

November 22, 2022

**NOTICE OF DENIAL**

Marques King  
Fabrick Design, LLC  
3421 Burns St.  
Detroit, MI 48214

**RE: Application Number 22-8092; 740 Van Dyke; West Village Historic District**  
**Project Scope: Demolish Garage, Demolish Rear Addition, Alter rear elevation**

Dear Applicant,

At the regular meeting that was held on November 16, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on November 22, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Demolish garage***

The reasons for the denial are a failure to meet the following specific Standards or Elements:

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. *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.*

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

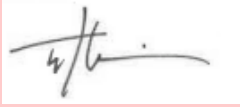
Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2<sup>nd</sup> Floor, G. Mennen Williams Building  
525 West Ottawa Street  
P.O. Box 30754  
Lansing, MI 48909

Phone: 517-335-0665  
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:

A handwritten signature in black ink, appearing to read 'T. Boscarino', with a horizontal line extending to the right.

Timothy Boscarino  
Detroit Historic District Commission

# DHDC 22-8092

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

November 22, 2022

### CERTIFICATE OF APPROPRIATENESS

Marques King  
Fabrick Design, LLC  
3421 Burns St.  
Detroit, MI 48214

**RE: Application Number 22-8092; 740 Van Dyke; West Village Historic District  
Project Scope: Demolish Rear Addition, Alter Rear Elevation**

Dear Applicant,

At the regular meeting that was held on November 16, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on November 22, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

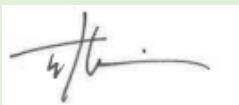
***Demolish rear addition, alter door opening, build deck, change paint color, per the submitted documents, drawings, and other submitted materials and specifications.***

***With the condition(s) that:***

- The materials, color, and foundation of the proposed deck shall be subject to approval by staff.***
- The transom window above the rear door shall be retained.***

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

For the Commission:



Timothy Boscarino  
Detroit Historic District Commission



## MEMORANDUM

**TO:** Audra Dye, Architectural Historian, Planner;  
Jennifer Ross, Architectural Historian

**COMPANY/ORG:** City of Detroit - Planning & Development Department

**ADDRESS:** 2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**FROM:** Marques King, RA, NCARB  
Principal, Fabric[K] Design

**DATE:** October 13, 2022

**RE:** Historic District Project Review Request - 740 Van Dyke Street

***Remarks:***

Dear Audra, Jennifer, and the Detroit Historic Review Board,

We are submitting for your review the following Scope of Work proposal and description for rehabilitation work to be done 740 Van Dyke Street within the West Village Historic District of Detroit, Michigan.

The residence is an attached townhouse single family structure that shares a partition wall with another townhouse to the north. Both exist on their own parcel tracts and separated by property fences in the rear. The property and parcel in question also has decrepit 1 car/coach garage in the rear yard.

Overall the primary residence is in great shape and as such the client wishes to retain as much of the interior character of the house. In fact, little will be done on the interior concerning rough carpentry and demo besides the removal of a poorly placed ½ bath addition and its relocation; some minor wall demo to make a more functional kitchen/dining space, and the removal of a portions of walls on the second floor to slightly expand the home's only second floor full bathroom and provide more closet space. The house has some very beautiful original millwork, cabinetry, exterior doors and finish work that we are excited to retain & refinish. The kitchen and all the bathrooms will be updated from a finish and fixture standpoint. Walls will get repainted and wood will be sanded and restained. Lastly, all of the major building systems - Electrical, HVAC, and Plumbing - will be updated to satisfy the demands of a modern lifestyle.



For the purpose of this report and your official review we now present the exterior scope of work as pursuant to the Detroit Historic Commission's jurisdiction. We are requesting review and approval for the following items concerning the property's exterior.

1. We are requesting approval to remove the existing original coach house in the rear of the property. The current state of the garage is poor. While much of the aesthetics of the accessory structure could be remedied with paint, there are noticeable structural slab defects. Door and window frames at the exterior are splitting away from each and the foundation itself is sinking in a few places.
2. We request approval to remove the existing but 'NOT-ORIGINAL' addition attached to the back of. This addition seems to be fairly recently built. It was done so very poorly and on top of inadequate pier foundations. There are many points where the structure of the addition is directly exposed to the elements, not properly sealed & insulated, and unprotected in the crawlspace. The "room" is not conducive to tempered habitable space. On an aesthetic note, the addition completely blocks the original wood french doors and sidelights that formerly lead to the rear yard. We would like to restore these doors ( and their 'storms') to their intended exterior exposure and function.
3. We request approval to remove the existing uncovered and unprotected wood deck at the rear of the house. The deck is not original and is also serving as the structural platform for the addition built next to it. We are proposing to remove the deck and replace it with an updated wood deck with proper foundations.
4. We request approval to remove a secondary existing door in the rear that leads directly into the kitchen. We propose to build up the sill with brick masonry to the height of the adjacent original window and then fill that opening with a comparable window. Our request is based on the notion that there already exists a primary rear set of doors to the backyard. Secondly, this kitchen service door prevents the kitchen from being organized in a functional, useful and contemporary way. Its small size, adjacency to original built-in features (that we'd like to keep, and limited usable wall space make it extremely difficult to place an adequate amount of counter space and modern appliances. For these reasons we are requesting this modification to the rear of the property with the goal of retaining as much of the interior and exterior original aesthetic of the home while making it slightly more functional for a 21st Century family.
5. We request a review and approval of the exterior design of the rear replacement porch and its expansion.
6. We request approval to paint the exterior second floor wood shakes, trim, and window sash in accordance with the following Detroit Historic District Color Palette E hues...
  - Body of the House (Wood Shakes @2nd Floor): B:12 Dark Yellow
  - House Trim; Window Trim & Sashes: B:19: Black



- *Note. Existing and Original Solid Wood Front Door will be sanded and stained in its original color.*

In consideration of our proposals, please refer to our entire application and Historic Review Package complete with images, diagrams, and photographs of the existing property.

- END OF MEMO -

If there are any questions please feel free to contact me

Marques King, RA. NCARB

marquesking@fabrick-design.com

313-727-8550

**CC:**

**Andrew Graves,** [AndrewGraves.CA@gmail.com](mailto:AndrewGraves.CA@gmail.com) ; Client & Homeowner

**Rondra Lee,** [rondralee5900@gmail.com](mailto:rondralee5900@gmail.com) ; Client & Homeowner



# 740 VAN DYKE AVENUE RENOVATION

740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD



## PROJECT TEAM

**OWNER/CLIENT:**  
ANDREW GRAVES & RONDRA LEE  
10111 MICHAEL CROSSING DRIVE  
CHARLOTTE, NORTH CAROLINA 28213  
757-806-9818

**ARCHITECT:**  
FABRIC[K] DESIGN, LLC  
3421 BURNS STREET  
DETROIT, MICHIGAN 48214  
313-727-8550



## SCHEMATIC DESIGN/ DETROIT HISTORIC DISTRICT COMMISSION REVIEW SET

17 October 2022

**FABRICK**  
DESIGN

COVER PAGE



1  
A0 VICINITY MAP  
NOT TO SCALE

DATE: 17 October 2022



DRAWING INDEX

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A8	EXISTING CONDITIONS REAR DECK PHOTOS
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A10	NEW GROUND FLOOR PLAN
A11	REPLACEMENT WINDOW PROPOSAL
A12	NEW EXTERIOR PAINT COLORS
A13	ELEVATIONS
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A16	REAR PERSPECTIVES
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A18	REAR PERSPECTIVES

PROJECT DESCRIPTION:

THIS PROJECT IS THE SELECTIVE DEMOLITION AND RENOVATION OF AN EXISTING ATTACHED TOWNHOUSE IN THE WEST VILLAGE HISTORIC DISTRICT NEIGHBORHOOD OF DETROIT, MICHIGAN. ON THE INTERIOR A FEW WALLS WILL BE MOVED BUT MUCH OF THE WORK IS FOCUSED ON UPDATING ALL OF THE BUILDING SYSTEMS AND UPDATING ALL OF THE FINISHES. THE 1/2 BATH WILL BE MOVED AND THE KITCHEN REORGANIZED. ON THE EXTERIOR WE ARE PROPOSING TO REMOVE SEVERAL DEFUNCT AND POORLY BUILT STRUCTURES/ADDITIONS, REPLACING THEM WITH AN EXPANDED REAR DECK WITH PROPER FOUNDATIONS. WE ARE ALSO PROPOSING TO REPAINT PORTIONS OF THE EXTERIOR FACADE.

HDC REQUESTS FOR REVIEW & APPROVAL

WE ARE REQUESTING REVIEW AND APPROVAL FROM THE HISTORIC COMMISSION FOR THE FOLLOWING ITEMS...

1. WE REQUEST APPROVAL TO REMOVE THE EXISTING AND ORIGINAL COACH HOUSE GARAGE AT THE REAR OF THE PARCEL OFF THE ALLEY. THE CURRENT STATE OF THE GARAGE IS IN POOR AND FAILING CONDITION.
2. WE REQUEST APPROVAL TO REMOVE THE EXISTING BUT NON-ORIGINAL ADDITION ATTACHED TO THE BACK OF THE HOUSE. THE ADDITION IS POORLY BUILT, IMPROPERLY WEATHER PROOFED AND HAS INADEQUATE FOUNDATIONS.
3. WE REQUEST PERMISSION AND APPROVAL TO REMOVE THE EXISTING UNCOVERED WOOD DECK AT THE REAR OF THE HOUSE. THE DECK IS NOT ORIGINAL TO THE HOUSE.
4. WE REQUEST APPROVAL TO REMOVE AN EXISTING DOOR FROM THE REAR OF THE PORCH OFF THE KITCHEN AND REPLACE IT WITH A DOUBLE HUNG WINDOW SIMILAR TO THOSE ALREADY APART OF THE HOUSE.
5. WE REQUEST APPROVAL OF THE DESIGN OF THE NEW REAR REPLACEMENT PORCH AND EXPANSION.
6. WE REQUEST APPROVAL TO PAINT THE EXTERIOR OF THE HOUSE AT THE SECOND LEVEL, WINDOW SASHES & FRAMES, EXPOSED ROOF RAFTERS AND ANY EXTERIOR TRIM ACCORDING TO THE APPROVED HUES IN COLOR SYSTEM E.

PROJECT DATA

ZONING/BUILDING AREA:

ZONING DISTRICT:	R2-H TWO FAMILY DWELLING
HISTORIC DISTRICT:	WEST VILLAGE LOCAL HISTORIC DISTRICT
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOUSE (BY-RIGHT)
PARCEL/LOT AREA:	+/- 3,311 SF

EXISTING	
FRONT SETBACK:	15'-0"
REAR SETBACK:	30'-0"
SIDE SETBACK:	3'-0"
EXST. TOTAL BUILDING AREA:	+/- 2,435 SF (1ST, 2ND & ATTIC FLOOR) 1ST FLOOR +/- 1,077 SF 2ND FLOOR +/- 1,040 SF ATTIC +/- 318 SF

GARAGE AREA:	+/- 265 SF
LOT COVERAGE AREA/RATIO:	+/- 1,342 SF   40%
COVERED PORCHES:	+/- 38 SF
UNCOVERED PORCHES:	+/- 215 SF

NEW	
FRONT SETBACK:	15'-0"
REAR SETBACK:	30'-0"
SIDE SETBACK:	3'-0"
NEW BUILDING AREA:	+/- 2,327 SF 1ST FLOOR +/- 968 SF 2ND FLOOR +/- 1,040 SF ATTIC +/- 318 SF

GARAGE AREA:	0 SF
COVERED PORCH:	+/- 257 SF
LOT COVERAGE AREA/RATIO:	+/- 968 SF   29.2%
UNCOVERED PORCH:	+/- 220 SF

CONSTRUTION SUMMARY:

CONSTRUCTION TYPE: V-5	STRUCTURE BUILT: 1909
LIGHT FRAME WOOD CONSTRUCTION	OCCUPANCY GROUP: R-3
BRICK VENEER BASE	
WOOD SHAKE VENEER ABOVE	
ASPHALT SHINGLE ROOF	

APPLICABLE CODES:

DETROIT ZONING ORDINANCE(DECEMBER 13, 2019)  
2015 MICHIGAN RESIDENTIAL CODE  
2015 MICHIGAN REHABILITATION CODE  
2015 MICHIGAN ENERGY CODE  
2015 MICHIGAN MECHANICAL CODE  
2015 MICHIGAN PLUMBING CODE  
2014 NATIONAL ELECTRIC CODE

JURISDICTION:

CITY OF DETROIT  
BUILDING, SAFETY, ENGINEERING, AND  
ENVIRONMENTAL DEPARTMENT (BSEED)  
COLEMAN A. YOUNG MUNICIPAL, 4TH FLOOR  
2 WOODWARD AVENUE  
DETROIT, MICHIGAN 48226



DRAWING INDEX AND PROJECT INFORMATION

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PROJECT: 740 VAN DYKE AVENUE RENOVATION

CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

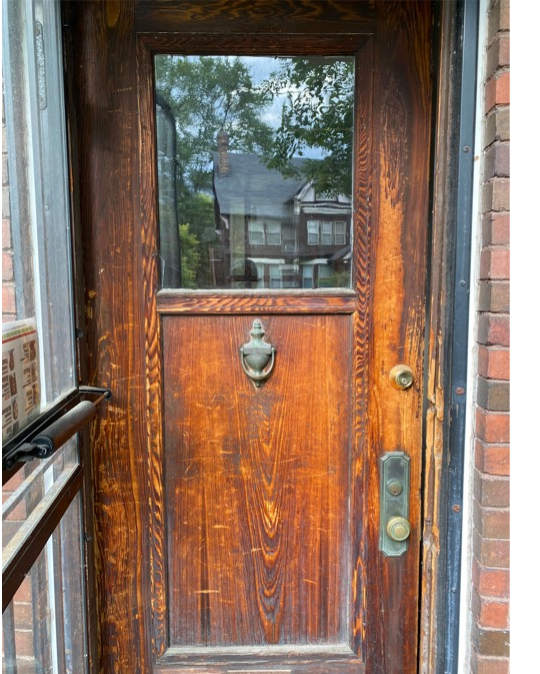
ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

ΣΧΑΛΕ 1/8" = 1'-0"

DATE: 17 October 2022

A1









BEAUTIFUL TRIM WORK. THE FRENCH DOORS ORIGINALLY OPENED DIRECTLY TO THE BACKYARD BUT ARE BEING HIDDEN AND BLOCKED NOW BY A POORLY BUILT ADDITION. WE'D LIKE TO REMOVE THAT ADDITION AND ONCE AGAIN REVEAL THESE AMAZING DOORS AND LITES.



STAINED SOLID DOORS TO AN ORIGINAL COAT AND UTILITY CLOSET. FRONT DOOR IN THE DISTANCE. ALL TO REMAIN.



SOLID WOOD CLOSETS LOOKING TOWARD THE KITCHEN. NOTICE THE REFRIGERATOR STICKING OUT INTO THE WALK WAY.



THE CURRENT KITCHEN IS A COMBINATION OF THE ORIGINAL CONFIGURATION AND A BAD RENOVATION SOME TIME LATER. BOTH ARE INADEQUATE FOR MODERN USE. TO HELP MAKE THE KITCHEN MORE FUNCTIONAL WE'D LIKE TO PROPOSE USING THE FRENCH DOORS IN THE LIVING ROOM AS THE MAIN ACCESS POINT TO THE REAR AND CLOSING OFF THIS DOOR IN THE KITCHEN, ADDING A SASH DOUBLE HUNG WINDOW IN ITS STEAD.



THE LIVING ROOM WITH FIREPLACE AND MANTLE TO THE LEFT AND THE PRIMARY STAIRWAY AND FOYER IN THE DISTANCE TO THE RIGHT.



BEAUTIFUL BUILT-IN CABINETRY AND MILLWORK IN THE DINING ROOM TO REMAIN.



THERE ARE REALLY NO PLACES TO PUT DESPERATELY NEEDED COUNTER SPACE IN THIS KITCHEN, ESPECIALLY WITH AN ACCESS DOOR TAKING UP VALUABLE WALL SPACE. THE 30" MODERN DEPTH FRIDGE STICKS OUT FROM THE WALL BLOCKING PART OF THE WALK WAY INTO THE KITCHEN. FURTHERMORE, THE KITCHEN IS NOT WIDE ENOUGH TO EVEN ADD AN ISLAND WITH AN ADEQUATE WALK AISLE ON EACH SIDE. FOR PURPOSES OF THIS HISTORIC REVIEW COMMISSION, BEING ABLE TO CLOSE OFF THE ACCESS DOOR TO CREATE A TRUE U-SHAPED KITCHEN WILL HELP MAKE THIS SPACE TRULY FUNCTIONAL AND REMOVE ALL OBSTRUCTIONS.



EXISTING BUTLER'S PANTRY WILL REMAIN. WE ARE PLANNING TO EXCHANGE OUT FOR A DIFFERENT AND MORE STURDY COUNTERTOP BUT THE ORIGINAL CABINETS WILL REMAIN. BUTLER'S PANTRY IS RIGHT OFF OF THE KITCHEN.



VAN DYKE STREET

30'-0" +/-

ADJACENT EXISTING TOWNHOUSE  
NOT IN SCOPE

DEMOLISH NON-ORIGINAL  
ADDITION AND FOUNDATION.

DEMOLISH FAILING 1 CAR  
GARAGE

PUBLIC ALLEY

110'-0" +/-

DEMOLISH OPEN AIR WOODEN DECK



1

EXISTING SITE PLAN - SCALE: 1" = 10'-0"

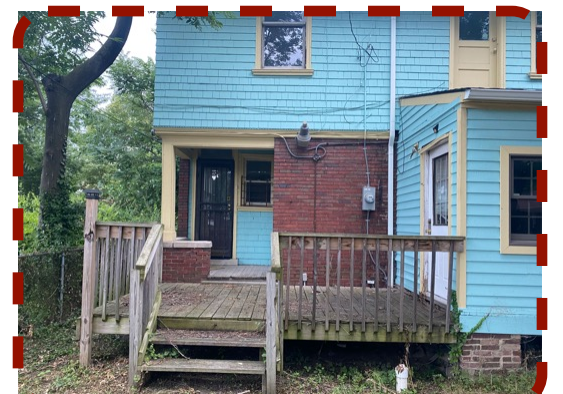
1



2



3



## EXISTING SITE PLAN

**FABRICK**  
DESIGN

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PROJECT: 740 VAN DYKE AVENUE RENOVATION

CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

DATE: 17 October 2022

A4

VAN DYKE STREET

PUBLIC ALLEY

+/- 30'-0"

ADJACENT EXISTING TOWNHOUSE  
NOT IN SCOPE

TWO STORY PORTICO W/ 2ND  
FLOOR EGRESS

GROUND FLOOR TERRACE

EXISTING TREE TO REMAIN

1 CAR PARKING  
PAD

110'-0" +/-

EXISTING TREE TO REMAIN



1

PROPOSED NEW SITE PLAN - SCALE: 1" = 10'-0"

**FABRICK**  
DESIGN

NEW SITE PLAN

DATE: 17 October 2022

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PROJECT: 740 VAN DYKE AVENUE RENOVATION

CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

A5





**HDC REQUEST #1 - REMOVAL OF STRUCTURALLY COMPROMISED ONE CAR GARAGE**

THE EXISTING ONE CAR GARAGE IS CURRENTLY IN VERY POOR CONDITION. THE WOOD PANEL VENEER HAS BEEN SPLIT AND DAMAGED IN MANY PLACES. EAVES AND FASCIA BOARD FOR THE ROOF ARE FALLING OFF AND NEED TO BE REPLACED. THE ROOF NEEDS A NEW SHINGLE. OUTSIDE OF THESE MINOR DEFICIENCIES THE MAJOR DEFECTS OF THE GARAGE ARE STRUCTURAL. THERE ARE NUMEROUS POINTS OF EVIDENCE THAT THE FRAMING AND THE FOUNDATION OF THE GARAGE HAVE FAILED. FROM THE OUTSIDE THE STRUCTURE HAS NOTICEABLY SUNK INTO THE GROUND. THE SWING DOOR FRAME AND WINDOW FRAME HAVE BOTH BOWED AND SPLIT AWAY FROM EACH OTHER. INSIDE THE GARAGE THE CONCRETE SLAB ON GRADE HAS COMPLETELY CAVED INWARD.

FOR THESE REASONS WE REQUEST PERMISSION TO REMOVE THE STRUCTURALLY COMPROMISED GARAGE FROM THE PROPERTY. IN ITS PLACE WE ESTABLISH A GRAVEL OR PAVED SURFACE SPECIFICALLY FOR THE PURPOSES OF PARKING A CAR OFF OF THE STREET.





**HDC REQUEST #2 - REMOVAL OF POORLY BUILT ADDITION NOT ORIGINAL TO THE HOUSE**

THE HOUSE AN EXISTING ADDITION NOT ORIGINAL TO THE HOUSE. THE SECOND FLOOR OF THE ORIGINAL STRUCTURE IS CLAD IN A WOOD SHAKE VENEER. THE ADDITION ON THE LOWER LEVEL IS CLAD IN WOOD PANELLING. THE ADDITION IS ALSO BUILT VERY POORLY. FIRSTLY, THE INTERIOR OF THE BUILDING ADDENDUM UNCOMFORTABLY SLOPES AWAY FROM THE HOUSE. UPON FURTHER INSPECTION FROM THE OUTSIDE IT CAN BEEN SEEN THAT THE MASONRY PIERS ARE LEANING AND CRUMBLING. SECONDLY, IT LOOKS AS IF THE ADDITION WAS SIMPLY BUILT ON TOP OF A DECK FOUNDATION THAT CAME BEFORE IT. THIS IS EVIDENCED BY THE EXPOSED 2X6's AND WOOD DECKING FROM THE EXTERIOR. IT IS OBVIOUS THAT THE EXISTING FOUNDATION WERE NOT MEANT TO SUPPORT AN ENCLOSED ADDITION. THIRDLY, THE EXPOSED FLOOR ELEMENTS AND IMPROPERLY SEALING OF THE ADDITION TO THE MAIN STRUCTURE ON THE SIDE LEAVE THE “CONDITIONED” INTERIOR SPACE OPEN TO THE A TREMENDOUS AMOUNT OF AIR LEAKAGE, WATER INFILTRATION, INSECT INFILTRATION. NEXT, FROM THE UNDERSIDE THERE IS NO INSULATION IN THE CRAWLSPACE AND NOTHING PROTECTING THE WOOD STRUCTURE FROM THE UNDERSIDE FROM FURTHER AIR AND INSECT INFILTRATION. ON THE OUTSIDE THE WINDOWS OF THE ADDITION HAVE IMPROPER PROPORTIONS AND THE WRONG ORGANIZATION OF MUNTINS WITH RESPECT TO THE ORIGINAL HOUSE. AND LASTLY, THE ADDITION HIDES A BEAUTIFUL SET OF ORIGINAL WOOD FRENCH DOORS WITH SIDE LITES THAT LEAD TO DIRECTLY TO THE OUTDOORS. BOTH THE DOORS AND THE SIDE LITES HAVE THEIR ORIGINAL WOOD STORMS INTACT. WE'D LIKE TO REINSTITUTE THIS ORIGINAL SET OF DOORS AS THE MAIN REAR DOOR TO THE REAR YARD.

FOR THE AFOREMENTIONED REASONS ABOVE WE ARE REQUESTING APPROVAL TO REMOVE THIS NON-ORIGINAL ADDITION TO THE HOUSE.





**HDC REQUEST #3 - REMOVAL REAR WOODEN DECK NOT ORIGINAL TO THE HOUSE**

THIS REQUEST IS CONNECTED TO REQUEST #2. THE UNCOVERED WOOD DECK IS INTEGRATED INTO THE ADDITION NEXT TO IT. THEY SHARE THE SAME DECKING, FRAMING, AND MOST IMPORTANTLY THE SAME INADEQUATE FOUNDATION. THERE ARE SOME MINOR BREACHES IN THE DECKING AND FINISH NEEDS A GOOD SANDING AND STAINING, BOTH WHICH CAN BE EASILY FIXED. HOWEVER, IT IS BECAUSE OF ITS CONNECTION TO THE ADJACENT ADDITION IN CONCERT WITH ITS CURRENT HARSHLY WEATHERED CONDITION THAT WE WOULD LIKE TO REMOVE THE CURRENT DECK AND REPLACE IT. BY REPLACING IT WE CAN ENSURE THAT THE DECK IS BUILT BACK WITH ADEQUATE FOUNDATIONS, SUPPORTS A MODERN USAGE AND IS DESIGN WITH AN AESTHETIC THAT IS MORE FLATTERING TO THE WEST VILLAGE/INDIAN VILLAGE NEIGHBORHOOD.

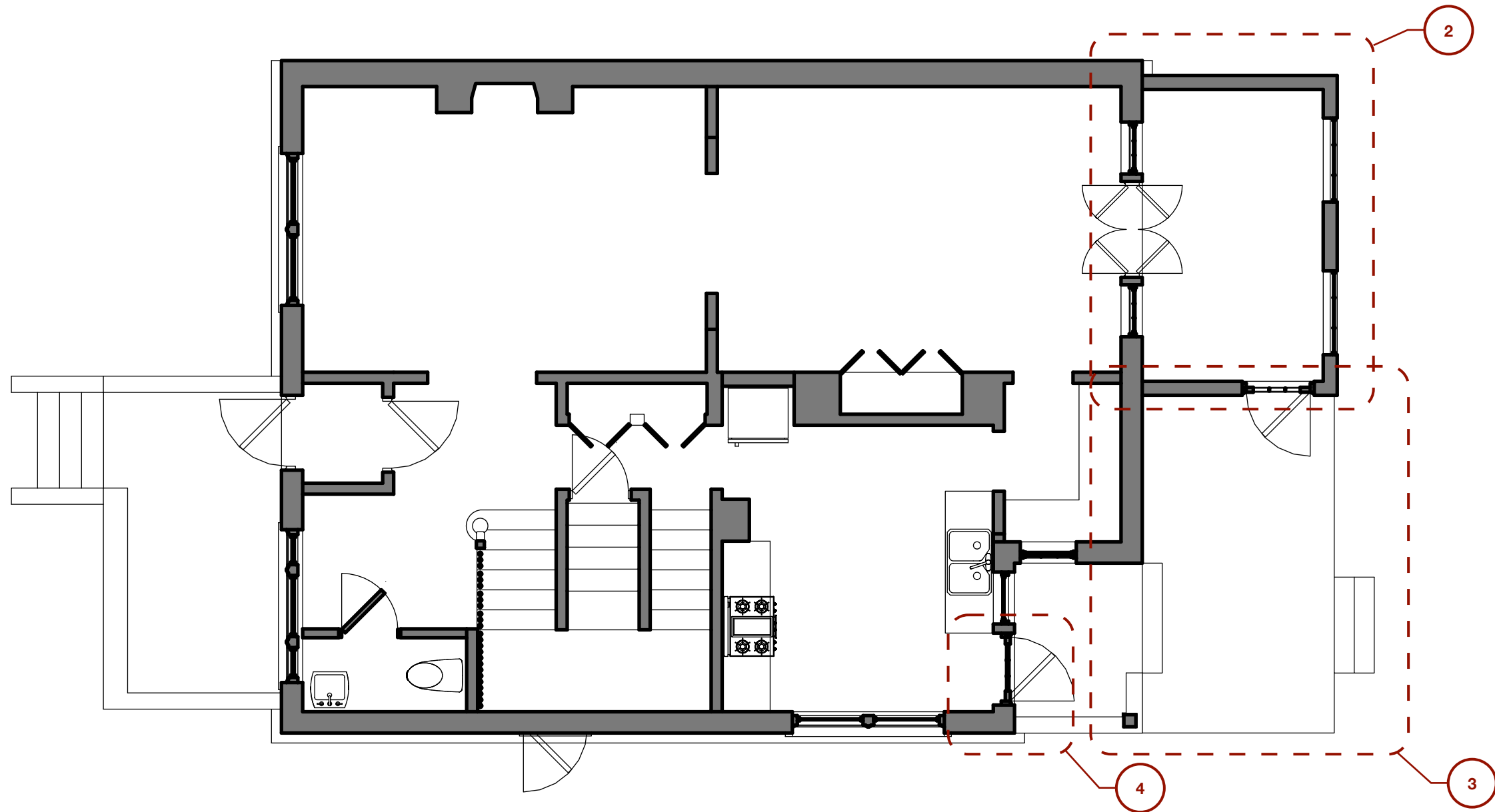
FOR THESE REASONS WE ARE REQUESTING TO REMOVE THE WOOD DECK (AND THE ADJACENT ADDITION) AND REPLACE IT WITH AN IMPROVED WOODEN REAR DECK.



**HDC REQUEST #4 - REPLACE REAR DOOR WITH HISTORICALLY COMPARABLE WINDOW**

FOR THE PURPOSES OF MAKING THE KITCHEN FUNCTIONAL IN A MODERN WORLD WITH MODERN APPLIANCES WE ARE PROPOSING TO REMOVE A SINGLE LEAF DOOR THAT LEADS DIRECTLY INTO THE KITCHEN AND REPLACE IT WITH DOUBLE HUNG SASHED WINDOW WITH NO MUNTINS SIMILAR TO THE THE WINDOW NEXT TO THE OPENING IN QUESTION.





1  
A9

## EXISTING GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

### GENERAL NOTES:

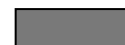
1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT THE ARCHITECT BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACES OF WALL UNLESS OTHERWISE NOTED.
3. ALL EXISTING KITCHEN APPLIANCES TO BE REMOVED.
4. ALL EXISTING BATHROOM FIXTURES TO BE DEMOLISHED AND REMOVED FROM THE HOUSE.
5. ALL EXISTING AND REMAINING HARDWOOD FLOORS TO BE SANDED SMOOTH, LEVEL AND UNIFORM. REFINISH FLOORS WITH LOW VOC SEMI-GLOSS POLYURETHANE COATING.

### DRAWING LEGEND

NO WORK AREA



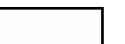
EXST. WALL/  
CONSTRUCTION  
TO REMAIN



HDC REVIEW  
CALLOUT



EXST. WALL/  
CONSTRUCTION  
TO REMAIN



PROPERTY LINE



**FABRICK**  
DESIGN

## EXISTING GROUND FLOOR PLAN

DATE: 17 October 2022

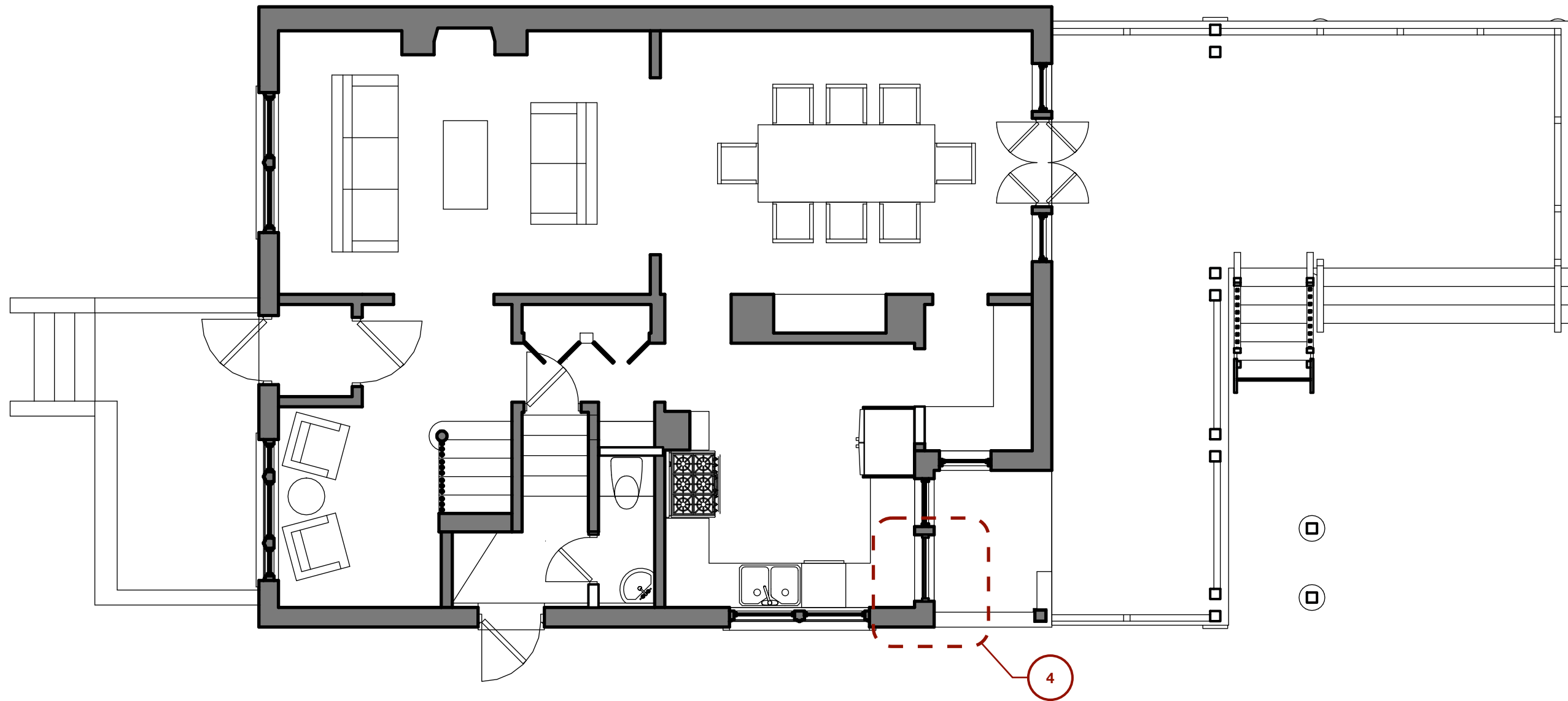
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PROJECT: 740 VAN DYKE AVENUE RENOVATION

CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

**A9**

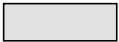






**1**  
**A10** **NEW GROUND FLOOR PLAN**  
**SCALE: 3/16" = 1'-0"**

**GENERAL NOTES:**

1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS, CONTACT THE ARCHITECT BEFORE PROCEEDING.
2. ALL DIMENSIONS ARE SHOWN FROM FINISHED FACES OF WALL UNLESS OTHERWISE NOTED.
3. ALL EXISTING KITCHEN APPLIANCES TO BE REMOVED.
4. ALL EXISTING BATHROOM FIXTURES TO BE DEMOLISHED AND REMOVED FROM THE HOUSE.
5. ALL EXISTING AND REMAINING HARDWOOD FLOORS TO BE SANDED SMOOTH, LEVEL AND UNIFORM. REFINISH FLOORS WITH LOW VOC SEMI-GLOSS POLYURETHANE COATING.

**DRAWING LEGEND**

NO WORK AREA		EXST. WALL/ CONSTRUCTION TO REMAIN	
EXST. WALL/ CONSTRUCTION TO REMAIN		PROPERTY LINE	
HDC REVIEW CALLOUT			

**FABRICK**  
DESIGN

**NEW GROUND FLOOR PLAN**

DATE: 17 October 2022

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PROJECT: 740 VAN DYKE AVENUE RENOVATION

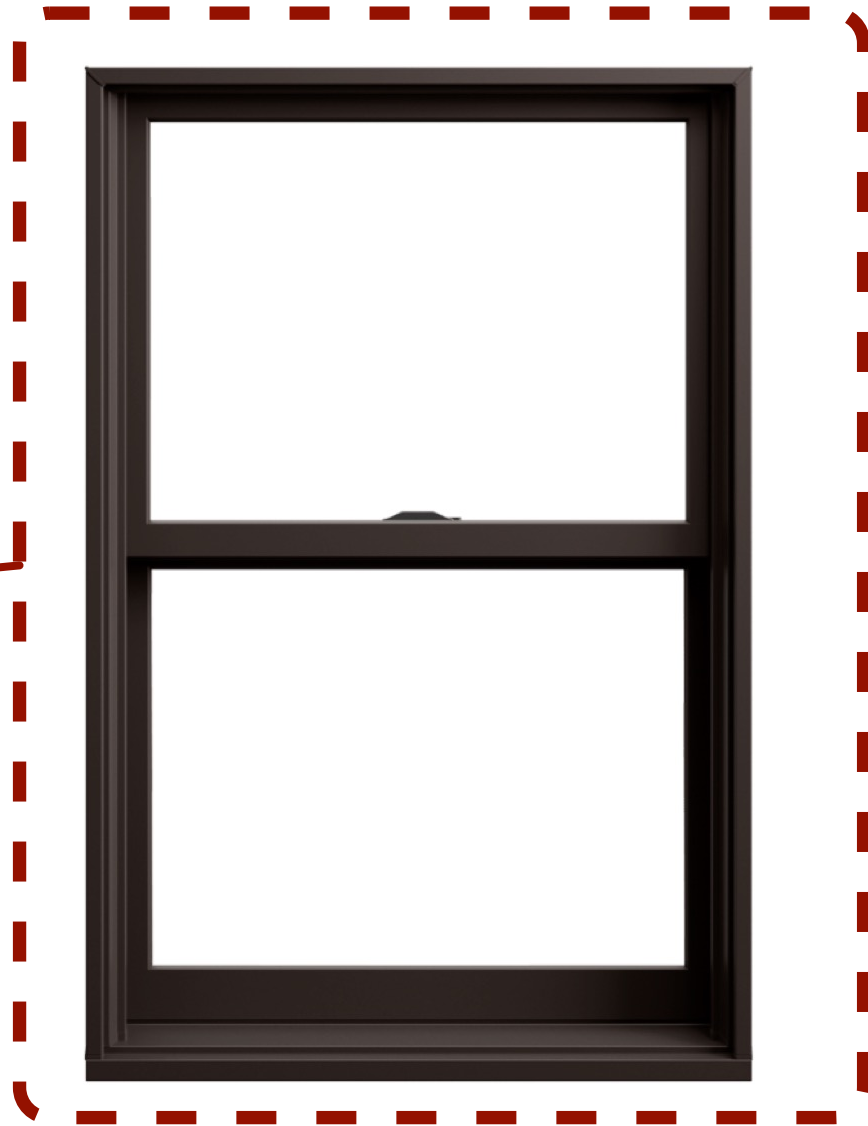
CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

**A10**

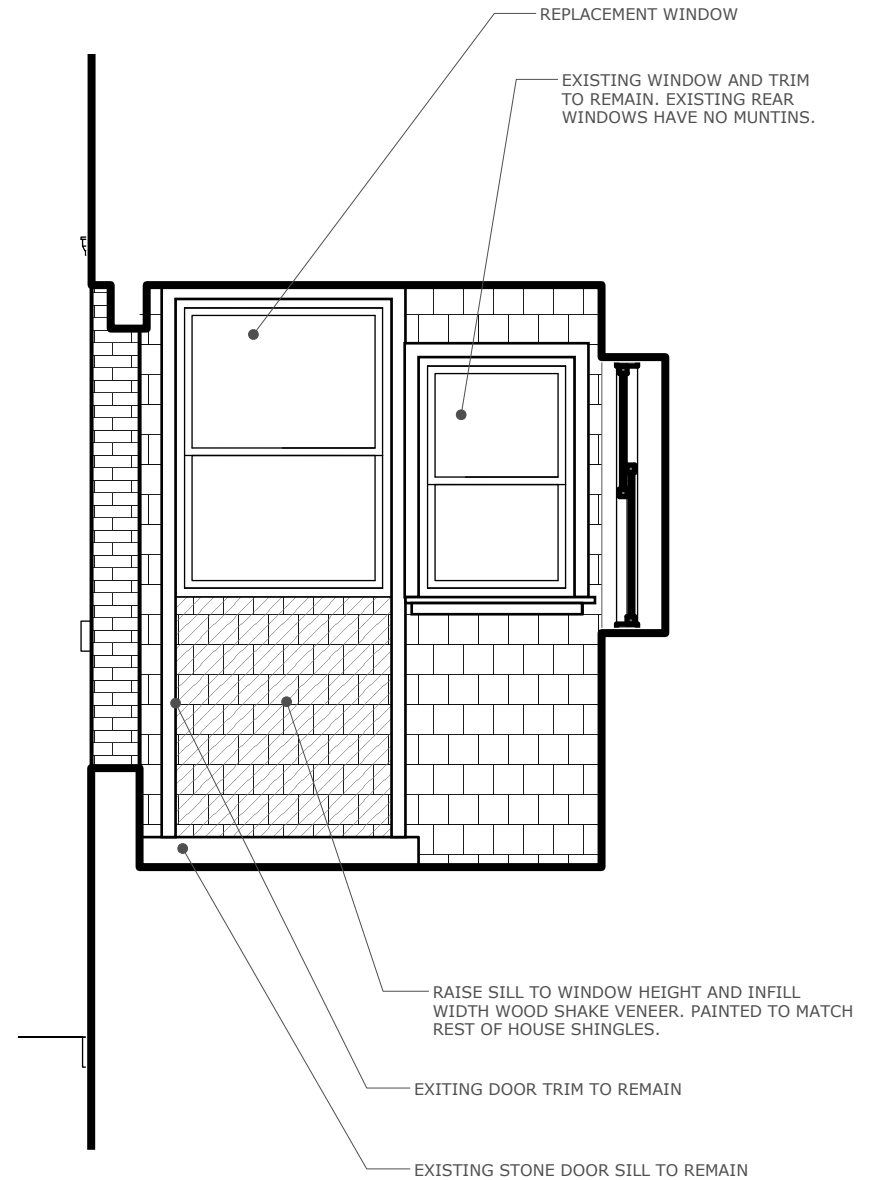


**1**  
**A11** EXISTING REAR KITCHEN SERVICE TO BE REMOVED



**ANDERSON WINDOWS**  
400 SERIES WOODWRIGHT DOUBLE HUNG WINDOW  
WOOD CORE CLAD WITH FIBERGLASS  
NO LITES TO DIVIDE GLASS  
  
SEE ATTACHED SPEC SHEET DETAILS.

**2**  
**A11** SPECIFIED REPLACEMENT WINDOW



**3**  
**A11** NEW WINDOW REPLACEMENT DETAIL



APPROVED COLOR SYSTEM E

TRIM COLOR #1

B19: BLACK

CORNICE BELT LINE, EXPOSED  
RATERS, WINDOW FRAMES, WINDOW  
SASHES & MUNTINS, AND ROOF  
SOFFITS



SHINGLE VENEER COLOR

B12: DARK YELLOW

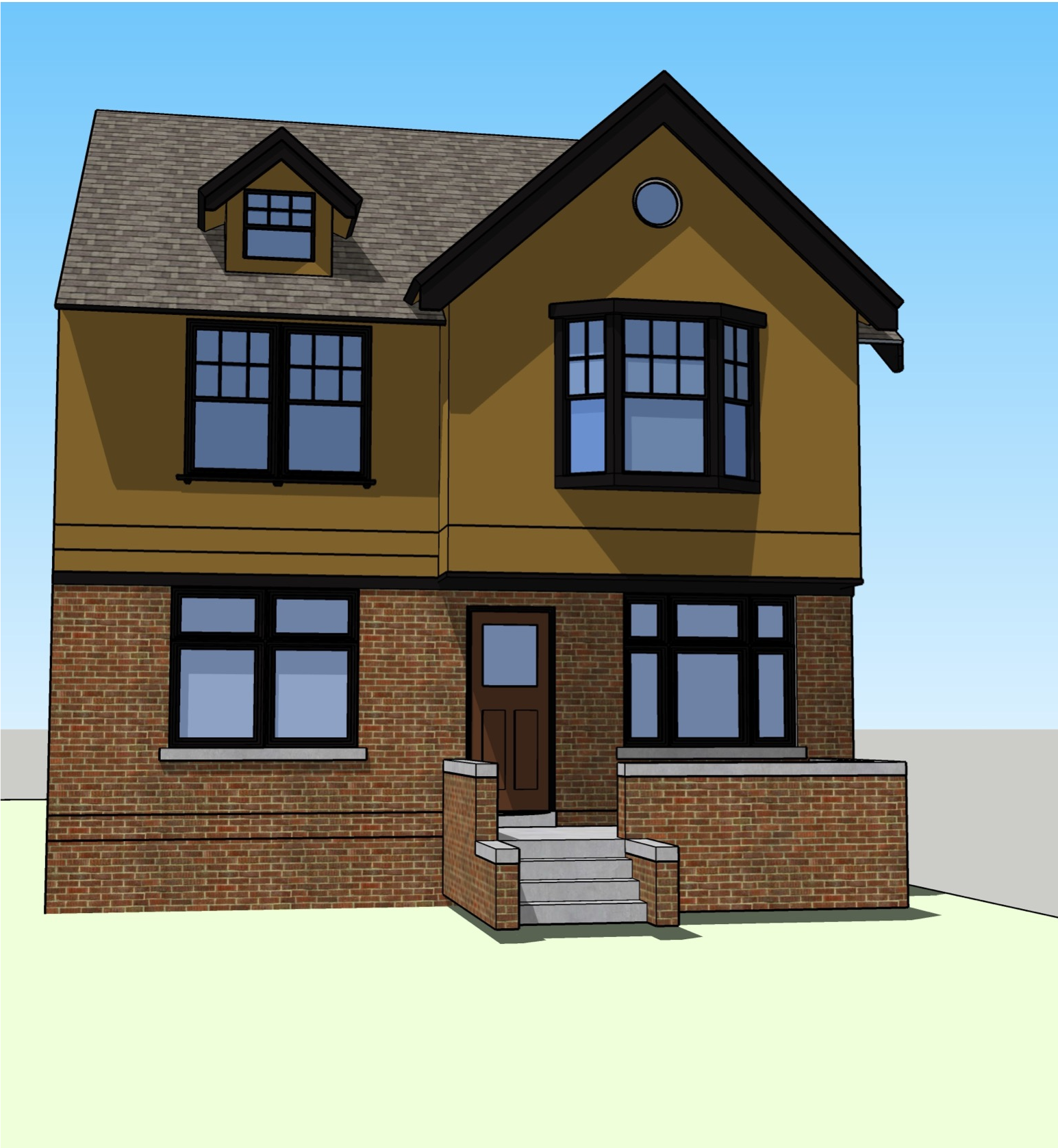


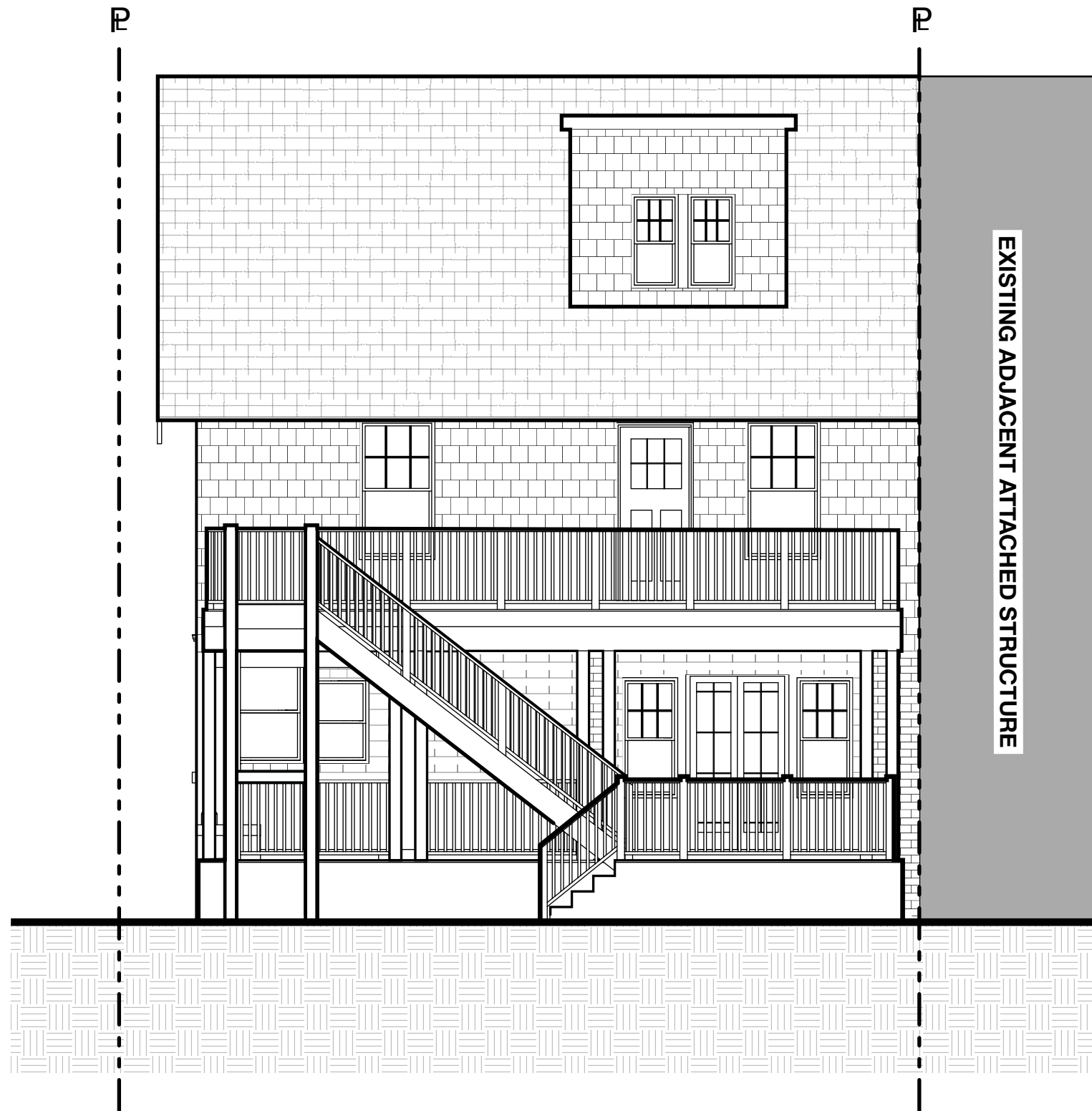
FRONT DOOR #2

FRONT DOOR TO BE REFINISHED  
AND STAINED



NOTE: BRICK VENEER & STONE SILLS AT THE FIRST FLOOR WILL REMAIN THE SAME AND WILL NOT  
BE PAINTED.





1 EAST ELEVATION  
A13 SCALE: 3/16" = 1'-0"

**FABRICK**  
DESIGN

EAST ELEVATION

DATE: 17 October 2022

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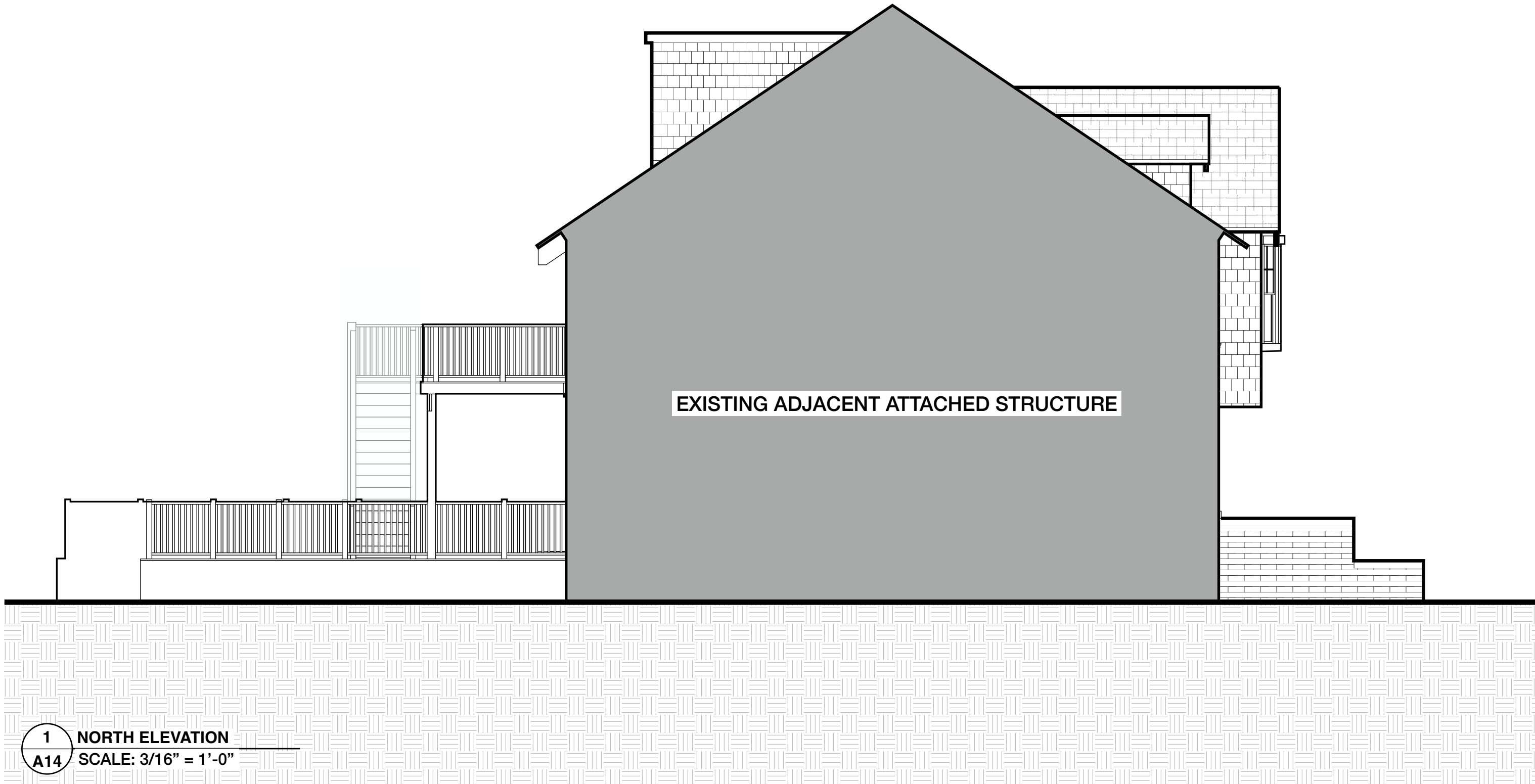
PROJECT: 740 VAN DYKE AVENUE RENOVATION

CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

A13





1 NORTH ELEVATION  
A14 SCALE: 3/16" = 1'-0"

**FABRICK**  
DESIGN

**NORTH ELEVATION**

DATE: 17 October 2022

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PROJECT: 740 VAN DYKE AVENUE RENOVATION

CLIENT/OWNER: ANDREW GRAVES & RONDRA LEE

ADDRESS: 740 VAN DYKE STREET  
DETROIT, MICHIGAN 48214  
WEST VILLAGE HISTORIC NEIGHBORHOOD

**A14**













# RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

## ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for more information and to verify that the product with your glass option is certified in your area.



## RIGOROUSLY TESTED

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

## LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



## OPTIONS FOR THE HARSHTEST WEATHER

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



## QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE\*

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



## BUILT FOR YEARS TO COME\*

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

## KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

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

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%\*. So you're not just replacing their windows, you're upgrading their home.

## INSERT WINDOWS



### 400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



### 400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.

## REPLACEMENT WINDOWS



### 400 Series Replacement Casement & Awning Windows

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



## CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



## CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



\*2020 Andersen brand surveys of U.S. realtors and homeowners.



# PRODUCT OVERVIEW



## Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



**Woodwright full-frame windows** come in a variety of shapes.



Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



## Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



**Complementary specialty windows** offer 35 additional shapes and custom sizes.



## Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

**Complementary casement windows** come in a variety of shapes and in French casement options.



## Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.



Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms.**

## Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit [andersenwindows.com/doors](http://andersenwindows.com/doors).



**Complementary curved top patio doors**, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.





## EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

### EXTERIOR COLORS\*\*



White

Canvas

Sandtone

Terratone

Dark Bronze

Forest Green

Black

### INTERIOR OPTIONS\*\*



Pine

Maple

Oak

White

Dark Bronze†

Black†



Design your window at  
[andersenwindows.com/design-tool](https://andersenwindows.com/design-tool)

\*Visit [andersenwindows.com/warranty](https://andersenwindows.com/warranty) for details.

\*\*Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

# EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 175.

Time saving and cost effective



No nail holes, no visible fasteners, no painting

Innovative attachment strip

Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.



Sandtone window with cocoa bean trim



Visit [andersenwindows.com/exteriortrim](http://andersenwindows.com/exteriortrim) to learn more.

## EXTERIOR COLORS



Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

# WINDOW HARDWARE

Window hardware\* enhances the overall design of a window and harmonizes with a home's décor. That's why we offer a broad range of hardware styles and finishes.

## HARDWARE FINISHES

					
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel
					
Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

\*Hardware is sold separately, except standard lock and keeper for double-hung windows.  
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.  
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



## Caseament & Awning Windows



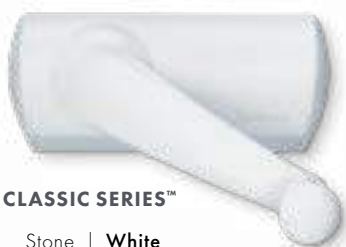
### CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze  
**Satin Nickel** | Stone | White



### TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass | **Distressed Bronze**  
Distressed Nickel | Gold Dust | Oil Rubbed Bronze  
Satin Nickel | Stone | White



### CLASSIC SERIES™

Stone | **White**



### ESTATE™

**Antique Brass** | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

Folding handles avoid interference with window treatments.

## Gliding Windows



Antique Brass | Black | Bright Brass  
**Brushed Chrome** | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel  
Stone | White

## Woodwright® Double-Hung Windows



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass | Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

## Tilt-Wash Double-Hung Windows



Standard Lock & Keeper

Black | **Gold Dust** | Stone | White

Stone is standard with natural interior units.  
White comes with prefinished white interiors.  
Other finishes optional.



Optional Lock & Keeper

### ESTATE™

Antique Brass | **Bright Brass**  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

Bold name denotes finish shown.

Optional Estate lock and keeper is available only for 400 Series tilt-wash double-hung windows.  
Estate lock and keeper reduces the clear opening height by 19/32" (15). Check with local building code officials to determine compliance with egress requirements.  
Optional sash lifts shown on page 48 for Woodwright windows and page 76 for tilt-wash windows.

Hardware is sold separately, except standard lock and keeper for double-hung windows.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



# GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that’s ENERGY STAR® certified in all climate zones\* to PassiveSun® glass that helps heat homes in northern areas, there’s an option for every climate, project and customer. Check with your supplier for selections that meet ENERGY STAR requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit [andersenwindows.com/energystar](https://andersenwindows.com/energystar) for ENERGY STAR map and NFRC total unit performance data.

## HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

## STORMWATCH® PROTECTION

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



## ADDITIONAL GLASS OPTIONS

**Tempered safety glass** is standard on patio doors and required for larger window sizes.

**Laminated glass** is available for added strength, enhanced security and sound control.

**Patterned glass** lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



## ART GLASS

With art glass panels from Andersen, you can add interest, create focal points and make your work stand out. See page 173 or visit [andersenwindows.com/artglass](https://andersenwindows.com/artglass) for more information.

## TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit [andersenwindows.com/glass](https://andersenwindows.com/glass).



\*Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



## BLINDS-BETWEEN-THE-GLASS

Conveniently located between the panes of insulated glass, and protected from dust and damage for long-lasting protection, blinds-between-the-glass is available on 400 Series Frenchwood® gliding or hinged inswing patio doors. Available in white, and can be ordered with any exterior door color with a pine or prefinished white interior.



## GLASS SPACER OPTIONS

Black or white glass spacers are now available as a standard offering on select products, in addition to stainless steel glass spacers, to provide more ways to customize project designs and achieve a contemporary style. Colored glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

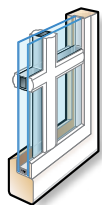
Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.



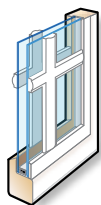


## GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



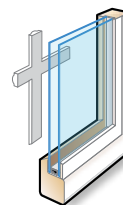
Permanent exterior  
Permanent interior  
with spacer



Permanent exterior  
Permanent interior



Permanent exterior  
Removable interior



Removable interior



Finelight  
grilles-between-the-glass

### FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

### SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

### CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

### Grille Bar Widths & Patterns



3/4" (19)



7/8" (22)



1 1/8" (29)

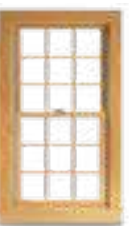


2 1/4" (57)

Actual width shown.

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.



\*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass.

Dimensions in parentheses are in millimeters.

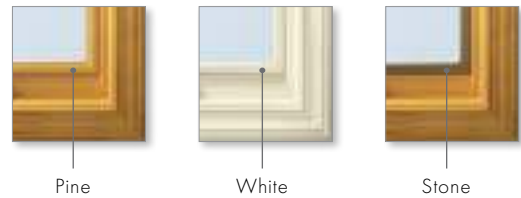
# INSECT SCREEN OPTIONS

Andersen® TruScene® insect screens provide more than 50% greater clarity than conventional Andersen insect screens for a beautifully unobstructed view. They let in 25% more fresh air\*, all while keeping out unwanted small insects.



## TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black and natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



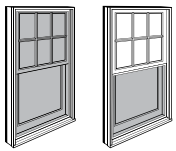
Pine | White | Stone | Dark Bronze | Black

## CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows and doors are installed on the exterior of the window or door and match the unit's exterior color.

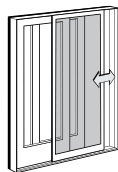
## INSECT SCREEN CONFIGURATIONS

### Windows



**Full insect screens** are available for Andersen venting windows. **Half insect screens** are also available for the lower sash of our Woodwright® and tilt-wash double-hung windows.

### Gliding Patio Doors

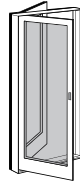


**Gliding insect screens** are available for two- and four-panel doors.

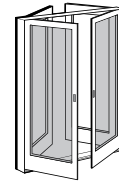


**Retractable insect screens** are installed on the exterior and opens side to side across the width of the opening. When not in use, it neatly retracts into a small canister. Available for two-panel doors.

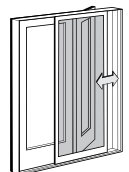
### Hinged Inswing Patio Doors



**Hinged insect screens** are available for single-panel doors.



**Double-hinged insect screens** are available for two-panel active-passive doors.



**Gliding insect screens** are available for all two- and three-panel doors.

\*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.



A modern bedroom interior featuring large windows with dark frames and white curtains. A green armchair with a white pillow sits on a light-colored rug. A white bed with a black tufted bench at the foot is visible. A large, dark, circular chandelier hangs from the ceiling. The sun is visible through the windows, creating a warm glow.

THE CLAD WOOD WINDOWS  
**MORE CONTRACTORS  
WOULD CHOOSE FOR  
THEIR OWN HOME.\***

\*2020 Andersen brand survey of U.S. contractors.

# COMPARISON CHART

Use the quick reference chart below to decide which Andersen® 400 Series products best fit your project needs.

		WINDOWS								PATIO DOORS	
FEATURES		Woodwright® Double-Hung Full-Frame	Woodwright Double-Hung Insert	Tilt-Wash Double-Hung Full-Frame	Tilt-Wash Double-Hung Insert	Narroline® Double-Hung Conversion Kit	Casement	Awning	Gliding	Frenchwood® Gliding	Frenchwood Hinged Inswing
Low-Maintenance Exteriors											
	White	●	●	●	●	●	●	●	●	●	●
	Canvas	●	●	●	●		●	●	●		
	Sandtone	●	●	●	●	●	●	●	●	●	●
	Terratone	●	●	●	●	●	●	●	●	●	●
	Dark Bronze	●	●	●	●		●	●	●		
	Forest Green	●	●	●	●		●	●	●	●	●
	Black	●	●	●	●		●	●	●		
Interiors											
	Pine	●	●	●	●	●	●	●	●	●	●
	Maple	●	●							●	●
	Oak	●	●							●	●
	White	●	●	●	●	●	●	●	●	●	●
	Sandtone								●		
	Dark Bronze			●	●		●	●	●		
	Black			●	●		●	●	●		
Easy Cleaning											
Tilt-to-Clean Sash		●	●	●	●	●					
Grilles & Blinds											
Full Divided Light		●	●	●	●	●	●	●	●	●	●
Simulated Divided Light		●	●	●	●	●	●	●	●	●	●
Finelight™ Grilles-Between-the-Glass		●	●	●	●	●	●	●	●	●	●
Removable Interior Grilles		●	●	●	●	●	●	●	●	●	●
Blinds-Between-the-Glass										●	●
High-Performance Glass Additional glass options are available. See page 12 for details. For patio doors, all glass options are tempered.											
Low-E4®		●	●	●	●	●	●	●	●	●	●
Low-E4 SmartSun™		●	●	●	●	●	●	●	●	●	●
Low-E4 Sun		●	●	●	●	●	●	●	●	●	●
Low-E4 PassiveSun		●	●	●	●	●	●	●	●	●	●
Clear Dual-Pane							●	●			
HeatLock® Coating		●	●	●	●	●	●	●	●	●	●
Performance Option											
Stormwatch® Protection		PG upgrade		●			●	●			
Glass Spacers											
Stainless Steel		●	●	●	●	●	●	●	●	●	●
Black or White		●	●	●	●	●	●	●	●	●	●
Standard Sizes											
Minimum Width		1'-9 5⁄8"	1'-4 1⁄2"	1'-9 5⁄8"	1'-9 1⁄4"	Fits Narroline double-hung windows made after 1967	1'-5"	2'-0 1⁄8"	2'-11 1⁄4"	4'-11 1⁄4"	2'-6 1⁄8"
Maximum Width		3'-9 5⁄8"	3'-9 5⁄8"	3'-9 5⁄8"	3'-8 7⁄8"		2'-11 15⁄16"	5'-11 7⁄8"	5'-11 1⁄4"	15'-9"	8'-11 1⁄8"
Minimum Height		3'-0 7⁄8"	2'-3 3⁄4"	3'-0 7⁄8"	3'-0 3⁄8"		2'-0 1⁄8"	1'-5"	1'-10 1⁄4"	6'-7 1⁄2"	6'-7 1⁄2"
Maximum Height		6'-4 7⁄8"	6'-5"	7'-8 7⁄8"	7'-6 5⁄8"		5'-11 7⁄8"	4'-0"	4'-11 1⁄4"	7'-11 1⁄2"	7'-11 1⁄2"
Custom Sizes		●	●	●	●		●	●		●	●





## WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

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**CUSTOM SIZING**  
in  $\frac{1}{8}$ " (3) increments



Dimensions in parentheses are in millimeters.

# WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

## FEATURES

### FRAME

**A** A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

**B** For exceptional long-lasting\* performance, sill members are constructed with a wood core and a Fibrex material exterior.

**C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

**D** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

**E** Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

**F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

### SASH

**G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

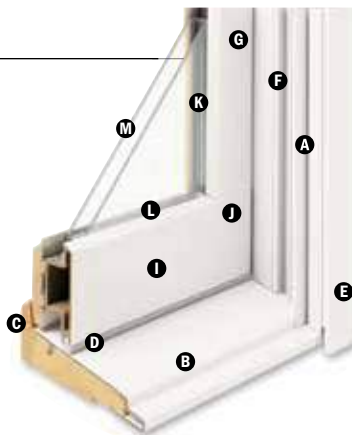
### Wood Jamb Liner



**H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

**I** Low-maintenance sash exterior provides long-lasting\* protection and performance. Sash exteriors on most units include Fibrex material.

**J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



### GLASS

**K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

**L** Silicone bed glazing provides superior weathertightness and durability.

**M** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

### Patterned Glass

Patterned glass options are available. See page 12 for more details.

### HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

### SILL ANGLES

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

### Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

### INSTALLATION

#### Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

#### Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at [andersenwindows.com/measure](http://andersenwindows.com/measure).

### SASH OPTIONS\*\*



Cottage

Reverse Cottage

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Shown on 400 Series tilt-wash double-hung full-frame windows.

"iPhone" and "App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.

Dimensions in parentheses are in millimeters.

## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass  
 Brushed Chrome | Distressed Bronze  
 Distressed Nickel | Gold Dust  
 Oil Rubbed Bronze | Polished Chrome  
 Satin Nickel | Stone | White

## OPTIONAL HARDWARE Sold Separately

### CONTEMPORARY



Bar Lift

Available in all hardware finishes.  
 Shown in **Distressed Nickel**.

### ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass  
 Brushed Chrome | Distressed Bronze  
 Distressed Nickel | Oil Rubbed Bronze  
 Polished Chrome | **Satin Nickel**

### TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome  
 Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
 Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

## HARDWARE FINISHES



## ACCESSORIES Sold Separately

### FRAME

#### Wood Interior Stop



Optional interior stop with matching chamfer is available.

### SASH

#### Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

### INSECT SCREENS

#### Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

#### TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air\* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

#### Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

### INSTALLATION

#### Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

#### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

\*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

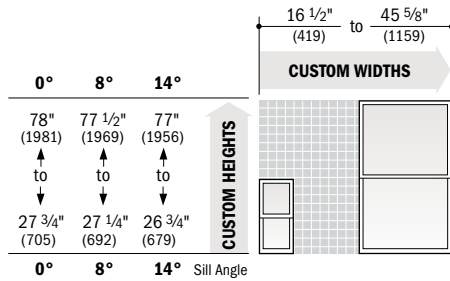
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



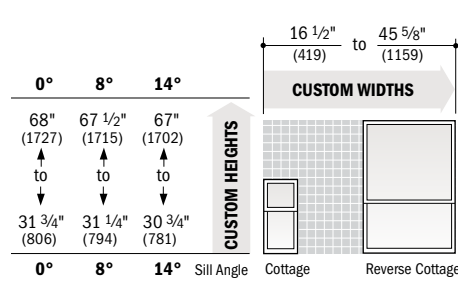
# WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

## Woodwright® Double-Hung, Picture and Transom Insert Window Sizes

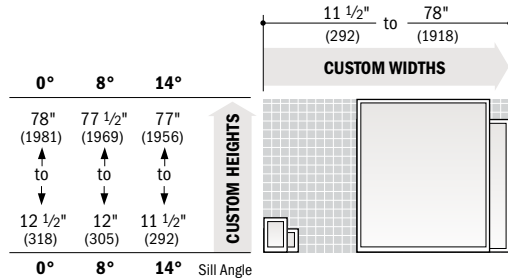
### Double-Hung Equal Sash Ratio



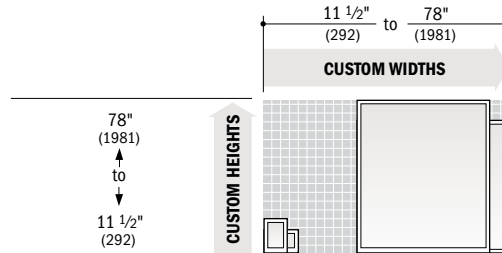
### Double-Hung 2:3 Cottage and 3:2 Reverse Cottage Sash Ratio



### Picture



### Transom



Available in 1/8" (3) increments between minimum and maximum widths and heights. Height limits for double-hung and picture insert windows depend on new insert window sill angle.

For picture and transom insert windows, either height or width must be 68" (1727) or less, and height plus width cannot be less than 28" (711).

## Woodwright® Double-Hung Insert Window Specification Formulas

	<b>Clear Opening</b>	Width = window width - 3.4375" (87)				
		Height = Depends on sash ratio and specific sill angle of insert window; see below.				
		<b>sash ratio</b>	<b>clear opening height</b>	<b>sill angle deduction</b>		
				<b>14°</b>	<b>8°</b>	<b>0°</b>
		1:1 Equal	= (window height ÷ 2) - sill angle deduction	3.1875" (81)	3.4375" (87)	3.75" (95)
	<b>Vent Opening</b>	Width = window width - 3.4375" (87)				
		Height = Depends on sash ratio and specific sill angle of insert window; see below.				
		<b>sash ratio</b>	<b>vent opening height</b>	<b>sill angle deduction</b>		
				<b>14°</b>	<b>8°</b>	<b>0°</b>
		Equal, Height < 48" (1219)	= ((window height ÷ 2) - sill angle deduction) - 6.5" (165)	2.75" (70)	2.9375" (75)	3.25" (83)
	<b>Unobst. Glass</b>	Width = window width - 6.0" (152)				
		Height = Depends on sash ratio and specific sill angle of insert window; see below.				
		<b>sash ratio</b>	<b>unobstructed glass height</b>	<b>sill angle deduction</b>		
				<b>14°</b>	<b>8°</b>	<b>0°</b>
		Equal Upper and Lower Sash	= (window height ÷ 2) - sill angle deduction	7.875" (200)	8.375" (213)	9.0" (229)

## Woodwright® Picture and Transom Insert Window Specification Formulas

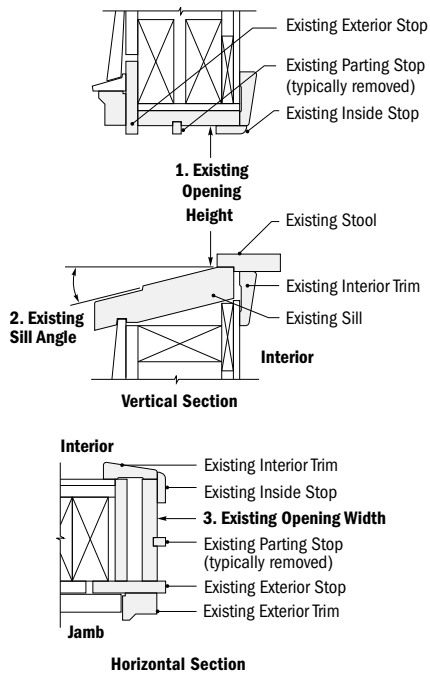
	<b>Unobst. Glass</b>	<b>Picture Insert</b>	<b>Transom Insert</b>			
		Width = window width - 6.0" (152)	Width = window width - 6.0" (152)			
		Height = Depends on sash ratio and specific sill angle of insert window; see below.	Height = window width - 6.0" (152)			
		<b>unobstructed glass height</b>	<b>sill angle deductions</b>			
			<b>14°</b>	<b>8°</b>	<b>0°</b>	
		= window height - sill angle deduction	5.816" (148)	6.285" (160)	6.890" (175)	

• Dimensions in parentheses are in millimeters.  
 • **Clear Opening** formulas provide dimensions for determining area available for egress.  
**Vent Opening** formulas provide dimensions for determining area available for passage of air. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.  
 • Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

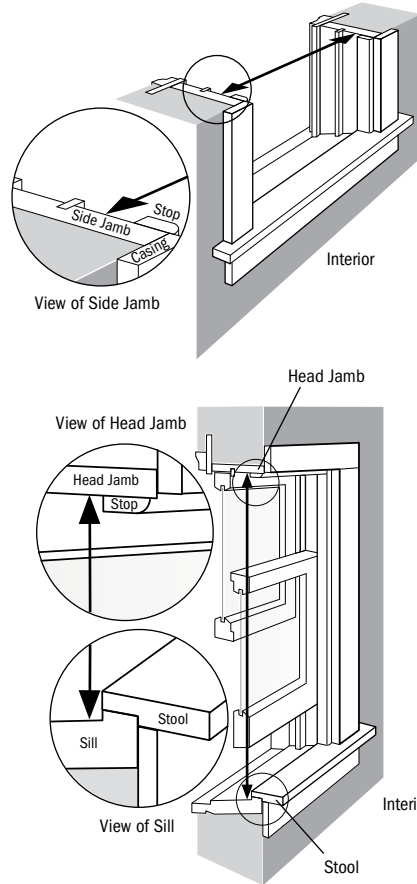
## Existing Window Measurements

Required measurements:

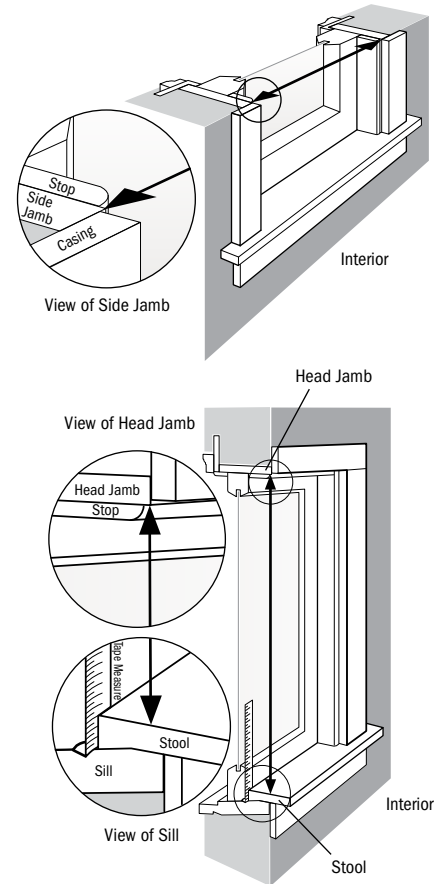
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



### Existing Double-Hung Window



### Existing Picture Window



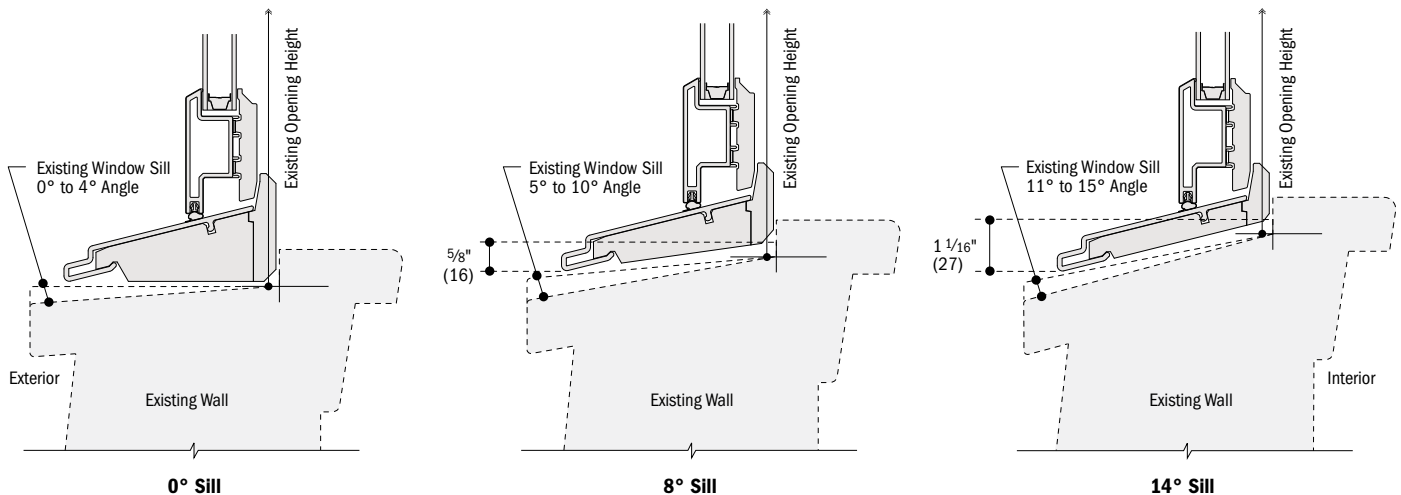
## Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

Select a sill angle that most closely matches your existing sill angle.

Windows with a smaller sill angle will have a larger maximum height.

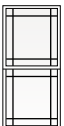
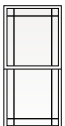
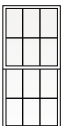


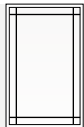
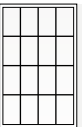
A "Sill Angle Finder App" is available; see page 68.



• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.  
• Dimensions in parentheses are in millimeters.  
• Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

# WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

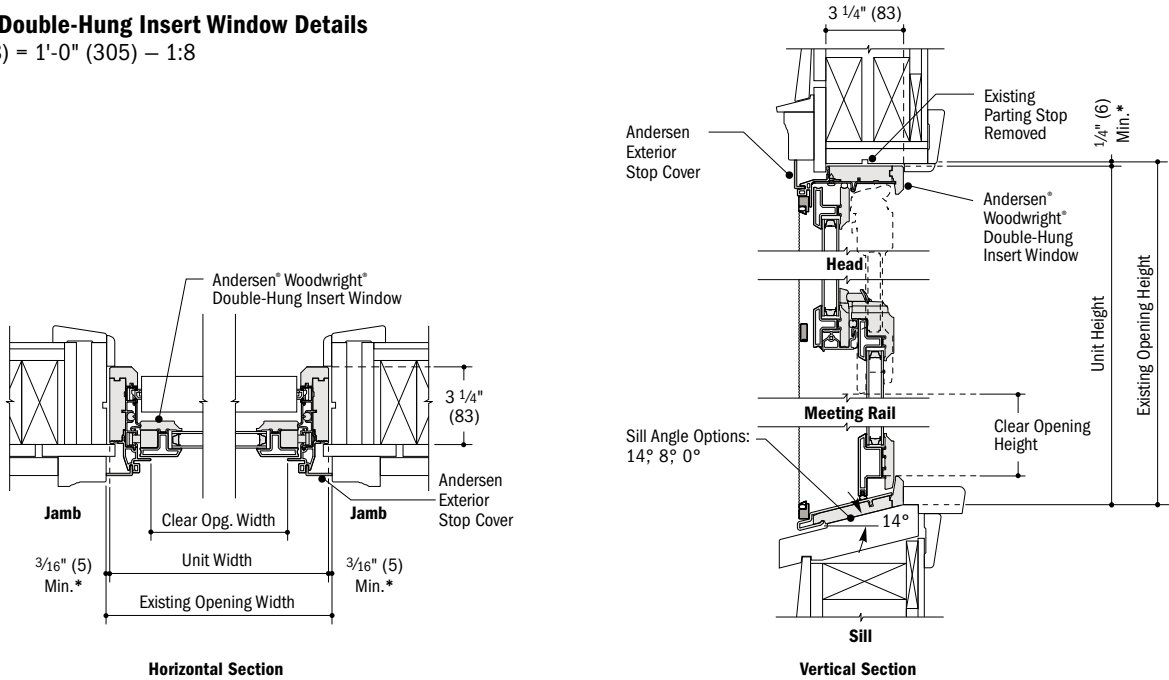
## Grille Patterns

	Prairie A		6-Light Prairie		Specified Equal Light			Prairie A	Specified Equal Light
Woodwright® Double-Hung Insert		Cottage		Cottage		Cottage	Woodwright Transom Insert		
	Equal		Equal		Equal				
Woodwright Picture Insert							Woodwright Picture Insert		

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit [andersenwindows.com/grilles](https://andersenwindows.com/grilles).

## Woodwright® Double-Hung Insert Window Details

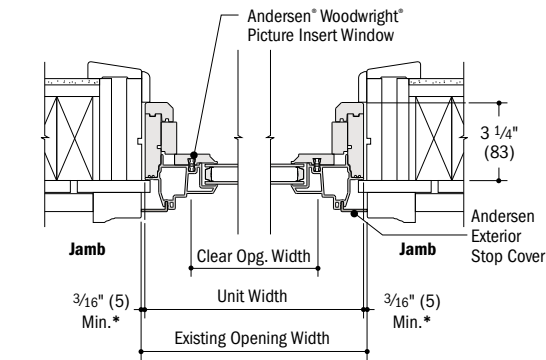
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



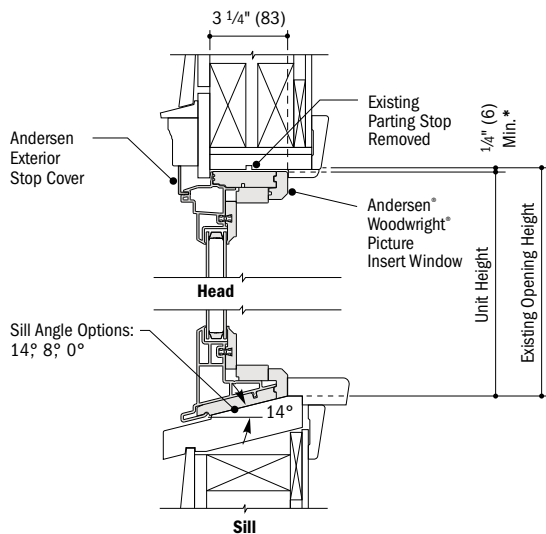
\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.  
\* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](https://andersenwindows.com).  
\* Dimensions in parentheses are in millimeters.  
\* Refer to [andersenwindows.com/measure](https://andersenwindows.com/measure) for detailed instructions on how to properly measure for insert windows.

### Woodwright® Picture Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



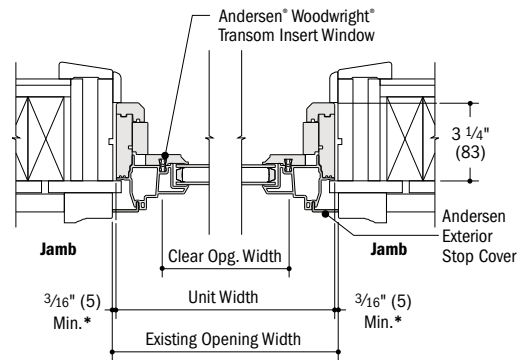
**Horizontal Section**



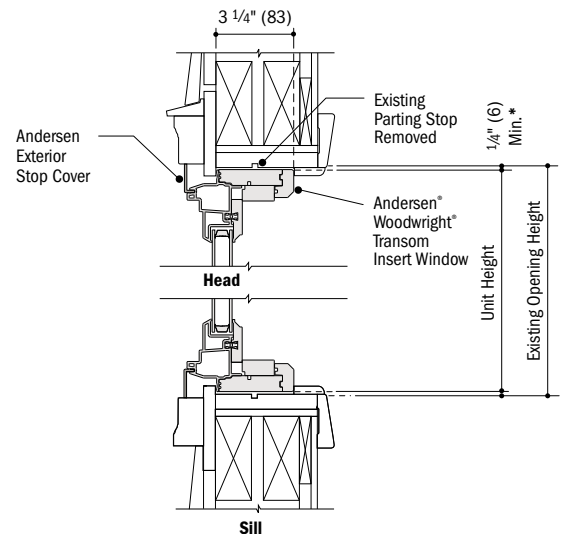
**Vertical Section**

### Woodwright® Transom Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



**Horizontal Section**

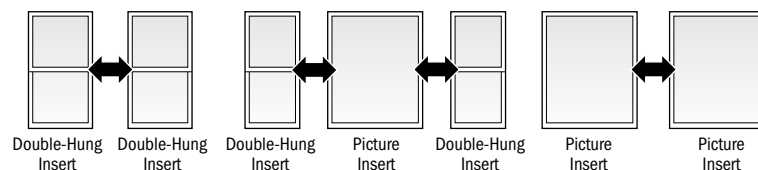
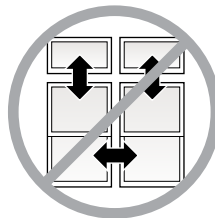
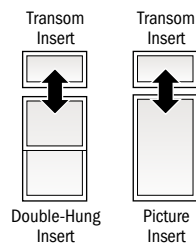


**Vertical Section**

### Joining Combinations

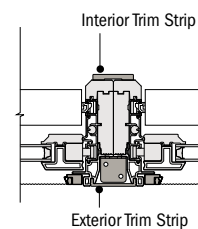
Join insert windows in one-way horizontal (stack) or vertical (ribbon) combinations.

Do not join insert windows in two-way combinations.



### Vertical (ribbon) Joining Detail

Scale 1½" (38) = 1'-0" (305) – 1:8



Woodwright® Double-Hung Insert to Woodwright Double-Hung Insert

**For more joining information, see the combination designs section starting on page 181.**

\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.  
 \* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).  
 \* Dimensions in parentheses are in millimeters.  
 \* Refer to [andersenwindows.com/measure](http://andersenwindows.com/measure) for detailed instructions on how to properly measure for insert windows.