can allow the building to regain a level of historic significance (akin to the neighboring structures further west on the street) and offer a truer identity as to its time of construction.

- What looks to be a stamped metal product (visible on the page 6 photo) was installed between the bottom of the house and grade (which open spaced was created by the 1937 raising of the house). The metal product appears to have deteriorated in spots, as well as being out of plane in other areas. Staff asked if the material will be left as-is, repaired, or replaced (in-kind or with an alternative material). The applicant reported that a matching stamped material has not been located and did not list what will be done to

continue covering this space.

- In conclusion, the applicant refers to the houses on either side of 1409 Bagley (which have vinyl windows) as precedent for their request for vinyl windows. Staff did not find Commission approval on DPI for either vinyl window installation, nor for the vinyl siding installation at 1425-1427 Bagley. Staff will check the paper files for these properties when back in the office and will proceed with design/violation review as necessary.

## **RECOMMENDATION**

### **Recommendation One - Denial**

#### Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the applicant didn't provide adequate information to support the replacement of the existing windows with the proposed vinyl windows; staff also believes the installation of new vinyl siding on the house and garage will continue to alter the features and spaces that characterize the property. Therefore, the work as proposed should not qualify for a Certificate of Appropriateness because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Corktown Historic District's Elements of Design, specifically Standards:

*2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

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

*6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

### **Recommendation Two – Certificate of Appropriateness**

#### Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the remaining components of the application, specifically gutter and downspouts, and the repair of the front porch is compatible with the massing, size, scale, and architectural features of its environment and does not destroy historic materials that characterize the site. Staff therefore recommends the proposal should qualify for a Certificate of Appropriateness as it meets the Secretary of the Interior Standards for Rehabilitation and the Corktown Historic District's Elements of Design, with the conditions that:

- Should the existing porch require replacement materials that exceed the insertion of components currently missing in order to meeting building and safety codes, the applicant will erect a new porch. The new porch will be designed similar to the one shown in the designation photo and the new-construction photo included within the applicant's HDC submission. Dimensioned drawings, which also specify material and finish (color of paint or solid stain), will be submitted for staff review.
- If a new porch is constructed, it will not be painted or stained until the wood has properly dried, which generally requires waiting at least two months after installation (and warm weather).



## WINDOWS

There are currently 3 different types of windows - wood, aluminum & vinyl. There are some windows missing entirely and some missing the top or bottom panel.

Scope of work: We would like to replace all windows to vinyl.

Reason: Windows cannot be repaired.

Note\* Neighbors on each side of subject property have vinyl windows.  
(Pictures Bellow)

WOOD INTERIOR, ALUMINUM EXTERIOR



















ALUMINUM INTERIOR & EXTERIOR



VINYL





DETERIORATION TO EXISTING WINDOWS









Neighbors on each side currently have all vinyl windows:

**1407 BAGLEY**





1413 & 1415 BAGLEY



**SPECS FOR PROPOSED NEW WINDOWS:**

\*Sizes in these specs of course will be according to each window

**American Craftsman 23.375 in. x 35.25 in. 50 Series Single Hung White Vinyl Window with Nailing Flange**

★★★★☆ (323)

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**American Craftsman 23.375 in. x 35.25 in. 50 Series  
Single Hung White Vinyl Window with Nailing Flange**

Overview

**Specifications**

Reviews

**Exterior Color/ Finish**

White

**Exterior Color/Finish Family**

White

**Features**

Tilt-In Cleaning

**Frame Material**

Vinyl

**Frame Type**

Nail Fin

**Glass Type**

Low-E Glass

**Glazing Type**

Double-Pane

**Grid Pattern**

No Grid

**Grid Width (in.)**

None

**Grille Type**

No Grille

**Hardware Color/Finish Family**

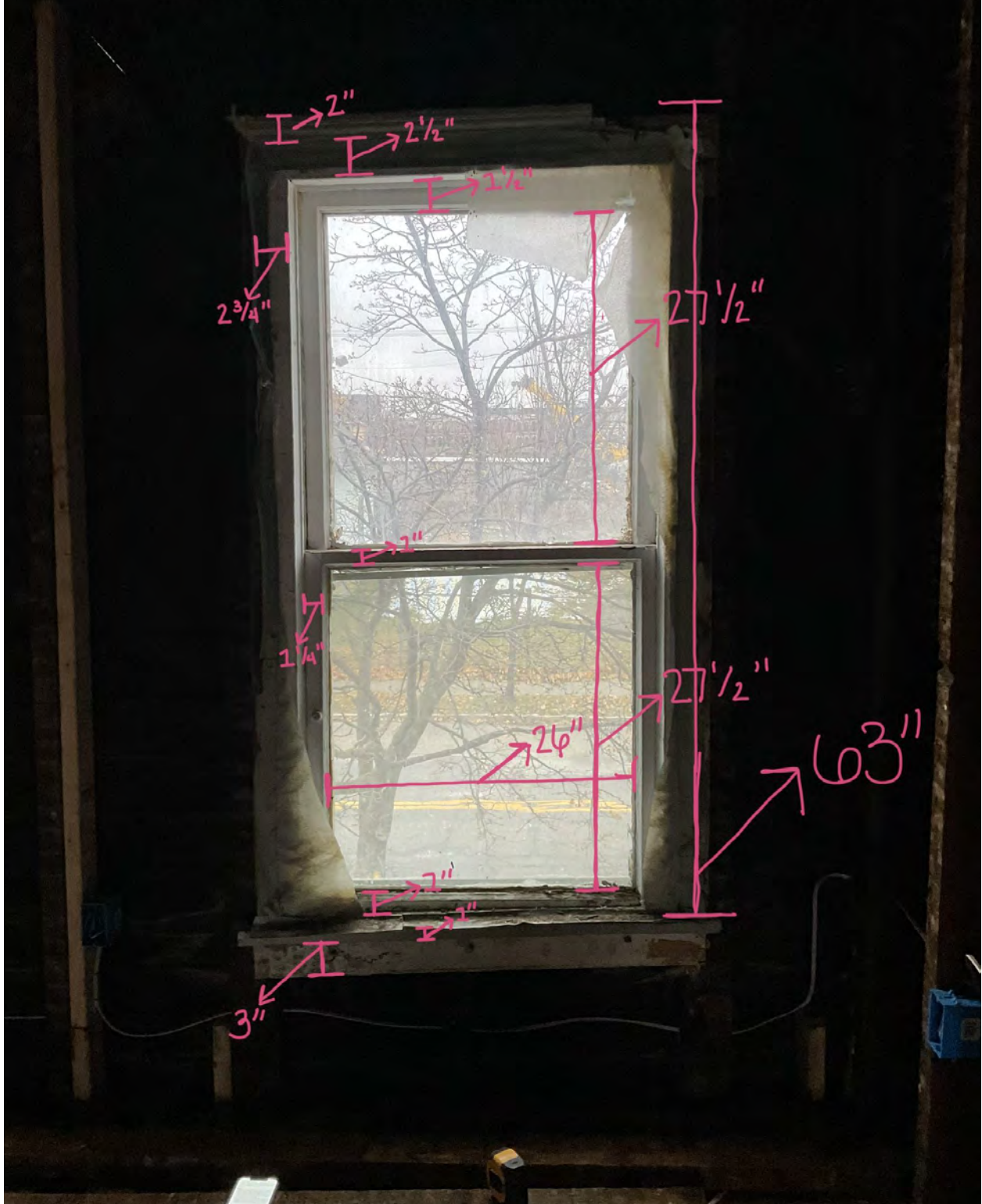
White

**Included**

Hardware,Screen

<b>Lock Type</b>	Cam Action
<b>Number of Grids</b>	No Grid
<b>Number of Locks</b>	1
<b>Product Depth (in.)</b>	3.5 in
<b>Product Height (in.)</b>	35.25 in
<b>Product Highlight 1</b>	Designed for installation into new openings
<b>Product Highlight 2</b>	Low-maintenance vinyl never needs painting
<b>Product Highlight 3</b>	Tilt-in feature for easy cleaning
<b>Product Weight (lb.)</b>	24 lb
<b>Product Width (in.)</b>	23.375 in
<b>Returnable</b>	90-Day
<b>Rough Opening Height (In.)</b>	35.75 in
<b>Rough Opening Width (In.)</b>	23.875
<b>Solar Heat Gain Coefficient</b>	.26
<b>U-Factor</b>	.29

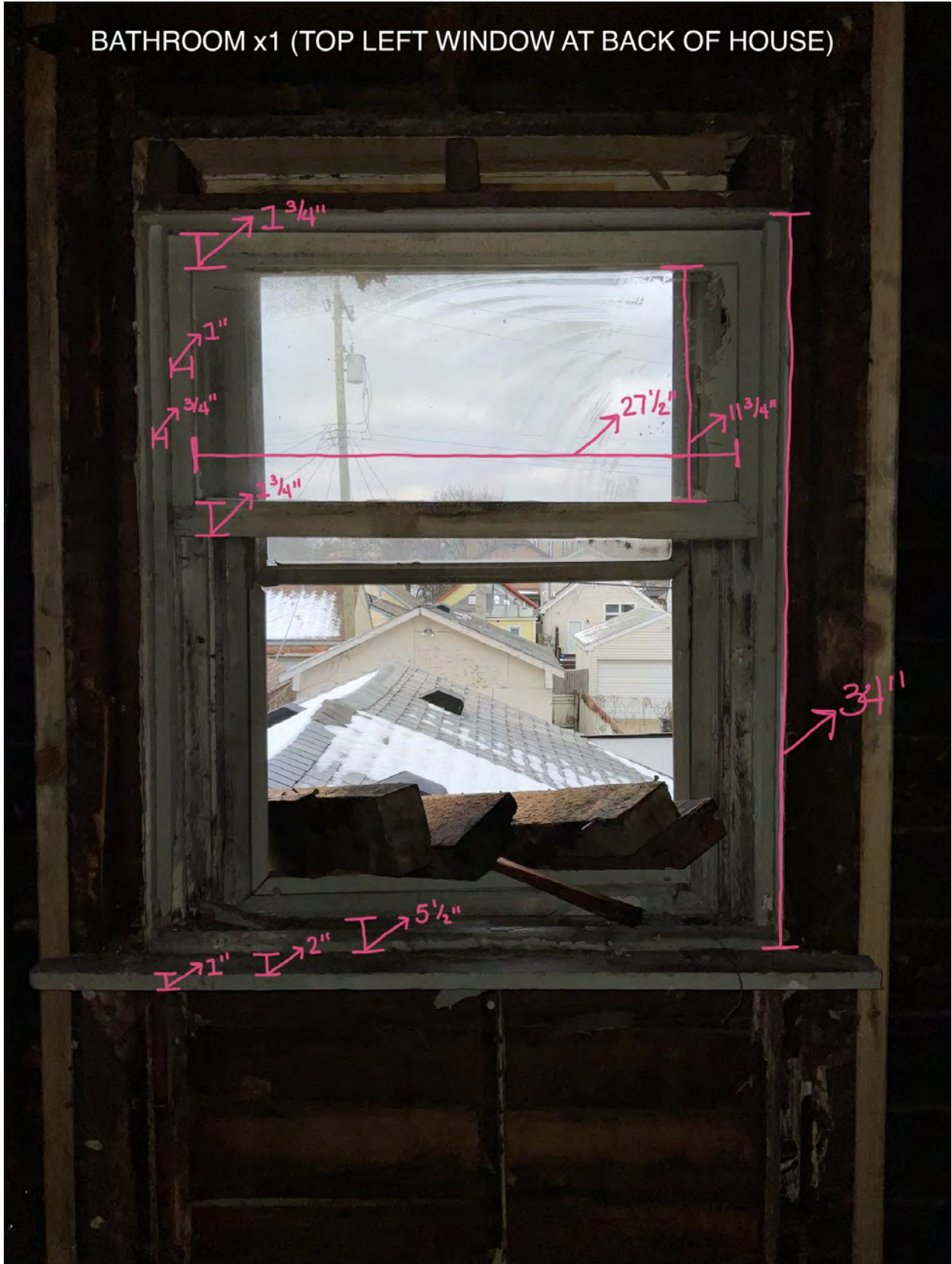
BEDROOM 1 x3 (Top 3 windows at front of house)  
BEDROOM 2 x1 (Top right window at back of house)



BEDROOM 1 x3 (Top 3 windows at front of house)  
BEDROOM 2 x1 (Top right window at back of house)



BATHROOM x1 (TOP LEFT WINDOW AT BACK OF HOUSE)

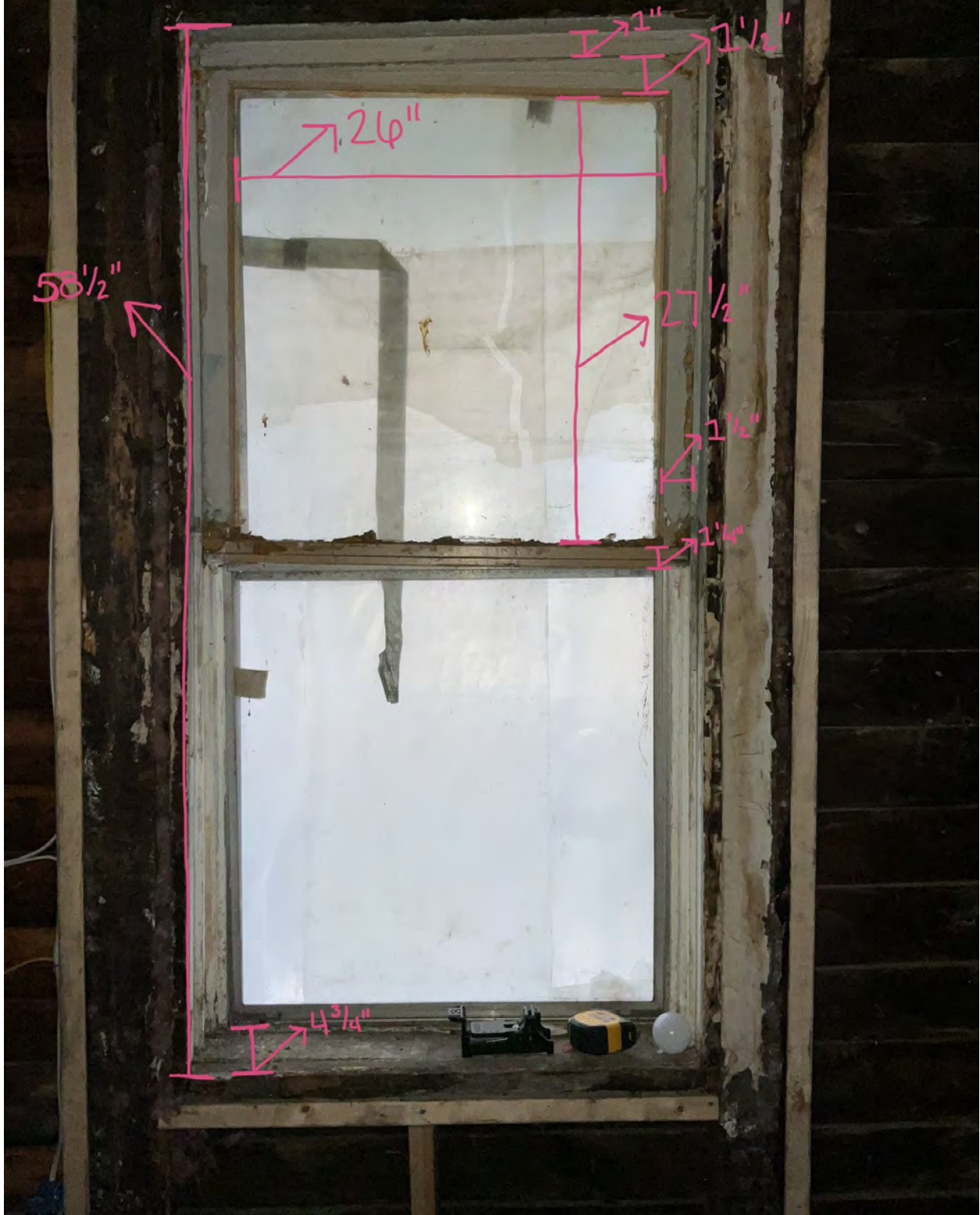




BATHROOM x1 (TOP LEFT WINDOW AT BACK OF HOUSE)



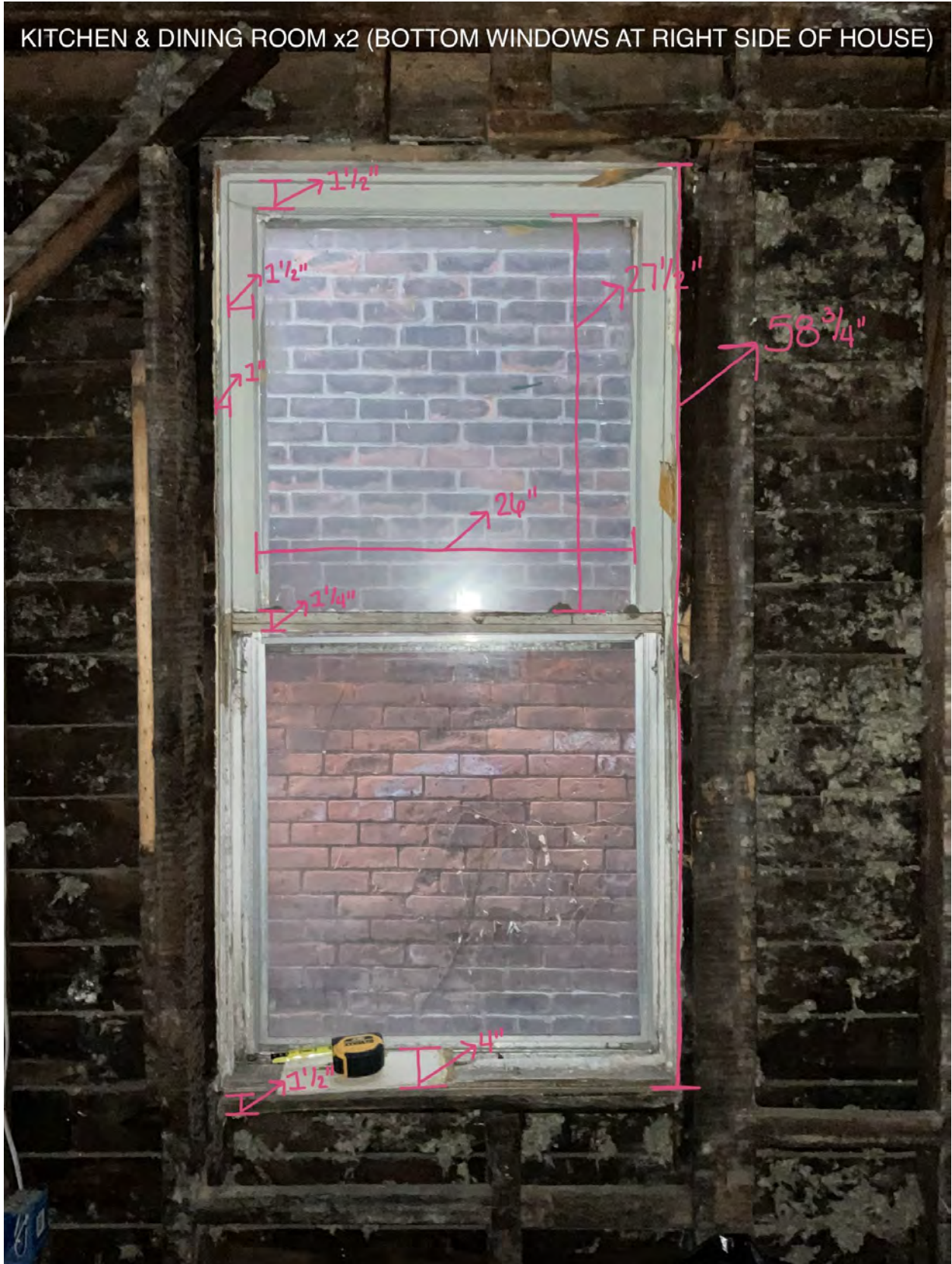
LIVING ROOM x2 (BOTTOM WINDOWS AT FRONT OF HOUSE)



LIVING ROOM x2 (BOTTOM WINDOWS AT FRONT OF HOUSE)



KITCHEN & DINING ROOM x2 (BOTTOM WINDOWS AT RIGHT SIDE OF HOUSE)



KITCHEN & DINING ROOM x2 (BOTTOM WINDOWS AT RIGHT SIDE OF HOUSE)



- Some windows only contain the upper sash while others retain both the lower and upper.
  - No windows have been reduced in size or had any modifications. All window openings are as they were when we purchased the property.
  - We did not plan for all windows to go back to their original size, but if vinyl is approved we can work on matching the original sizing if this is what is preferred/required.
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## GUTTERS

Missing gutters and damaged gutters throughout.

Scope: We would like to install 5" black seamless aluminum gutters where there are currently none, and paint current ones in black (B-19)

Size of current gutters: 5"



Would like to install similar to this:

**Amerimax Home Products** 5 in. x 10  
ft. K-Style Black Aluminum Gutter

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-Gutter downspouts will be installed in the same locations as they were in the original design of the house back in 1884. Photo above.

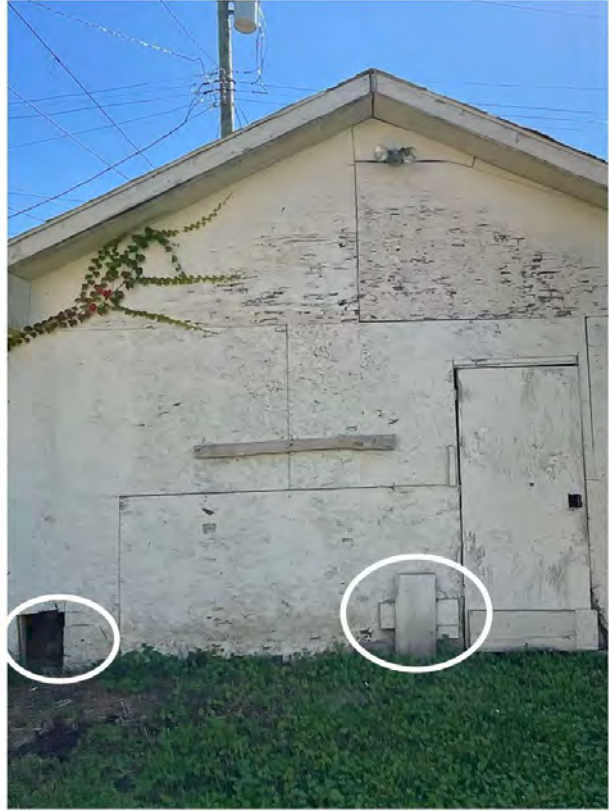
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## GARAGE

Garage exterior is currently plywood. There are holes and patches throughout which makes it unsecured. We would like to add new vinyl siding which will match the house.

We will repair the current garage door if repairable, if not we will need to replace it with the same style and keep it white.

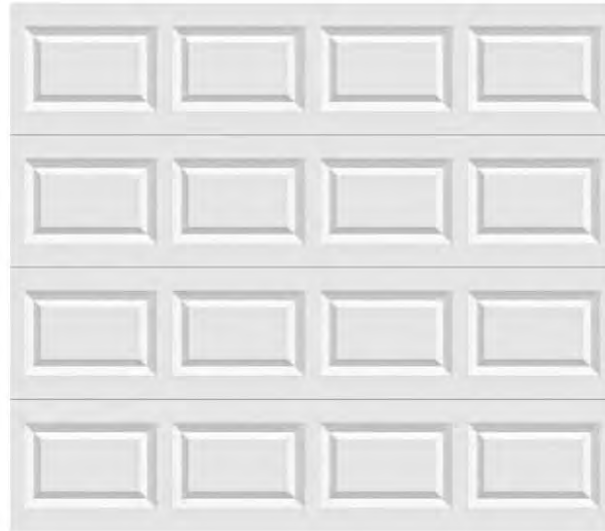
Size of current garage door: 16x8



If replacement is required, would like to replace with this:

**Clopay Classic Collection 8 ft. x 7 ft.  
Non-Insulated White Garage Door**

★★★★★ (216)



- The exposed plywood on the exterior is installed directly on top of the framing. There is no siding underneath
- We will remove the current pedestrian door as it's just plywood, rotted at bottom corner and no proper hole for a door knob, and we will replace with a new exterior aluminum door





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## [SOFFITS/FASCIA](#)

There is currently damage and deterioration to the soffits/fascia. Will need to replace it. Current materials used are wood and materials for

replacement will also be wood.





Size of current fascia: 1x6

Size of current soffit: 14'x5'x4"

Replace all soffit and Fascia in the same size and material of current which is wood.



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## FRONT PORCH

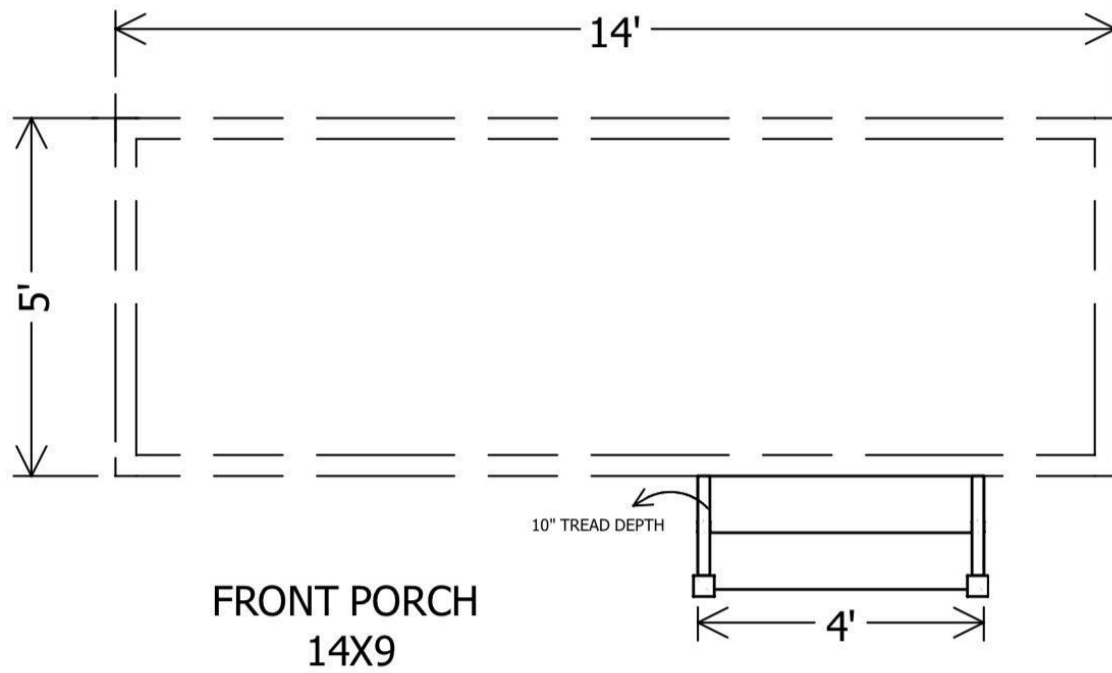
There is a lot of deterioration to the front porch currently and it is not structurally sound or safe. We will do an "in kind" repair.







Size of current porch: 14'x5'



Size of elements to current porch:





Materials for porch repair:

- Will use current wooden rails/wooden posts/wooden balusters. Will sand and paint them
- Wood soffit & fascia
- Pressure treated wood for the floor 1x4

**WeatherShield** 1 in. x 4 in. x 12 ft. Ground Contact Pressure-Treated Board

★★★★★ (182)



Nominal Product Length (ft.): 12 ft

12 ft  8 ft





**WeatherShield 1 in. x 4 in. x 8 ft. Ground Contact Pressure-Treated Board**

Overview

Specifications

Reviews

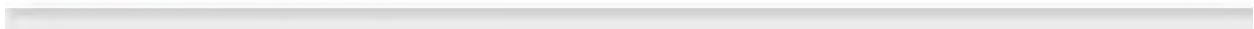
<b>Actual Product Length (ft.)</b>	8 ft
<b>Actual Product Thickness (in.)</b>	0.75 in
<b>Actual Product Width (in.)</b>	3.5 in
<b>Chemical retention (lb./cu. ft. )</b>	0.15
<b>Color/Finish</b>	Brown
<b>Fastener Recommendation</b>	Galvanized Fastener
<b>Features</b>	Paintable,Pressure Treated,Stainable
<b>Lumber Grade</b>	Appearance Grade
<b>Material</b>	Southern Yellow Pine
<b>Moisture content</b>	Green
<b>Nominal Product Length (ft.)</b>	8 ft
<b>Nominal Product Thickness (in.)</b>	1
<b>Nominal Product Width (in.)</b>	4 in
<b>Pressure treatment chemical</b>	MCA - Micronized Copper Azole
<b>Product Highlight 1</b>	2X the protection compared to Above Ground treatment
<b>Product Highlight 2</b>	Treated for protection against fungal decay, rot and termites
<b>Product Highlight 3</b>	Use for decks, walkways, landscaping and other outdoor projects
<b>Texture</b>	Smooth
<b>Wood Species</b>	Southern Pine

-Pressure treated lumber for porch beam support 2x12

**Unbranded** 2 in. x 12 in. x 16 ft. Prime  
Ground Contact Pressure-Treated  
Lumber



★★★★☆ (29)





**Unbranded 2 in. x 12 in. x 16 ft. Prime Ground Contact Pressure-Treated Lumber**

Overview

**Specifications**

Reviews

**Actual Product Length (ft.)** 16 ft

**Actual Product Thickness (in.)** 1.5 in

**Actual Product Width (in.)** 11.5 in

**Chemical retention (lb./cu. ft. )** 0.15

**Color/Finish** No Color

**Fastener Recommendation** Galvanized Fastener

**Features** Pressure Treated

**Lumber Grade** No. 2 Appearance

**Material** Wood

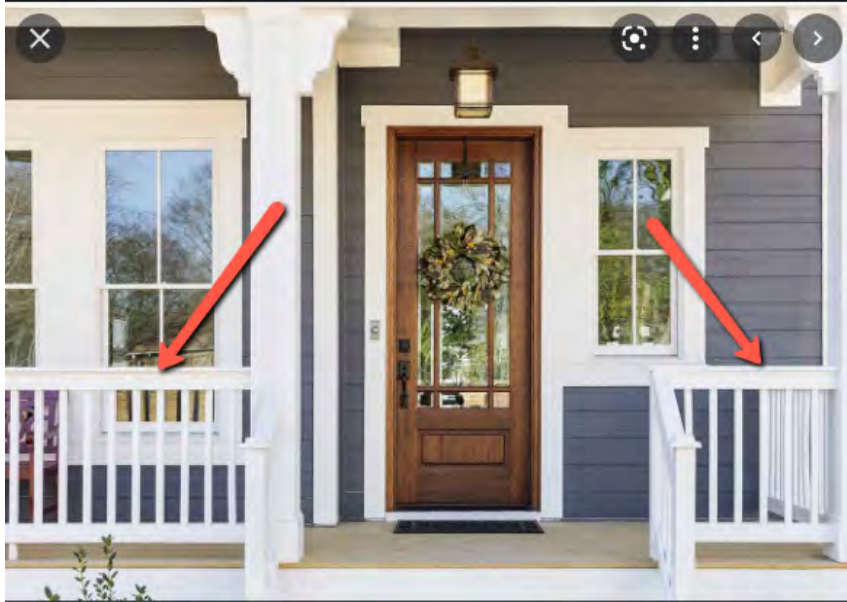
**Moisture content** Green

**Nominal Product Length (ft.)** 16 ft

**Nominal Product Thickness (in.)** 2

<b>Product Highlight 1</b>	Suitable for decks, walkaways, and other outdoor projects
<b>Product Highlight 2</b>	Treated with micronized copper azole to resist rot and decay
<b>Product Highlight 3</b>	Can be painted or stained to enhance natural beauty of the wood
<b>Texture</b>	Smooth
<b>Wood Species</b>	Southern Pine





Colors for porch repair:

- Wood floor - light bluish grey (C-1)
- Railing/posts/balusters - grayish olive green (B-11)
- Soffit & fascia - grayish olive green (B-11)

-According to our experience with the building department, if the current porch is grandfathered in we will do an in-kind repair, save the existing elements and make it structurally sound. If we cannot repair, to our knowledge the building department will work with the Historic Commission's requirements while also making sure the porch be built up to code. We will build the new porch according to the original design dated 1884, while also installing a rail which is required by code. The rail we will use is in the picture above.

-The colors we would like to use are listed above.

-The current front and back exterior doors will be retained.

---

## SIDING

The siding is not in good condition. There are many spots around all sides of the house that are damaged or missing and not repairable. We would like to replace it with vinyl siding of an approved color.





Scope: New siding will be installed in the color of A:7 Bluish Gray



**Unbranded** Double 5 in. x 144 in. Slate  
Blue Lap Vinyl Siding

---



'k



**Unbranded Double 5 in. x 144 in. Slate Blue Lap Vinyl Siding**

Overview

**Specifications**

Reviews

**Color Family**

Blue

**Color/Finish**

Blue

**Coverage Area (sq. ft.)**

200

**Finish Type**

Finished

**Material**

Vinyl

**Product Highlight 1**

Hang-Tough technology resists cracking and thermal damage

**Product Highlight 2**

Advanced locking system ensures easy installation and secure fit

**Product Highlight 3**

Backed by manufacturer's limited lifetime warranty

**Product Length (in.)**

144 in

**Product Thickness (in.)**

.040 in

**Product Width (in.)**

11.78 in

**Profiles**

Clapboard

- The original wood siding underneath is deteriorating and cannot be repaired, or it is missing entirely. Photos above shows this.
- The scalloped siding at top of the house will be retained. This is the only location on the house where there is decorative siding.
- New vinyl siding will retain exposure of current wood window casings if we cannot replace with vinyl.
- Between the foundation of the house and ground is a metal/aluminum material. We have checked several places online and were unable to find anything similar to match.



**IM HOME IMPROVEMENTS**

7 186 CHIMNEY HILL DR. 3305

WEST BLOOMFIELD MI. 48322



**ABI INVESTMENTS LLC  
1409 Bagley , Detroit Michigan 48216**

**Project: 1409 Bagley  
Date :10/01/2021**

**To whom may it concern:**

Hereby allow me to send you a cordial greeting and thank you for allowing us to be an option for project.

Unfortunately, after our specialist carried out the preliminary inspection, we realized that you have 3 different types of windows installed, vinyl, aluminum and wood. Our specialist also determined that the windows are in very poor condition and because of all of that it is impossible to repair them.

Finally we are at your service for a future quote and to be able to present you the wide variety of windows that we have.

Greetings.

Atte.

Jaudiel Alan Muniz Ugalde

# PREMIUM QUALITY VINYL WINDOWS & DOORS



American Craftsman ranked  
"Highest in Customer Satisfaction  
with Windows and Patio Doors"  
by J.D. Power.\*

\*American Craftsman received the highest numerical score among 16 companies in the J.D. Power 2017 Windows & Patio Doors Satisfaction Study, based on 1,904 total responses, measuring the experiences and perceptions of customers who purchased windows and/or patio doors in the previous 12 months, surveyed February — March 2017. Your experiences may vary. Visit [jdpower.com](http://jdpower.com).



**5** Replacement vs. Remodel/New Construction

**6** Windows  
**16** Patio Doors

**18** Options & Accessories  
**24** Size Charts

**31** Comparison Chart



70 Series Casement and Picture Windows

American Craftsman®  
by Andersen  WINDOWS • DOORS

## Quality you expect from a brand you can trust.

American Craftsman® is the brand of vinyl windows and patio doors that not only offers energy efficiency, low maintenance and affordability but the confidence and peace of mind that includes a limited lifetime warranty.

Our products are designed and manufactured with the quality you expect from an Andersen company. So if you are considering vinyl windows for your home, look to American Craftsman products, from the company with the most recognized brand of windows and patio doors in America.



**American Craftsman ranked  
"Highest in Customer Satisfaction  
with Windows and Patio Doors"  
by J.D. Power.\***

\*American Craftsman received the highest numerical score among 16 companies in the J.D. Power 2017 Windows & Patio Doors Satisfaction Study, based on 1,904 total responses, measuring the experiences and perceptions of customers who purchased windows and/or patio doors in the previous 12 months, surveyed February — March 2017. Your experiences may vary. Visit [jdpower.com](http://jdpower.com).





## Classic styling for enhanced curb appeal.

70 Series products are a full portfolio of premium quality, energy-efficient, low-maintenance windows and patio doors. They feature an enhanced design with wider profiles to emulate the look of traditional wood windows. Available with a variety of colors and grille patterns for any style and ENERGY STAR® certified glass options.

See pages 6, 10, 11, 12, 13, 16.



For coastal areas, we offer StormDefense™ Protection on 70 Series windows and patio doors. This includes impact-resistant glass and structural reinforcements to help you protect your home from the harshest coastal weather conditions.\*

See pages 10, 11, 12, 13, 16, 21.

\*See your code official for local code requirements.



## Simplified design for the budget-minded.

50 Series products offer affordability without sacrificing quality. With a simplified design that maximizes light and view for a more contemporary look, these products are low maintenance inside and out and are ENERGY STAR® certified with select glass options.

See pages 9, 11, 13, 17.

## Which window is right for your project?

No matter if you're replacing existing windows or adding windows to a new opening, American Craftsman has a variety of window styles and options to choose from. New windows can provide better insulation, which can help reduce your energy bill, and add style by enhancing your home's curb appeal.



### Replacement

#### Designed to fit inside existing window frames

Replacing old windows with new ones can make an impressive change to your home. Replacement windows fit into the existing window frame, allowing you to update your house with minimal disruption while saving you time and money.

See pages 6, 9, 12, 13.

- Cost-effective upgrade that enhances your home's curb appeal.
- Minimal disruption to your interior trim and exterior siding.
- Improved window operation.
- Easy for do-it-yourselfers.
- Custom sizes to fit any window opening for a fast, weathertight installation.
- ENERGY STAR® certified glass options available for any climate to help reduce energy costs.



### Remodel or New Construction

#### Made for new walls or window openings

Whether you're building a new home, putting on an addition, or creating a new window opening, we have a variety of window styles, options and configurations to let you be creative.

See pages 10, 11, 12, 13.

- Frame options include a nailing flange with or without a J-channel for fast, weathertight installation.
- When using siding on the exterior of your home, a J-channel allows you to attractively trim the siding to the window.
- ENERGY STAR® certified options are available for any climate to help reduce energy costs.



**70**  
SERIES

# Pro Double-Hung for Replacement

Our 70 Series Pro Replacement double-hung window is designed for easy window replacement and offers an enhanced design for added curb appeal. Featuring wide profiles, this window gives you more of a classic look.

### Enhanced design inside and out

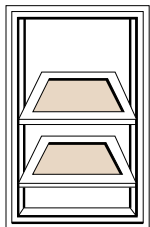
**Decorative exterior frame** adds curb appeal while **interior jamb covers** create a finished appearance.



EXTERIOR VIEW SHOWN

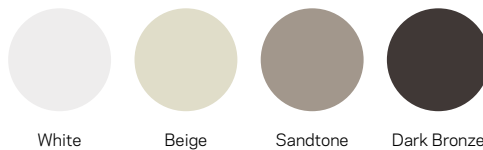
### Easy to clean

**Tilt-in top and bottom sash** with **low-profile tilt latches** that blend in with the window.



INTERIOR VIEW SHOWN

### Exterior colors



Printing limitations prevent exact color duplication.

### Weathertight performance

**Dual weatherstripping** helps seal out dust, wind and water. The **Premium lock** made of durable metal pulls the sash tight for additional weathertight performance.



### Flexible ventilation

Double-hung windows have two operating sash that move up and down and allow **venting from the top and bottom**. This window also features vent latches for the option of **partial ventilation**.



### Easy installation to save you time

**Custom sizes and head and sill expanders** ensure an exact fit. **Pre-drilled installation holes** save you time.



CUSTOM SIZES



ASK ABOUT  
ENERGY  
STAR

### DID YOU KNOW?

This window is also available as a bay combination unit.



70 Series Pro Double-Hung Windows



50 Series Double-Hung Windows

**50**  
SERIES  
**Double-Hung**  
for Replacement

Our 50 Series Replacement double-hung features a slim profile that allows for maximum light and a clean design for more of a contemporary style.

**Simplified design**

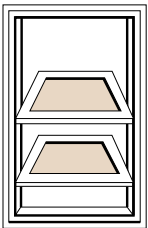
Flat exterior frame for a clean and modern appearance.



EXTERIOR VIEW SHOWN

**Easy cleaning**

**Tilt-in feature** for easy cleaning from inside your home.



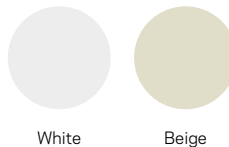
**Weathertight performance**

**Dual weatherstripping** helps seal out dust, wind and water. The **Standard lock** pulls the sash tight to seal out elements.



INTERIOR VIEW SHOWN

**Exterior colors**



White

Beige

Printing limitations prevent exact color duplication.

**Flexible ventilation**

Double-hung windows have two operating sash that move up and down and allow **venting from the top and bottom**. This window also features vent latches for the option of **partial ventilation**.



**Easy installation to save you time**

**Custom sizes** ensure an exact fit while **pre-drilled installation holes** save you time.



CUSTOM SIZES

**DID YOU KNOW?**

This window is also available in a **single-hung** where only the bottom sash opens and tilts in for cleaning.





**70**  
SERIES

## Double-Hung

for Remodel/New Construction

- Wide profiles for a traditional appearance and improved performance.
- Decorative brickmould exterior frame enhances your home's curb appeal.
- Both top and bottom window sash open for flexible ventilation and tilt in for easy cleaning.
- Factory applied flat exterior trim option complements the architectural style of your home.
- Optional integral J-channel allows for attractive trimming of exterior siding and saves you the time and money of installing it separately.



- Available with StormDefense™ Protection.\* See page 21 for details.



\*See your code official for local code requirements.



70 Series Single-Hung Windows

**70**  
SERIES

## Single-Hung for Remodel/New Construction

- Decorative brickmould exterior frame enhances your home's curb appeal.
- Bottom window sash opens for ventilation and tilts in for easy cleaning.
- J-channel allows for attractive trimming of exterior siding and saves you the time and money of installing it separately.



- Available with StormDefense™ Protection.\* See page 21 for details.



CUSTOM SIZES



50 Series Single-Hung Window

**50**  
SERIES

## Single-Hung for Remodel/New Construction

- Slim profiles for maximum light and a contemporary look.
- Flat exterior frame for a clean and modern appearance.
- Bottom window sash opens and tilts in for easy cleaning.



CUSTOM SIZES



\*See your code official for local code requirements.





70 Series Casement Windows

**70**  
SERIES

## Casement

for Replacement & Remodel/New Construction

- Casement windows are hinged on the side and open outward to the left or right, allowing for full top to bottom venting.
- Wide profiles for a traditional appearance and improved performance.
- Decorative exterior enhances your home's curb appeal.
- Multi-point lock engages from a single lever for convenience and security.
- Folding hardware eliminates interference with window treatments.
- Corrosion-resistant operator for long-lasting,\* smooth operation.
- Optional integral J-channel allows for attractive trimming of exterior siding and saves you the time and money of installing it separately.



- Available with StormDefense™ Protection.\*\* See page 21 for details.



### DID YOU KNOW?

This window is also available as a bay or bow combination unit.



70 Series Awning Windows

**70**  
SERIES

## Awning

for Replacement & Remodel/New Construction

- Awning windows open outward from the bottom for ventilation and protection from the rain.
- Wide profiles for a traditional appearance and improved performance.
- Decorative exterior enhances your home's curb appeal.
- Folding hardware eliminates interference with window treatments.
- Corrosion-resistant dual arm operator for long-lasting, smooth operation.
- Optional integral J-channel allows for attractive trimming of exterior siding and helps save you the time and money of installing it separately.



- Available with StormDefense™ Protection.\*\* See page 21 for details.



\* See the limited warranty for details.

\*\* See your code official for local code requirements.



70 Series Gliding and Specialty Windows

**70**  
SERIES

## Gliding

for Replacement & Remodel/New Construction

- Gliding window sash slides horizontally for improved ventilation.
- Decorative brickmould exterior frame enhances your home's curb appeal.
- Durable rollers make sliding easy.
- Dual weatherstripping helps seal out dust, wind and water.
- Remodel/New Construction window comes with J-channel and nailing flange for convenient installation.



- 70 Series replacement gliding window available with StormDefense™ Protection.\* See page 21 for details.



50 Series Gliding Windows

**50**  
SERIES

## Gliding

for Replacement & Remodel/New Construction

- Gliding window sash slides horizontally for improved ventilation.
- Slim profiles for maximum light and a contemporary look.
- Flat exterior frame design for a clean and modern appearance.
- Dual weatherstripping helps seal out dust, wind and water.



\*See your code official for local code requirements.



## Consider enhancing your view.

### Specialty windows

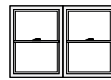
Specialty windows are stationary windows that do not operate and are available in a variety of shapes and sizes to help maximize your view and add light to your home.

### Combination windows

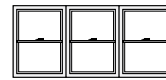
Create window combinations where various shapes and sizes are placed together to make a statement, let in more sunlight, and create a better view of the outdoors.



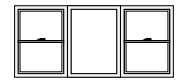
70 Series Casement and Specialty Windows



Twin  
Double-Hung



Triple  
Double-Hung



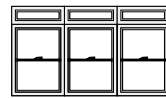
Picture Window with  
Double-Hung Flankers



Equal Leg  
Arch Over  
Double-Hung



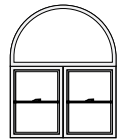
Transom  
Over  
Double-Hung



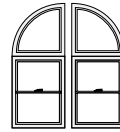
Triple Transom  
Over Triple  
Double-Hung



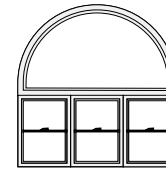
Half Circle  
Over  
Double-Hung



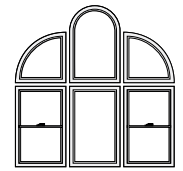
Half Circle  
Over Twin  
Double-Hung



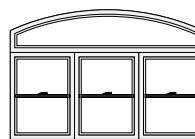
Quarter Circle  
Over Double-Hung



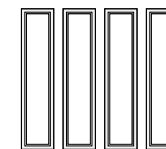
Half Circle Over  
Triple Double-Hung



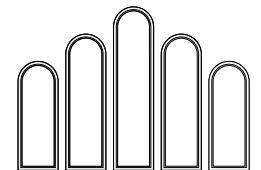
Quarter Circles,  
Springline, Double-Hungs  
and Picture Window



Equal Leg Arch  
Over Triple Double-Hung



Picture Windows



Springline Windows



70 Series Gliding Patio Door with Built-In Blinds



## Gliding Patio Door

### Premium quality vinyl with an enhanced design.

- Low-maintenance vinyl never needs painting.
- Precision ball-bearing rollers for smooth, long-lasting\* operation.
- Steel-reinforced construction adds strength and durability.
- Multi-point lock system with exterior keyed lock provides enhanced security.
- J-channel with integral nailing flange comes standard for convenient installation.
- Fully assembled for quick and easy installation.
- Available with built-in blinds. Blinds are protected from dust and damage and feature a cordless design to easily raise, lower, or tilt for control of light and privacy.



- Available with StormDefense™ Protection.\*\* See page 21 for details.



\*See the limited warranty for details. \*\*See your code official for local code requirements. Printing limitations prevent exact color duplication.

### Exterior colors:



### Hardware:

Includes exterior keyed lock



Standard

Optional:  
Satin Nickel



50 Series Gliding Patio Door with Built-In Blinds

**50**  
SERIES

## Gliding Patio Door

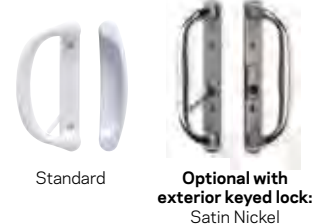
### Designed with flexibility to match your project and budget.

- Low-maintenance vinyl never needs painting.
- Precision ball-bearing rollers for smooth, long-lasting\* operation.
- Steel-reinforced construction adds strength and durability.
- Optional exterior keyed lock available.
- Coastal door option available with performance upgrades to meet HVHZ approval.
- Available with built-in blinds. Blinds are protected from dust and damage and feature a cordless design to easily raise, lower or tilt for control of light and privacy.
- Choose from a fully assembled door for quick and easy installation or a door kit for easy transportation.
- Designed for easy replacement or installation into new openings.

### Exterior colors:



### Hardware:



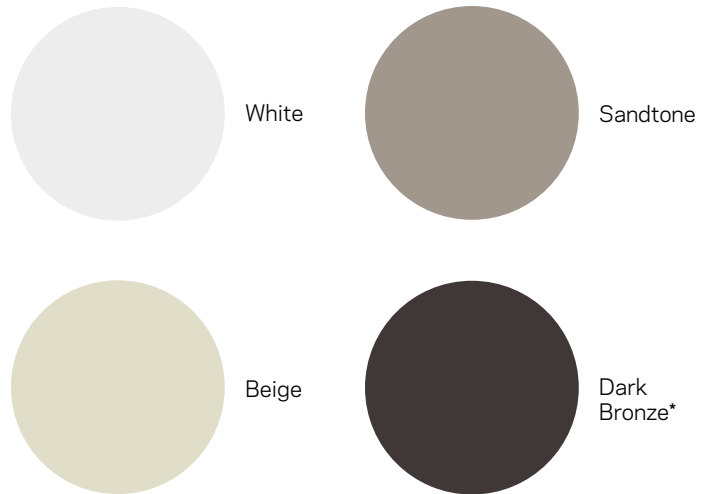
\* See the limited warranty for details.  
\*\* 50 Series with built-in blinds is only available in white.  
Printing limitations prevent exact color duplication.

## Choices that make American Craftsman windows your own.



### Colors

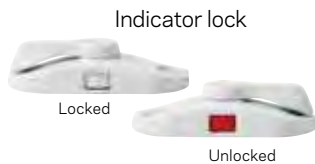
Available in White, Beige, Sandtone and Dark Bronze.



\*Dark Bronze has a white interior. Printing limitations prevent exact color replication.

### Window Hardware

Durable hardware color-matched to the interior of the window.



### Patio Door Hardware



## Wireless Open/Closed Sensors

When you want the peace of mind of knowing whether your windows and patio doors are open or closed, these sensors are a simple, reliable solution.

Available for use on all 70 Series windows and patio doors.

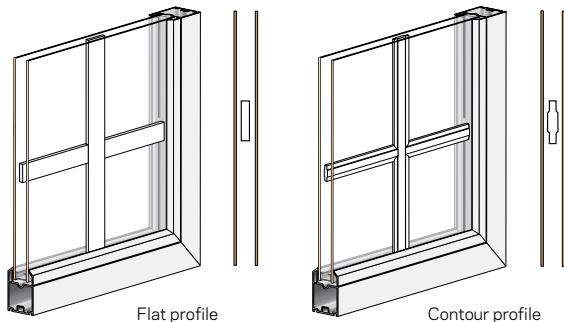
For more details, visit: [americancraftsmanwindows.com/connect](http://americancraftsmanwindows.com/connect)



## Grille Options

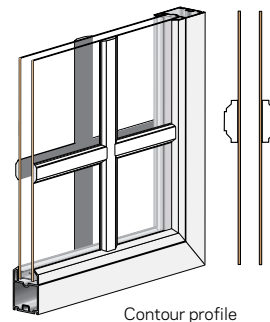
### Grilles between the glass

Grilles between the glass add style to your windows and doors and make cleaning easy.



### Simulated divided light

Grilles are permanently applied to the glass,\* providing a more authentic look.



## Finishing Accessories

Our windows designed for remodeling or new construction are available with various finishing options for a quick and professional finish.



### Flat exterior trim

Exterior trim complements the architectural style of your home. Our trim is factory applied, so it saves installation time and adds to the window's weathertightness. (Available on the 70 Series double-hung window.)



EXTENSION JAMB

### Extension jambs

Extension jambs are used to increase depth of the window jamb to match the wall depth. Available in factory applied 4-9/16" or 6-9/16" wall depth, in either unfinished or primed wood, for easier installation.



DRYWALL CHANNEL

### Drywall return

Used instead of extension jambs and interior trim to create a clean transition from window to drywall. Factory applied channel surrounds the window and allows drywall to slide into it for a clean finish around your window. Accommodates both 1/2" and 5/8" drywall.



WITH J-CHANNEL

### J-channel

The built-in J-channel is necessary for easy and attractive trimming of vinyl siding. Not only does it make your job easier, but it also saves you the time and money of installing it separately.

\* Available only on certain products. Ask a sales associate for details.



## Performance comparison of glass options.

No matter what type of project you're doing or where you live, American Craftsman has a glass option that is ENERGY STAR® certified and fits the needs of your home.

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
<b>Low-E</b> A great option for climates where both heating and cooling costs are a concern.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
<b>Low-E SmartSun™</b> Glass option with thermal control similar to tinted glass but with a visible light transmittance closer to clear glass.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
<b>Low-E Sun</b> Outstanding thermal control for southern climates where less solar heat gain is desired.	★★★★☆	★★★★☆	★★★★☆	★★★★★
<b>Low-E PassiveSun®</b> Allows more heat from the sun into your home, helping to reduce heating costs during colder months.	★★★★☆	★★★★☆	★★★★☆	★★★★★
<b>Low-E PassiveSun® with HeatLock® Technology</b> The addition of our room-side HeatLock® coating can help products with PassiveSun® glass meet performance requirements.*	★★★★☆	★★★☆☆	★★★★☆	★★★★★
<b>Clear Dual-Pane</b> Basic thermal performance with high visibility.	★☆☆☆☆	☆☆☆☆☆	★★★★★	☆☆☆☆☆

Center of glass performance only. Ratings based on glass options available as of June 2015.

\*Stringent ENERGY STAR® requirements in the northern climate zone.

### DID YOU KNOW?

**Argon gas blend is an available upgrade** for all American Craftsman glass to increase insulation and performance.



## Impact-resistant glass for coastal areas.



Our products with StormDefense™ Protection include impact-resistant glass and structural upgrades. Designed for coastal areas,\* impact-resistant glass from American Craftsman has a layer of clear polymer between two sheets of glass, providing a layer of protection from damaging coastal weather. In addition, an insulating air space helps to keep homes cool in warm months.

### The benefits of impact-resistant glass:



**Storm protection**

Helps protect home against extreme weather and flying debris.



**Sound reduction**

Reduces exterior noise for a quieter environment.



**Saves energy**

Helps shield homes from the sun's heat, keeping your home cool and lowering energy costs.



**Sun protection**

Helps reduce damaging UV rays from coming into your home.



**Safety**

Provides forced-entry resistance for peace of mind.

\*See your code official for local code requirements.

## 3 simple steps to replacing your old windows.

# 1

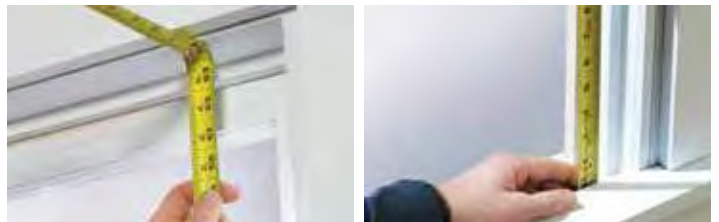


### MEASURING TIPS

**WIDTH:** Measure width of the opening from jamb to jamb, behind trim or stops.



**HEIGHT:** Measure height of opening from highest point of sloped sill to top of head jamb, behind interior stop.



### Measure the opening

Take the smallest width and height measurements. Make sure opening is square by measuring diagonally. Measurements must be within 1/8". Record measurements on worksheet provided in this brochure and take them to The Home Depot® store near you. Worksheet on page 25.

2



**Remove existing window parts**

Remove both sash and interior stops, leaving window frame and trim in place. Apply sealant.

3



**Insert new window**

Insert new window, which sits against the outer blind stops. Make sure it's square and then simply secure it. Apply sealant and trim, and you're done.

WATCH IT ONLINE

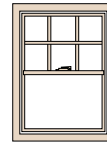


Watch a video at [americancraftsmanwindows.com/replace](http://americancraftsmanwindows.com/replace).

Our replacement windows are custom-sized to fit your window opening. If your measurements fall within these ranges, we have a window for you.

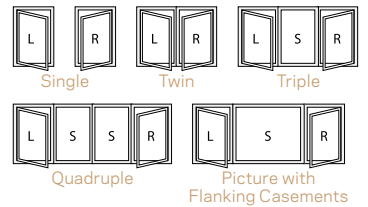
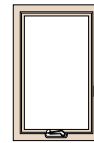
**70** SERIES & **50** SERIES **Hung Replacement**

SERIES	Minimum Width	Maximum Width	Minimum Height	Maximum Height
70 Pro Double-Hung	16¾"	48"	26¾"	80"
50 Double-Hung	16¾"	48"	26¾"	77¼"
50 Single-Hung	16"	48"	24"	80"



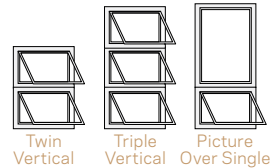
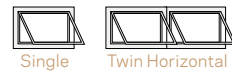
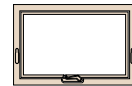
**70** SERIES **Casement Replacement**

MODELS	Minimum Width	Maximum Width	Minimum Height	Maximum Height
Single	17½"	36"	23"	72"
Twin	35"	72"	23"	72"
Triple	52½"	108"	23"	72"
Quadruple	70"	108"	23"	72"
Picture with Flanking Casements	70"	108"	23"	72"



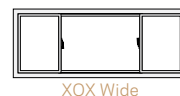
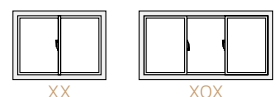
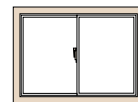
**70** SERIES **Awning Replacement**

MODELS	Minimum Width	Maximum Width	Minimum Height	Maximum Height
Single	17½"	48"	15"	36"
Twin Horizontal	35½"	96"	15"	36"
Triple Horizontal	54"	108"	15"	36"
Twin Vertical	17½"	48"	30"	72"
Triple Vertical	17½"	48"	45"	108"
Picture Over Single	17½"	48"	45"	96"

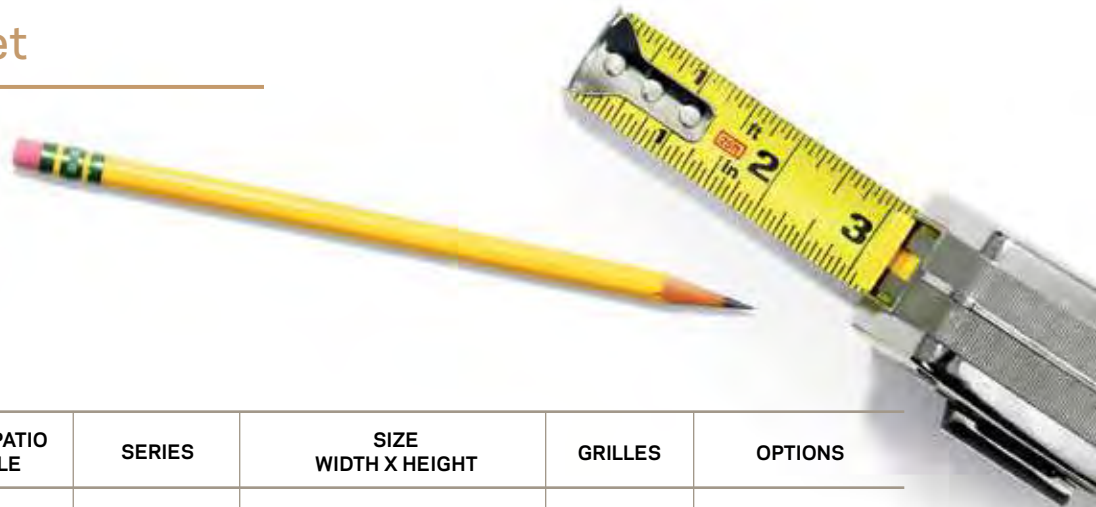


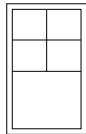







**70** SERIES **Gliding Replacement**

MODELS	Minimum Width	Maximum Width	Minimum Height	Maximum Height
XX	22"	86"	14¼"	66"
XOX	48"	108"	14¼"	62"
XOX Wide	48"	108"	14¼"	62"



# Customer Worksheet



ROOM	WINDOW OR PATIO DOOR STYLE	SERIES	SIZE WIDTH X HEIGHT	GRILLES	OPTIONS
<u>Living Room</u>	<u>double-hung</u>	<u>70</u>	<u>25<sup>3/4</sup></u> W x <u>40<sup>3/4</sup></u> H		<u>flat exterior trim</u>
1 _____	_____	_____	_____ W x _____ H		_____
2 _____	_____	_____	_____ W x _____ H		_____
3 _____	_____	_____	_____ W x _____ H		_____
4 _____	_____	_____	_____ W x _____ H		_____
5 _____	_____	_____	_____ W x _____ H		_____
6 _____	_____	_____	_____ W x _____ H		_____
7 _____	_____	_____	_____ W x _____ H		_____



# Double-Hung

Window and rough opening sizes

## NOTES

Cottage or reverse cottage sash ratio available. Check rail is offset 6" up (cottage) or 6" down (reverse cottage) from equal sash location.

**Cottage (Reverse Oriel):**

CUSTOM WIDTHS:  
17 3/4" to 48"

CUSTOM HEIGHTS:  
42" to 76 3/4"

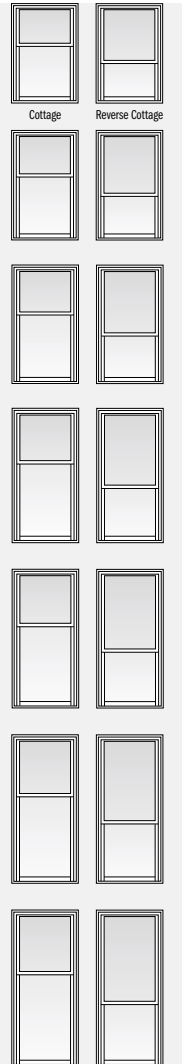
**Reverse Cottage (Oriel):**

CUSTOM WIDTHS:  
17 3/4" to 48"

CUSTOM HEIGHTS:  
42" to 76 3/4"

Exterior J-Channel Dimension	21 1/4"	23 1/4"	27 1/4"	31 1/4"	35 1/4"	37 1/4"	39 1/4"	43 1/4"	47 1/4"
Window Dimension	19 3/4"	21 3/4"	25 3/4"	29 3/4"	33 3/4"	35 3/4"	37 3/4"	41 3/4"	45 3/4"
<b>Minimum Rough Opening</b>	20 1/4"	22 1/4"	26 1/4"	30 1/4"	34 1/4"	36 1/4"	38 1/4"	42 1/4"	46 1/4"
Unobstructed Glass (lower sash only)	13 9/16"	15 9/16"	19 9/16"	23 9/16"	27 9/16"	29 9/16"	31 9/16"	35 9/16"	39 9/16"

CUSTOM HEIGHTS — 24" to 84"	CUSTOM WIDTHS — 16" to 52"									
	16"	18"	20"	22"	24"	26"	28"	30"	32"	34"
38 1/4"	16210	18210	20210	24210	28210	210210	30210	34210	38210	
42 1/4"	1632	1832	2032	2432	2832	21032	3032	3432	3832	
50 1/4"	16310	18310	20310	24310	28310	210310	30310	34310	38310	
54 1/4"	1642	1842	2042	2442	2842	21042	3042	3442	3842	
58 1/4"	1646	1846	2046	2446	2846	21046	3046°	3446°	3846°	
66 1/4"	1652	1852	2052	2452	2852°	21052°	3052°	3452°	3852°	
70 1/4"	1656	1856	2056	2456	2856°	21056	3056°	3456°	3856°	
74 1/4"	16510	18510	20510	24510°	28510°	210510°	30510°	34510°	38510°	
78 1/4"	1662	1862	2062	2462°	2862°	21062°	3062°	3462°	3862°	



• "Window Dimension" always refers to inside frame to frame dimension.  
 • "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.  
 ◇ Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".



# Single-Hung

Window and rough opening sizes

## NOTES

Cottage or reverse cottage sash ratio available. Check rail is offset 6" up (cottage) or 6" down (reverse cottage) from equal sash location.

**Cottage (Reverse Oriel):**

CUSTOM WIDTHS:  
16" to 52"

CUSTOM HEIGHTS:  
42" to 72"

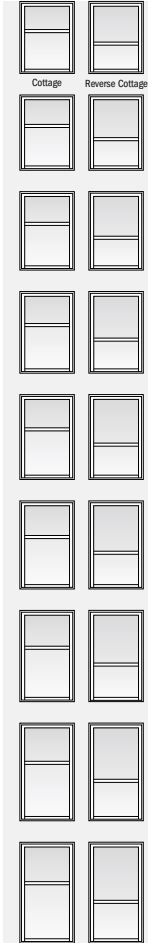
**Reverse Cottage (Oriel):**

CUSTOM WIDTHS:  
16" to 52"

CUSTOM HEIGHTS:  
42" to 84"

Exterior J-Channel Dimension	19"	21"	25"	29"	31"	33"	37"	39"	41"	43"	45"	49"
Window Dimension	18"	20"	24"	28"	30"	32"	36"	38"	40"	42"	44"	48"
Minimum Rough Opening	18 1/2"	20 1/2"	24 1/2"	28 1/2"	30 1/2"	32 1/2"	36 1/2"	38 1/2"	40 1/2"	42 1/2"	44 1/2"	48 1/2"
Unobstructed Glass (lower sash only)	13"	15"	19"	23"	25"	27"	31"	33"	35"	37"	39"	43"

CUSTOM HEIGHTS - 24" to 84"	CUSTOM WIDTHS - 16" to 52"												
	1630	1830	2030	2430	2630	2830	3030	3230	3430	3630	3830	4030	
37"													
39"													
45"													
47"													
49"													
51"													
53"													
55"													
57"													
61"													
63"													



• "Window Dimension" always refers to inside frame to frame dimension.  
 • "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.  
 ◇ Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20' and clear opening height of 24'.





# Single-Hung

Window and rough opening sizes

## NOTES

Cottage or reverse cottage sash ratio available. Check rail is offset 6" up (cottage) or 6" down (reverse cottage) from equal sash location.

**Cottage (Reverse Oriel):**

CUSTOM WIDTHS: 17 1/2" to 52"

CUSTOM HEIGHTS: 42" to 72"

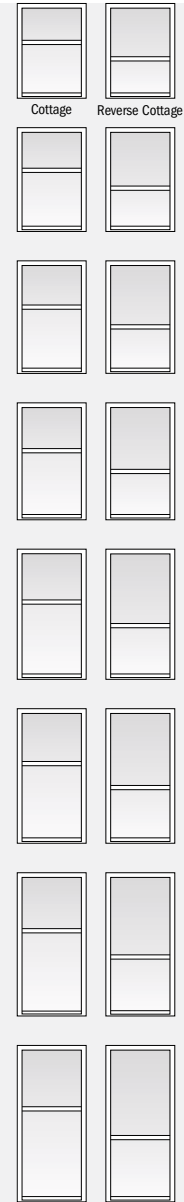
**Reverse Cottage (Oriol):**

CUSTOM WIDTHS: 17 1/2" to 52"

CUSTOM HEIGHTS: 42" to 84"

Window Dimension	23 3/8"	27 3/8"	31 3/8"	35 3/8"	37 3/8"	39 3/8"	43 3/8"
Minimum Rough Opening	23 7/8"	27 7/8"	31 7/8"	35 7/8"	37 7/8"	39 7/8"	43 7/8"
Unobstructed Glass (lower sash only)	19 1/16"	23 1/16"	27 1/16"	31 1/16"	33 1/16"	35 1/16"	39 1/16"

Window Dimension	CUSTOM WIDTHS – 17 1/2" to 52"						
	2030	2430	2830	3030	3230	3430	3830
35 1/4"							
43 1/4"							
47 1/4"							
51 1/4"							
53 1/4"							
59 1/4"							
61 1/4"							
65 1/4"							
71 1/4"							



28

- "Window Dimension" always refers to inside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- ◊ Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".



# Awning & Casement

Window and rough opening sizes

## Awning:

Optional Exterior J-Channel Dimension (not shown in elevations)	25 3/4"	30"	33 1/8"	37 9/16"	42 3/8"	49 5/8"
Window Dimension	24 1/8"	28 3/8"	31 1/2"	35 15/16"	40 3/4"	48"
<b>Minimum Rough Opening</b>	24 5/8"	28 7/8"	32"	36 7/16"	41 1/4"	48 1/2"
Unobstructed Glass	17 3/16"	21 7/16"	24 9/16"	29"	33 13/16"	41 1/16"

CUSTOM WIDTHS - 17 1/2" to 48"	CUSTOM HEIGHTS - 15" to 36"					
	18 5/8"	22 1/2"	25 3/4"	30"	33 1/8"	37 9/16"
2015	2415	2715	21115	3415	4015	
2018	2418	2718	21118	3418	4018	
2020	2420	2720	21120	3420	4020	
2024	2424	2724	21124	3424	4024	
	2427	2727	21127	3427	4027	
		27211	21211	34211	40211	

## Casement:

Optional Exterior J-Channel Dimension (not shown in elevations)	19 1/8"	22 1/8"	25 3/4"	30"	33 1/8"	35 1/8"	37 9/16"
Window Dimension	17 1/2"	20 1/2"	24 1/8"	28 3/8"	31 1/2"	33 1/2"	35 15/16"
<b>Minimum Rough Opening</b>	18"	21"	24 5/8"	28 7/8"	32"	34"	36 7/16"
Unobstructed Glass	10 5/8"	13 5/8"	17 1/4"	21 1/2"	24 5/8"	26 5/8"	29 1/16"

CUSTOM WIDTHS - 17 1/2" to 36"	CUSTOM HEIGHTS - 23" to 72"						
	25 3/4"	30"	37 9/16"	42 7/16"	49 5/8"	54 7/16"	61 1/2"
1520	1820	2020	2420				
1524	1824	2024	2424	2724	2924		
15211	18211	20211	24211	27211	29211	21211	
1534	1834	2034	2434	2734	2934	21134 <sup>o</sup>	
1540	1840	2040	2440*	2740*	2940 <sup>o</sup>	21140 <sup>o</sup>	
1544	1844	2044	2444*	2744*	2944 <sup>o</sup>	21144 <sup>o</sup>	
15411	18411	20411	24411*	27411*	29411 <sup>o</sup>	211411 <sup>o</sup>	
1554	1854	2054	2454*	2754*	2954 <sup>o</sup>	21154 <sup>o</sup>	
15511	18511	20511	24511*	27511*	29511 <sup>o</sup>	211511 <sup>o</sup>	



# Gliding

Window and rough opening sizes

Exterior J-Channel  
Dimension (70 series only)

Window Dimension


**Minimum  
Rough Opening**

Unobstructed Glass  
(70 series and single sash only)

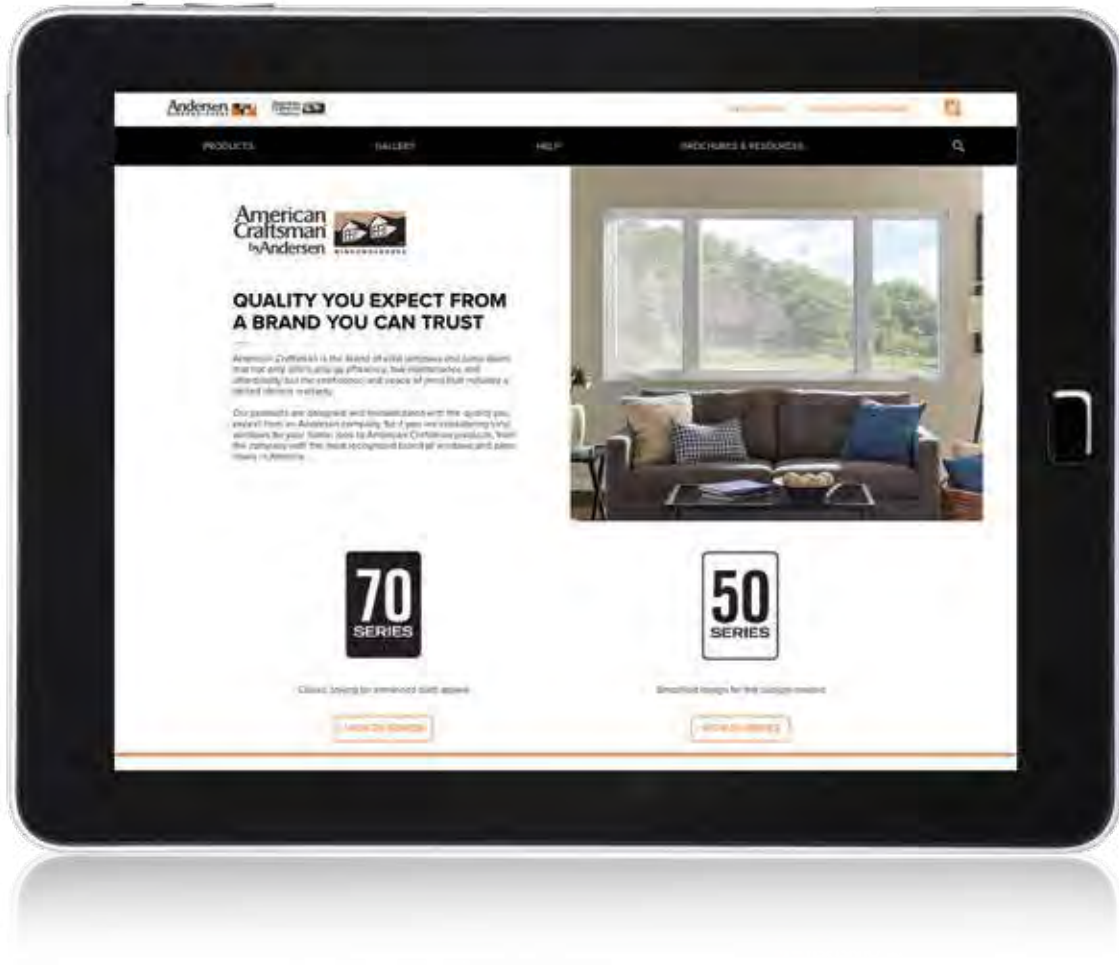
25"	37"	49"	51"	55"	61"	65"	73"
24"	36"	48"	50"	54"	60"	64"	72"
24 1/2"	36 1/2"	48 1/2"	50 1/2"	54 1/2"	60 1/2"	64 1/2"	72 1/2"
9 1/8"	15 1/8"	21 1/8"	22 1/8"	24 1/8"	27 1/8"	29 1/8"	33 1/8"

**CUSTOM WIDTHS – 16" to 52"**

<p><b>CUSTOM HEIGHTS – 24" to 84"</b></p> <p>20"</p> <p>24"</p> <p>36"</p> <p>42"</p> <p>44"</p> <p>46"</p> <p>48"</p> <p>50"</p> <p>52"</p> <p>54"</p> <p>60"</p>	 2018	 3018	 4018	 4218	 4618	 5018	 5418	 6018
	 2020	 3020	 4020	 4220	 4620	 5020	 5420	 6020
	 2030	 3030	 4030	 4230	 4630	 5030	 5430	 6030 <sup>o</sup>
	 2036	 3036	 4036	 4236	 4636	 5036 <sup>o</sup>	 5436 <sup>o</sup>	 6036 <sup>o</sup>
	 2038	 3038	 4038	 4238	 4638 <sup>o</sup>	 5038 <sup>o</sup>	 5438 <sup>o</sup>	 6038 <sup>o</sup>
	 20310	 30310	 40310	 42310	 46310 <sup>o</sup>	 50310 <sup>o</sup>	 54310 <sup>o</sup>	 60310 <sup>o</sup>
	 2040	 3040	 4040	 4240 <sup>o</sup>	 4640 <sup>o</sup>	 5040 <sup>o</sup>	 5440 <sup>o</sup>	 6040 <sup>o</sup>
	 3042	 4042	 4242 <sup>o</sup>	 4642 <sup>o</sup>	 5042 <sup>o</sup>	 5442 <sup>o</sup>	 6042 <sup>o</sup>	
	 3044	 4044	 4244 <sup>o</sup>	 4644 <sup>o</sup>	 5044 <sup>o</sup>	 5444 <sup>o</sup>	 6044 <sup>o</sup>	
	 3046	 4046	 4246 <sup>o</sup>	 4646 <sup>o</sup>	 5046 <sup>o</sup>	 5446 <sup>o</sup>	 6046 <sup>o</sup>	
 3050	 4050	 4250 <sup>o</sup>	 4650 <sup>o</sup>	 5050 <sup>o</sup>	 5450 <sup>o</sup>	 6050 <sup>o</sup>		

WINDOW & DOOR FEATURES		WINDOWS										DOORS		
		70 SERIES 70 Series Pro Double-Hung (Replacement)	50 SERIES 50 Series Double-Hung (Replacement)	70 SERIES 70 Series Double-Hung (Remodel/ New Construction)	70 SERIES 70 Series Single-Hung (Remodel/ New Construction)	50 SERIES 50 Series Single-Hung (Remodel/ New Construction)	70 SERIES 70 Series Casement (Replacement & Remodel/ New Construction)	70 SERIES 70 Series Awning (Replacement & Remodel/ New Construction)	70 SERIES 70 Series Gliding (Replacement & Remodel/ New Construction)	50 SERIES 50 Series Gliding (Replacement & Remodel/ New Construction)	70 SERIES 70 Series Gliding Patio Door	50 SERIES 50 Series Gliding Patio Door		
<b>EXTERIOR/INTERIOR COLOR*</b>														
	White	●	●	●	●	●	●	●	●	●	●	●	●	●
	Beige	●	●	●	●	●	●	●	●	●	●	●	●	●
	Sandtone	●		●	●		●	●	●			●		
	Dark Bronze*	●		●	●		●	●	●			●		●
<b>GLASS</b>														
	Low-E	●	●	●	●	●	●	●	●	●	●	●	●	●
	Low-E SmartSun	●	●	●	●	●	●	●	●	●	●	●	●	●
	Low-E Sun	●	●	●	●	●	●	●	●	●	●	●	●	●
	Low-E PassiveSun®	●	●	●	●	●	●	●	●	●	●	●	●	●
	Low-E PassiveSun® with HeatLock® Technology	●	●	●	●	●	●	●	●	●	●	●	●	●
	Clear Dual Pane	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>ENERGY STAR GLASS OPTIONS</b>		●	●	●	●	●	●	●	●	●	●	●	●	●
<b>GRILLES &amp; BLINDS</b>														
	Simulated Divided Light	●		●			●	●	●**			●		
	Finelight (Grilles Between the Glass)	●	●	●	●	●	●	●	●	●	●	●	●	●
	Blinds Between the Glass											●	●	
<b>STORMDEFENSE™ PROTECTION</b>				●	●		●	●	●***			●		
<b>CUSTOM SIZES</b> 		●	●	●	●	●	●	●				●		
<b>WIRELESS OPEN CLOSED SENSORS</b>		●		●	●		●	●	●			●		

\*Dark bronze exterior units come with white interiors.  
 \*\* Simulated divided light only available with replacement frame.  
 \*\*\* StormDefense only available with replacement frame.



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