



# HISTORIC DISTRICT COMMISSION

## NOTICE OF DENIAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**Notification Date:** 11/18/25

**Application Number:** HDC2025-00639

### APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Andre Williams		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 949 Chicago Blvd	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48202
<b>PROJECT ADDRESS:</b> 949 Chicago Blvd			
<b>HISTORIC DISTRICT:</b> Boston-Edison			
<b>SCOPE:</b> <ul style="list-style-type: none"><li>• Demolish two-story rear wing</li><li>• Erect two-story rear wing</li></ul>			

At the Regular Meeting that was held on 11/12/25, 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 11/18/25, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

### REASONS FOR DENIAL:

- The historic rear wing, including the recessed location, low-sloped roof, stucco-cladding, wood lap siding, dentil cornice, corner pilasters, and multi-lite wood casement windows, was a distinctive, character-defining feature and not proven to be beyond repair.
- The proposed rear wing is not an in-kind match to the historic rear wing at this property.
- Introducing features that were not based on documented historical evidence, including architectural elements copied from other buildings and styles, creates a false sense of history.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Failure to meet standards:** 2, 3, 4, 5, 6, 9

**Corresponding Standard numbered below:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

**Failure to meet Elements of Design:** 3, 6, 7, 10, 11

**Corresponding design element numbered below:**

1. Height.	12. Walls of continuity.
2. Proportion of building's front façades.	13. Relationship of significant landscape features and surface treatments.
3. Proportion of openings within the façade.	14. Relationship of open space to structures.
4. Rhythm of solids to voids in front façade.	15. Scale of façade and façade elements.
5. Rhythm of spacing of buildings on streets.	16. Directional expression of front elevations.
6. Rhythm of entrance and/or porch projections.	17. Rhythm of building setbacks.
7. Relationship of materials.	18. Relationship of lot coverages.
8. Relationship of textures.	19. Degree of complexity within the façade.
9. Relationship of colors.	20. Orientation, vistas, overviews.
10. Relationship of architectural details.	21. Symmetric or asymmetric appearance.
11. Relationship of roof shapes.	22. General environmental character.

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

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR:Lise

251118LS

## APPEALS PROCESS

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  
2nd 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](mailto:stuckeyj@michigan.gov)



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

## APPLICATION ID

HDC2025-00639

## PROPERTY INFORMATION

**ADDRESS(ES):** 949 Chicago Blvd

**HISTORIC DISTRICT:** Boston-Edison

## SCOPE OF WORK: (Check ALL that apply)

- |  |  |   |   |   |                                |
|--|--|---|---|---|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input checked="" type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting                   | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage                     | <input checked="" type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

## BRIEF PROJECT DESCRIPTION:

This project involves the demolition and reconstruction of the existing two-story enclosed rear sunroom located on the east façade of the residence. The structure has sustained significant water and weather-related deterioration, particularly in the lower wall framing, sheathing, and exterior finishes below the upper roof eave. Reconstruction will be completed using standard residential framing and construction methods per current Michigan Residential Code.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Property Owner/Homeowner

**NAME:** Andre Williams

**COMPANY NAME:** N/A

**ADDRESS:** 949 Chicago Blvd

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48202

**PHONE:** +1 (949) 903-5608

**EMAIL:** andre@furiousfirm.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:  
  
F81D3638100B4E1...

Andre Williams

N/A

10/09/2025

SIGNATURE

DATE

949 Chicago Blvd

Detroit

MI

48202

+1 (949) 903-5608

andre@furiousfirm.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762





**NOTE:** Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	RES2025-03856
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GENERAL

<p><b>1. DESCRIPTION OF EXISTING CONDITION</b> <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The rear sun-room structure has sustained significant water and weather-related deterioration, particularly in the lower wall framing, sheathing, and exterior finishes below the upper roof eave. This area of the home is in poor condition and could become a hazard if not addressed.</p>	
<p><b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b> <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>See Scope of Work pdf attached Demolition &amp; Rebuild</p>	
<p><b>4. DETAILED SCOPE OF WORK</b> <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>See attached Demo 1st &amp; 2nd floor New structural work Exterior &amp; Finishes</p>	
<p><b>5. BROCHURES/CUT SHEETS</b> <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	



**ADDITIONAL DETAILS**
























## Scope of Work – Demo and Rebuild of Front Sunroom (1st & 2nd Floor)

**949 Chicago Blvd  
Detroit, MI 48202**

### Project Description:

This project involves the demolition and reconstruction of the existing two-story enclosed front sunroom located on the east façade of the residence. The structure has sustained significant water and weather-related deterioration, particularly in the lower wall framing, sheathing, and exterior finishes below the upper roof eave. Reconstruction will be completed using standard residential framing and construction methods per current Michigan Residential Code.

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### Demolition

- Carefully demolish the existing 1st and 2nd floor sunroom down to sound structural framing.
- Remove and dispose of all damaged siding, plaster/stucco, trim, windows, and any compromised structural members.
- Disconnect and cap any electrical or mechanical components serving the existing sunroom.

---

### Structural Work

- Install new **8-inch diameter concrete footings**, minimum **42 inches deep**, below frost line to support new posts and floor framing.
- Frame new 1st and 2nd floor walls using **standard 2x4 wood stud construction**. (12x9)
- Replace all deteriorated rim joists, sill plates, and wall studs as required.
- Install new subfloor and framing joists where previous damage from water infiltration occurred.
- Add new headers and framing to match original window and door openings.

---

### Exterior & Finishes

- Sheath walls with **½-inch plywood or OSB**, covered with **weather-resistant barrier**.
- Apply new **fiber cement siding and stucco finish** to match existing façade.
- Install new **Lincoln aluminum-clad wood windows**.

- Replace damaged exterior trim, fascia, soffit, and corner boards.
  - Repair and repaint all adjacent wall transitions to ensure weather tightness.
- 

### **Roof & Water Damage Repairs**

- Inspect and repair roof area above the sunroom for **rot, flashing failure, and sheathing deterioration**.
- Replace any water-damaged roof decking and install new **ice & water shield, synthetic underlayment**, and shingles to match existing roof.
- Install proper step flashing and counter-flashing at the roof-to-wall intersections to prevent future water intrusion.

## Scope of Work – Demo and Rebuild of Front Sunroom (1st & 2nd Floor)

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# Product Catalog

WINDOWS AND PATIO DOORS







With nearly 75 years of manufacturing experience and craftsmanship built into every window and patio door we produce, Lincoln continues to provide products with strong visual appeal and outstanding performance. A long history of satisfied homeowners is proof of our exceptional customer service before and after the sale.

We are continually expanding and refining our list of products, options and accessories to meet ever changing market needs. Our windows and patio doors are independently tested and certified to meet energy efficiency requirements and structural performance expectations. Also, in order to maintain the high level of quality you expect, we test products in-house against rigid industry manufacturing standards.

Whether your project is residential, light commercial or replacement, we are confident Lincoln has the products to meet your needs.





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## Residential

Every new residential project is the culmination of a persons' dreams. Product selection, from flooring to shingles, are all key elements to fulfillment of that dream. Lincoln windows and patio doors are made to compliment any architectural style in size, shape and color to help your dream become a reality.



## Remodeling

Your home is where your heart is. Do a makeover on something you love! There has never been a better time to improve comfort levels, lower energy costs and increase market value. Our Revitalize Series includes remodeling products designed specifically for your next replacement window project.



## Light Commercial

A school, library, office complex, country club, fire house, armory, hotel, assisted living facility, or condominium – one thing these examples all have in common is their Lincoln windows. Some are installed in new construction and some as renovations. Lincoln windows, beautiful as residential products, also meet the demands of light commercial applications.



## The Environment

Our management team feels strongly about protecting and preserving the environment and we have implemented programs to reduce landfill waste and lower energy consumption.

We recycle: aluminum, anti-freeze, ballasts, batteries, cardboard, cellular PVC, copper wire, electronics, fluorescent light bulbs, freon, glass, oil, oil filters, paper, plastic bottles, sawdust, scrap metal, shrink wrap, soda cans, steel, tin, tires, vinyl and wood.



## Energy Efficiency

Our products are tested and certified for water penetration, air infiltration, structural integrity and thermal performance. We also offer numerous product enhancements to increase energy savings such as thermal breaks, weatherstripping and high performance glass. In addition, we engage in lean and sustainable manufacturing processes and strive to use suppliers that do the same.



## Testing and Certification

Our products carry certification by the National Fenestration Rating Council (NFRC). In addition, Lincoln is an ENERGY STAR Partner. One portion of a product's certification is derived from computerized simulation, which computes the thermal value of the product. Another is physical testing to establish air and water infiltration and structural performance. We strive for the best in our windows and doors.



# EXTERIORS - ALUMINUM CLAD

Aluminum clad is definitely the most popular exterior choice from Lincoln, offering color flexibility and structural strength while providing a homeowner with a low maintenance exterior. Extruded aluminum .050 thick frame and sash cladding protects homes from the outdoor elements and add structural integrity for maximum functionality. The Aluminum Clad Collection is wide-ranging and includes a full line of windows, patio doors and a multitude of options.

Beauty, durability, variety and performance are all brought to you by the Aluminum Clad Collection and built with pride at Lincoln.

## Features

- **Available Product:**  
Full product selection.
- **Maintenance:**  
Minimal. Periodic soap & water.
- **Structural Performance:**  
Superior strength and rigidity for all-weather protection.
- **Thermal Performance:**  
High. Good for meeting Energy Star.

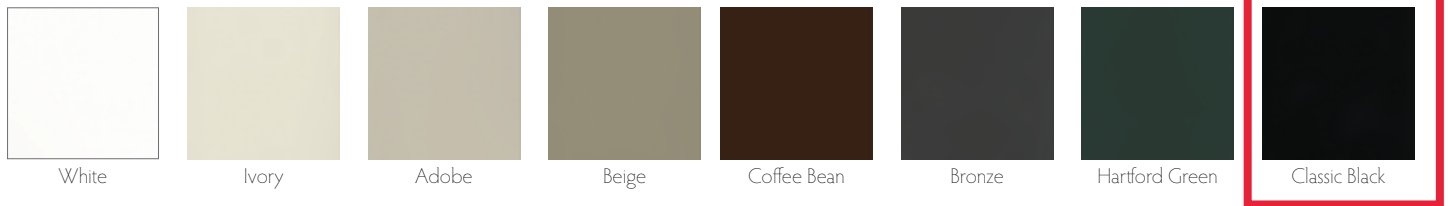


## Frame and Sash Finishes

We offer eight standard colors, thirty-eight feature colors, seven spray-on anodized colors and have the ability to match from a customer's sample.

All of our standard, feature and custom color options are painted to AAMA 2605 performance requirements. AAMA 2605 high performance paint is the preferred choice of designers, architects and builders. Exceptional color retention and minimal chalking are leading characteristics of this premium paint finish.

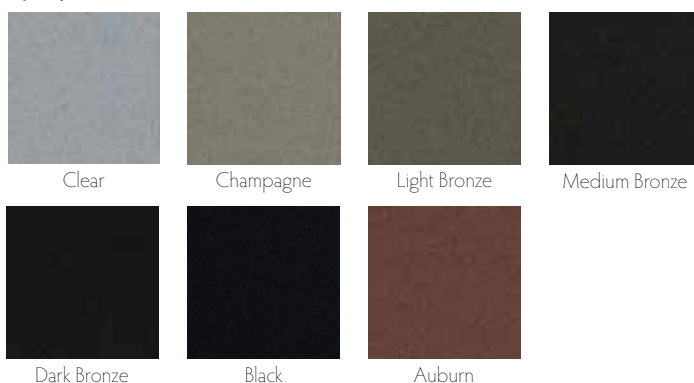
### Standard Colors - AAMA 2605



### Feature Colors - AAMA 2605



### Spray-On Anodized Colors - AAMA 2604



### Custom Colors - AAMA 2605



Due to printing limitations, the colors shown are for representation only.



## Trim

Add that finishing touch to the exterior of your windows and patio doors by adding one of the many brickmould and casings offered by Lincoln. Along with enriching the aesthetics of your home, these factory-applied trims reduce the installation labor and hassle.

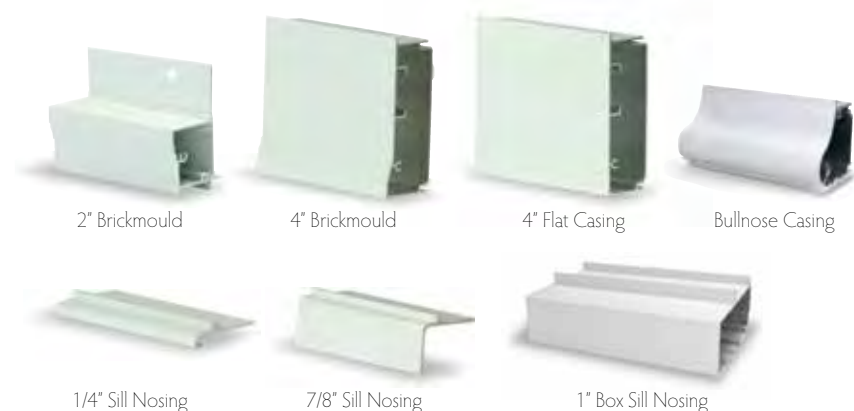
For aluminum clad units, Lincoln offers extruded aluminum brickmould in 2" and 4" widths, Bullnose Casing and 4" flat casing, along with 3 different sill nosing options. All come factory applied and are available in all of our aluminum clad colors.

Also available - a factory applied rigid aluminum nailing flange and color matched drip cap. This .050 extruded option features mitered corners with supplied gaskets.



Rigid Aluminum Nailing Flange

## Extruded Aluminum



**Note:** 4" Brickmould & Flat Casings require installation clips.

The Lincoln vinyl clad windows feature an accessory groove to the exterior, just like our aluminum clad line, which will accept 2" brickmould, 3-1/2" flat casing and 7/8" Sill Nosing. These vinyl trims feature a 1" x 1" J-channel and integral nailing flange. The original window nailing fin remains fully intact strengthening the entire system. Architects will enjoy our attention to detail by providing an authentic sill profile.

## Vinyl





The wood exterior product lines are available with cPVC 2" brickmould. Other styles of cPVC trim include Backband and Williamsburg along with flat casings up to 8" in width. When using heavier trims, the double hung & casement lines come with an optional 2" sill nosing for complimentary style. Primed and stain grade unfinished brickmould, sill and sill nosing are also available as options.

## cPVC



2" Brickmould



Williamsburg



Backband



Flat Casing  
Any dimension up to 8"



1" Sill Nosing



2" Casement Sill Nosing



2" Double Hung Sill Nosing



## Primed Wood



2" Brickmould



Williamsburg



Flat Casing  
Any dimension up to 8"



1" Sill Nosing

## Natural Wood



2" Brickmould



Williamsburg



Flat Casing  
Any dimension up to 8"



1" Sill Nosing



Dressed up or dressed down, all windows and doors have trim. Lincoln offers trim variations for the convenience of the builder and the end user. Of course trim has a utilitarian function as a bridge between the window and the wall inside and out. However, trim ultimately frames the window in its setting. The exterior trim rounds out the architectural presentation. Interior trim becomes the frame for nature's setting.

#### Multiple Mull Options

- Tight and Spread Mulls

#### Panning

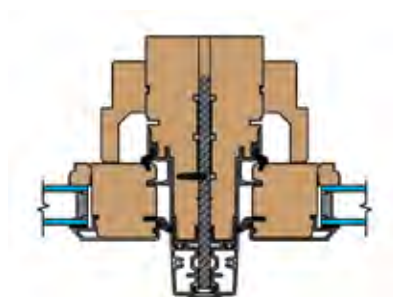
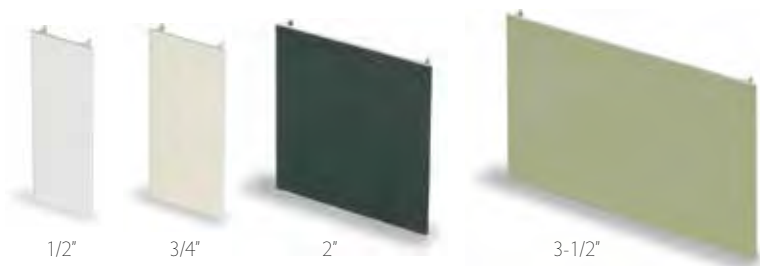
- Fills void between



### Spread Mulls

When your project requires windows and patio doors in multiple-wide configurations, Lincoln has the mulls to make them right. Typical mulling is done with a tight unit to unit mull clip. Spread mulls add additional spacing between windows and patio doors. Popular reasons for utilizing a spread mull would include: accommodating a special opening with standard size windows, to achieve a 'heavier' look and the ability to work around essential structural framing. Spread mulls can be done both vertically and horizontally.

#### Extruded Aluminum



New - 1/4" Extruded Aluminum Spread Mull with 1/4" Steel Reinforcement

#### Vinyl



Standard Tight Mull

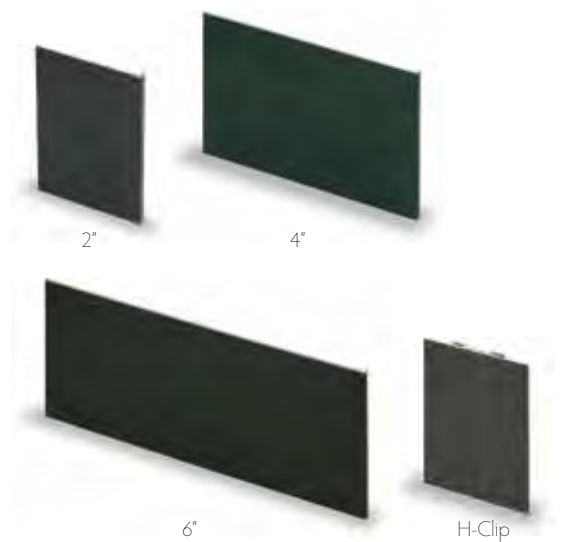
5/8"





## Panning Systems

Lincoln also offers a panning system for aluminum clad exteriors. These additional trims snap into the accessory groove which can add additional width and height to the exterior appearance of a window or patio door. This system will fill space from a window frame to the building thereby covering the framing material and nail fins. Incorporate an H-Clip and create an adjustable panning used to join two units fairly far apart. The panning system is a nice feature commonly used for remodeling when there are existing and varying openings.





## Finishes

Define inner beauty by choosing a time saving, factory applied interior finish from Lincoln.

**Natural Wood:** Lincoln will leave your interior wood surface sanded smooth, ready for stain and sealer.

**Primed:** If you plan to paint the interior of your windows and patio doors, have them primed with a white factory applied, water-based acrylic latex primer.

**Pre-Finish Options:** To take things a step further, we offer factory applied top-coats of paint intended to be your final coat of paint with the nail holes filled reducing jobsite finishing costs. Choose from our traditional Pre-Finish White or contemporary Pre-Finish Black.



Primed



Pre-Finish White



Pre-Finish Black



## Wood Species

Nothing enhances the look and feel of a room more than the richness and beauty of wood. Lincoln product comes standard with a pine interior which has a nice smooth finish ideal for accepting paint and stain alike.

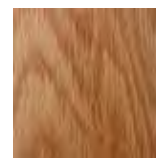


Pine

For those looking to really enhance the character of a project, Lincoln also offers six additional wood species. The popular red oak, white oak, cherry, alder, mahogany and fir options all come with their own unique color and grain patterns to really enhance the character of the window.



Alder



Red Oak



White Oak



Cherry



Mahogany



Fir

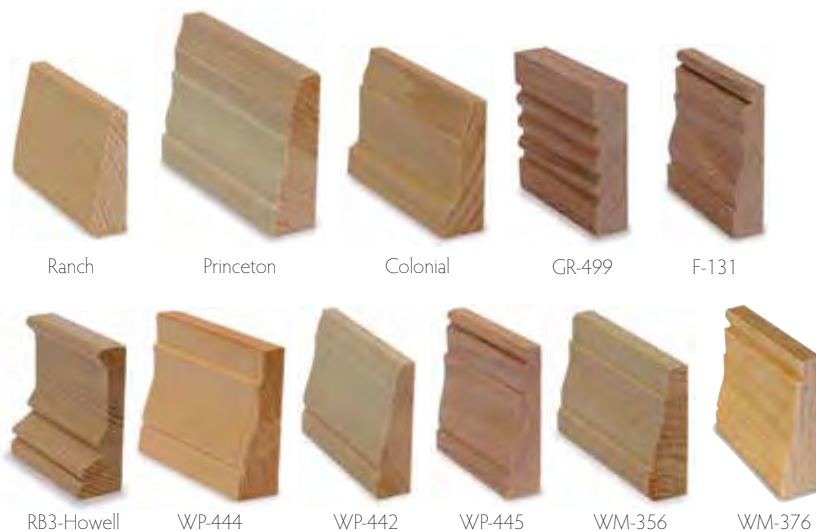
## Jamb Extensions

When installing a window, increasing the depth of the window frame to accommodate the wall thickness is sometimes necessary. This can easily be accomplished with the use of jamb extensions. These factory applied extensions are available in all seven wood species.



## Trim

Lincoln offers interior trims in ten profiles for radius products. Customers benefit from our ability to shape the trim at the time a unit is produced.



Ranch

Princeton

Colonial

GR-499

F-131

RB3-Howell

WP-444

WP-442

WP-445

WM-356

WM-376

Here is another opportunity to have your windows and doors made to fit the interior design, décor and style of the room. Additionally, the exterior interacts with the overall architecture and creates fantastic curb appeal. Enhancing windows and doors with lite divisions definitely puts the icing on the cake. Although there are standard lite configurations designated for all products, custom designs are also welcome.

### Lite & Grille Options

- Simulated Divided Lite (SDL)
- Interior Wood Grille
- Internal Aluminum Grille (GBG)
- Lincoln Divided Lite (LDL)



### Simulated Divided Lite

- $\frac{5}{8}$ ",  $\frac{7}{8}$ ",  $1\frac{1}{8}$ " and 2"
- Profiled or Square
- Bronze, Black & Mill Finish  
Shadow Bar



### Interior Wood Grille

- Single Profile Widths:  
 $\frac{5}{8}$ ", 1",  $1\frac{1}{8}$ " and  $1\frac{1}{4}$ "
- Double Profile Width:  $\frac{7}{8}$ "
- With Surround
- Without Surround







### Internal Aluminum Grille

- 1 1/8" Double Profiled
- Color Matched to Cladding
- Two-Toned (white one side, 9 standard colors on other side)



Internal Aluminum Grille

### Lincoln Divided Lite

- 7/8" and 1 1/4"
- Authentic Divided Lites
- True Historic Appeal



Lincoln Divided Lite  
(Primed only)

The glass in windows and patio doors has the single largest effect on energy efficiency. Lincoln's standard insulated glass offering includes double strength glass combined with a warm edge spacer. For greater energy efficiency, argon is added to all Low-E glass units, at no cost to the customer, with the exception of those units requiring capillary/breather tubes.\* Choose Lincoln's standard glass or a combination of the options for appearance, performance and comfort.

\* These are units shipped over high elevations. Lincoln does not guarantee that the initial argon fill rate will be maintained over the life of the product. Argon depletion may decrease energy efficiency. For more information, contact your local distributor or Lincoln Wood Products, Inc.

## Insulated Glass Construction

Our insulating glass (IG) is constructed with four major components. It's the quality of these components, sheet glass, desiccant material, sealants and spacers that set companies apart.

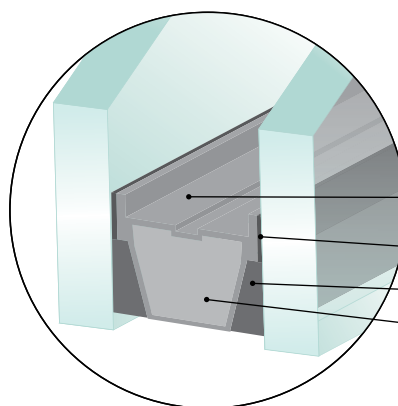
Let's consider the sheet glass. We exclusively utilize double-strength glass (3.2mm) even on the smallest sizes. Some companies believe this should be an upgrade while we eliminated the thinner glass option many years ago.

Quality desiccant material is used to absorb moisture within the IG unit during assembly and the polyisobutylene sealant provides excellent adhesion to the glass with a low moisture vapor transmission rate for years of outstanding field performance.

Choose one of our premium warm-edge spacer systems to complete your perfect glazing package.



WARM EDGE SPACER



Endur IG Spacer

1. Stainless steel spacer available in mill finish, bronze, black or white.
2. "Polyisobutylene" primary seal.
3. Specially formulated secondary seal.
4. Desiccant material.

## LoE<sup>-</sup>180™

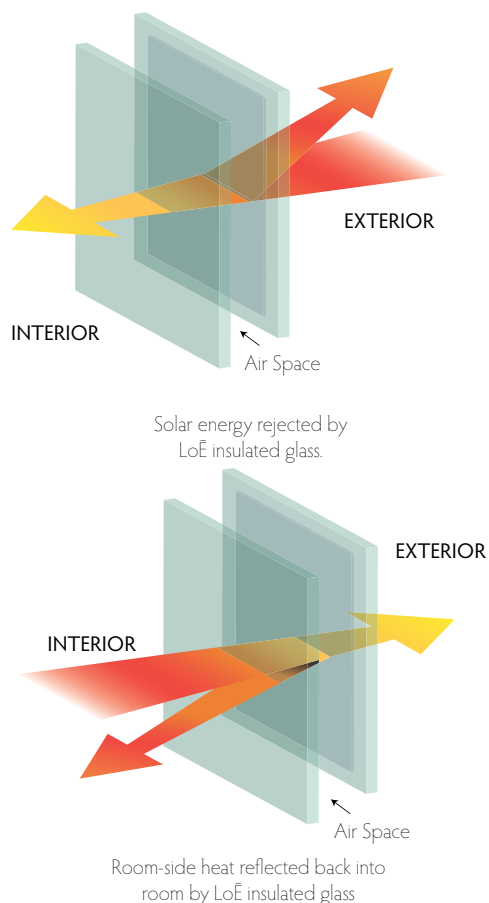
Constructed with a single LoE coating, this glass option is perfect for climates where solar heat gain is welcome. LoE-180™ outperforms clear IG glazing with warmer inside glass temperatures and better UV protection.

Projects looking for passive solar glazing solutions including good U-Value performance in conjunction with higher Solar Heat Gain Coefficients experience positive benefits with LoE-180™.

## LoE<sup>2</sup>-272®

Safeguard your home from the elements by using this nearly invisible protection. Consisting of two microscopic layers of silver sealed in the airspace, this glass is a nice step-up from our standard offering.

Obtain an affordable balance of U-value, solar shading, visible light transmittance and UV protection by choosing LoE<sup>2</sup>-272®.



## LoE<sup>3</sup>-366™/Neat®

Controlling solar heat gain just became easier with the unparalleled performance of LoE<sup>3</sup>-366™/Neat® glass technology. By adding a third layer of silver coating, LoE<sup>3</sup>-366™/Neat® effectively blocks solar gain and reflects heat more efficiently.

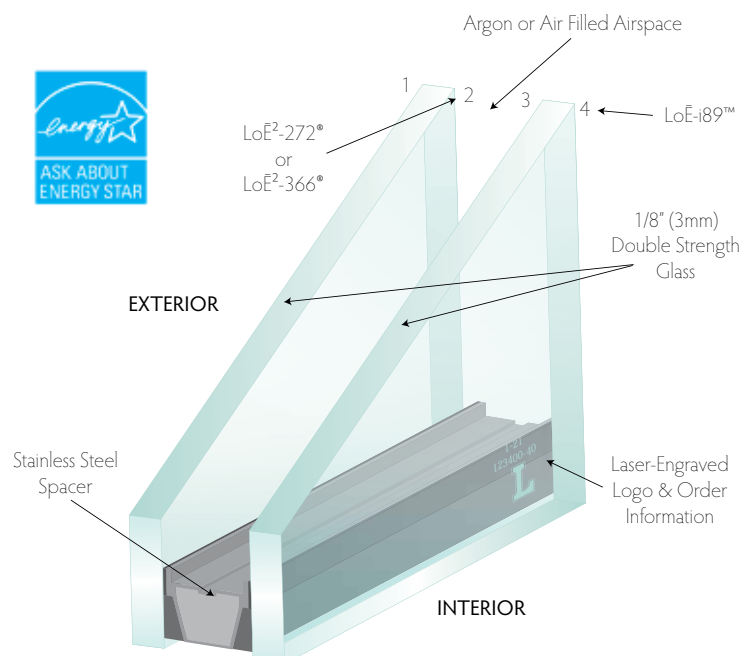
In addition to reducing heat gain, the goal with any high performance glazing is clarity. LoE<sup>3</sup>-366™/Neat® was produced to show a minimum of exterior "mirror" reflectance and does not require smoke-colored tints that can darken your home's interior.

## Dual Low-E2 (LoE<sup>-</sup>i89™/LoE<sup>2</sup>-272®) and Dual Low-E3 (LoE<sup>-</sup>i89™/LoE<sup>3</sup>-366®)

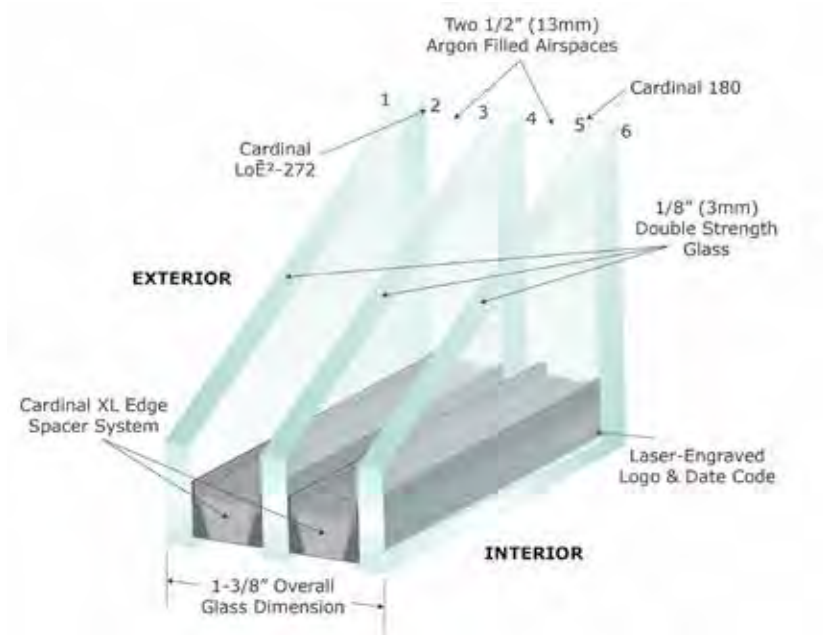
Our most ecologically aware combination of glass products designed for projects requiring extraordinary energy efficiencies.

As the ENERGY STAR® program ratchets up its requirements, our glass offering continues to provide consumers with an ability to comply. Lincoln's Dual Low-E options are the next generation insulating glass packages that tackle these stricter requirements by combining LoE<sup>2</sup>-272® or LoE<sup>3</sup>-366® with a room side LoE coating (LoE-i89™ is on surface #4). Don't worry, LoE-i89™ performs well without sacrificing glass clarity, doesn't require special cleaning and provides additional UV protection.

This energy efficient glass lowers U-Values and retains more of your costly heat inside for the Northern and North/Central zones. Assembling Dual Low-E with our foam spacer system further improves U-value performance.







## Triple Pane Glass

Experience excellent thermal comfort with Lincoln's most energy conscious glazing selection-Triple Pane Glass. This glass offering utilizes 3 sheets of double strength glass, Cardinal's Endur IG spacers and features an Argon Gas fill. Triple Pane glass is perfect for your new energy efficient home.

Clients enjoy reduced condensation during freezing cold weather, better UV protection and improved Sound Transmission Class (STC) ratings by including Triple Pane glass.



Without Neat®



With Neat®

Preserve®

## Neat® and Preserve®

**Neat®:** Combines a permanent layer of silicon dioxide, which causes water to sheet off leaving fewer water spots, and a layer of titanium dioxide that reacts with the sun's UV rays causing organic material on the glass to decompose - no manual activation required.

**Preserve®:** A low density polyethylene adhesive that protects the glass during shipping and construction making clean-up a quick and easy process.

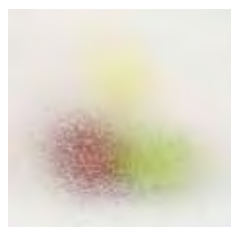
## Specialty Glass Options

The majority of projects utilize clear glass, but occasionally a project requires the use of a specialty glass. Whether it be to conceal the view from the exterior of a building, distort the details of objects through the glass or provide an extra level of safety, we have a variety of specialty glasses that will meet your needs. Our specialty glass options include: laminated, obscure, tempered, tinted and spandrel.

### Obscure Patterns



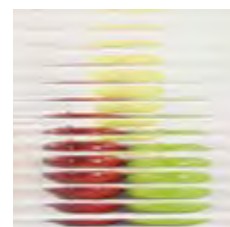
Glue Chip



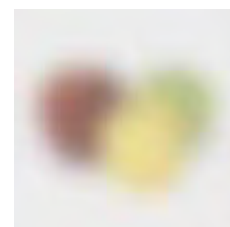
Pattern 62 (Obscure)



Rain

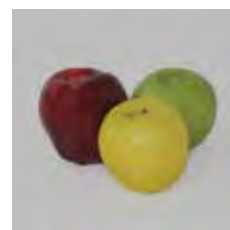


Reed

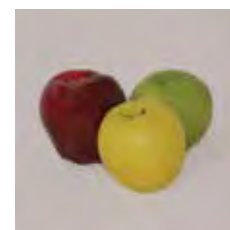


Matte Frost

### Tinted Glass



Grey



Bronze



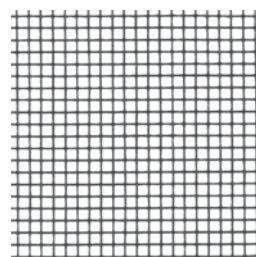
## Screen Mesh

Screens allow you to enjoy the fresh air while keeping insects and debris out of your home. Lincoln offers three practical options.

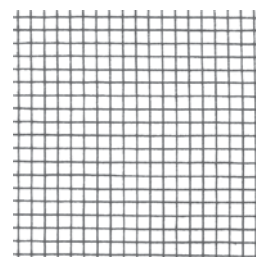
**BetterVue:** Our standard screen mesh. Made of fiberglass, it has thinner strands and a tighter weave than traditional fiberglass screen providing better visibility, increased light transmittance, greater airflow, improved curb appeal and enhanced protection from small insects (no-see-ums), debris and dust.

**UltraVue:** The least visible of our screen mesh options. The strands of UltraVue are thinner than BetterVue, providing even better airflow, optical clarity and insect protection.

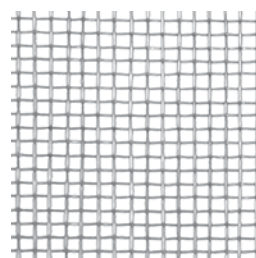
**Aluminum (charcoal wire):** The most widely used metal for screens and is a great option for homes with pets or kids.



BetterVue



UltraVue

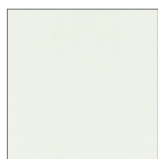


Aluminum

## Screen Finishes

Lincoln interior screens are available in five metal frame finishes. Our color-matched PVC corner keys help keep interiors from scuffing during removal and installation. Double Hungs, Gliders and Patio Doors feature color-matched screen frames to match the exterior.

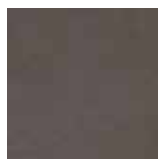
### Standard Colors



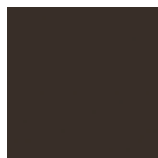
White



Coppertone



Bronze



Faux Bronze



Black



33

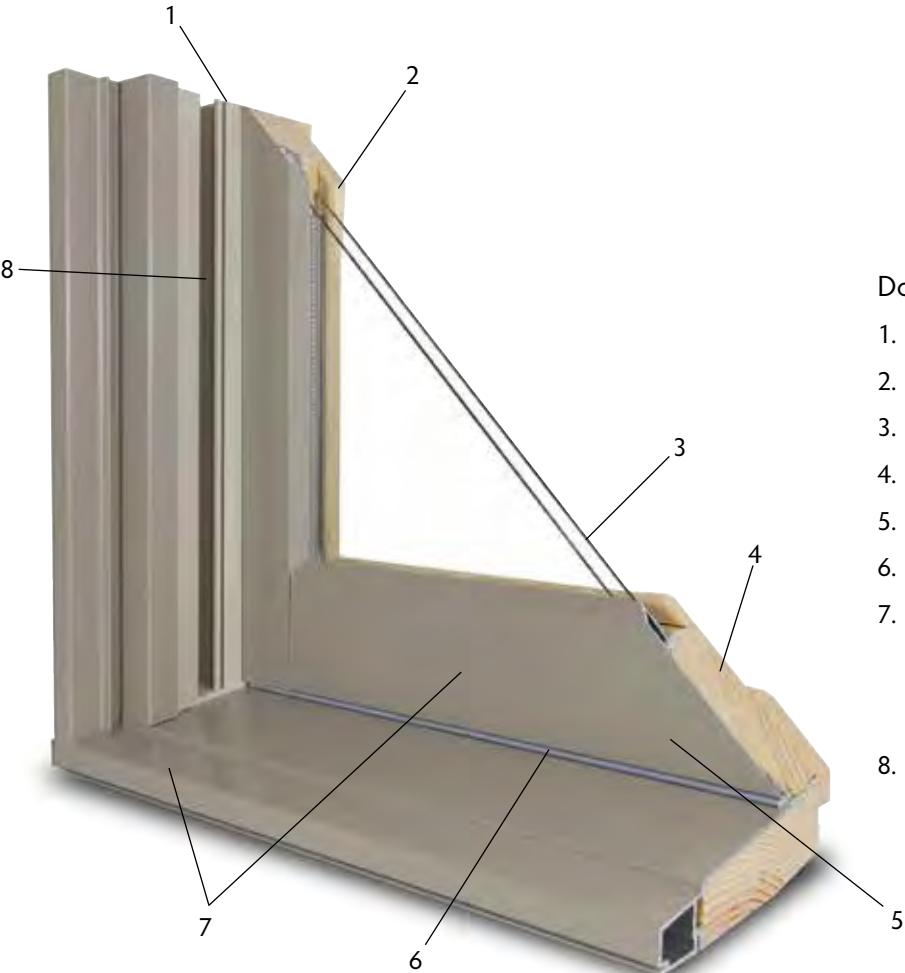
# DOUBLE HUNG WINDOWS

Double hung windows are popular due to their traditional design that compliments so many different styles of homes. They're also easy to operate, maintain and clean.

Lincoln double hungs allow architects, designers and builders to customize and tailor each individual project. Your specialist will create a contemporary edge with the clean lines of our narrow rail sash. Or stick with a strong historical influence by utilizing our traditional wide rail sash. Double hungs offer the flexibility to accommodate many design elements and are a great choice for both residential or light commercial projects.



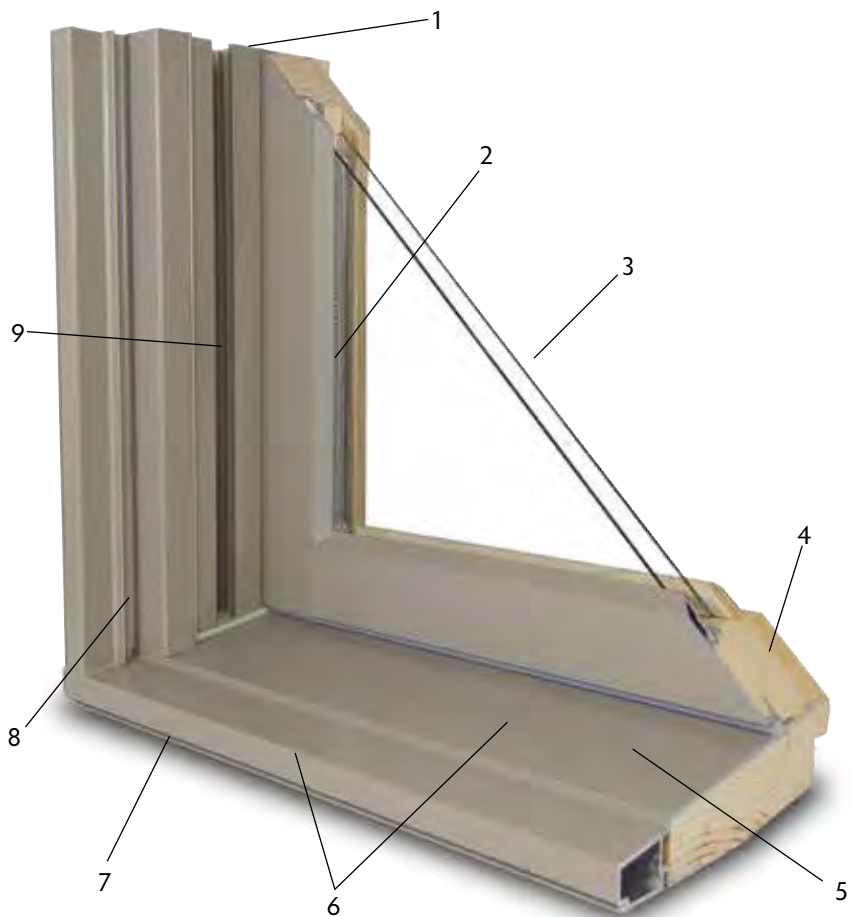
	Specifications
Maximum RO Width	45 3/4"
Maximum RO Height	93"
Sash Thickness	1 7/16" thick
Bottom Rail Height	2 1/16"



### Double Hung with Wide Rail Sash

- 1. Full 4-9/16" jamb depth.
- 2. Interior wood glazing bead.
- 3. 11/16" warm edge insulating glass.
- 4. 1-7/16" thick sash.
- 5. Traditional wide rail sash profile option.
- 6. Weatherstripped at head, sill and checkrail.
- 7. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindstops and brickmould.
- 8. Recessed jambliner option with inverted balance system.





Specifications	
Maximum RO Width	45 3/8"
Maximum RO Height	93"
Sash Thickness	1 7/8" thick
Bottom Rail Height	1 1/8"

Double Hung with Narrow Rail Sash

- 1. Full 4-9/16" jamb depth.
- 2. Sloped putty-glazed styling.
- 3. 11/16" warm edge insulating glass.
- 4. Contemporary narrow rail sash profile option.
- 5. Low-profile 8° sloped sill.
- 6. .050 extruded aluminum on sash and frame. Vinyl exteriors utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with optional cPVC sill, brickmould and blindstop.
- 7. Full perimeter accessory groove.
- 8. Integral screen channel.
- 9. Concealed jambliner option with inverted balance system.

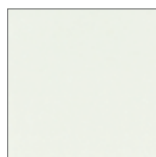
# DOUBLE HUNG WINDOWS



## Hardware

**Locks & Tilt Latches:** Available in seven hardware finishes, two low-profile pick resistant locks are used on units with 37 3/8" box size and wider. Units smaller than 37 3/8" box size have one lock.

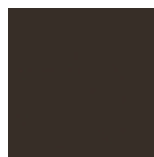
Color matched double hung tilt latches are set into the check rail of the bottom sash and concealed in the top rail on the upper sash. Spring loaded, they release to tilt in with ease. Made to last and out of sight, these lock options are sure to please.



White



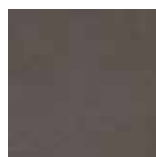
Coppertone



Faux Bronze



Black



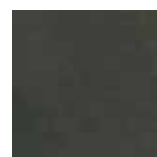
Bronze



Satin Nickel



Polished Brass

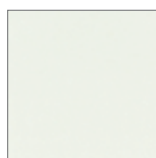


Oil-Rubbed Brass



**Sash Lift/Pull Handles:** Our stylish lift/pull handles are available in three popular finishes that match sash locking hardware. They are also very easy-to-grab and easy to install after the interior finishing process is complete. These handles reduce damage from opening your windows by providing a solid area to grasp.

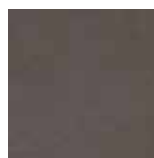
Not available for narrow rail double hung



White



Coppertone



Bronze



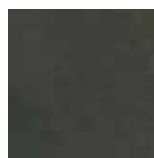
**Sash Limiters:** Thinking safety? Lincoln offers safe and secure sash limiters. This release mechanism keeps the window from being opened no more than four inches, allows the window to be fully opened for quick emergency exits and resets automatically every time the window is opened - all meeting the requirements of ASTM F2090.



White



Chrome



Oil-Rubbed Brass





## Jambliner Options

Lincoln offers two different jambliner options for our double hung window lines. Both options utilize an inverted balance system for consistent performance and durability.

The standard jambliner comes in either beige or white and is recessed in the frame to minimize its visibility.

The concealed jambliner takes the design aesthetic a step further. From the exterior, the jambliner is concealed by color matched cladding. From the interior, the jambliner design utilizes a clear pine insert to give more wood warmth when the window is closed.



Standard Jambliner - White Balances  
Exterior View



Standard Jambliner - White Balances  
Interior View



Concealed Jambliner - Beige Balances  
Exterior View



Concealed Jambliner - Beige Balances  
Interior View



# DOUBLE HUNG WINDOWS



## Styles

**Double Hung:** This arrangement is an ageless window type that offers some unique advantages. Sash tilt in for easy cleaning, ventilation is improved by opening the top and bottom sash equally and classic historical appeal is achieved when using Lincoln double hungs.

Our traditional window is equipped with advanced energy saving features. For example, Lincoln double hung checkrails incorporate the use of interlocks, weatherstrip and high-quality sash locks for a precision fit.



**Radius Top Double Hung:** Built as a single hung, Lincoln segment head and quarter segment windows are part of our double hung family. By utilizing the same parts and simply fixing the top sash, radius top hung windows can be mixed with traditional double hungs to create exciting elevations.

As with all Lincoln radius shapes, interior trim is available for the finishing touch. Segment head windows include a half screen.



**Double Hung Bay:** What could be more exciting than installing a Lincoln double hung bay window at the heart of your room? This attractive window combination is sure to add both functionality and flair.

Bay units are constructed using three windows or more. Flankers are aligned with a center unit at 45° or 30° angles. Center units can consist of operating double hungs or studio windows.

Double hung bay windows may include factory-assembled head and seat boards and a cable kit to compensate for overhanging weight and aid in installation.









## When only the best will do.

Choose Lincoln for your new construction, remodeling or even light commercial projects. With almost 75 years of manufacturing experience built into every unit, we engineer our windows and patio doors for visual appeal as well as outstanding performance. In addition, Lincoln backs it up with exceptional customer service before and after the sale.

We are continually expanding our list of products, options and accessories. Check us out online for the latest offerings in the building industry. We are confident that we have the perfect windows and patio doors to harmonize with your ideas and designs.



**Lincoln Wood Products, Inc.**  
1400 W. Taylor Street • P.O. Box 375  
Merrill, Wisconsin 54452-1355  
800-967-2461 • Fax: 715-536-9783  
[www.lincolnwindows.com](http://www.lincolnwindows.com)



Learn more about our products and options by contacting a local authorized Lincoln dealer or visiting us online at [lincolnwindows.com](http://lincolnwindows.com).



## Committed to protecting and preserving the environment.

Lincoln Windows is committed to environmental stewardship. As responsible corporate citizens, we are dedicated to manufacturing energy efficient products and managing our resources in a manner that reduces our impact on the environment.



Lincoln Windows is an ENERGY STAR® Partner.



Many of our products carry certification by the National Fenestration Rating Council (NFRC).



Lincoln products carry an extensive warranty. Ask your dealer for complete information.



Lincoln Windows & Patio Doors proudly supports the American Institute of Architects (AIA) Continuing Education System (CES).



Siding | Trim | Soffit



[jameshardie.com](http://jameshardie.com)

# It's Possible<sup>™</sup> to fall in love with your home again.

Michigan, Chicago & Ohio Product Catalog



Hardie® Plank Smooth Iron Gray

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Hardie® Trim  
Batten  
Rustic Grain  
Iron Gray

# Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes\* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

## ENDLESS DESIGN POSSIBILITIES

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

## TRUSTED PROTECTION

From non-combustible fire resistance to resisting pests, moisture and extreme weather, Hardie® fiber cement helps protect your home and everything you cherish.

## LONG-LASTING BEAUTY

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.\*\*

\*Estimate based on total Hardie® siding sales through 2022 and average housing unit size. \*\*30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.



ENDLESS DESIGN POSSIBILITIES





**Endless  
design  
possibilities.**

**Endless ways  
to express  
yourself.**





ENDLESS DESIGN POSSIBILITIES

# Products and colors that complement any style.

With a wide portfolio of products and over 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

## Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

## Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

## Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.

Hardie® Panel &  
Hardie® Trim Batten  
Iron Gray



Hardie® Shingle Cobble Stone  
Hardie® Trim Arctic White







Hardie® Panel & Hardie® Trim Batten Arctic White  
Hardie® Plank Arctic White



ENDLESS DESIGN POSSIBILITIES

Statement  
Collection™  
Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Hardie® Plank, Hardie® Panel, Hardie® Shingle  
and Hardie® Trim Batten Color Offering

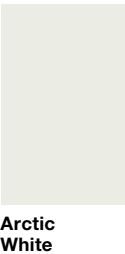


Scan code  
to request a  
sample.

Hardie® Trim  
Color Offering



Hardie® Soffit  
Color Offering



Hardie® Plank

Thickness 5/16 in  
Length 12 ft planks

Select Cedarmill®

Width 7.25 in 8.25 in  
Exposure 6 in 7 in

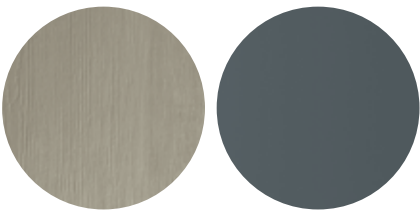


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft

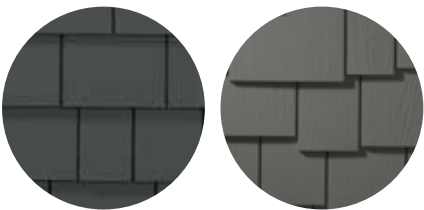


Hardie® Shingle

Thickness 1/4 in  
Length 48 in

Straight Edge Panel Staggered Edge Panel

Height 15.25 in 15.25 in  
Exposure 7 in 6 in

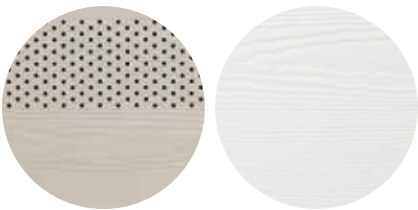


Hardie® Soffit

Thickness 1/4 in

Vented and Non-Vented Select Cedarmill®

Width 12 in  
Length 12 ft



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in  
Width 3.5 in\* 5.5 in 7.25 in 9.25 in\* 11.25 in\*

5/4 Smooth

Thickness 1 in  
Width 3.5 in 5.5 in 7.25 in 9.25 in\* 11.25 in

\*This size is only available in Arctic White



Hardie® Trim

Length 12 ft

4/4 Roughtsawn

Thickness .75 in  
Width 3.5 in\* 5.5 in\* 7.25 in 9.25 in\* 11.25 in\*

5/4 Roughtsawn

Thickness 1 in  
Width 3.5 in 5.5 in 7.25 in 9.25 in\* 11.25 in\*

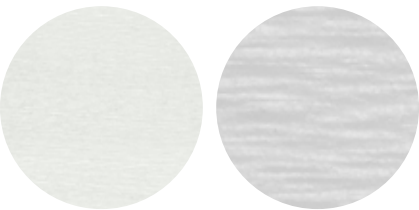
\*This size is only available in Arctic White



Batten Boards

Smooth & Rustic Grain

Thickness .75 in  
Width 2.5 in





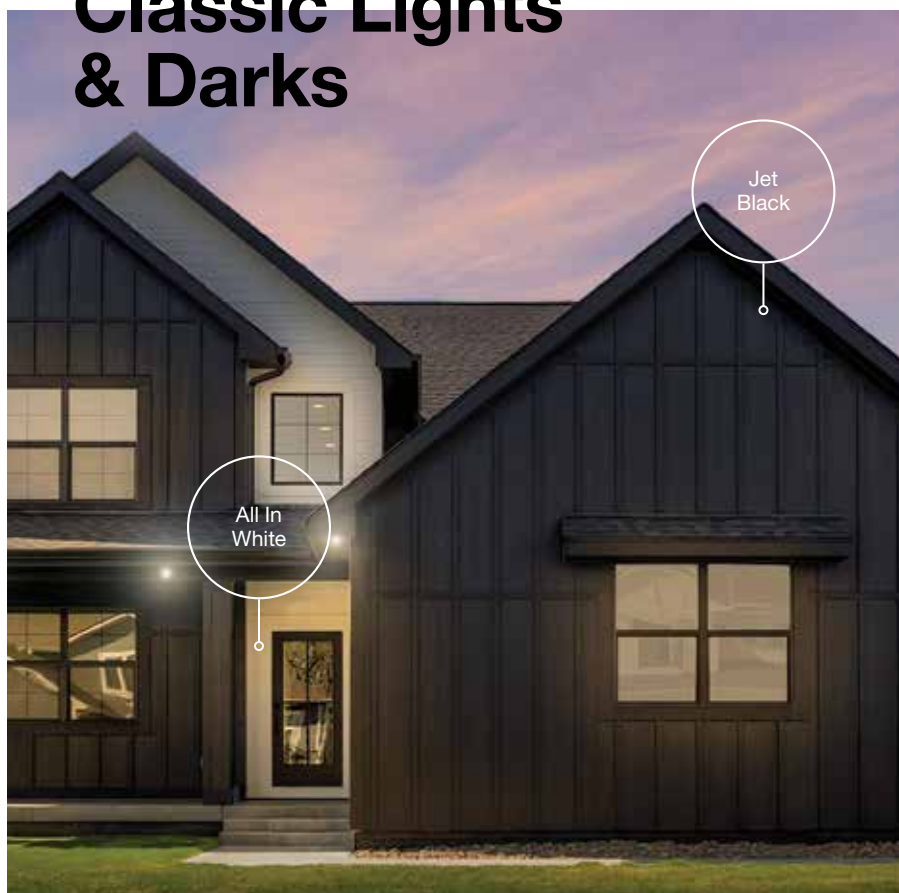
## Dream Collection™ Products

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of **over 700 ColorPlus® Technology finishes**
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection™ products, visit [jameshardie.com/dream](https://jameshardie.com/dream)

## Classic Lights & Darks



## Peaceful Pastels



Scan code to view colors and request a product sample.







ENDLESS DESIGN POSSIBILITIES

# A classic look that stands the test of time.

## Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

**Hardie® Trim**  
**Smooth**  
Arctic White

**Hardie® Plank**  
**Select Cedarmill®**  
Khaki Brown



# Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth		Thickness 5/16 in		Length 12 ft planks		
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®					
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™			•	•	
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Smooth					
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™					
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Beaded Select Cedarmill	
Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

\*9.25 in and 12 in widths do not feature the drip edge



ENDLESS DESIGN POSSIBILITIES

# Classic cedar style in cutting-edge material.

## Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.





# Hardie® Shingle



Staggered Edge Panel

Staggered Edge Panel	
Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0
Statement Collection™	•
Dream Collection™	•
Prime	•



Straight Edge Panel

Straight Edge Panel	
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0
Statement Collection™	•
Dream Collection™	•
Prime	•

ENDLESS DESIGN POSSIBILITIES

# Designed for versatility and beautiful performance.

## Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.

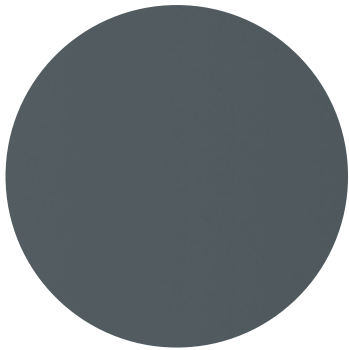




# Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8      Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

ENDLESS DESIGN POSSIBILITIES

# A finished look starts with beautiful trim.

## Hardie® Trim

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

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.





# Hardie® Trim



4/4 Roughsawn		Thickness .75 in		Length 12 ft boards	
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		Length 12 ft boards	
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		Length 12 ft boards		
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	180	120	80	80
ColorPlus® Pcs/Pallet	240	200	180	120	80	80
Statement Collection™	•		•	•	AW	AW
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

5/4 Smooth		Thickness 1 in		Length 12 ft boards		
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	•	•	•	•	•	•

## Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain	
Statement Collection™	•
Dream Collection™	•
Prime	•



Smooth	
Statement Collection™	•
Dream Collection™	•
Prime	•

ENDLESS DESIGN POSSIBILITIES

# Protection in every detail, complete confidence in every area.

## Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

### DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

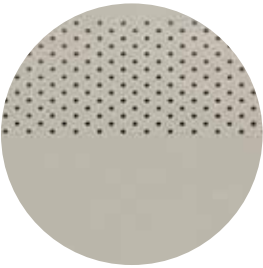
In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

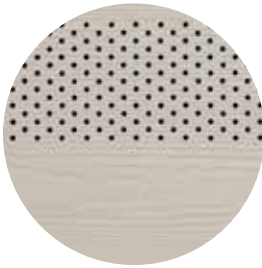
Hardie® Soffit  
Vented Smooth  
Arctic White



# Hardie® Soffit



Vented  
Smooth



Vented  
Select Cedarmill®



Non-Vented  
Smooth



Non-Vented  
Select Cedarmill®

Thickness 1/4 in				
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	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	•	•	•

## Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

## Vented Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

## Non-Vented Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

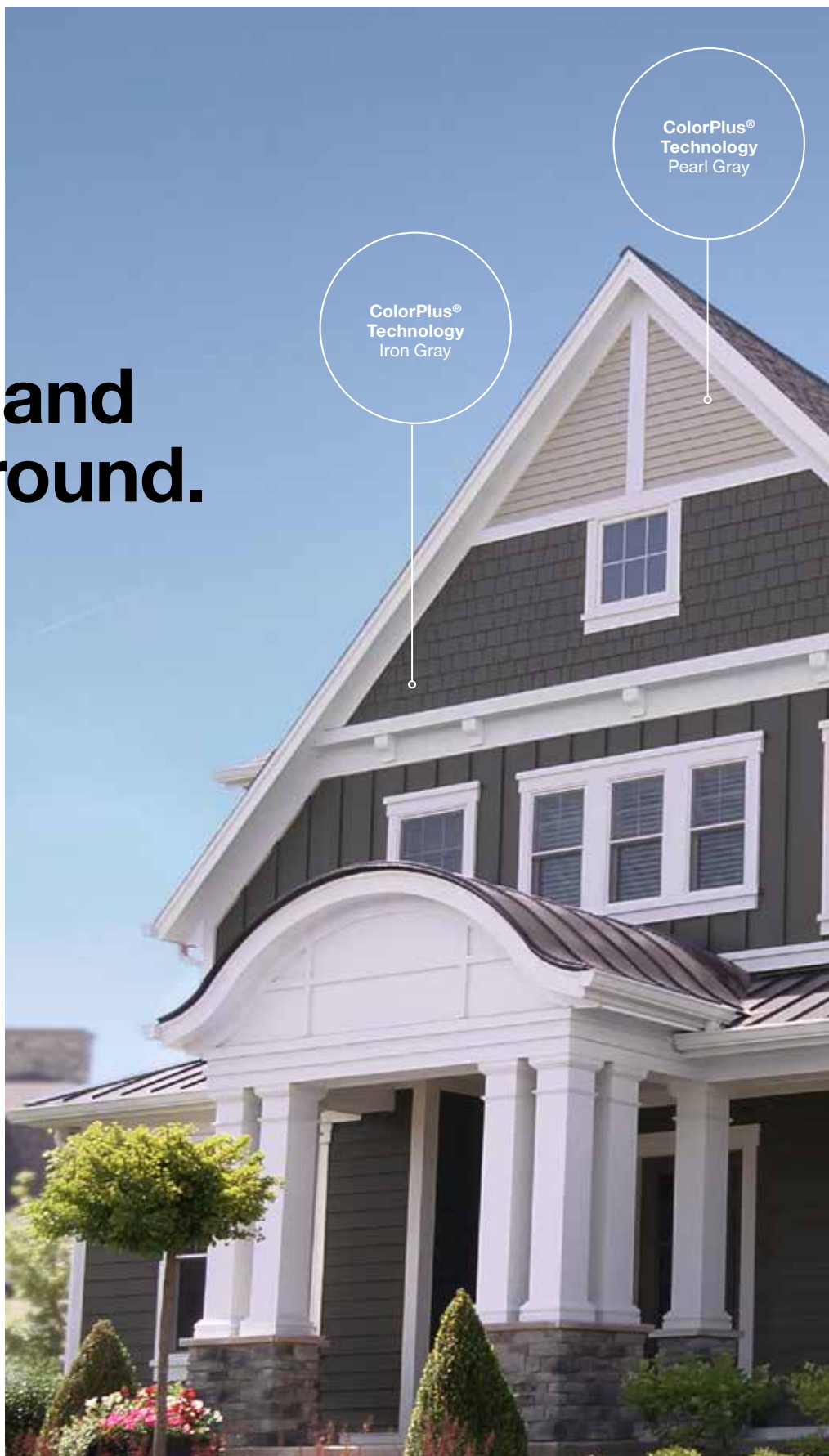
ENDLESS DESIGN POSSIBILITIES

**Complete Exterior  
by James Hardie™**

**Confidence and  
beauty all around.**



Scan code to visualize  
Hardie® products on  
your home.







Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



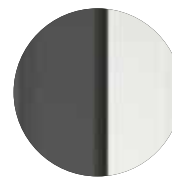
**Hardie® Shingle**



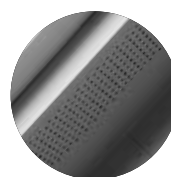
**Hardie® Panel &  
Hardie® Trim Batten**



**Hardie® Plank**



**Hardie® Trim Boards**



**Hardie® Soffit**

**Durability  
you can trust.**

**Protection  
you can feel.**







TRUSTED PROTECTION

# Tougher than the elements.



## Fire

A home's exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won't burn and is recognized by fire departments nationwide.\*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

### Cal-Fire Compliant

Fiber Cement Siding



\*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.







## Pests

Mother Nature's creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



## Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



## Water Resistant

From rain to ice to snow, Mother Nature's precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



## Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

TRUSTED PROTECTION

# Exterior solutions inspired by nature and designed to help protect your home from it.

## Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.







**Hardie® Panel  
& Hardie® Trim  
Batten**

**Hardie® Shingle  
Straight Edge  
Panel**

**Hardie® Plank  
Smooth**



TRUSTED PROTECTION

# The highest-quality materials for your highest satisfaction.

## Unique Formulation HZ5® Substrate

Not all fiber cement is the same. The Hardie® HZ5® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

### Proprietary enhancements create durable Hardie® siding

#### Perfect balance of strength and workability

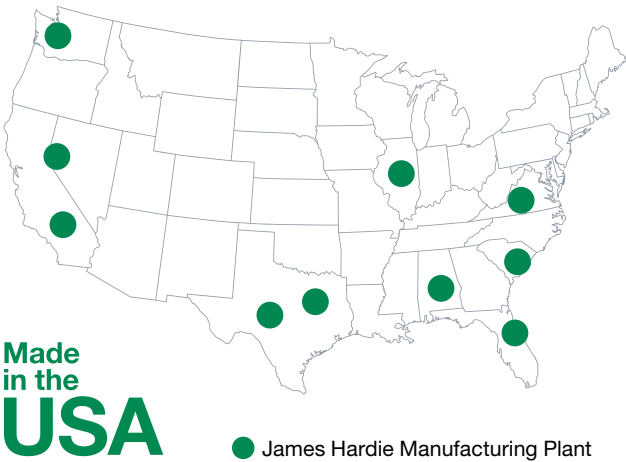
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

#### Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance. In addition, Hardie® Plank in HZ5® substrates come with a drip edge to provide improved water management.

#### Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.







## Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

TRUSTED PROTECTION

# Building sustainable communities.

## Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.



- ↑ Global Impact
- ↑ Community Impact
- ↑ James Hardie
- ↑ Homeowner



Scan code to find out more about our sustainability efforts.







Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.




\*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals

- 

**Energy & Emissions**  
We aim to minimize our Scope 1+2 Greenhouse gas intensity by 40% from 2019 baseline.
- 

**Waste**  
We aim to minimize manufacturing waste intensity by 50% from 2019 baseline.
- 

**Water**  
We aim to increase water recycling by 20 Million cubic feet/year from 2019 baseline.
- 

**Environmental Product Declarations**  
We aim to have 80% of revenue from products with Environmental Product Declarations (EPD).

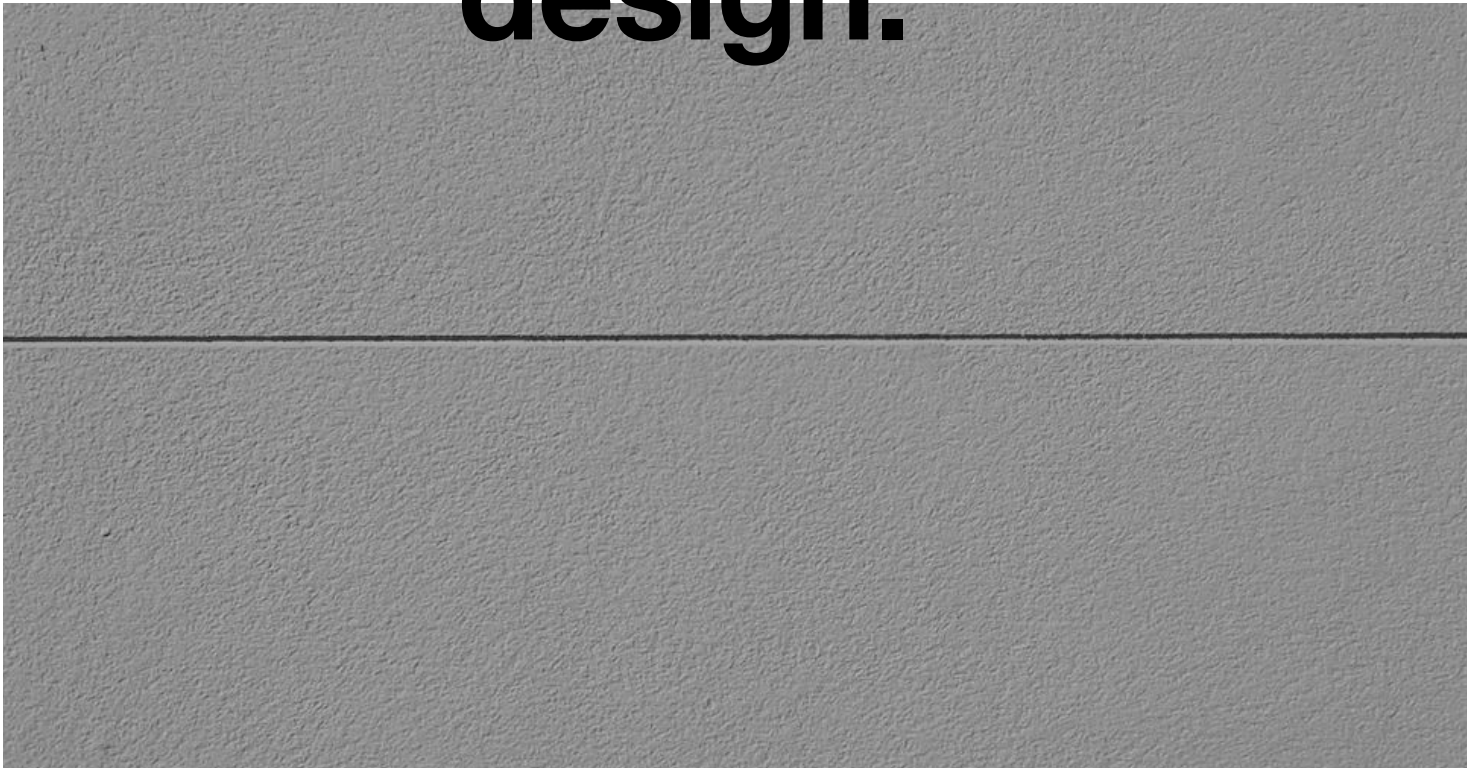
LONG-LASTING BEAUTY







**Long-lasting  
beauty by  
design.**



LONG-LASTING BEAUTY

# Beauty begins with a finish that lasts.

Hardie® Shingle  
Straight Edge  
Panel  
Eden Green



## ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.





## Finishing Technology

### Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

### ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.



Hardie® Trim  
Smooth  
Arctic White



#### Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



#### Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



#### Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

LONG-LASTING BEAUTY

# Unparalleled beauty with unparalleled performance.

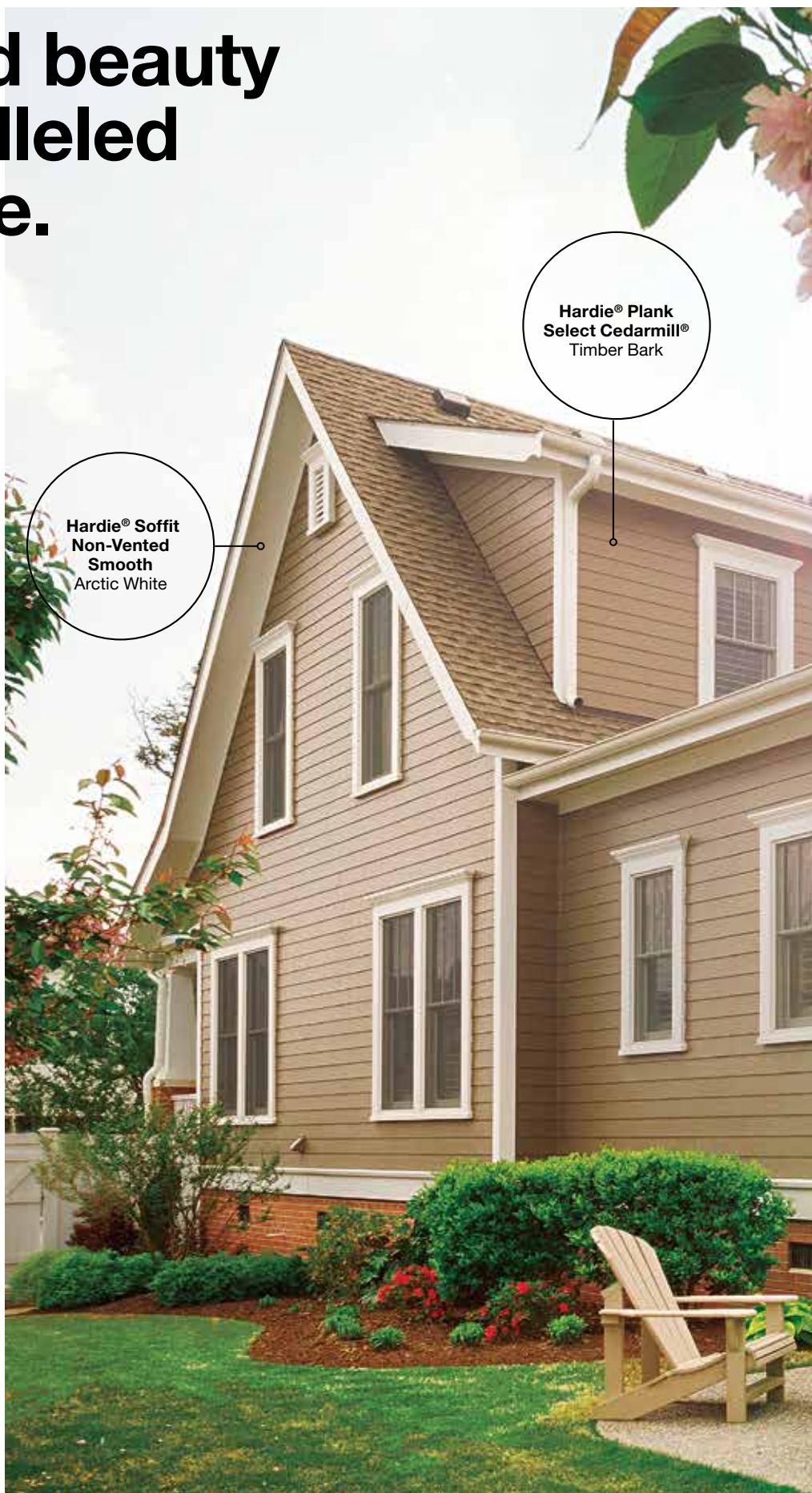
## See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes\*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.



\*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.







Hardie® Trim  
Smooth  
Arctic White

LONG-LASTING BEAUTY

# Warranty — for peace of mind

Help protect your home with North America’s #1 brand of siding, backed by exceptional warranties. Unlike other brands, James Hardie doesn’t prorate our siding and trim substrate warranty coverage. We stand 100% behind our siding for 30 years and our trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

## Non-Prorated Siding Substrate Warranty Coverage by James Hardie



# Endorsements — a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.





# Make your home stand up and stand out.

## #1 Return on Investment\*

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.

**COST** vs **VALUE**



Scan code to view the Cost vs. Value Report.



\*Remodeling magazine 2021 Cost vs Value Report, national data for exterior home replacement projects over \$15,000. © 2021 Hanley Wood, LLC. Complete data from the Remodeling 2021.

LONG-LASTING BEAUTY

FOR THE PROS

# Protection that performs at every layer.

## Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil	
Length	164 ft	
Width	1-7/8 in	



# Installation Done Right

## INSTALLATION ACCESSORIES

### Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



### PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



# Finishing Touches

## COLORPLUS® TECHNOLOGY ACCESSORIES

### Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



### Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.\* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

\*For matching Dream Collection™ products, contact your local James Hardie representative.

## TRIM ACCESSORIES

### Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

### Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



Scan code to  
view install  
and technical  
documents.



#MyHardieHome | 1.888.542.7343 | jameshardie.com



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City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 10/15/25

**Application Number:** HDC2025-00639

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Andre Williams		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 949 Chicago Blvd	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48202
<b>PROJECT ADDRESS:</b> 949 Chicago Blvd			
<b>HISTORIC DISTRICT:</b> Boston-Edison			

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Additional exterior photos are needed (full wall views), of each side of the house and rear extension to understand the architectural styling of the structure and how the rear extension is placed/attached to the house and its current design/condition.

Interior photos of the areas proposed for demolition are needed to further illustrate existing conditions. A structural assessment from a licensed engineer is suggested.

Dimensioned site plan (can be hand drawn or use an aerial image from Google maps/Google earth) – confirming footprint of house, foot print of proposed rear extension and garage/out buildings.

Dimensioned drawings that confirm wall construction/roof (flat roof? Shed roof? Overhanging eaves?) as well as exterior elevation drawings that confirm how this rebuilt structure will look upon completion. Must show all wall trim/mullions/window casings, window operations (as well as glass division: simulated divided lights? Between-the-glass grilles?), etc.

Please note: it is not likely the Commission will approve the installation of cementitious siding/stucco on a rebuilt portion of the historic house. Very likely wood clapboard siding and stucco will be required for cladding materials.



PSR: Audra

251015AD

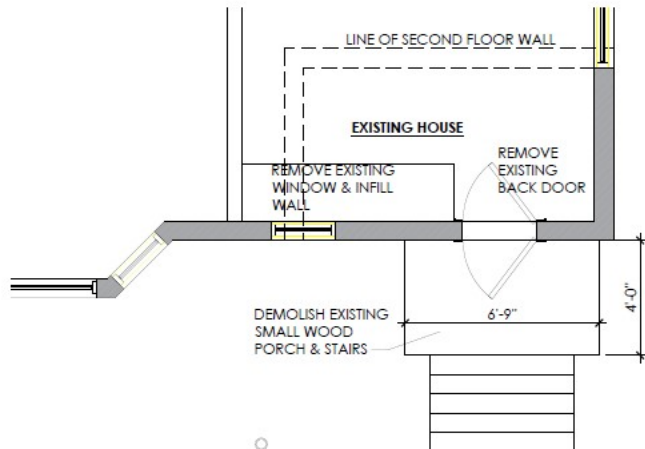
## APPLICANT RESPONSE

Response Date: 10/18/2025



See attached file for Response to Additional Info Requested.





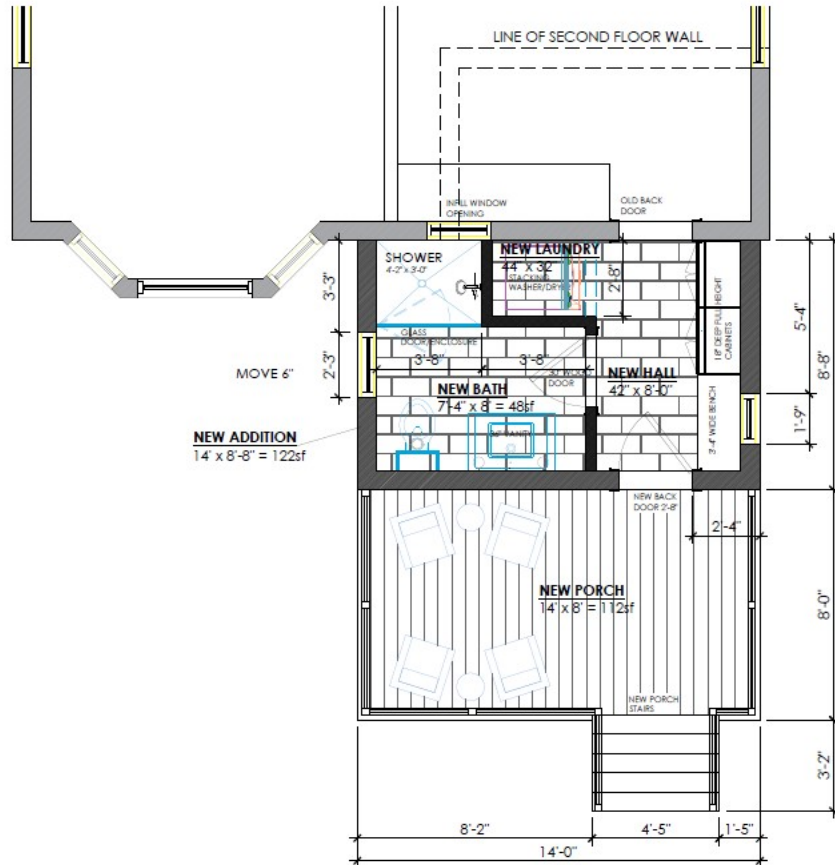
## EXISTING FLOOR PLAN

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



NO WORK TO FRONT  
OF HOUSE - ONLY  
REMOVAL OF REAR WOODEN  
PORCH/STAIRS + 122sf REAR  
ADDITION AND REPLACEMENT  
REAR PORCH

EXISTING PHOTO FRONT OF HOUSE



## PROPOSED FLOOR PLAN

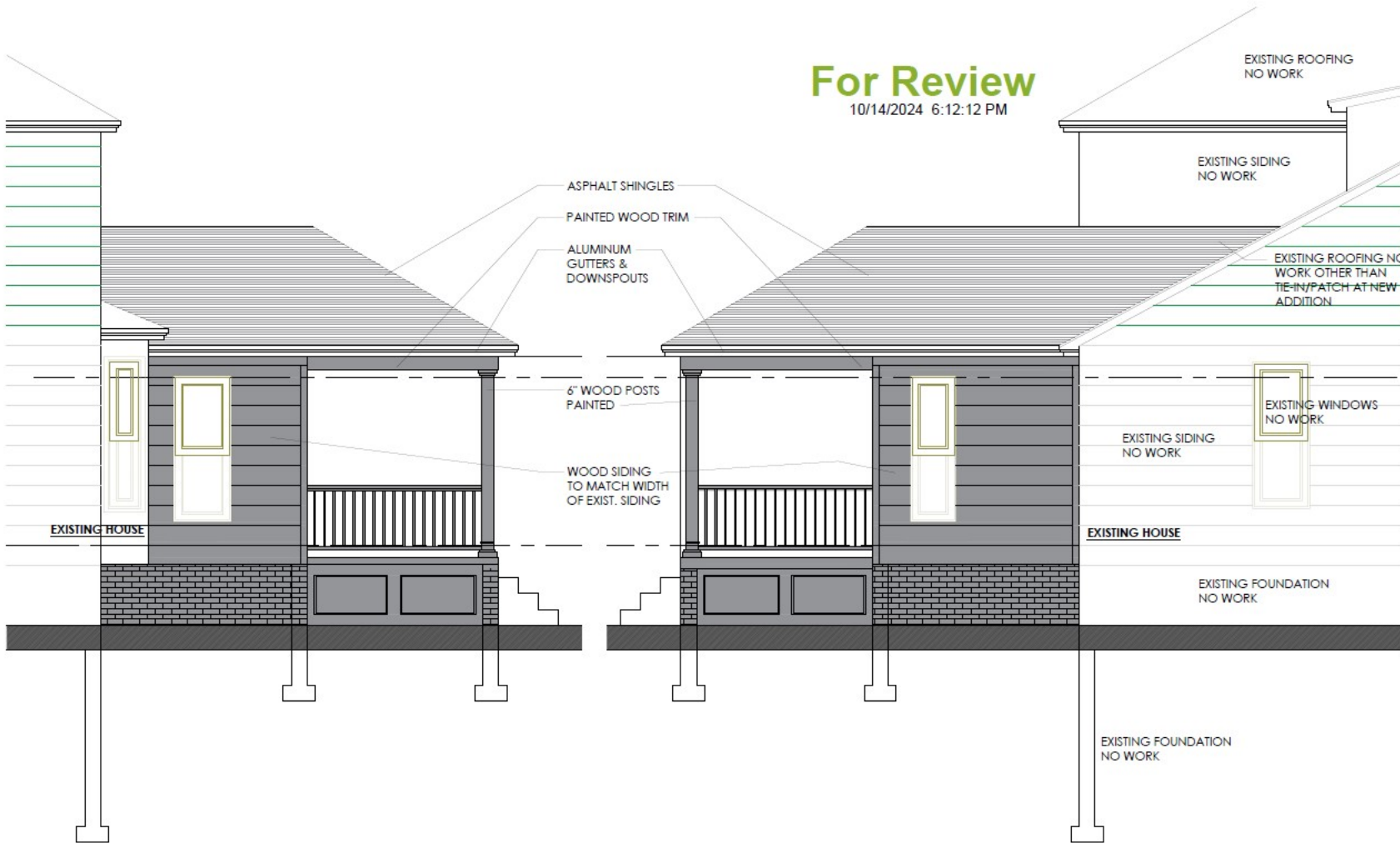
scale: 1/4" = 1'-0"

For Review

10/14/2024 6:12:36 PM

# For Review

10/14/2024 6:12:12 PM



## PROPOSED FLOOR PLAN

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





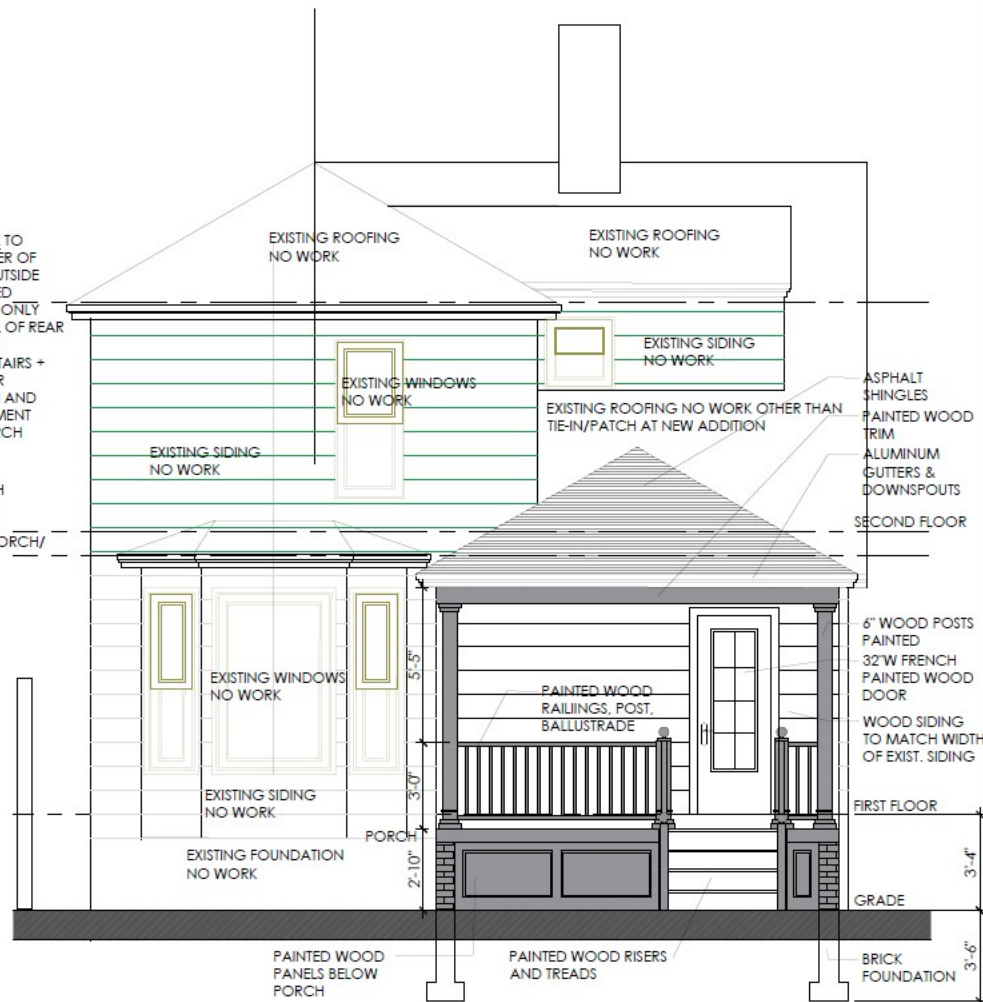
**EXISTING PHOTO REAR OF HOUSE**

**For Review**

10/14/2024 6:12:46 PM

NO WORK TO  
REMAINDER OF  
HOUSE OUTSIDE  
OF DASHED  
OUTLINE - ONLY  
REMOVAL OF REAR  
WOODEN  
PORCH/STAIRS +  
122sf REAR  
ADDITION AND  
REPLACEMENT  
REAR PORCH

DEMOLISH  
EXISTING  
SMALL  
WOOD PORCH/  
STAIRS



**PROPOSED REAR ELEVATION**

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



City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 10/15/25

**Application Number:** HDC2025-00639

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Andre Williams		<b>COMPANY NAME:</b> N/A	
<b>ADDRESS:</b> 949 Chicago Blvd	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48202
<b>PROJECT ADDRESS:</b> 949 Chicago Blvd			
<b>HISTORIC DISTRICT:</b> Boston-Edison		<b>ADDITIONAL INFO ATTACHED</b>	

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Additional exterior photos are needed (full wall views), of each side of the house and rear extension to understand the architectural styling of the structure and how the rear extension is placed/attached to the house and its current design/condition. Interior photos of the areas proposed for demolition are needed to further illustrate existing conditions. A structural assessment from a licensed engineer is suggested.

Dimensioned site plan (can be hand drawn or use an aerial image from Google maps/Google earth) – confirming footprint of house, foot print of proposed rear extension and garage/out buildings.

Dimensioned drawings that confirm wall construction/roof (flat roof? Shed roof? Overhanging eaves?) as well as exterior elevation drawings that confirm how this rebuilt structure will look upon completion. Must show all wall trim/mullions/window casings, window operations (as well as glass division: simulated divided lights? Between-the-glass grilles?), etc.

Please note: it is not likely the Commission will approve the installation of cementitious siding/stucco on a rebuilt portion of the historic house. Very likely wood clapboard siding and stucco will be required for cladding materials.



PSR: Audra

251015AD



## Response to HDC Additional Information Request

Property Address: 949 Chicago Boulevard

Owner: Andre Williams

HDC Application Number: **HDC2025-00639**

### Exterior Documentation & Existing Conditions

- Additional exterior photographs showing full wall elevations of each façade (front, sides, and rear) are included for review.
- The rear extension, that was original to the house, has been fully demolished due to unsafe and hazardous structural conditions.
- The original brick and cement pier footings had begun to fail from prolonged water exposure and freeze-thaw cycling.
- The primary source of deterioration was chronic water intrusion from the semi-flat roof and inadequate drainage design.
- The previous roof condition—nominally a shed roof but nearly flat—was especially vulnerable to snow accumulation and ice damming, leading to progressive structural damage.
- Please refer to the photographs included in the original submission, which clearly document the unsafe and deteriorated condition of the original footings and flooring that contributed to the structural failure.
- The rear extension is an original component of the home's historic construction, not a later addition, as shown on historic photos of the home.
- The intent is to reconstruct the original footprint and architectural proportions, ensuring the rebuilt structure remains consistent with the historic massing and rhythm of the main house.

### Proposed Structural and Architectural Design

Foundation:

- New reinforced concrete pier footings (8" diameter) extending 42 inches below grade to meet frost-depth requirements.
- Pressure-treated wood posts and sill plates to support a standard wood subfloor system.

#### Roof Design:

- Proposed Reverse Gable roof, pitched at 9/12, replacing the prior near-flat configuration.
- The new roof design aligns more harmoniously with the existing main house rooflines and gables, reduces long-term maintenance, and improves snow and water shedding performance.
- The reverse gable orientation also visually and structurally complements the HDC-approved garage dormers, creating architectural continuity between the structures.

#### Wall Construction & Cladding:

- First-floor cladding: Hardie Lap Plank Siding with 6" reveal, providing dimensional depth and continuity with the garage finish while maintaining horizontal rhythm.
- Second-floor cladding: Stucco finish consistent with the main house's historic upper wall treatment.
- All exterior trim, window casings, and cornice profiles will replicate the existing historic detailing.
- The **original cornice components** have been **carefully removed, cataloged, and stored** for reinstallation following completion of exterior wall and roof work. Photo attached.

#### Windows & Doors:

- Proposed windows to be Lincoln aluminum-clad wood units, identical to those previously approved under HDC COA #DHDC 23-8476 (garage rebuild).
- Simulated divided-light grids will match the original muntin pattern of the home's historic windows.
- Exterior door will be aluminum-clad wood, consistent with the approved materials and the home's architectural vocabulary.
- **New Lincoln aluminum-clad wood windows**, previously approved by the HDC, will be installed throughout the residence to maintain consistency in material, detailing, and visual character across all elevations.



## Supplemental Plans and Drawings

- A dimensioned site plan (based on aerial imagery) confirming the existing house footprint, the rear extension footprint, and the approved garage/outbuilding is included.
- Elevation drawings and sectional diagrams provided to show wall construction, roof geometry (reverse gable, 9/12 pitch, eave overhangs).
- Exterior trim, window and door placement, and finish materials will be clearly shown to illustrate how the rebuilt structure maintains the historic façade alignment and proportion of the original home.

## Recommendations and Compliance Notes

- Cladding materials have been selected to respect historic character while ensuring long-term durability and compatibility with existing structures.
- The overall intent is to preserve the architectural integrity of the home and ensure that all new work is visually subordinate and historically consistent.

Aerial





Footing decay



Sample of cornice removed to be re-installed





North



EastWall





West Wall





South

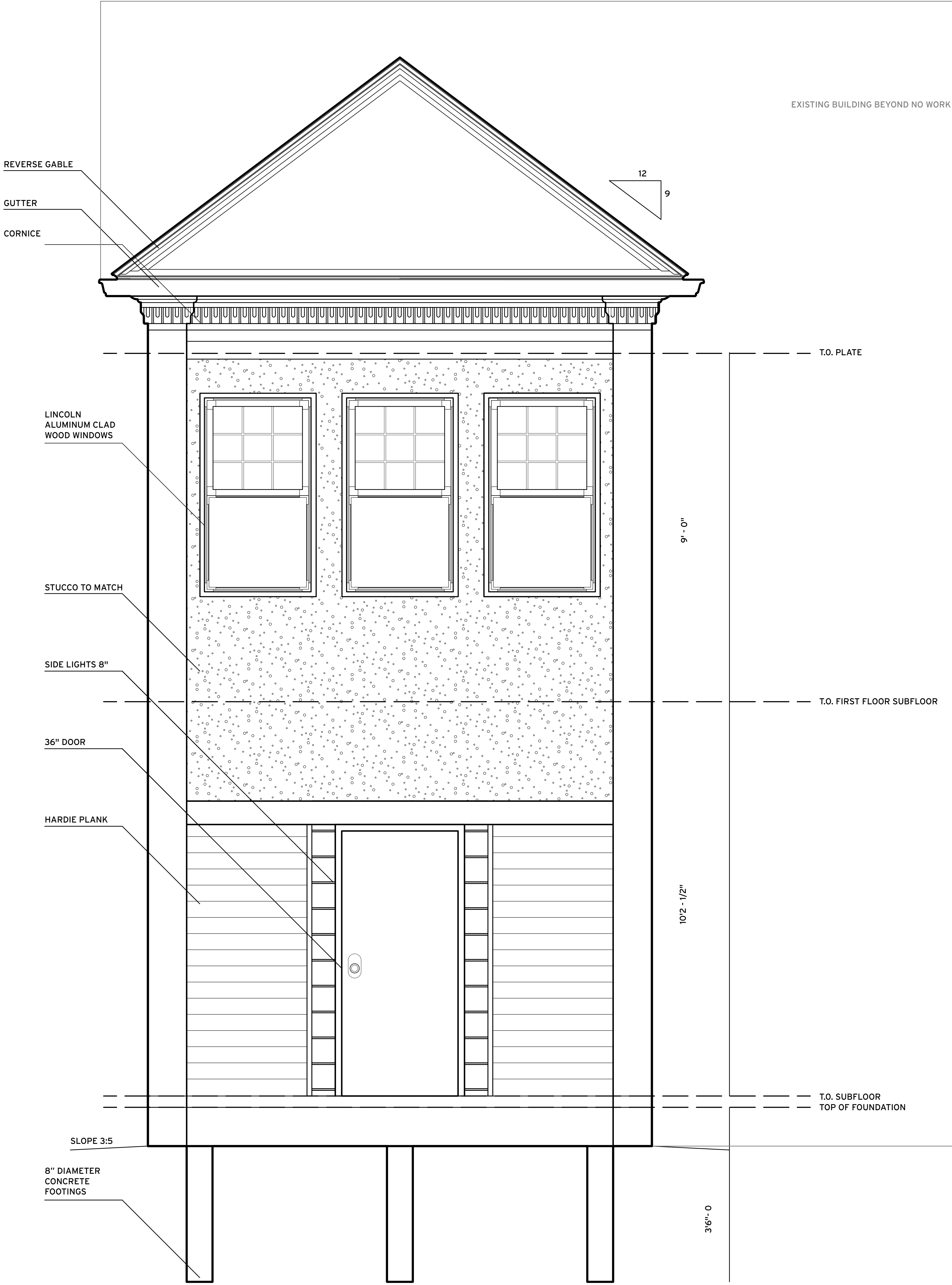




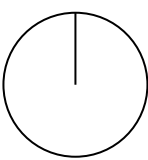






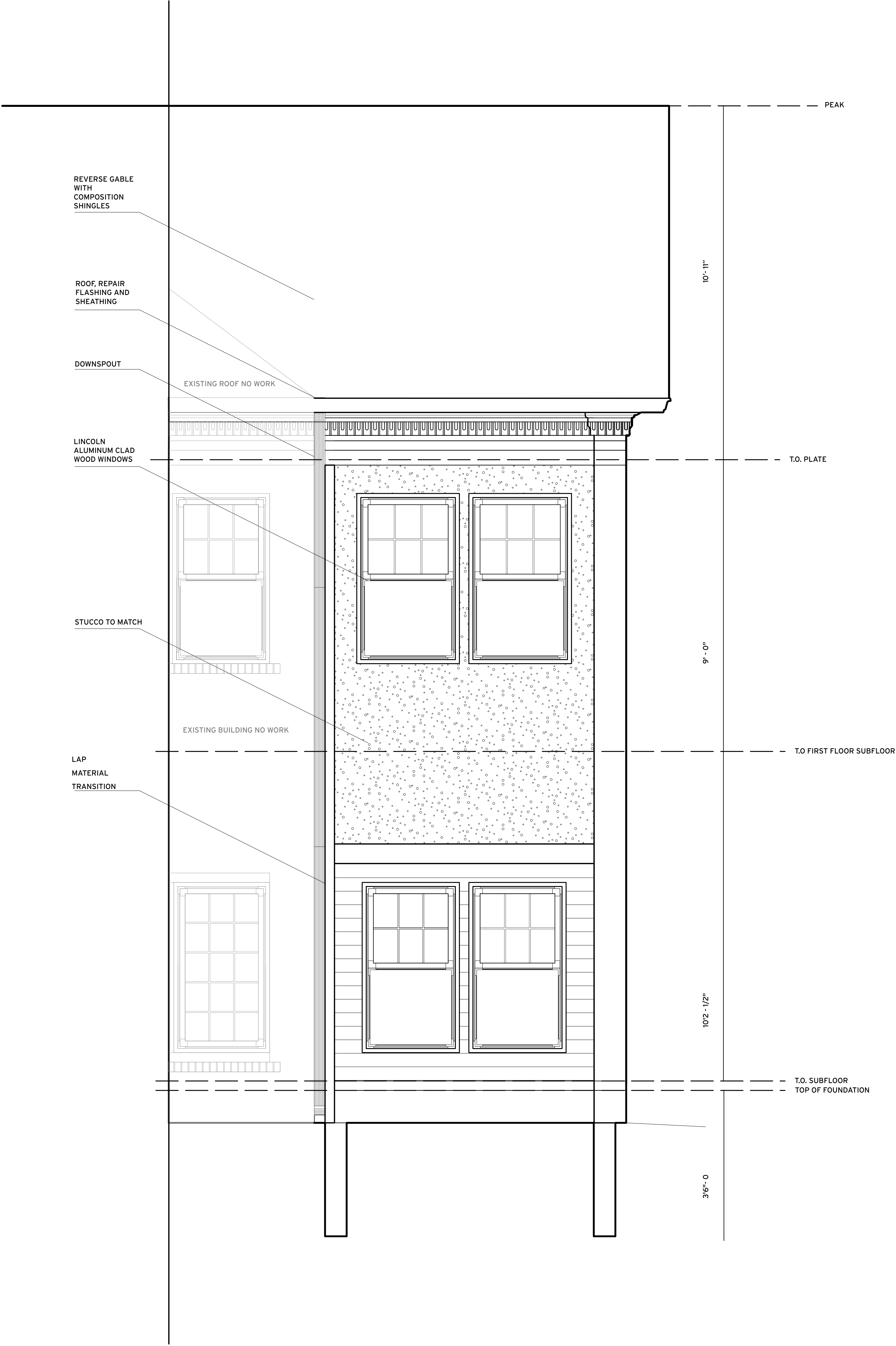


SOUTH ELEVATION

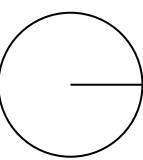


SCALE 1/16" = 1'-0"

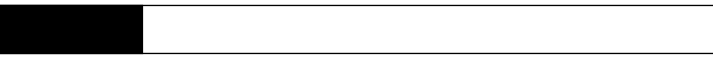




EAST ELEVATION



SCALE 1/16" = 1'-0"



0'-0" 2'-0" 5'-0"





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**[EXTERNAL] RE: City of Detroit DOCKET NOTICE: 949 Chicago HDC2025-00639**

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**From** andre@furiousfirm.com <andre@furiousfirm.com>  
**Date** Mon 10/27/2025 12:14 AM  
**To** Lise Saint James <Lise.SaintJames@detroitmi.gov>  
**Cc** Historic District Commission (Staff) <hdc@detroitmi.gov>

 5 attachments (5 MB)

1. Existing Condition.pdf; 6. door info.pdf; 7. window info.pdf; HDC approval & staff report per garage @ 949 Chicago Blvd - BSEED copy.pdf; Interior sunroom.pdf;

Hello Lise,

Upon reviewing the previously issued **HDC approval (DHDC-23-8476)** for the garage rebuild, we noticed that several of your current questions regarding the main house are already addressed within that approval document. For convenience, additional relevant references are highlighted in **red** below.

Specifically, please refer to the **“House” section on page 4** of DHDC-23-8476. This section outlines that the **garage and main house are intended to mirror each other** in material composition and appearance — including **stucco and Hardie Plank cladding, Lincoln aluminum-clad wood windows, color palette, and roofing materials**.

These design and material selections were intentionally planned to ensure **architectural harmony** between the structures and to maintain **consistency with the original historic character** of the property. The approval documentation also references the existing **deferred maintenance conditions** and identifies the **proposed material and construction solutions** that form the basis of the current restoration effort.

In summary, the information provided in the prior approval remains applicable and serves as a guiding framework for the ongoing restoration of the main house. We believe this continuity supports both the preservation goals of the district and the intent of the original design.

---

**Andre Williams**



313-261-2962 OFFICE  
949-903-5608 CELL

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**From:** Lise Saint James <Lise.SaintJames@detroitmi.gov>  
**Sent:** Friday, October 24, 2025 15:50  
**To:** andre@furiousfirm.com  
**Cc:** Historic District Commission (Staff) <hdc@detroitmi.gov>; Lise Saint James <Lise.SaintJames@detroitmi.gov>  
**Subject:** City of Detroit DOCKET NOTICE: 949 Chicago HDC2025-00639  
**Importance:** High

Good afternoon,

Your application is scheduled to be heard at the City of Detroit's Historic District Commission (HDC) meeting on **November 12th at 4:30PM**.



This meeting will be held in-person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00PM, the only entrance to the building is via the Randolph Street entrance. Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

**Wednesday, November 12th at 4:30PM**

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226  
Erma Henderson Auditorium, 13<sup>th</sup> floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

By Phone: 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, **I will be your primary Historic District Commission (HDC) staff contact for this specific application. Also, I will need you to clarify some specific details and/or to supply additional information by next Wednesday:**

- Photos of the existing conditions (your application only provided prior conditions previous to the demolition) **(See attached file "1. Existing Condition")**
- Dimensioned site plan of proposal **(See page 3 of HDC Approved Staff Report DHDC 23-8476)**
- Paint/finish colors for: **(See page 4 of HDC Approved Staff Report DHDC 23-8476)**
  - Stucco
  - Hardie siding
- Product information with the design (K-style, half round, etc) and colorway of the proposed gutters and downspouts **(See page 2 of HDC Approved Staff Report DHDC 23-8476)**
- Product information with the specific line, design, and colorway of the proposed roofing **(See page 3 of HDC Approved Staff Report DHDC 23-8476)**
- Product information with the specific line, design, and colorway of the proposed door **(See attached file "6. Door info")**
- Window schedule, which includes... **(See attached file "7. window info" & page 2 of HDC Approved Staff Report DHDC 23-8476)**
  - New windows design, material, operation, lite configuration, dimensions, and color with visuals

The staff report is typically available the Monday prior to the meeting and will contain a staff *recommendation* to the Commission. It will be posted to the [HDC website](#) (click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative you read the staff report completely prior to the meeting.

Email me should you have any questions or concerns about this specific application.

Cheers,

**Lise Saint James** (PRONOUNCED "LEASE") (SHE/HER)

Planner II, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

[www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)

[lise.saintjames@detroitmi.gov](mailto:lise.saintjames@detroitmi.gov)





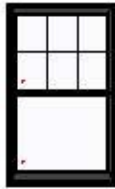
Interior - Sunroom





R.O. Allowance (Width = 1/2"-Height = 1/2")    M.O. Allowance (Width = 1/4"-Height = 1/4")

Line # 1



R.O. 35-7/8" x 61"  
U.D. 35-3/8" x 60-1/2"  
M.O. 35-5/8" x 60-3/4"  
O.A. Box Size 35-3/8x60-1/2"

- DBLH-1; Classic Black Alum Clad  
AAMA.2605; LoE-272  
Box Size: 35-3/8x60-1/2  
1 Full Black Screen(s) Boxed  
BetterVue Mesh  
Preserve Glass (Top)  
Silver Spacer  
1-1/8" SDL (Top) (3W2H)
  - Profiled Exterior SDL Bars
  - Profiled Interior SDL Bars
  - With Black Internal GridsPreserve Glass (Bottom)  
Silver Spacer  
4-9/16" Jamb  
Black Hardware  
Beige Jambliners  
Interior Double Prime Finish  
Divided Lite Interior Double Prime  
Finish  
Wide Rail Double Hung (Glass  
Size:30x26)  
Clear Opening: 32x25-3/4  
Square Ft. Of Clear Opening: 5.72

Sash 1  
U-Factor=0.32  
SHGC=0.25  
Visible Transmittance=0.43  
PG=LC-PG35-H  
Single Unit Rating Only

**8 Each @**

Line # 2



R.O. 33-7/8" x 61"  
U.D. 33-3/8" x 60-1/2"  
M.O. 33-5/8" x 60-3/4"  
O.A. Box Size 33-3/8x60-1/2"

- DBLH-1; Classic Black Alum Clad  
AAMA.2605; LoE-272  
Box Size: 33-3/8x60-1/2  
1 Full Black Screen(s) Boxed  
BetterVue Mesh  
Preserve Glass (Top)  
Silver Spacer  
1-1/8" SDL (Top) (3W2H)
  - Profiled Exterior SDL Bars
  - Profiled Interior SDL Bars
  - With Black Internal GridsPreserve Glass (Bottom)  
Silver Spacer  
4-9/16" Jamb  
Black Hardware  
Beige Jambliners  
Interior Double Prime Finish  
Divided Lite Interior Double Prime  
Finish  
Wide Rail Double Hung (Glass  
Size:28x26)  
Clear Opening: 30x25-3/4  
Square Ft. Of Clear Opening: 5.36

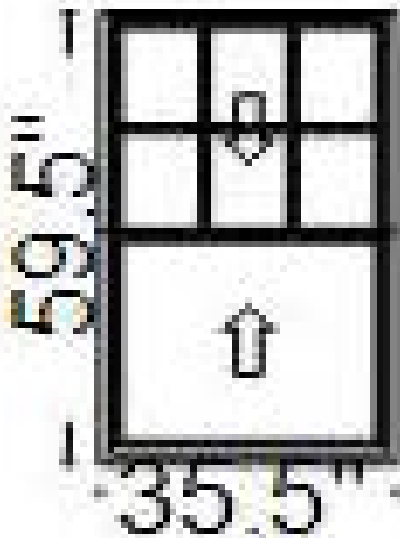
Sash 1  
U-Factor=0.32  
SHGC=0.25  
Visible Transmittance=0.43

**South Elevation - 2nd floor  
3 windows**



Line #	Location:
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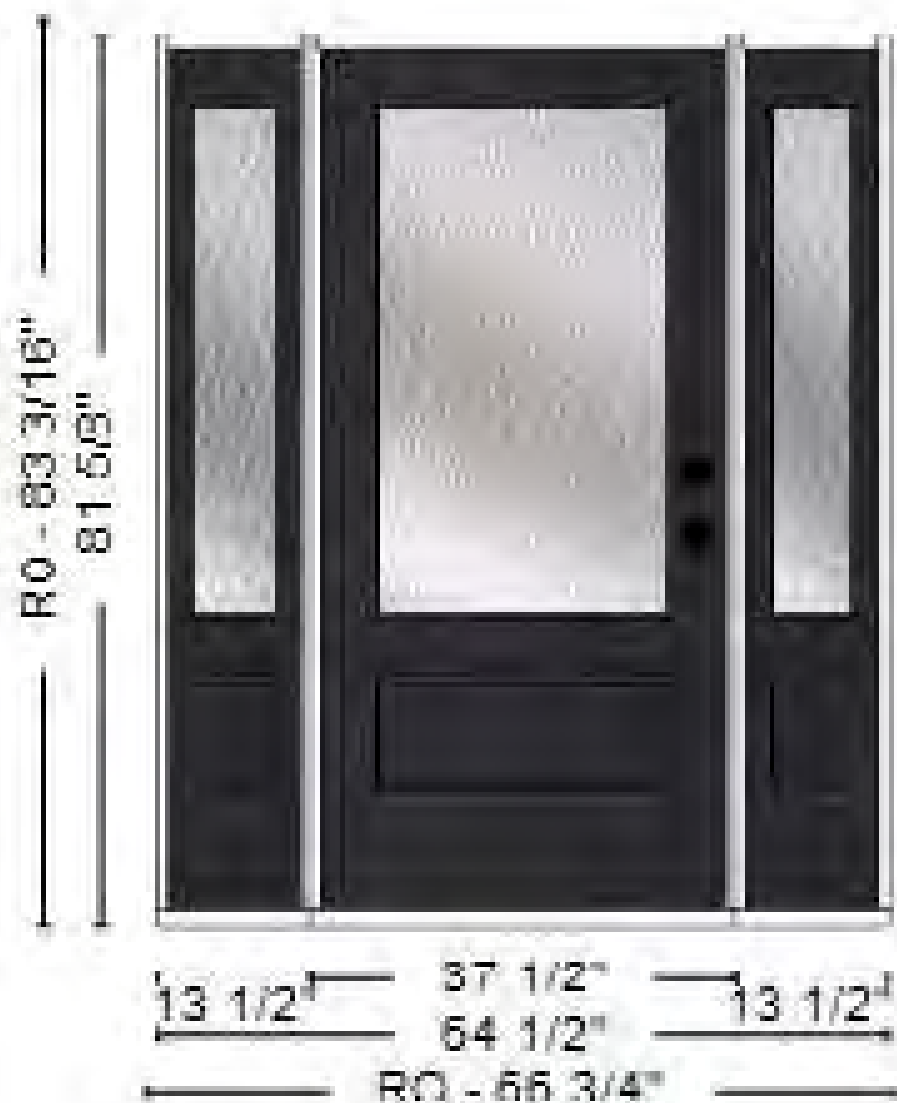
10	None Assigned
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PK #  
2133

Viewed From Exterior

**Pelle Lifestyle Series Aluminum Clad; color = black**





# Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.

- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>3</sup>

- **ENERGY STAR® certified<sup>4</sup>**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>5</sup>

- **Intentional design for improved durability**

Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joints**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Quality exterior finishes**

EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

- **Time-tested innovations**

Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.

- **Best limited lifetime warranty<sup>6</sup>**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</sup>

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Convenient & durable screens**

The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:<sup>7</sup>



Special shape windows also available.

<sup>1,2,3,4,5,6,7</sup> See back cover for disclosures.

Product Specifications


Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
<b>Awning</b> Dual-pane vent	21"	17"	59"	59"	LC30 – LC50	0.25-0.34	0.19-0.51	25-28	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Awning</b> Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20-0.28	0.15-0.41	31-37	
<b>Casement</b> Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.58	25-31	
<b>Casement</b> Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
<b>Fixed Casement</b> Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.35	0.20-0.57	29-32	
<b>Fixed Casement</b> Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.27	0.15-0.49	33-37	
<b>Double-Hung</b> Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25-0.34	0.20-0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Hinged Patio Door</b> Dual-pane single door	30"	80"	38"	96"	LC50	0.26-0.32	0.18-0.48	31	
<b>Hinged Patio Door</b> Triple-pane single door	30"	80"	38"	96"	LC55	0.23-0.28	0.12-0.34	34-36	
<b>Hinged Patio Door</b> Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
<b>Hinged Patio Door</b> Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
<b>Sliding Patio Door</b> Dual-pane double-door vent (OX or XO)	60"	80"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	28-31	
<b>Sliding Patio Door</b> Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	LC35-LC50	0.23-0.26	0.19-0.47	32-34	
<b>Sliding Patio Door</b> Dual-pane triple-door vent (OXO)	90"	80"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
<b>Sliding Patio Door</b> Triple-pane triple-door vent (OXO)	90"	80"	144"	96"	LC35	0.23-0.26	0.19-0.47	–	
<b>Sliding Patio Door</b> Dual-pane quadruple-door vent (OXXO)	117"	80"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
<b>Sliding Patio Door</b> Triple-pane quadruple-door vent (OXXO)	117"	80"	189"	96"	LC35	0.23-0.26	0.19-0.47	–	

**Window sizes available in 1/4" increments**  
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [installpella.com](#).


Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.

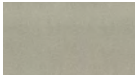


Fold-Away Crank

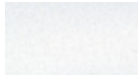


Cam-Action Lock


Finishes:




Champagne



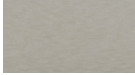
White




Brown



Matte Black



Satin Nickel




Satin Brass


Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.




Hinged Patio Door Handle




Sliding Patio Door Handle


Finishes:



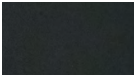
Champagne



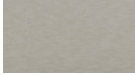
White




Brown



Matte Black



Satin Nickel

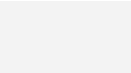


Satin Brass

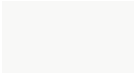
Colors

Prefinished Pine Interior Colors

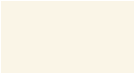
We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.




White




Bright White




Linen White




Natural Stain




Golden Oak Stain



Early American Stain



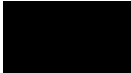
Provincial Stain



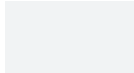
Black Stain

Aluminum-Clad Exterior Colors


Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.




Black




White




Brown




Fossil




Iron Ore



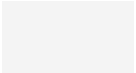
Portobello




Putty




Almond



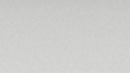
Classic White



Brick Red




Hartford Green




Wolf Gray

Integrated Blinds & Shades

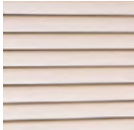
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.




White




Poplar White



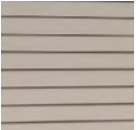
Bisque



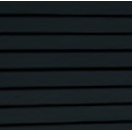
Storm



Golden



Mocha




Black


Integrated Shades<sup>8</sup>

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.


Light-Filtering:



White




Silver




Maize


Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens<sup>9</sup>

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.<sup>10</sup> Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows.

TuffScreen® by Phifer\*

The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.<sup>12</sup> Available on sliding patio doors.

\*All trademarks are property of their respective owners

InView™

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.<sup>11</sup>

<sup>8, 9, 10, 11, 12</sup>See back cover for disclosures.



Performance Packages

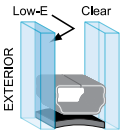
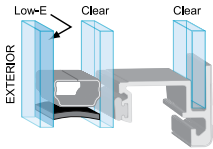
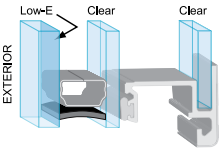
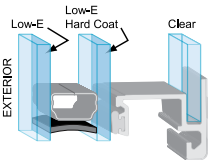
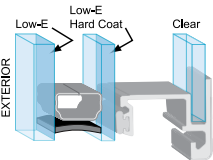
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



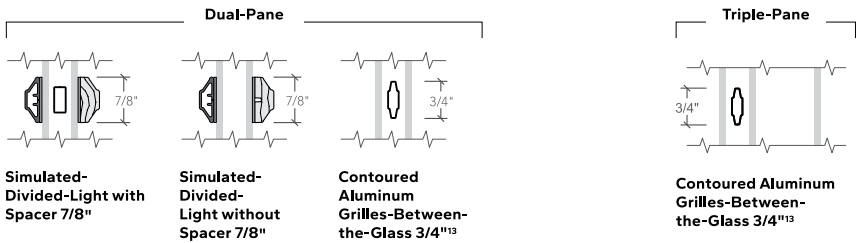
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.<sup>4</sup>

Base	Performance 71% More Energy Efficient <sup>10</sup> + 34% Noise Reduction <sup>5</sup>	Sound Control 52% Noise Reduction <sup>5</sup>	Energy Efficiency 83% More Energy Efficient <sup>10</sup>	Ultimate Performance 79% More Energy Efficient <sup>10</sup> + 52% Noise Reduction <sup>5</sup>
 <b>Advanced Low-E</b>  Two panes of insulating, energy-efficient glass and our most popular features and options.	 <b>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</b>  A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	 <b>Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing</b>  Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	 <b>AdvancedComfort</b>  A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	 <b>AdvancedComfort Sound-reduction glazing</b>  A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</sup>

<sup>1</sup> Compared to leading national wood window brands recommended installation methods for new construction windows.

<sup>2</sup> Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

<sup>3</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>4</sup> Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to [nrcan.gc.ca/energy/products/categories/fenestration/13739](https://nrcan.gc.ca/energy/products/categories/fenestration/13739).

<sup>5</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>6</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty).

<sup>7</sup> Double-hung windows available in dual-pane only.

<sup>8</sup> Available with triple-pane products only.

<sup>9</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

<sup>10</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](https://pella.com/methodology).

<sup>11</sup> Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

<sup>12</sup> Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

<sup>13</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

## 1. Existing condition

