

STAFF REPORT: SEPTEMBER 12, 2022 MEETING
APPLICATION NUMBER: 22-8012
ADDRESS: 1556 BAGLEY

PREPARED BY: A. DYE

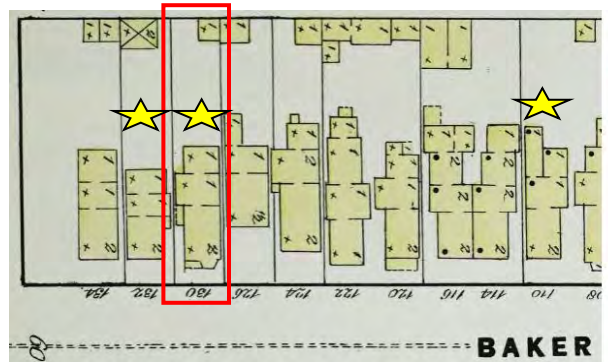
HISTORIC DISTRICT: CORKTOWN
APPLICANT: BROOKE SCHWARTZ
PROPERTY OWNER: BROOKE SCHWARTZ
DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 20, 2022
DATE OF STAFF SITE VISIT: AUGUST 31, 2022

SCOPE: REHABILITATE DWELLING, ERECT REAR DECK

Note: Staff report was revised on 9/12/2022 to include additional photos; pages 27, 31 - 34, 41.

EXISTING CONDITIONS

The two-story, wood frame house at 1556 Bagley is located on the north side of Bagley, between 10th Street and Trumbull. It 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, 08/31/22
Above: Sanborn Map, v. 1, 1884. The property (130 Baker) is outlined in red.
Below: Google aerial image of the block in present day. The three 19th century houses that remain on this block are identified with yellow stars.



The single-gabled front elevation features a two-story bay window. The bay includes small and large decorative brackets, recessed window openings punctuated by stepped back trim, and one-over-one double-hung windows with angled cornered upper sash. A single window opening with a one-over-one double-hung sash is located directly above the front entry door (with transom). Balancing out the front elevation is a one-story covered raised front porch that extends from the front of the bay window and turns the corner of the house to extend to the deeply recessed side (front-facing) door. The front porch is constructed of concrete steps and concrete block; wood posts support the flat porch roof which is enclosed with a short railing.

Insulbrick was installed on the house and remains in place on the sides and rear elevations. The Insulbrick was removed from the front elevation prior to 2007; a combination of siding materials are currently in place.

A building permit was issued in 1946 for a cement block garage. A similarly designed garage is located at the rear lot line. One multiple-paneled overhead steel door fills the automotive door opening that faces the alley.

A chain link fence encloses the front yard from the sidewalk and a solid privacy fence closes the rear yard from the alley.



1556	
Bagley E 1/2 9 Blk 77	LOT N
22061	3-28-46
garage	DA
USE	
CONS	
Cement block	
REMARKS	O.K.
\$800.00	

PROPOSAL

Per the submitted documents and photographs, the applicant is proposing the following work items:

Front

Repair porch as needed, specifically pouring a new concrete porch floor and front steps.
Paint porch walls white.

Rear

Reduce size (raise sill) of first floor rear window.
Remove and enclose second floor door.
Remove single door leading to patio and install a large sliding door.
Remove concrete patio; erect 10' x 13' wood deck with steps extending down on east and north sides and railing on west side, clear stain.
Raise shed roof to match pitch on the other side of the roof.
Replace single opening wood/glass door at first floor with new steel/glass door.

Windows

Replace all existing windows on the sides and rear of the house (as well as the single front elevation window) with Marvin Elevate units (wood sash clad with fiberglass "Ultrex". Exterior color: white

Exterior Siding

Remove remaining Insulbrick and install Hardie Board Cedar Lap Siding (raised grain). Exterior color: white.

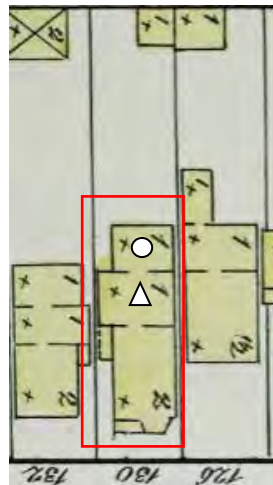
STAFF OBSERVATIONS AND RESEARCH

General

- The Corktown Historic District was established in 1984.
- The original street name was Baker. It was renamed Bagley and renumbered circa 1921.
- The Sanborn maps (1884, 1897, 1921 and 1921 – 1950) for this property indicate the original porch was wood frame, and only extended from the bay window to the front corner of the house. A separate small wood porch and steps led to the recessed side door. The footprint of the house remains relatively unchanged from the 1884 Sanborn map (as shown on the following set of photos). Staff found a building permit card from August 1950 for the erection of a dormer, which staff believes may relate to the raised roof section of the first rear addition adjacent the main house.



Google image



1884 Sanborn Map



Staff photo, 08/31/22

- The first photo documentation the city has on file for the property is the 1984 district designation photos which show the existing front porch in place. Staff believes the existing concrete porch was erected after 1950 and before 1984, however the wood porch columns are likely elements of the original porch.

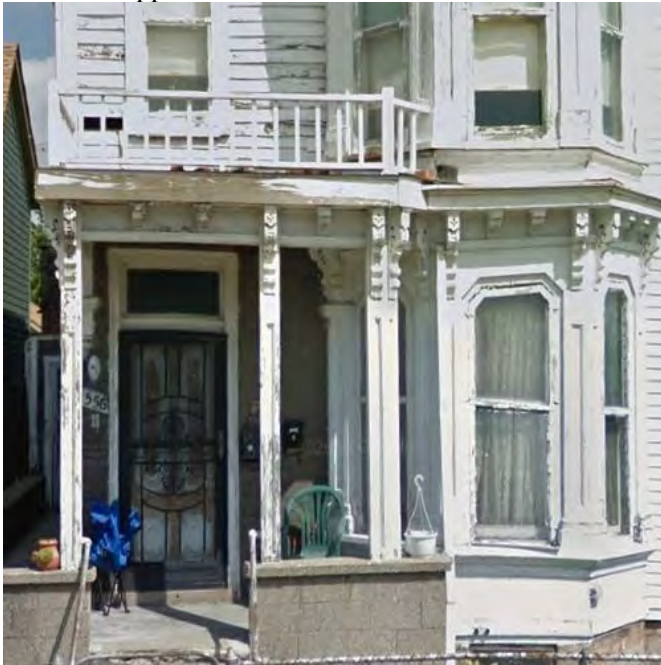


District designation photos, HDAB, 1984



Front Porch

- When reviewing Google street view images, staff noted the historic decorative brackets at the front porch were removed between November 2020 and August 2021. The posts and brackets are distinctive character-defining features and tie in directly to the continuing bracket details at the adjacent bay window. Staff informed the applicant of this work done without approval; this scope of work was not added to this application.



Google image, July 2018



Google image, August 2021

Exterior Siding

- Visible in the district designation photos is “Insulbrick” siding (asphalt fiber siding with a brick appearance) covering the exterior walls. It appears the window casings were not covered.
- The Insulbrick has fallen off (or been removed) in certain areas and uncovered the original wood clapboard siding that appears to be in good condition.



Applicant photo



Staff photo

- The proposed removal of Insulbrick, installation of exterior insulation and Hardie Board Cedar Lap siding is in conflict with the National Park Service document’s [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.



These before and after photos demonstrate changes to the historic appearance of a house by the installation of new materials. Above left: Google image, May 2019. Notice how the window casings sit in front of the wood siding. Above right: Staff photo, August 2022. It appears as though new siding was applied to this portion of the wall (between November 2020 and August 2021). The new siding is narrower in height than the old siding (there are eight clapboards spanning the upper sash in the before picture, but now there are ten). The window casing has been capped, not only losing the straightforward dimensionality of the 19th century window casing, it also now in line with the new siding, so the dimensionality of the entire window opening has been lost.

- An additional reference is the National Park Service [Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings](#). While the applicants aren’t proposing vinyl or aluminum siding, they are proposing a composite material to be installed on top of the historic clapboard siding, which will add depth to the exterior walls in a similar, impactful way.
 - 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.

Windows

- Staff counted nineteen windows on the house, all of which appear to be wood sash. The front elevation windows are one-over-one double-hung units, while the dominant window pattern on the side and rear elevations are four-over-four double-hung units; The historic openings on the front and sides of the house are character-defining features and visible from the public right-of-way.

Rear Elevation Alterations

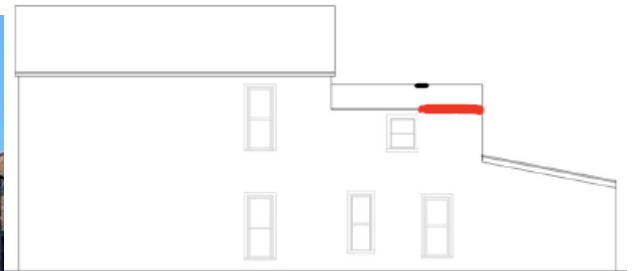
- The proposal requests that the first-floor rear window be raised and changed to an awning window to accommodate a kitchen renovation, the single door leading to the patio be changed to a sliding door, a wood deck replace the concrete patio, the second story door be removed, and the remaining single door at the first floor be replaced with a steel door.
 - Due to the recessed and rear elevation location of the window, staff believes this alteration would not alter the historic character of the house and site.
 - Staff has a similar opinion for the removal of the second-floor door, installation of a sliding door that will lead to a new wood deck.

- Staff believes the remaining wood entry door, as it is intact, could be repaired and retrofitted with impact resistant glass, and a storm door installed.



The outlines illustrate the approximate change to the rear wall for the sliding door, as well as the 10' x 13' wood deck with steps extending down on east and north sides. Door #7 is to be replaced with a half-panel/half-glass steel door.

Extension of dormer



Revised Roof Line



- The proposal is to extend the second-floor east elevation wall to the edge of the upper roof, increasing the headroom and square footage of the bathroom. Staff doesn't believe this new construction will diminish the historic architectural integrity of the house, as the footprint of the historic addition remains intact, along with the existing window opening.

Example of Recent HDC Decisions – Exterior Cladding

1409 Bagley

At the December 8, 2021 meeting, the Commission denied the installation of new vinyl siding. The applicant ultimately repaired the wood siding and applied a new color palette.



1773 Parker

Removal of Insulbrick as part of the building’s rehabilitation was approved by the Commission at its November 12, 2020 meeting.



ISSUES

Windows

- 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*. At this point in time, based on the submitted documentation, the windows do not appear to be beyond repair and most of the sash are character-defining features of the house.

Exterior siding

- The applicant hasn't presented evidence that the original clapboard siding is too deteriorated for retention and use as the exterior cladding. Staff understands that with a building of this age, the original 19th century wood siding would have been milled from old growth lumber which is exceptionally dense and highly durable. Staff recommends the Insulbrick be removed, and the original wood siding and trim be cleaned and repaired. Should areas of original cladding be missing, new wood siding can be cut to match the dimension and profile of the original siding. New siding can also be cut to cover the new wall area, should the Commission approve the raising of the shed roof.
- With regards to adding insulation, there are internal methods for insulation that don't require the covering of the historic siding.

Removal of second floor door

- The application doesn't address how the wall and roof surface will be modified/corrected should the Commission approve the door removal.



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, replacement of the rear elevation single door, nor the covering of the wood clapboard siding with Hardie Plank lap siding. The proposed installations are not compatible with the architectural features of the dwelling and would alter the features and spaces that characterize the property. Therefore, staff recommends the Commission issue a Denial for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation nor 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.

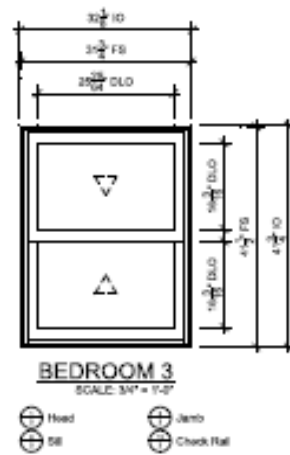
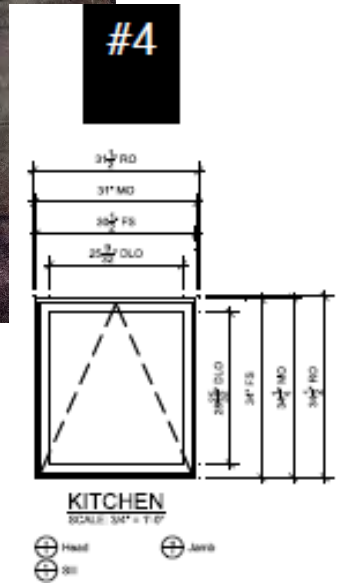
Recommendation Two – Certificate of Appropriateness

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

It is staff's opinion the remaining components of the application do not destroy historic materials that characterize the site. Staff therefore recommends Commission issue a Certificate of Appropriateness for the proposed work as it meets the Secretary of the Interior Standards for Rehabilitation and the Corktown Historic District's Elements of Design, with the conditions that:

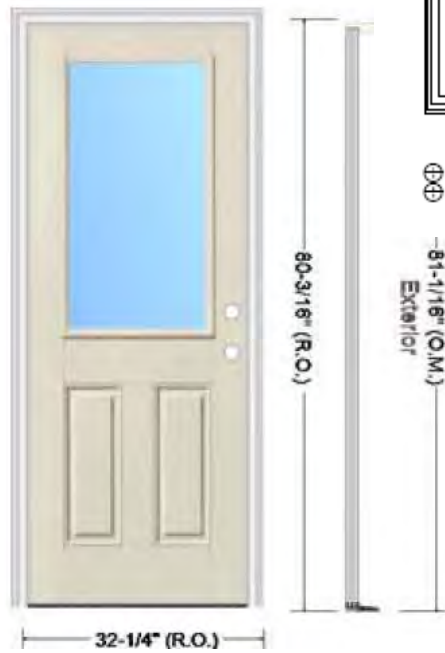
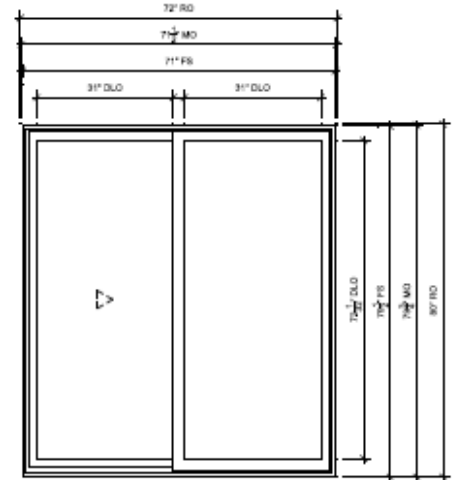
- The rear elevation sliding door shall be wood, aluminum-clad wood or fiberglass frame; the cut sheet confirming all details, dimensions and finishes will be submitted for staff review.
- A site plan confirming the footprint of the deck, and a dimensioned detail of the railing to be constructed at the deck's west edge, will be submitted for staff review.
- Elevation drawings that detail the proposed extended wall at the second floor, as well as the enclosure of the second-floor door and related roof work, will be submitted to staff for review.

REAR ELEVATION - WINDOWS



#11

REAR ELEVATION - DOORS



BREAKFAST NOOK

SCALE: 3/4\"/>

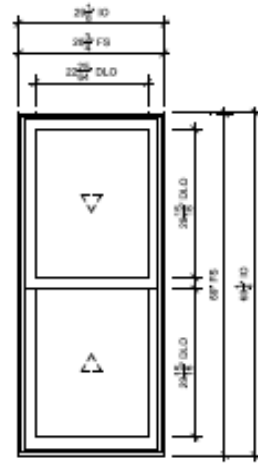


-81-11/8\"/>

Exterior

WEST – SIDE ELEVATION

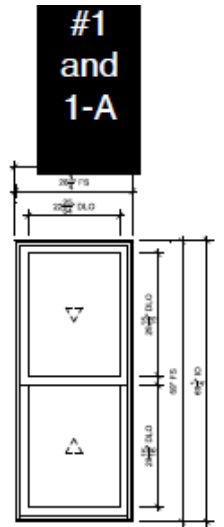
NEAR FRONT PORCH



BAR
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Jamb
- ⊕ Check Rail

#10



DINING ROOM
SCALE: 3/4" = 1'-0"

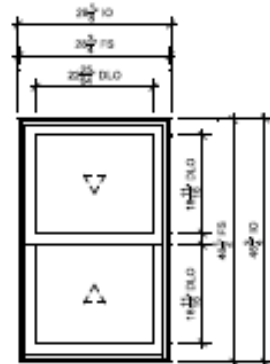
- ⊕ Head
- ⊕ Sill
- ⊕ Jamb
- ⊕ Check Rail

#1 and 1-A

WEST – SIDE ELEVATION NEAR REAR YARD



#5



BREAKFAST NOOK
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Jamb
- ⊕ Check Rail

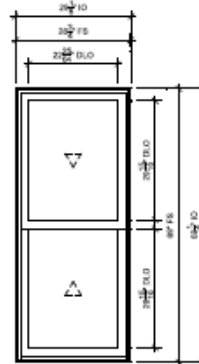
EAST – SIDE ELEVATION



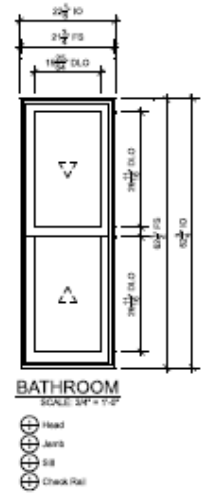
Is #2 the middle one?



3 and 3-A

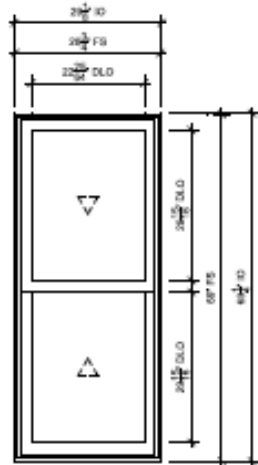


BATHROOM
SCALE: 3/4" = 1'-0"



BATHROOM
SCALE: 3/4" = 1'-0"

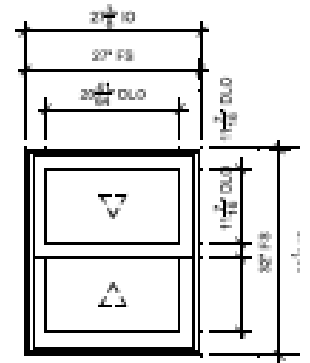
EAST ELEVATION



BEDROOM 1
SCALE: 3/4\"/>

- ⊕ Head
- ⊕ Jamb
- ⊕ Sill
- ⊕ Check Rail

#9



BATHROOM
SCALE: 3/4\"/>

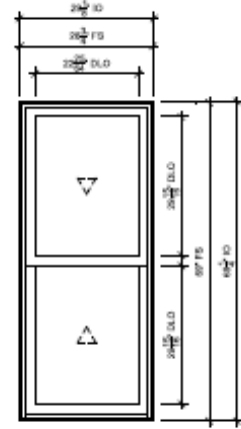
- ⊕ Head
- ⊕ Jamb
- ⊕ Sill
- ⊕ Check Rail

#12

FRONT ELEVATION



#8



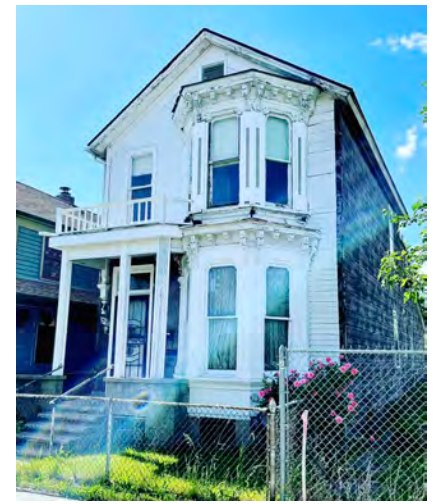
MASTER BEDROOM
SCALE: 3/4" = 1'-0"



1556 BAGLEY OVERVIEW - UPDATED VERSION 9/1

SCOPE OF WORK

We are planning to do a renovation of the interior and exterior of 1556 Bagley. All mechanicals and finishes will be updated. The site will be re landscaped with a combination of plants and hardscape. We will maintain all the original exterior design elements, and we will refurbish or replace them with the same materials wherever possible. The exterior will remain painted all white as is evident in current photos.



WINDOWS

After examination we have determined we will be attempting to refurbish all the windows and doors on the front elevation of the house which faces Bagley. They are all wood in various stages of disrepair. This will preserve the overall character of the home.

On all the remaining sides of the house we will be replacing the windows. We chose Marvin Elevate Windows which are fiberglass clad on the outside and wood on the inside. The reason we chose these is energy efficiency, cost effectiveness, as well as quality. These will preserve the exterior aesthetics of the house as well as enhance the interior. You will see on the photos many of the windows are rotten, chipping, broken, non functioning.

The west side of the house is up against a neighboring house. We will be replacing all of the windows on this side of the house. The one window we are altering the size of is in what we are calling the Kitchen and faces the rear yard. We need to shorten this window to accommodate our lower kitchen cabinets.

The rear of the house will have some window changes as well. One of the first floor rear door will become a sliding glass door wall leading from the breakfast room onto the new deck and back yard. The other door on this level will remain - it will just be updated with a new door. This door provides access to the basement and into the breakfast room as well.

On the second floor of the rear of the house there is currently a door which is very hazardous as it leads from the second floor bathroom out onto the roof of the house. We will eliminate this door altogether. This is where we will also raise one of two adjacent rooflines. This will give additional height to the second floor bathroom as well as help to improve the aesthetics of the rear elevation of the house. (You can see this in as built drawing we have included in this package). There is a vent near the top gable which will remain. The existing window on the east elevation(12) will remain in position but will be replaced with a new window of the same size. This window currently is installed incorrectly and we want all the windows to match as well. See sketch and photo under REAR ELEVATION section of this report.

On the east facing side of the house we will be replacing all the windows. The current wood windows are in varying stages of disrepair, rotted wood, broken glass etc. One of the windows on the second floor looks a bit newer, but it is not installed properly and we wish to have all the windows match from the exterior so we decided to replace that one as well.

We are including pictures of each that you can toggle to the corresponding spec sheets from Marvin. Each window has been numbered and has room description.

FRONT PORCH



The existing front porch is built from cinderblock for the walls with a cement cap and also with a cement floor. This porch is suffering structurally and is sinking and cracking causing a hazard. After further consideration we decided this will be made structurally sound from underneath by getting access in the basement, then the floor will be re poured in cement. The original footprint of the porch and stairs will remain as it is now. The cinderblock walls of the porch will be tuck pointed and repaired. This will all be painted white to match the exterior. The stairs up onto the front porch from the street are also currently cement with exposed wires and cracks. We will re build these steps with 13 inch steps and 7.5 inch risers and these will be poured with new cement as well. The existing railing is wrought iron and is solidly attached to the footings and the house. We will keep this in place and paint it to match exterior.

EXTERIOR SIDING

The exterior of the house is currently wood siding covered with Insulbrick. On the two sides of the house, we will be removing the Insulbrick and all of the wood siding and replacing this with Hardie Board Siding. There is not currently proper insulation in this house. By removing the old siding we can rewrap the house to provide a water barrier and then insulate it properly. The Hardie product is long lasting and energy efficient while providing the aesthetics we want. The rear of the house is currently naked wood so it will be properly wrapped and then siding will be installed to match the sides on both first and second floors. The front facade will be restored using wood material where it is currently rotten and all the corbels and the second floor railing will be refurbished. We will not be altering anything aesthetically here. It will be painted white as well.

The soffits and fascia and window casings will be replaced with Hardie material and painted white to match the house. The gutters and downspouts will also be reused where possible or we will update them with new white gutters.

<https://www.homedepot.com/p/James-Hardie-HardiePlank-HZ5-5-16-in-x-8-25-in-x-144-in-Fiber-Cement-Primed-Cedarmill-Lap-Siding-6000265/202035444>

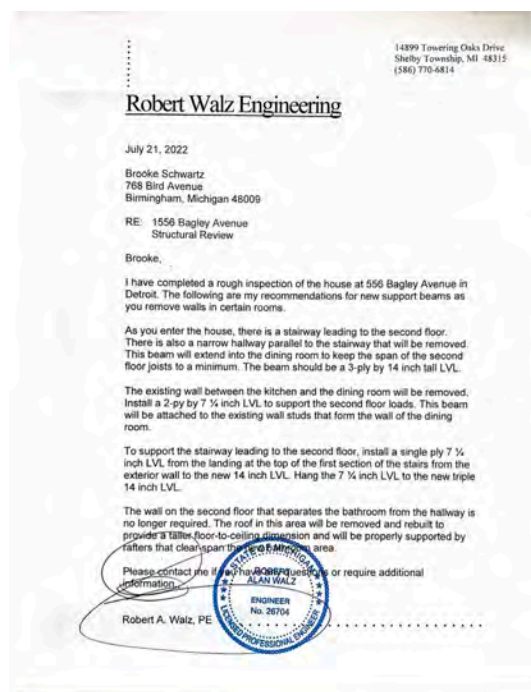
REAR ELEVATION

The rear of the house as mentioned prior, will have a new door wall from the breakfast room onto a new deck. Currently there is a 5' x 7' cement patio that is in disrepair with insecure steps down onto the lawn. This patio will be demolished. A new 10' x 13' deck will be erected with proper footings and clad in pressure treated wood stained in a clear coat to maintain a natural modern look. A small railing on the west side of the deck will be erected for safety. Stairs down to the lawn will be erected for safety.

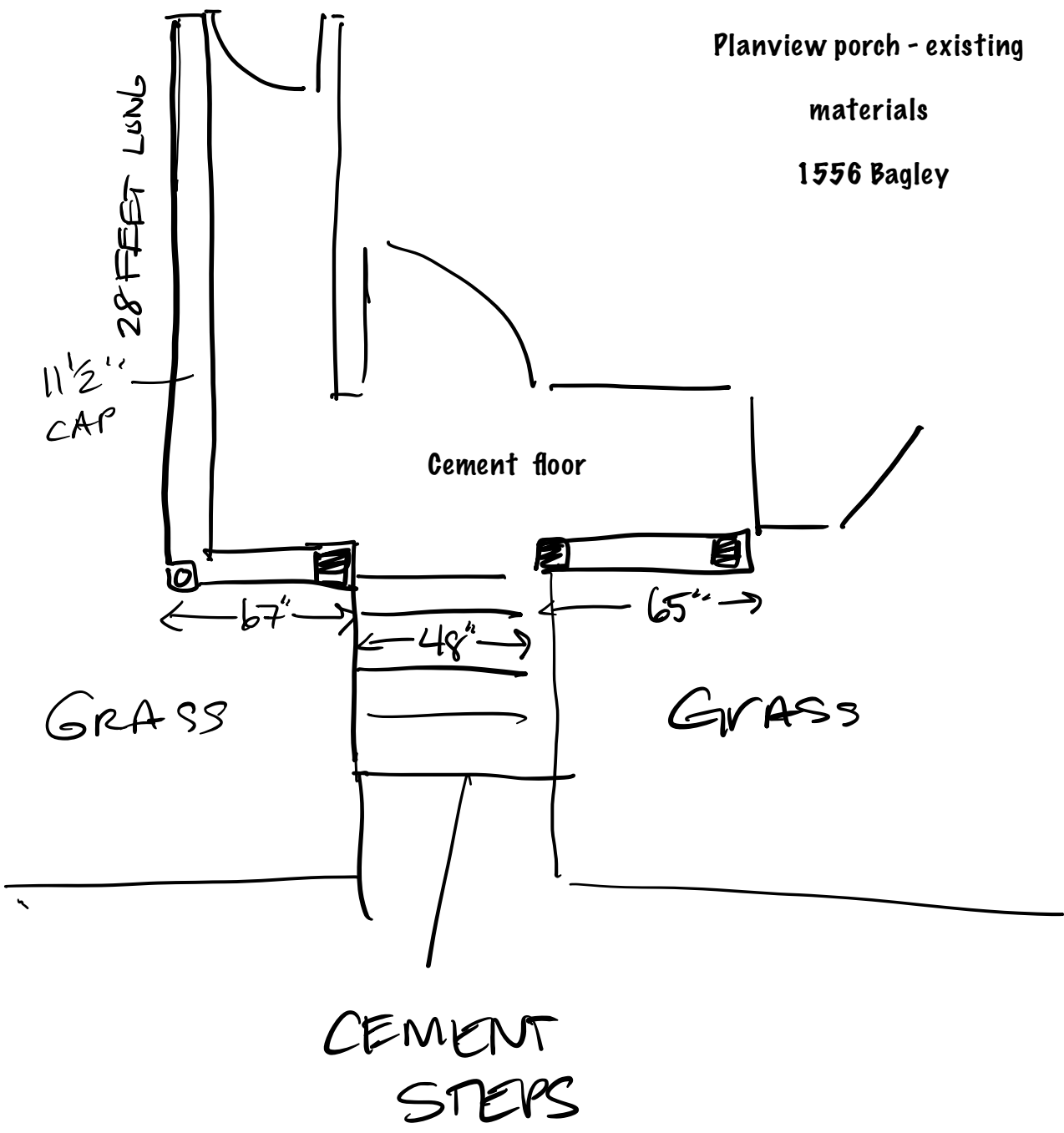


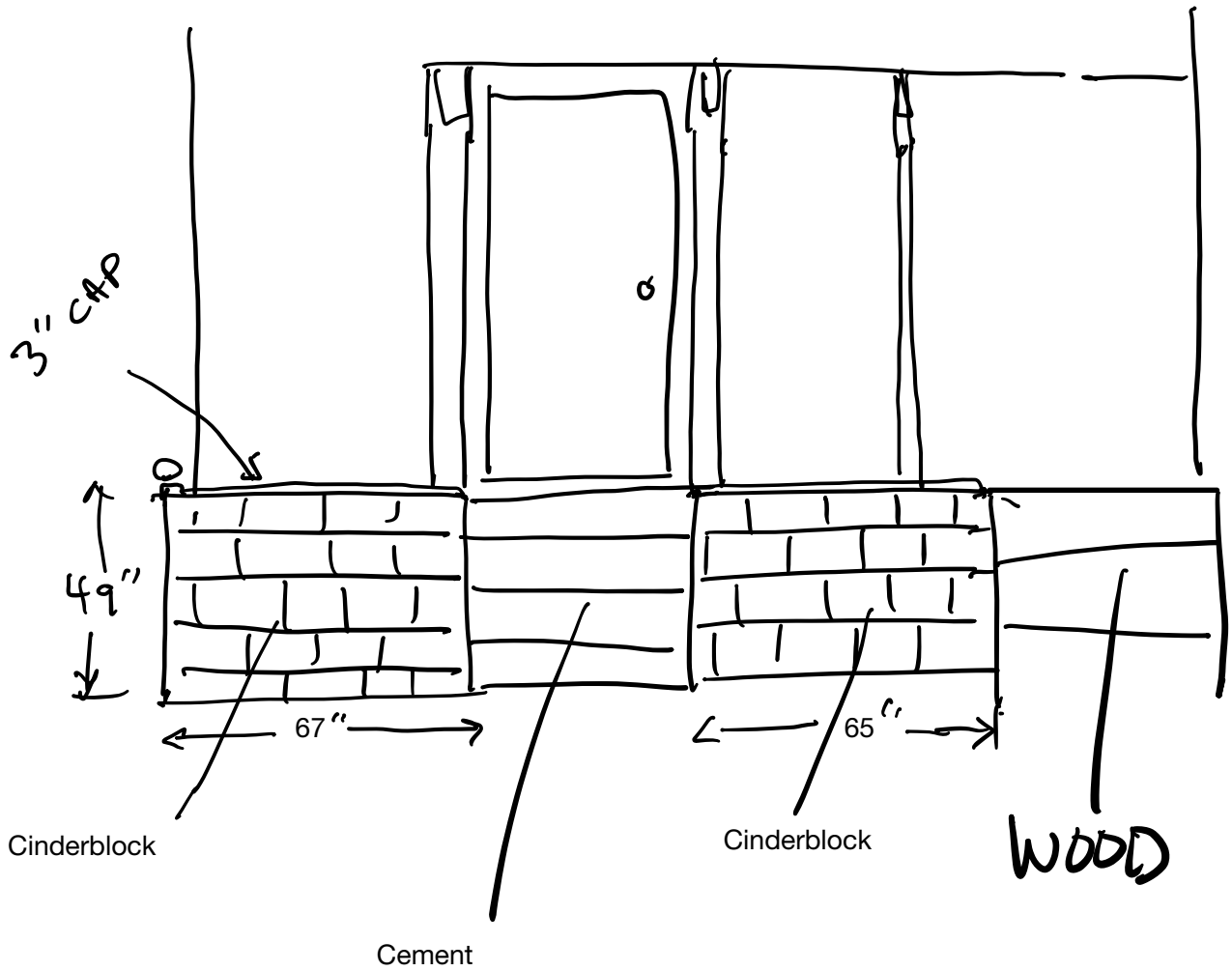
INTERIOR STRUCTURAL REQUEST

We are including a letter from our structural engineer stating that we need modifications for the interior of the house. The first floor needs additional support as stated in his letter.



Planview porch - existing
materials
1556 Bagley





Elevation view -

Existing Materials

front porch

1556 Bagley

JR ARCHITECTURAL
DESIGN SERVICES, LLC.
16766 GREENLAWN ST
DETROIT, MI 48221
(410)-302-3414

AUTHOR: CLAIMS ALL COPYRIGHT
PROTECTIONS

PROJECT:

1556 BAGLEY
ROOF
1556 BAGLEY ST.
DETROIT, MI
48216

02-08-2022

DESIGNER

JR ARCHITECTURAL DESIGN
SERVICES, LLC
15765 Greenham St.
Detroit, MI 48221
(410)-302-2414

ARCHITECT OF RECORD

CONTRACTOR

LICENSE:

NOTES:

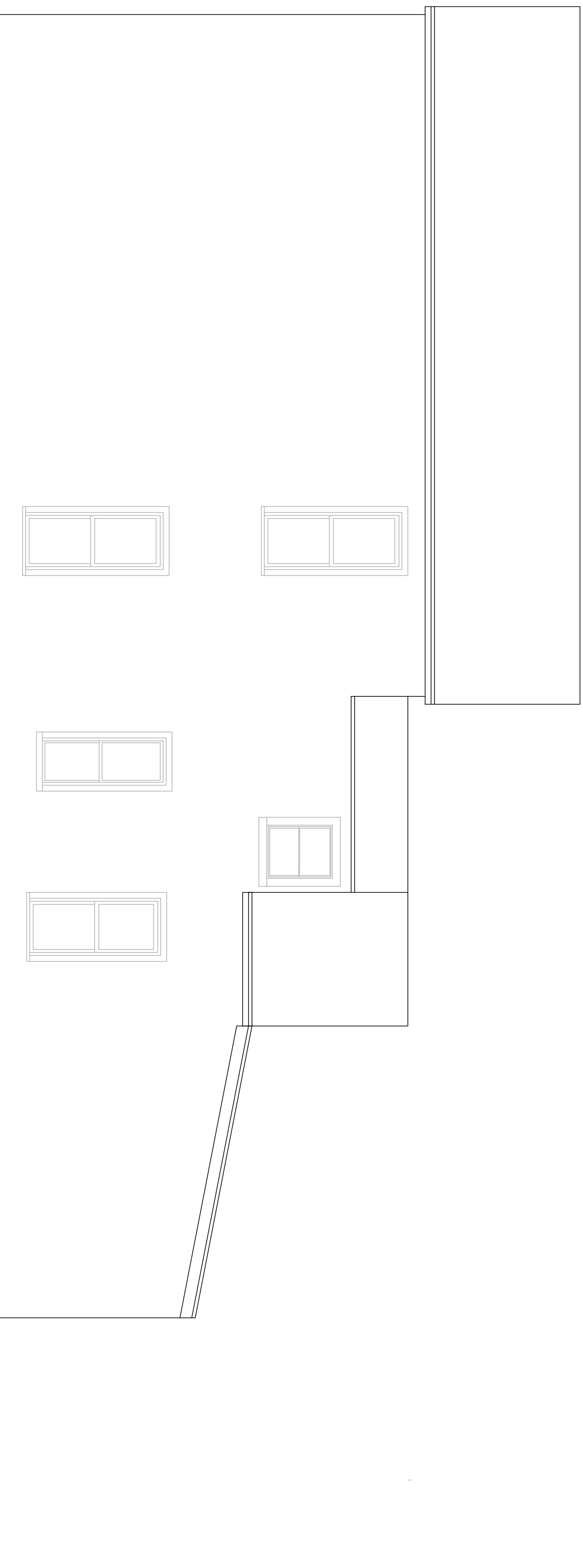
DRAWING TITLE:

DRAWN:

CHECKED:

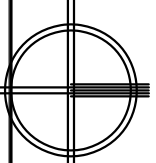
SHEET NO.

A4



NORTHEAST ELEVATION

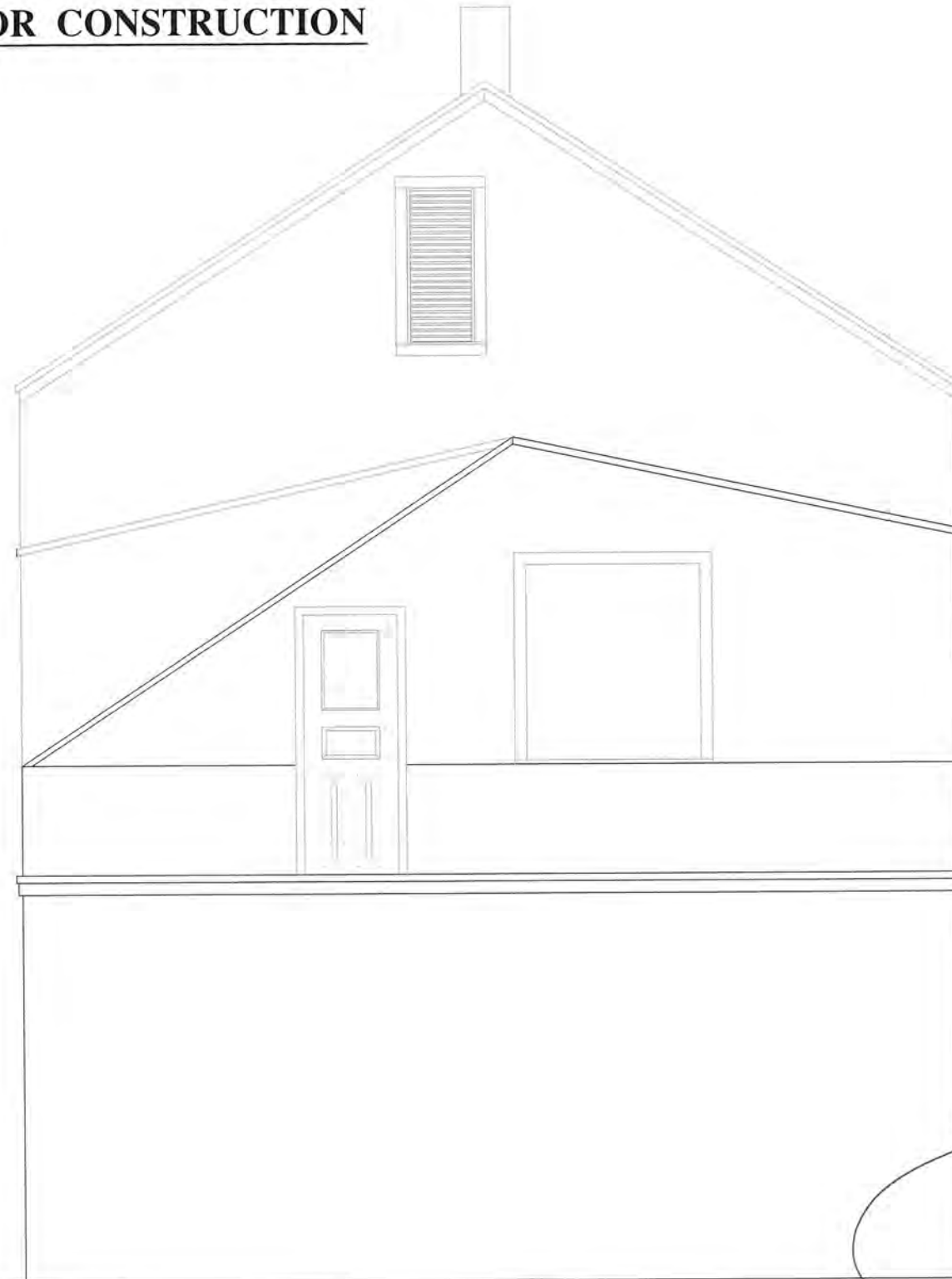
SCALE: 1/4" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

- REMOVE EXISTING ROOF AND RAFTERS
- REMOVE EXISTING DOOR AND INSTALL NEW 36X36 DOUBLE SLIDING WINDOW
- INSTALL 2X8 RAFTERS AT 16" ON CENTER FROM EXISTING PEAK TO THE TOP PLATE ON THE EXTERIOR WALL. SECURE IN PLACE WITH SIMPSON H2.5A HURRICANE CLIPS
- INSTALL ICE AND WATER SHIELD ON THE FIRST THREE FEET OF THE NEW ROOF AND 2 FEET AS FLASHING UP AND ALONG THE EXISTING WALL
- INSTALL SHINGLES OVER TAR PAPER OVER 3/4" THICK OSB SHEATHING. SHEATHING ATTACHED TO RAFTERS WITH 16D NAILS 4" ON CENTER
- INSTALL 1/2" OSB SHEATHING ON HOUSE WALL AND SIDING BELOW THE NEW WINDOW.



8-8-2022

JR ARCHITECTURAL DESIGN SERVICES, LLC.
16766 GREENLAWN ST
DETROIT, MI 48221
(410)-302-8414

AUTHOR CLAIMS ALL COPYRIGHT PROTECTIONS

PROJECT:
1556 BAGLEY ROOF
1556 BAGLEY ST.
DETROIT, MI 48216

DESIGNER
JR ARCHITECTURAL DESIGN SERVICES, LLC.
16766 Greenlawn St.
Detroit, MI 48221
(410)-302-8414

ARCHITECT OF RECORD

CONTRACTOR

LICENSE:

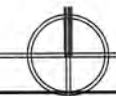
NOTES:

DRAWING TITLE:

DRAWN:
CHECKED:

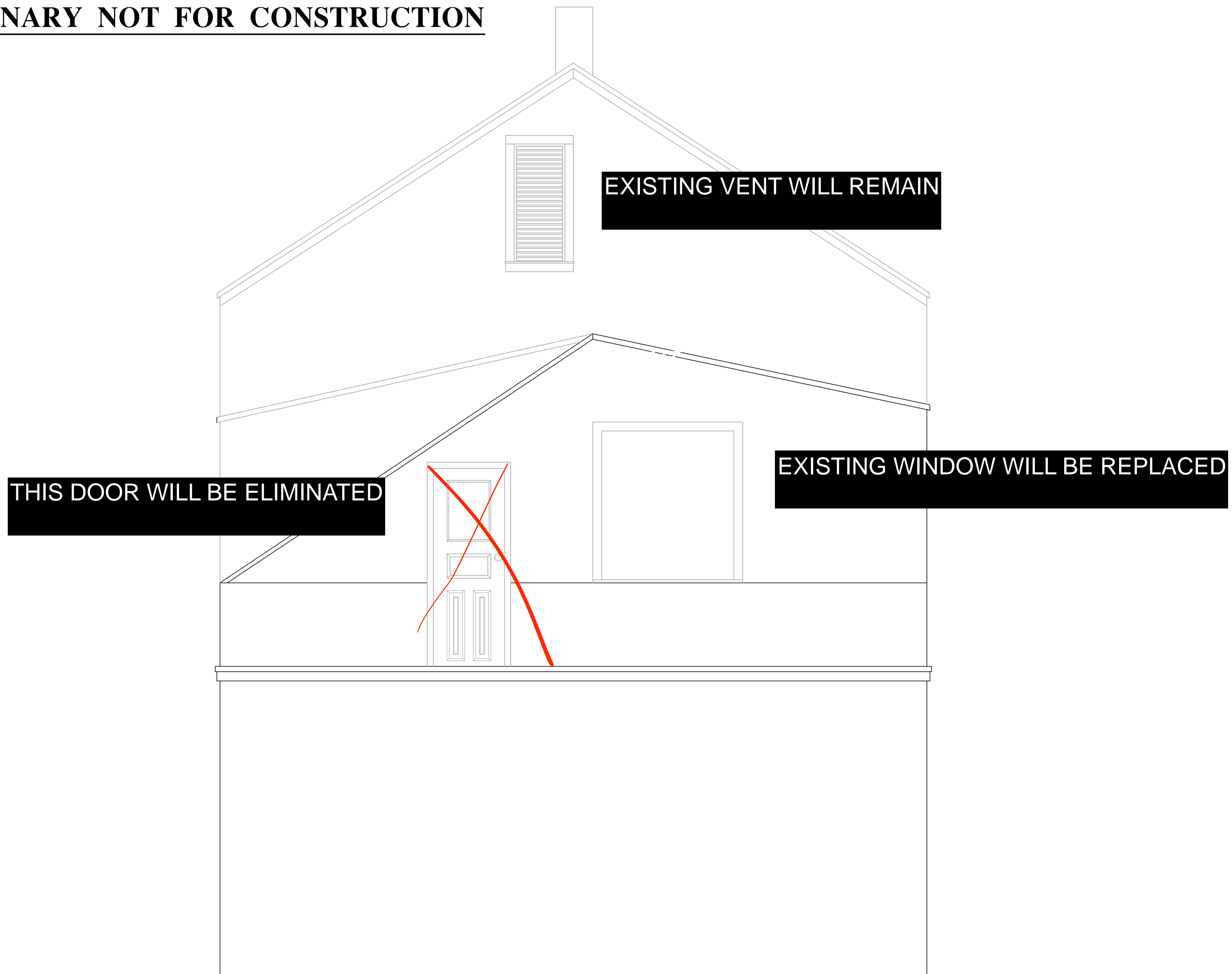
SHEET No.
A3

NORTHWEST ELEVATION
SCALE: 1/2" = 1'-0"

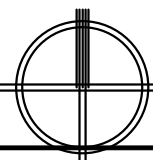




PRELIMINARY NOT FOR CONSTRUCTION



NORTHWEST ELEVATION
SCALE: 1/2" = 1'-0"



JR ARCHITECTURAL
DESIGN SERVICES, LLC.
16766 GREENLAWN ST
DETROIT, MI 48221
(410)-302-8414

AUTHOR CLAIMS ALL COPYRIGHT
PROTECTIONS

PROJECT:

1556 BAGLEY
ROOF
1556 BAGLEY ST.
DETROIT, MI
48216

DESIGNER

JR ARCHITECTURAL DESIGN
SERVICES, LLC.
16766 Greenlawn St.
Detroit, MI 48221
(410)-302-8414

ARCHITECT OF RECORD

CONTRACTOR

LICENSE:

NOTES:

DRAWING TITLE:

DRAWN:

CHECKED:

SHEET No.

A3

Imported File (2)

Sep 1, 2022 at 3:44 PM





Architectural drawing showing a building footprint with a red line indicating a revised roof line. The drawing includes a north arrow, a scale bar, and a title block.

Revised Roof Line

PRELIMINARY NOT FOR CONSTRUCTION

NorthEast Group

DATE: 11/11/11

DISNEY
DISNEY
DISNEY

A4



































ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION: _____

PK VERSION: 0003.15.00

PROJ/JOB: Edelman / Schwartz / Bagley Project - Marvin Elevate

DIST/DEALER: LAURENCE SMITH DIST INC

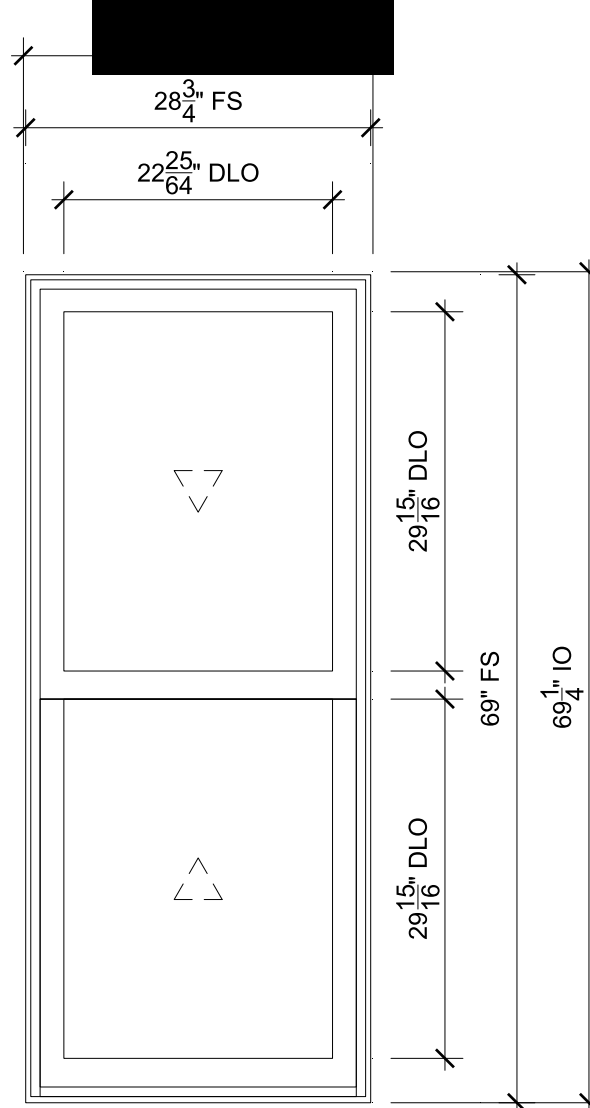
DRAWN: CHRIS CASWELL

QUOTE#: GJ48R4N

SHEET
1
OF 3

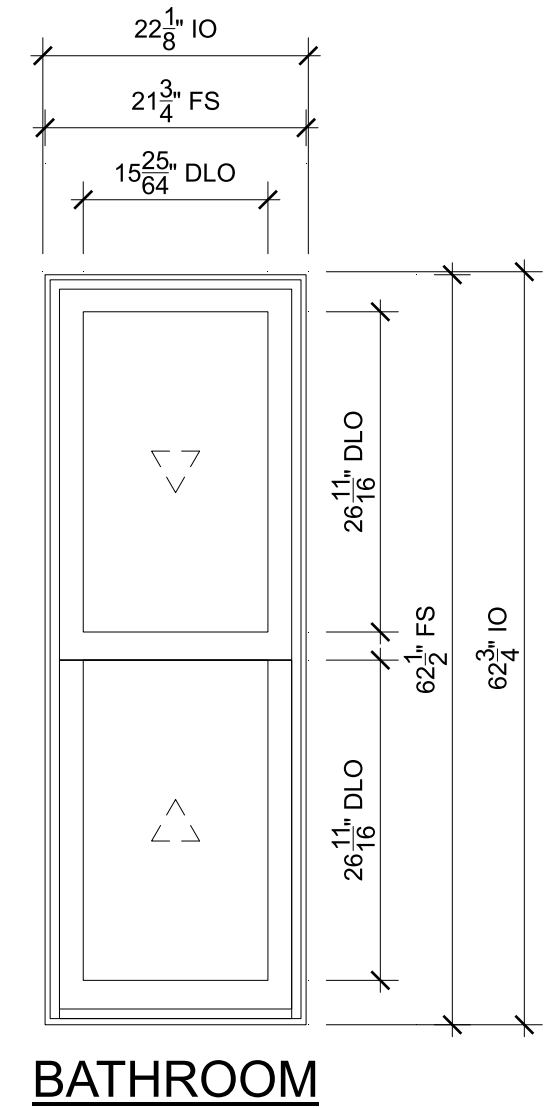
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

#1 and 1-A



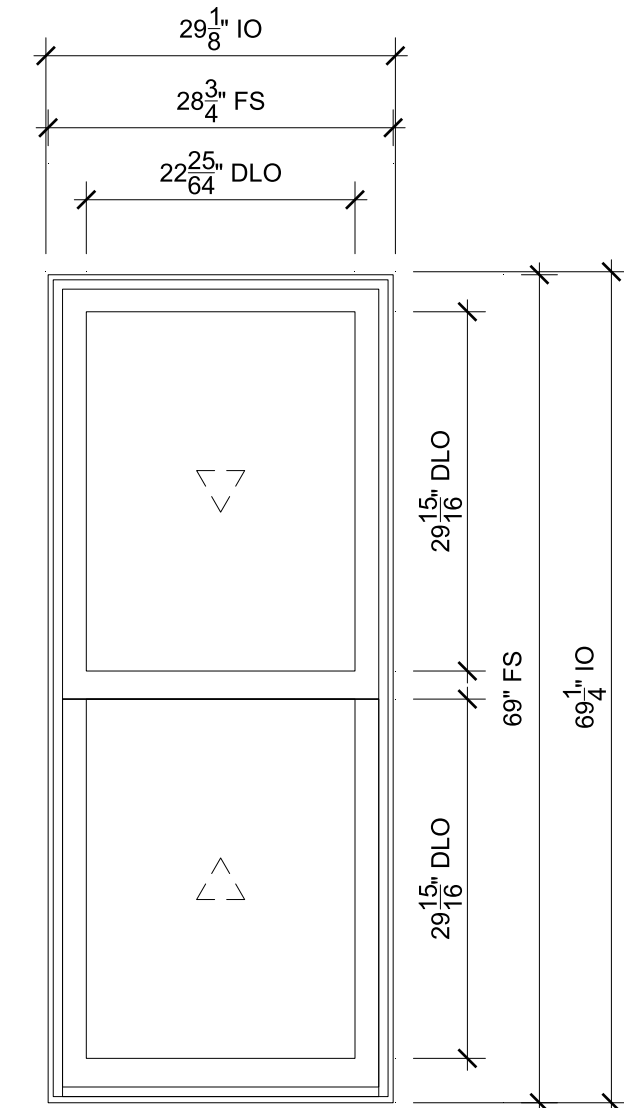
DINING ROOM
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#2



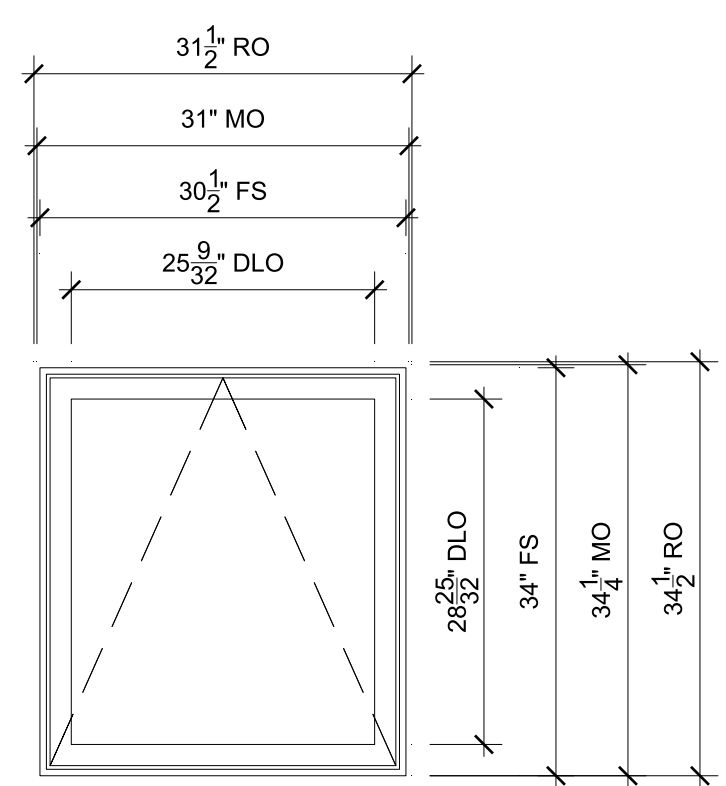
BATHROOM
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#3 and 3-A



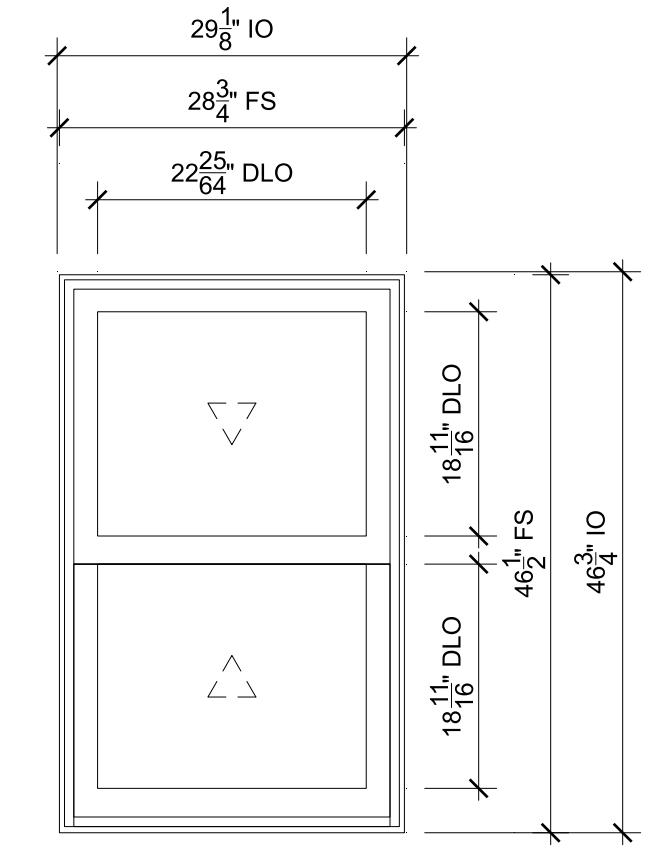
BATHROOM
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#4



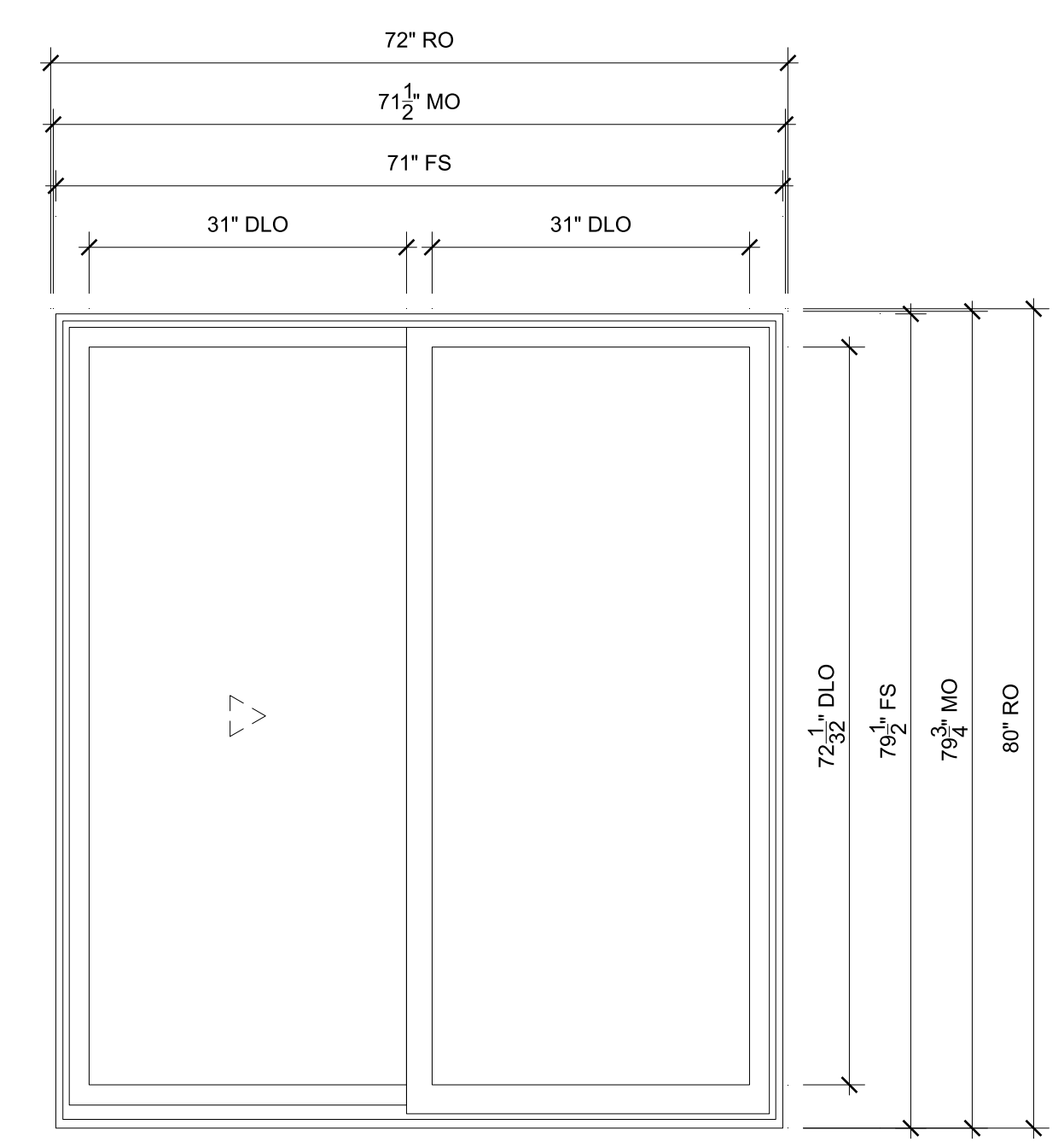
KITCHEN
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill

#5



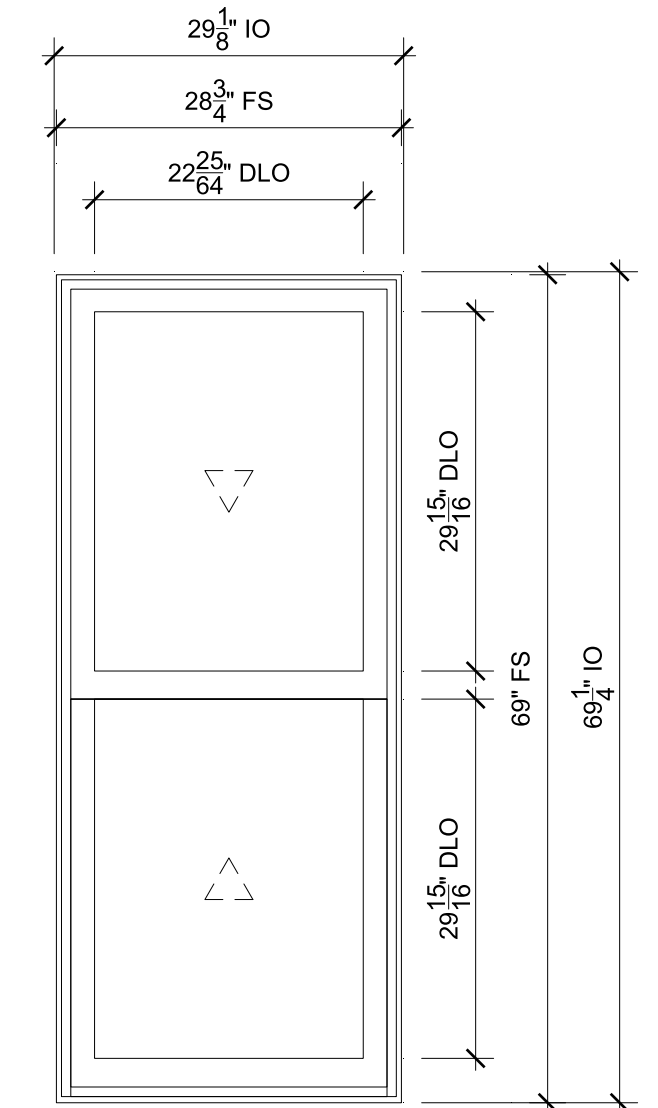
BREAKFAST NOOK
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#6

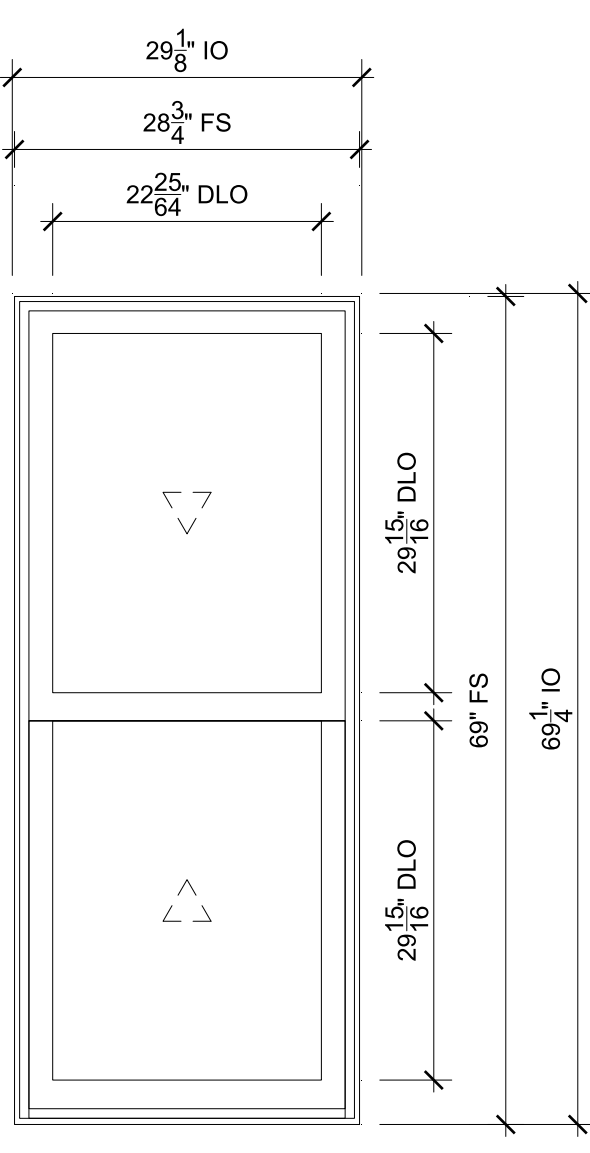


BREAKFAST NOOK
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Meeting Stile

#8

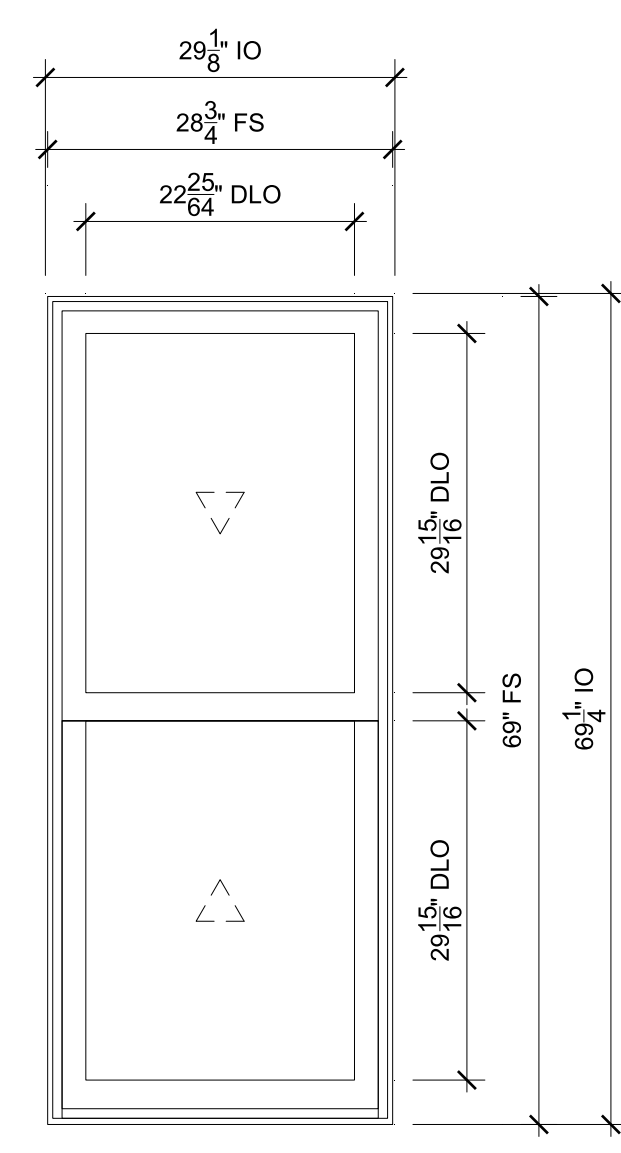


MASTER BEDROOM
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail



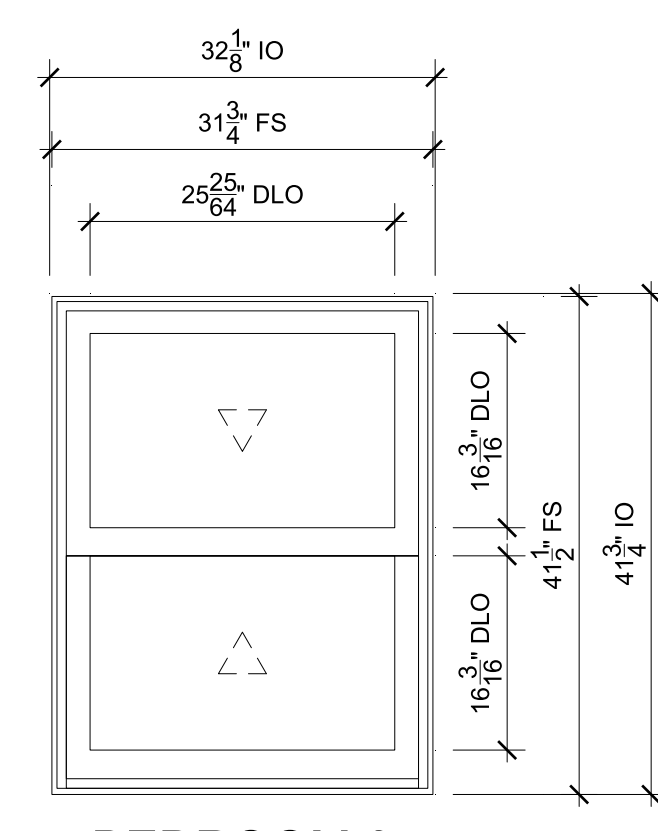
BEDROOM 1
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#9



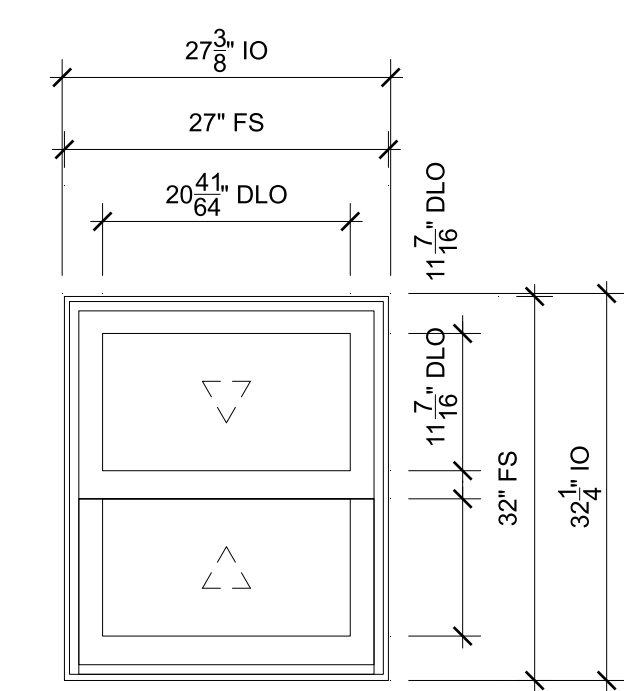
BAR
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#10



BEDROOM 3
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

#11

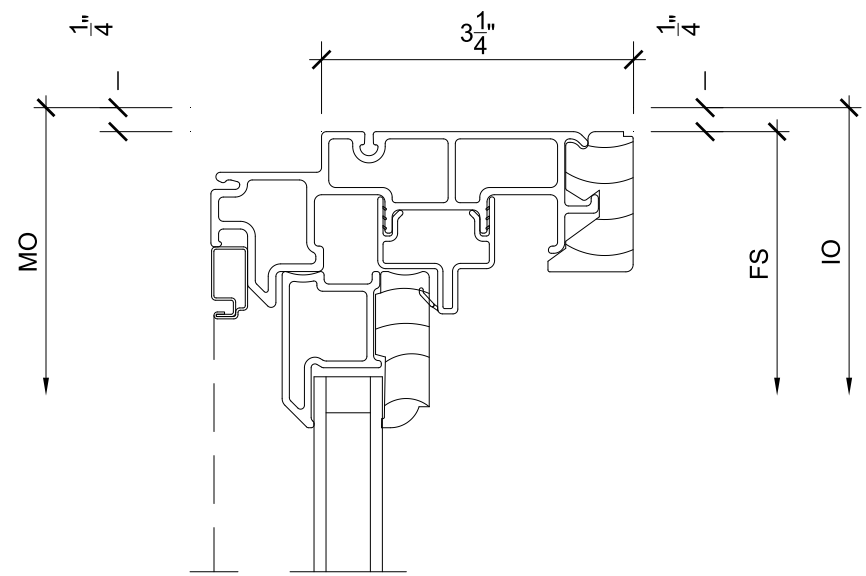


BATHROOM
 SCALE: 3/4" = 1'-0"
 Legend: Head, Jamb, Sill, Check Rail

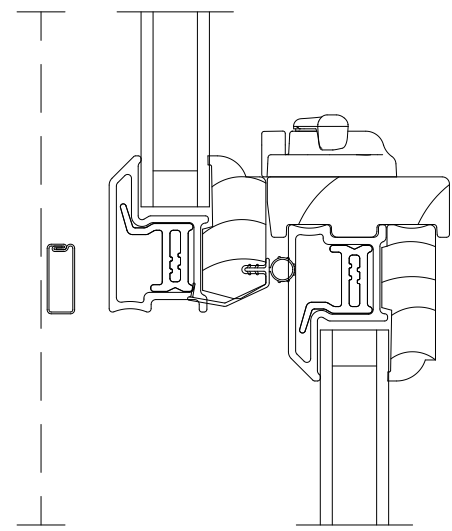
#12

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department at Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

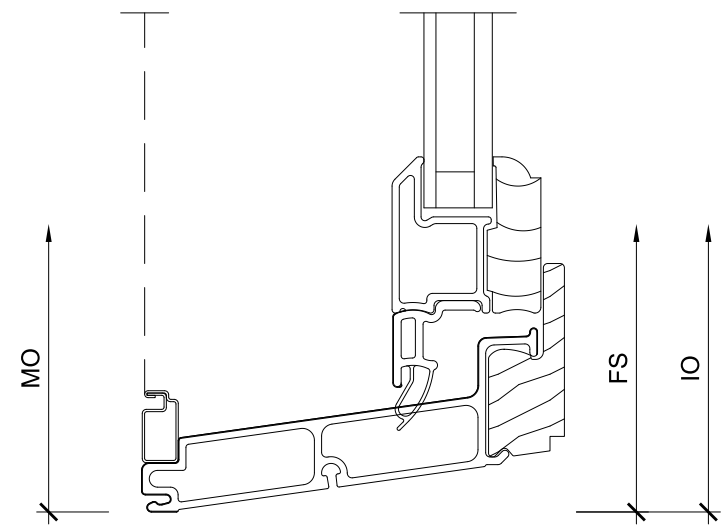
PROJ/JOB: Edelman / Schwartz / Bagley Project - Marvin Elevate
 DIST/DEALER: LAURENCE SMITH DIST INC
 DRAWN: CHRIS CASWELL
 QUOTE#: GJ48R4N
 PK VERSION: 0003.15.00
 CREATED: 07/22/2022
 REVISION:



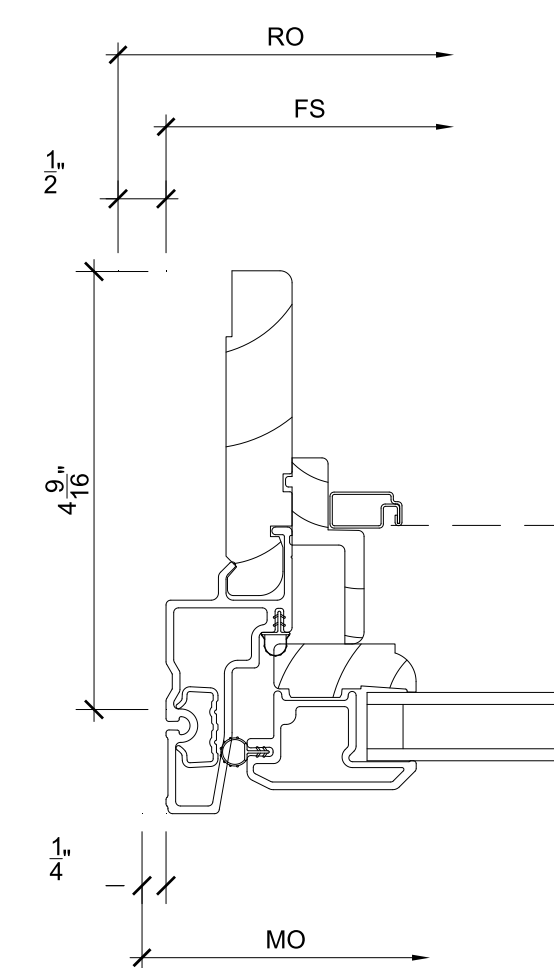
1
2 Head SCALE: 6" = 1'-0"



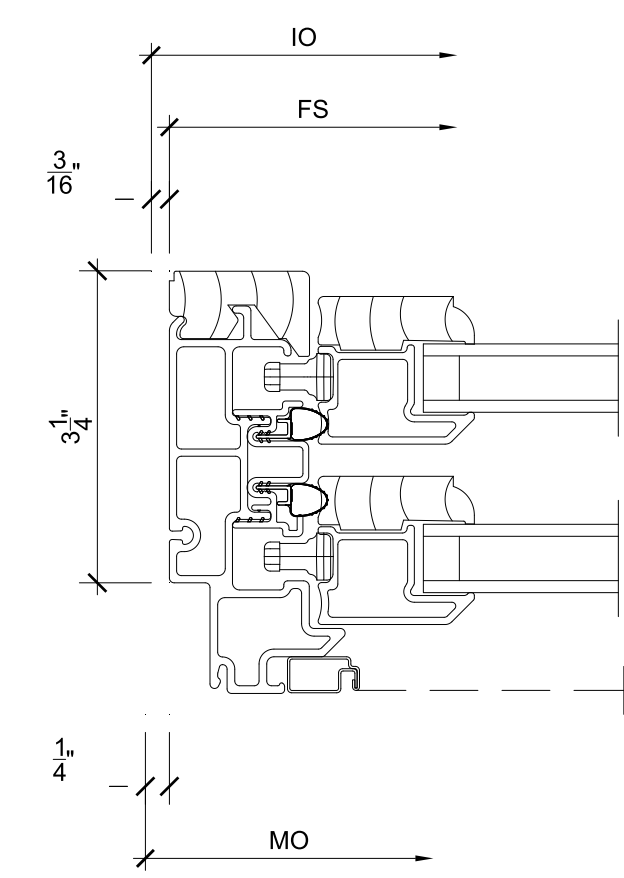
4
2 Check Rail SCALE: 6" = 1'-0"



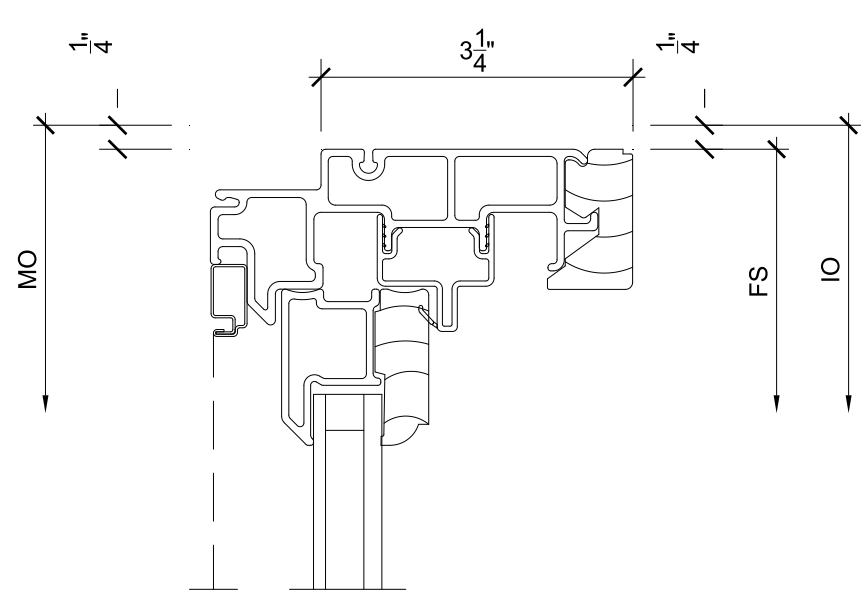
7
2 Sill SCALE: 6" = 1'-0"



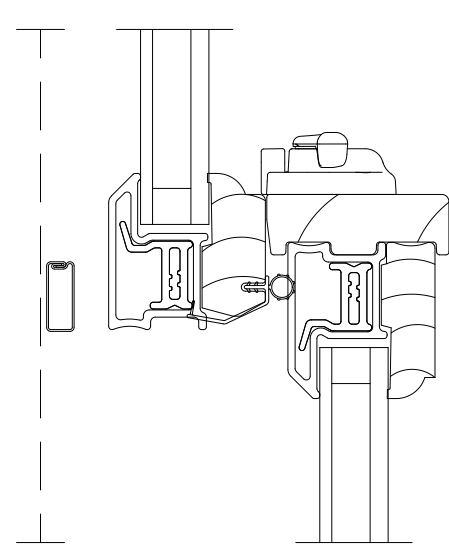
10
2 Jamb SCALE: 6" = 1'-0"



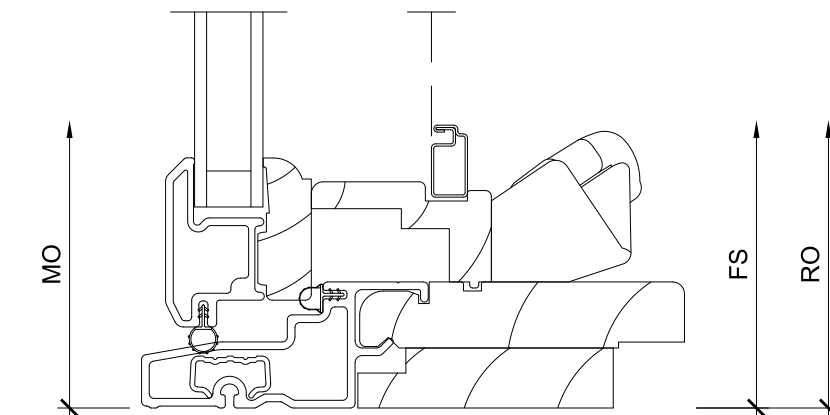
2
2 Jamb SCALE: 6" = 1'-0"



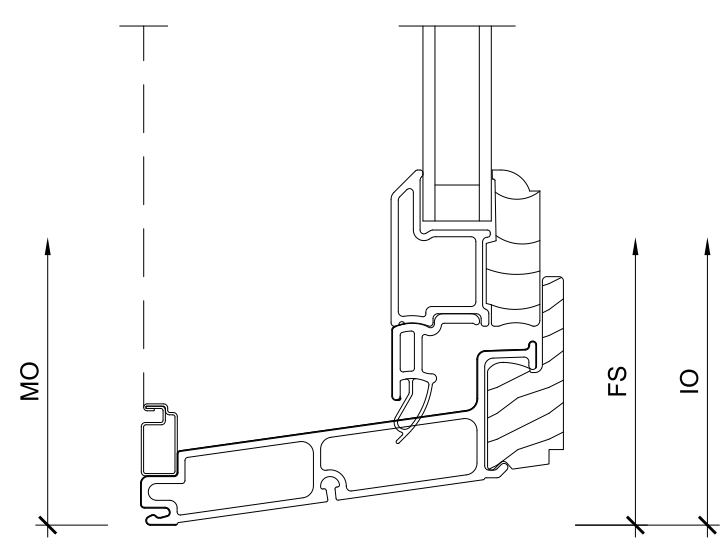
5
2 Head SCALE: 6" = 1'-0"



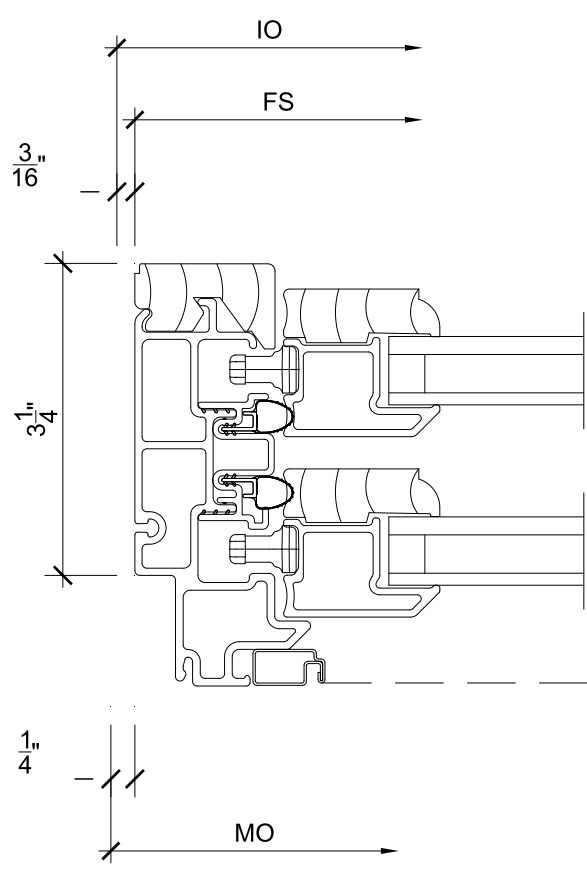
8
2 Check Rail SCALE: 6" = 1'-0"



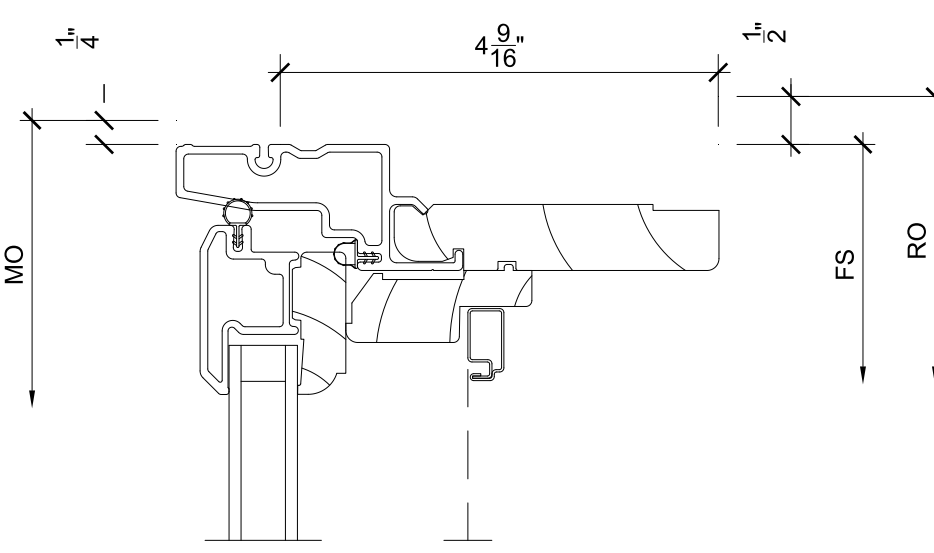
11
2 Sill SCALE: 6" = 1'-0"



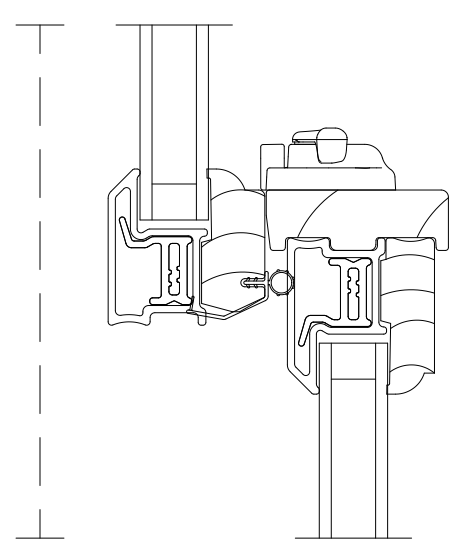
3
2 Sill SCALE: 6" = 1'-0"



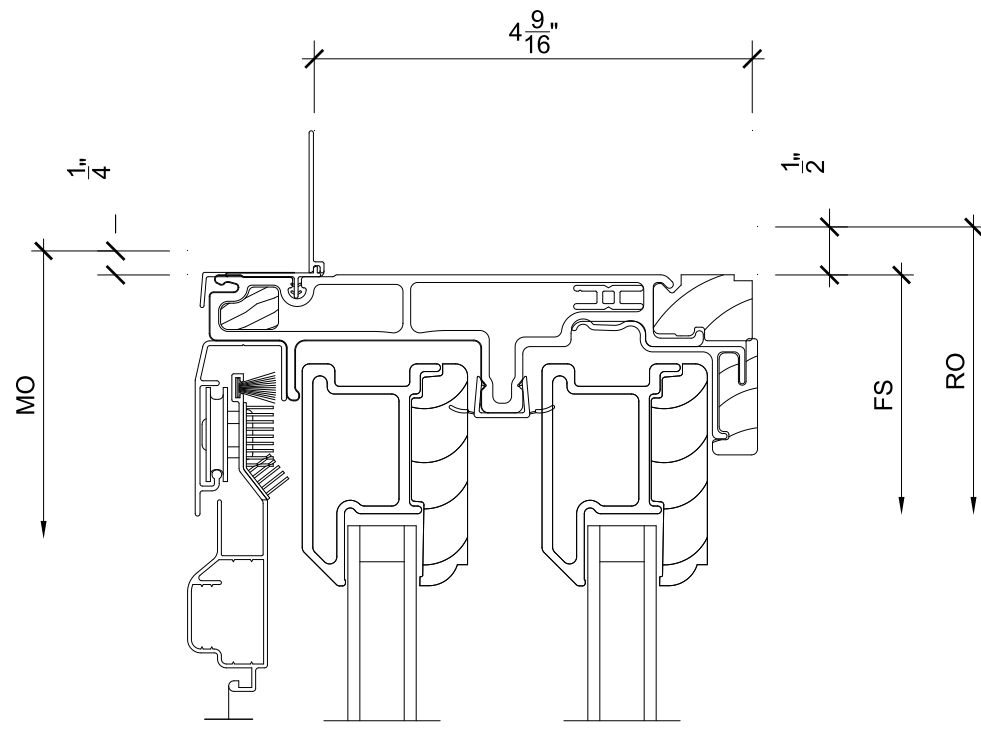
6
2 Jamb SCALE: 6" = 1'-0"



9
2 Head SCALE: 6" = 1'-0"

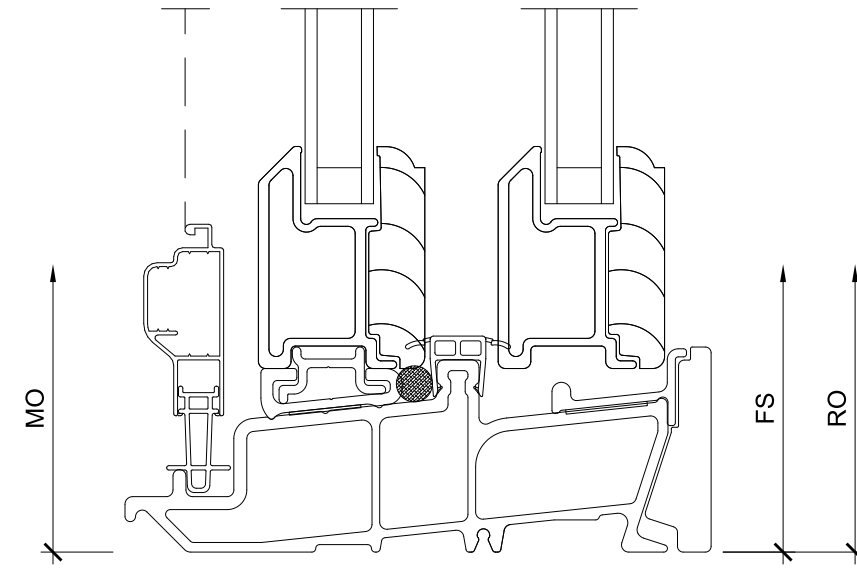


12
2 Check Rail SCALE: 6" = 1'-0"



1
3 Head

SCALE: 6" = 1'-0"



4
3 Sill

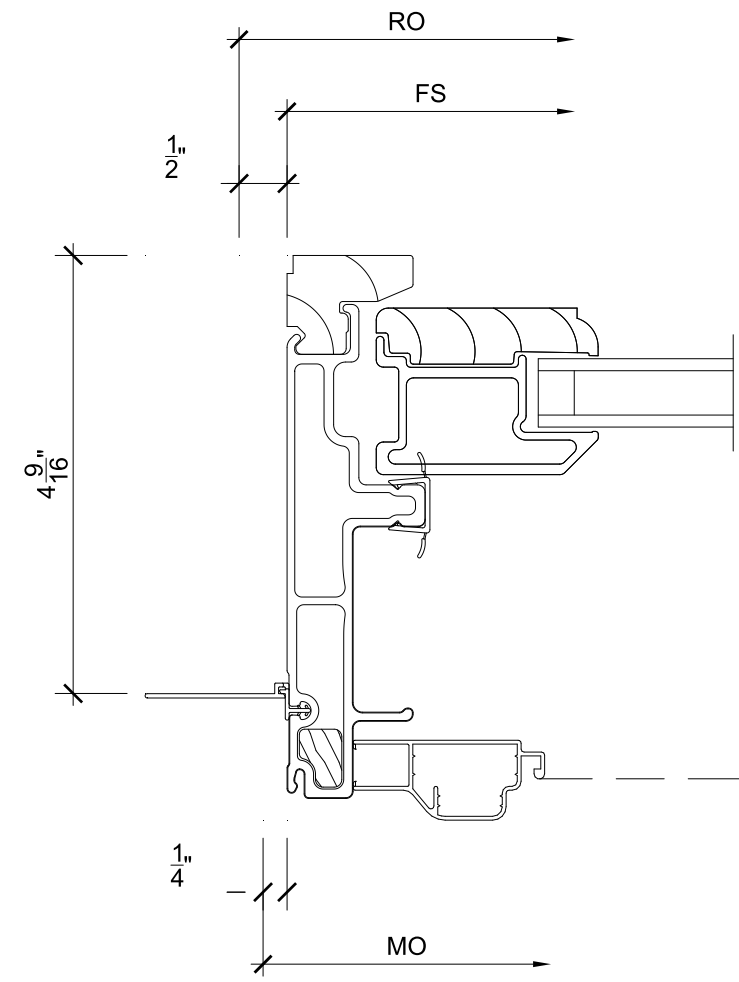
SCALE: 6" = 1'-0"

7
3 NOT USED

SCALE: 6" = 1'-0"

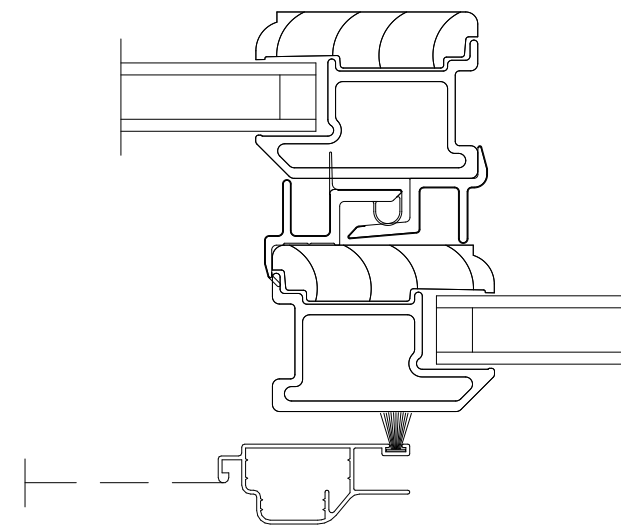
10
3 NOT USED

SCALE: 6" = 1'-0"



2
3 Jamb

SCALE: 6" = 1'-0"



5
3 Meeting Stile

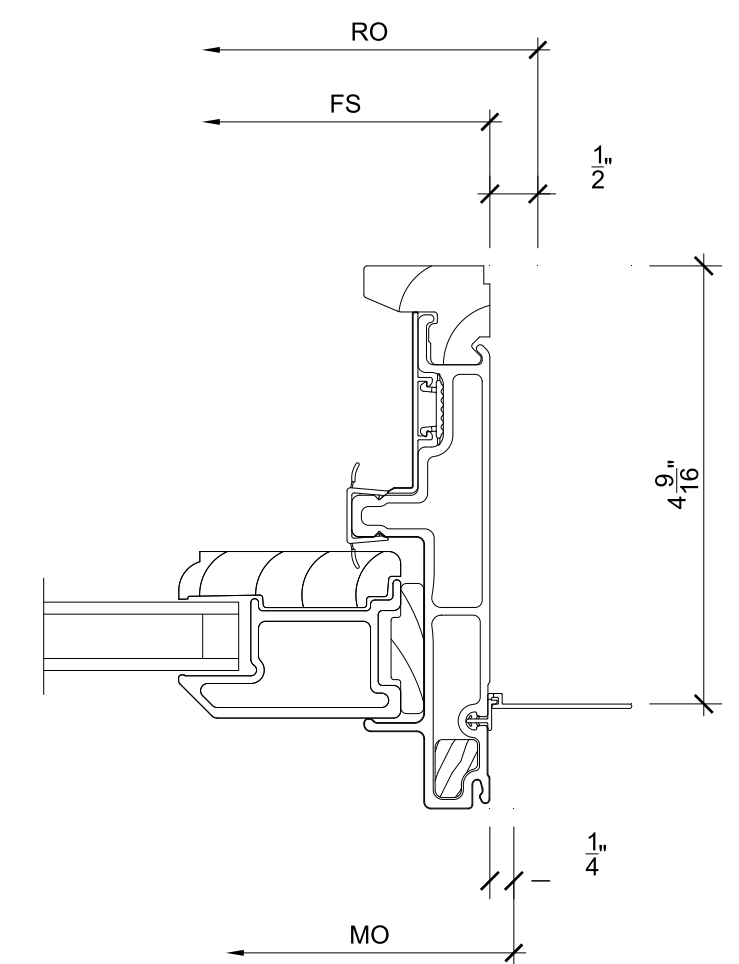
SCALE: 6" = 1'-0"

8
3 NOT USED

SCALE: 6" = 1'-0"

11
3 NOT USED

SCALE: 6" = 1'-0"



3
3 Jamb

SCALE: 6" = 1'-0"

6
3 NOT USED

SCALE: 6" = 1'-0"

9
3 NOT USED

SCALE: 6" = 1'-0"

12
3 NOT USED

SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows & Doors, P.O. Box 100, Grand Rapids, Michigan 49503. The purchaser must also return a copy of these drawings to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Edelman / Schwartz / Bagley Project - Marvin Elevate
DIST/DEALER: LAURENCE SMITH DIST INC
DRAWN: CHRIS CASWELL
QUOTE#: GJ48R4N PK VERSION: 0003.15.00

CREATED: 07/22/2022 REVISION:

SHEET
3
OF 3

Quote Number:

Date:



Image is viewed from Exterior!

Customer Information

Name:

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 31-1/2" x 79-13/16"; R.O. = 32-1/4" x 80-3/16"

O.M. of Exterior Trim = 34" x 81-1/16"

Lead Time: Stock (Call to verify)

Item Description	Qty
2' 6" x 6' 8" S206 Smooth-Star Fiberglass Door w/Clear Glass - Left Hand Inswing (Tru-Guard Composite Edge)	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps w/Deadbolt Schlage (Standard) 1-1/8" x 2-3/4" Strike Prep	1
Set of T/T Ball-Bearing - Black Nickel Hinges	1
Dura-Frame - 4-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	1
Bronze Compression Weatherstrip	1
ADA (Public Access) - Bronze Sill	1
Custom Cut 1" from Height	1



Discover a whole new
SIDE OF HOME.

 **JamesHardie™**
Siding | Trim

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus Pcs/Pallet	324	280	252	210	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5

SELECT CEDARMILL®



SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™			✓	✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

SMOOTH



SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

BEADED CEDARMILL®

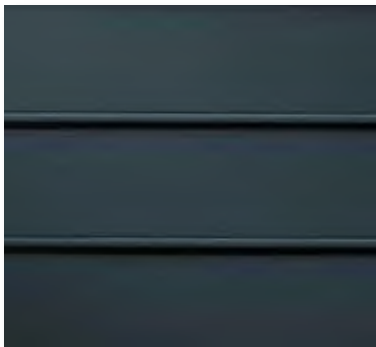


BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	—
DREAM COLLECTION™	✓
PRIME	✓

BEADED SMOOTH



*9.25 in widths do not feature the drip edge

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®
Boards
Khaki Brown

HardiePlank®
Lap Siding
Navajo Beige

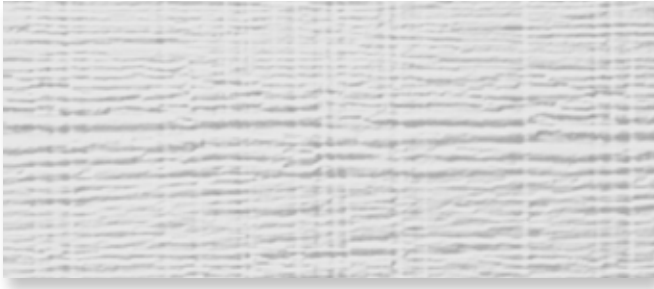
The performance you require.

THE DISTINCTIVENESS YOU DESIRE.

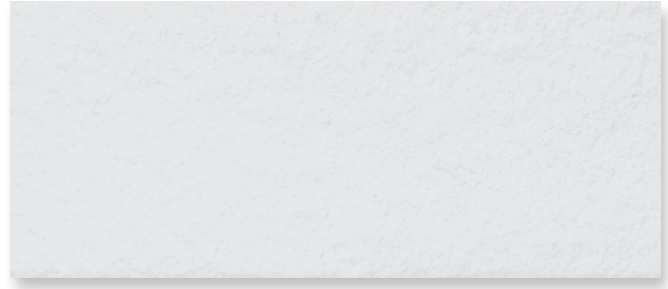
HardieTrim®

Length 12 ft boards

ROUGHSAWN



SMOOTH



4/4 ROUGHSAWN

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	AW	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 ROUGHSAWN

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

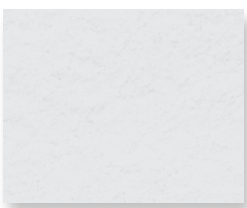
5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

BATTEN BOARDS

SMOOTH



RUSTIC GRAIN®



SMOOTH & RUSTIC GRAIN®

Thickness	.75 in
Width	2.5 in
Prime Pcs/Pallet	190
ColorPlus Pcs/Pallet	437

STATEMENT COLLECTION™	✓
DREAM COLLECTION™	✓
PRIME	✓

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and help protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.



HardieSoffit®
Panels
Dream Collection™
product

For complete confidence
EVERY DETAIL MATTERS.

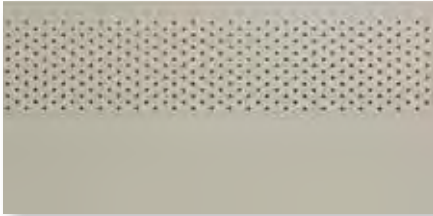
HardieSoffit®

Thickness 1/4 in

VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	108

VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓
✓	✓	✓

VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

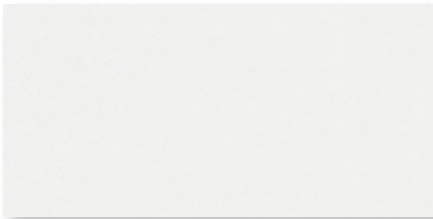
PRIME

✓		
✓	✓	✓
✓	✓	✓

NON-VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	200	150	100	–

NON-VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓	
✓	✓	✓	✓

NON-VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

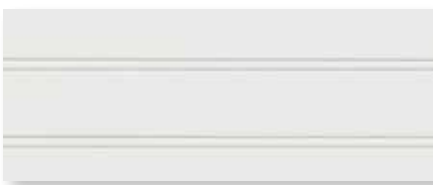
STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓			
✓	✓	✓	
✓	✓	✓	✓

BEADED PORCH PANEL



Thickness	1/4 in
Length	8 ft
Width	48 in
Prime Pcs/Pallet	50
ColorPlus Pcs/Pallet	50

BEADED PORCH PANEL

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓
✓

STATEMENT COLLECTION™

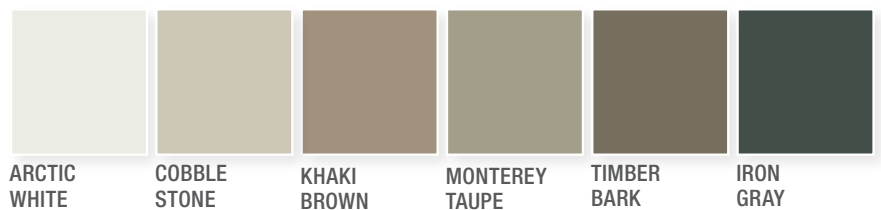
Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

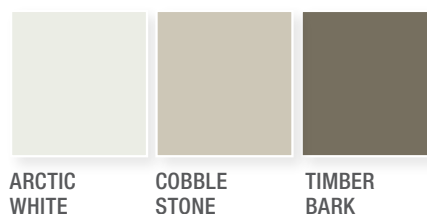
Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering

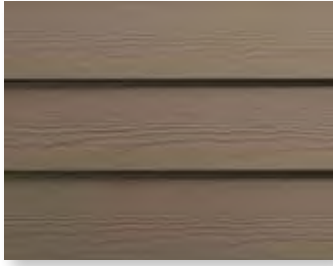


Soffit Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

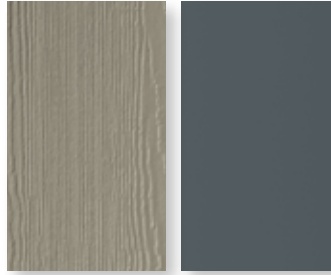
HardiePlank®



SELECT CEDARMILL®

Width 7.25 in 8.25 in
Exposure 6 in 7 in

HardiePanel®



SELECT CEDARMILL® & SMOOTH

Size 4 ft x 10 ft

HardieShingle®



STRAIGHT EDGE PANEL

Height 15.25 in
Exposure 7 in



STAGGERED EDGE PANEL

Height 15.25 in
Exposure 6 in

HardieSoffit®



VENTED SELECT CEDARMILL®

Size 12 ft x 12 in



NON-VENTED SELECT CEDARMILL®

Size 12 ft x 12 in

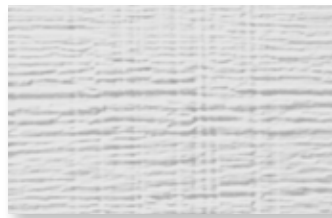
HardieTrim®

4/4 SMOOTH



Thickness .75 in
Length 12 ft boards
Width 5.5 in 7.25 in
Widths in Arctic White only
3.5 in 9.25 in 11.25 in

4/4 ROUGHSAWN



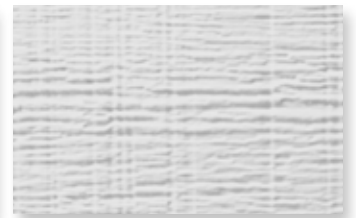
.75 in
12 ft boards
7.25 in
Widths in Arctic White only
3.5 in 5.5 in 9.25 in 11.25 in

5/4 SMOOTH



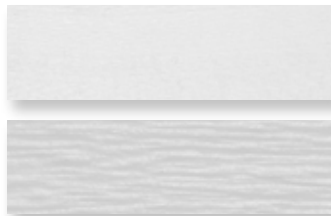
1 in
12 ft boards
3.5 in 5.5 in 7.25 in 11.25 in
Widths in Arctic White only
9.25 in

5/4 ROUGHSAWN



1 in
12 ft boards
3.5 in 5.5 in 7.25 in
Widths in Arctic White only
9.25 in 11.25 in

BATTEN BOARDS



4/4 SMOOTH & RUSTIC GRAIN®

.75 in
12 ft boards
2.5 in



Selecting a color? Request a product sample at jameshardiepros.com/samples