

**CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION STAFF REPORT**

FILE NAME: 962 Summit Avenue
DATE OF PRE-APPLICATION: February 3, 2020
APPLICANT: John Sharkey, Sharkey Design Build
DATE OF HPC MEETING: February 24, 2020
HPC SITE/DISTRICT: Historic Hill Heritage Preservation District
LEGAL DESCRIPTION: Lot 10 and the east 20 feet of Lot 11, Block 27, Summit Park Addition to St. Paul
PERIOD OF SIGNIFICANCE:
NRHP: Historic Hill District
SRHP: Historic Hill District
CLASSIFICATION: New Construction
ZONING: R2 **WARD:** 2 **PLANNING DISTRICT:** 16 – Summit Hill Association
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE: February 18, 2020

A. SITE DESCRIPTION

A 60 ft. wide and 250 ft. deep residential parcel located on the south side of Summit Avenue between Chatsworth and Milton Streets. There are no buildings located on the parcel. The site contains several mature trees and slopes down several feet from Summit Avenue to the alley.

B. PROPOSED CHANGES

The applicant proposes the construction of a two-story, single-family home with an attached three-stall garage on the lot. The proposed architectural style is Colonial Revival with an open front porch with a deck above, a heavy cornice dividing the first and second floors and along the roof line with returns in the gables. Double-hung windows are regularly placed and have a divided light pattern in the upper and lower sash.

C. BACKGROUND

962 Summit Avenue was split from 966 Summit Avenue in 2019. Chapter 69 of the City’s Legislative Code states that the administrator “shall cause the application to be reviewed by the public works department and other affected city departments, if appropriate, and shall notify the applicant of any required modifications.” The HPC reviewed the lot split application at their November 1, 2018 meeting and recommended denial of the application to the Planning Director; the HPC vote was 9-3.

D. MEETING FORMAT FOR PRE-APPLICATION REVIEWS

Typically, the HPC allows for a total of 20 minutes for review of each project. The informal review format is as follows:

- *Staff will make a brief presentation (5 minutes) identifying issues that should be addressed by the HPC.*
- *The applicant will make a presentation (15 minutes) describing the historic preservation design considerations pertaining to the project scope.*
- *The HPC will discuss the project and consider whether the project is consistent with the applicable design review guidelines.*
- *HPC Chairperson will summarize the issues that were identified and list all recommendations for revisions.*

- The HPC will not take any formal action.

Although the HPC works to provide comments that will result in a project that will be recommended for approval by the HPC, the discussion is preliminary and cannot predict the final recommendation of staff, public comment, and the decision of the HPC during the actual future Public Hearing.

E. STAFF COMMENTS

It is staff’s opinion that the new construction proposal generally complies with the Historic Hill guidelines. The new construction generally appears to be compatible with the surrounding historic homes, but also differentiated in materials, details and layout which help it to read as construction of its own time. There are several modifications that will need to be made to the proposal (see the comments in the table below).

F. GUIDELINE CITATIONS:

Sec. 74.65 Historic Hill Heritage Preservation District Guidelines for New Construction:

Guideline	Meets Guideline?	Comments
<p>(a) General Principles: The basic principle for new construction in the Historic Hill District is to maintain the district's scale and quality of design. The Historic Hill District is architecturally diverse within an overall pattern of harmony and continuity. These guidelines for new construction focus on general rather than specific design elements in order to encourage architectural innovation and quality design while maintaining the harmony and continuity of the district. New construction should be compatible with the size, scale, massing, height, rhythm, setback, color, material, building elements, site design, and character of surrounding structures and the area.</p>	<p>Need more information.</p>	<p>The Colonial Revival style is generally compatible with the residential architecture of the western portion of Summit Avenue. Without the elevations of the adjacent residences to compare the proposed design to, staff cannot determine if the size, scale, massing, height and rhythm is compatible with surrounding structures.</p> <p>This lot has historically been open space and the new construction should be set back behind the front elevation of the adjacent houses.</p> <p>Some materials are noted in the application and building elements are detailed on the plans. While these elements aren’t always reviewed in a pre-application, it would be appropriate for the HPC to comment on how these features are/aren’t compatible with the character of surrounding structures and the area.</p>
<p>(b) Massing and Height: New construction should conform to the massing, volume, height and scale of existing adjacent structures. Typical residential structures in the Historic Hill District are twenty-five (25) to forty (40) feet high. The height of new construction should be no lower</p>	<p>Need more information.</p>	<p>Without the elevations of the adjacent residences to compare the proposed design to, staff cannot determine if the size, scale, massing, height and rhythm is</p>

<p><i>than the average height of all buildings on both block faces; measurements should be made from street level to the highest point of the roofs. (This guideline does not supersede the city's zoning code height limitations.)</i></p>		<p>compatible with surrounding structures. We do know that the height to the peak of the roof is ~33 ft and 19'-3" to the soffit. Reviewing the north elevation scaled to the adjacent dwellings will be necessary to determine if the proposal meets this guideline.</p>
<p>(c) Rhythm and Directional Emphasis: <i>The existence of uniform narrow lots in the Historic Hill District naturally sets up a strong rhythm of buildings to open space. Historically any structure built on more than one (1) lot used vertical façade elements to maintain and vary the overall rhythm of the street rather than interrupting the rhythm with a long monotonous façade. The directional expression of new construction should relate to that of existing adjacent structures.</i></p>	<p>Yes and No</p>	<p>The lots along this section of Summit Avenue are wider than those on avenues north and south of Summit. New construction in this former open-space will have an impact on the historic rhythm, but if set back behind the front elevations of the adjacent residence, the impact will lessen. The design uses vertical façade elements vary the directional emphasis of the façade and relate the new construction to that of the adjacent residences.</p>
<p>Material and Details:</p>		
<p>(d) (1) <i>Variety in the use of architectural materials and details adds to the intimacy and visual delight of the district. But there is also an overall thread of continuity provided by the range of materials commonly used by turn-of-the-century builders and by the way these materials were used. This thread of continuity is threatened by the introduction of new industrial materials and the aggressive exposure of earlier materials such as concrete block, metal framing and glass. The purpose of this section is to encourage the proper use of appropriate materials and details.</i></p>		<p>Hardie Shake Shingles with wood-grain texture, Williamsburg Slate-colored architectural asphalt shingles, Andersen 200 Series double-hung windows with vinyl exterior (muntin details not provided), random-ashlar stone-veneer foundation, porch column bases, and walkway features.</p>
<p>(d)(2) <i>The materials and details of new construction should relate to the materials and details of existing nearby buildings.</i></p>	<p>No</p>	<p>The shake-siding should have a smooth texture, not wood-grain. The random-ashlar stone veneer foundation does not relate to foundations in the district and another treatment that relates to the materials and details of nearby residences should be employed.</p>

<p>(d)(3) Preferred roof materials are cedar shingles, slate and tile; asphalt shingles which match the approximate color and texture of the preferred materials are acceptable substitutes. Diagonal and vertical siding are generally unacceptable. Imitative materials such as asphalt siding, wood-textured metal or vinyl siding, artificial stone, and artificial brick veneer should not be used. Smooth four-inch lap vinyl, metal or hardboard siding, when well installed and carefully detailed, may be acceptable in some cases. Materials, including their colors, will be reviewed to determine their appropriate use in relation to the overall design of the structure as well as to surrounding structures.</p>	<p>Yes and No</p>	<p>The architectural asphalt shingles in the slate color meets the guideline. See note about shake-siding and foundation above. A materials board will need to be reviewed at the public hearing and a design review committee may be formed to review and approve a mock-up of the materials on-site prior to them being ordered and installed.</p>
<p>(d)(4) Color is a significant design element, and paint colors should relate to surrounding structures and the area as well as to the style of the new structure. Building permits are not required for painting and, although the heritage preservation commission may review and comment on paint color, paint color is not subject to commission approval.</p>	<p>Some information provided.</p>	<p>The HPC will review the color and finish of materials where those elements are inherent in the product. The HPC may advise on paint colors.</p>
<p>(e) Building Elements: Individual elements of a building should be integrated into its composition for a balanced and complete design. These elements of new instruction should complement existing adjacent structures as well.</p>		
<p>(e)(1) Roofs: a. There is a great variety of roof treatment in the Historic Hill District, but gable and hip roofs are most common. The skyline or profile of new construction should relate to the predominant roof shape of existing adjacent buildings. b. Most houses in the Historic Hill District have a roof pitch of between 9:12 and 12:12 (rise-to-run ratio). Highly visible secondary structure roofs should match the roof pitch of the main structure, and generally should have a rise-to-run ratio of at least 9:12. A roof pitch of at least 8:12 should be used if it is somewhat visible from the street, and a 6:12 pitch may be acceptable in some cases for structures which are not visible from the street.</p>	<p>Yes</p>	<p>The roof design relates to the roof shapes and pitches of nearby and adjacent residences.</p>

<p><i>c. Roof hardware such as skylights, vents and metal pipe chimneys should not be placed on the front roof plane.</i></p>		
<p>(e)(2) Windows and doors: <i>a. The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of existing adjacent buildings. Most windows on the Hill have a vertical orientation, with a proportion of between 2:1 and 3:1 (height to width) common. Individual windows can sometimes be square or horizontal if the rest of building conveys the appropriate directional emphasis. Façade openings of the same general size as those in adjacent buildings are encouraged.</i> <i>b. Wooden double-hung windows are traditional in the Historic Hill District and should be the first choice when selecting new windows. Paired casement windows, although not historically common, will often prove acceptable because of their vertical orientation. Sliding windows, awning windows, and horizontally oriented muntins are not common in the district and are generally unacceptable. Vertical muntins and muntin grids may be acceptable when compatible with the period and style of the building. Sliding glass doors should not be used where they would be visible from the street.</i> <i>c. Although not usually improving the appearance of building, the use of metal windows or doors need not necessarily ruin it. The important thing is that they should look like part of the building and not like raw metal appliances. Appropriately colored or bronze-toned aluminum is acceptable. Mill finish (silver) aluminum should be avoided.</i></p>	<p>Not enough information</p>	<p>The proportion, size, rhythm and details of windows and doors appears to be compatible those in existing adjacent buildings; they are double-hung and vertically oriented. The window muntins should have both interior and exterior profiles (no snap-in or grid-between-glass). The proposed windows are wood with a vinyl-clad exterior; so long as the window details and proportions are historically appropriate and the clad finish is a darker color, the proposal will meet the intent of the guideline.</p>
<p>(e)(3) Porches and decks: <i>a. In general, houses in the Historic Hill District have roofed front porches, while in most modern construction the front porch has disappeared. Front porches provide a transitional zone between open and closed space which unites a building and its site, semiprivate spaces which help to define the spatial hierarchy of the district. They are a consistent visual element in the district and</i></p>	<p>Yes, generally</p>	<p>Not all the residence on the block have front porches; some have stoops with overhangs, one has a parterre. The proposed front porch generally relates to the the design and proportion of some neighboring porches on Summit Avenue, while employing some contemporary details.</p>

<p>often introduce rhythmic variation, clarify scale or provide vertical façade elements. The porch treatment of new structures should relate to the porch treatment of existing adjacent structure. If a porch is not built, the transition from private to public space should be articulated with some other suitable design element.</p> <p>b. Open porches are preferable, but screened or glassed-in porches may be acceptable if well detailed. Most, but not all, porches on the Hill are one (1) story high. Along some streets where a strong continuity of porch size or porch roof line exists, it may be preferable to duplicate these formal elements in new construction. The vertical elements supporting the porch roof are important. They should carry the visual as well as the actual weight of the porch roof. The spacing of new balustrades should reflect the solid-to-void relationships of adjacent railings and porches. Generally, a solid-to-void proportion between 1:2 and 1:3 is common in the Historic Hill.</p> <p>c. Decks should be kept to the rear of buildings, should be visually refined, and should be integrated into overall building design. A raised deck protruding from a single wall usually appears disjointed from the total design and is generally unacceptable.</p>		
<p>(f) Site:</p>		
<p>(f)(1) Setback. New buildings should be sited at a distance not more than five (5) percent out-of-line from the setback of existing adjacent buildings. Setbacks greater than those of adjacent buildings may be allowed in some cases. Reduced setbacks may be acceptable at corners. This happens quite often in the Historic Hill area and can lend delightful variation to the street.</p>	<p>No</p>	<p>The new residence shall be setback slightly behind the front facades of the adjacent historic dwellings to allow them to retain their historic rhythm along the block-face.</p>
<p>(f)(2) Landscaping:</p> <p>a. Typically, open space in the Historic Hill District is divided into public, semipublic, semiprivate and private space. The public space of the street and sidewalk is often distinguished from the semipublic space of the front yard by a change in grade, a low hedge or a visually open fence. The buildings, landscaping elements in</p>	<p>Not enough information</p>	<p>The transition of space, hardscaping and fencing will be reviewed at the public hearing. The HPC may give feedback here. It is important to point out that a new sidewalk within the boulevard will kick in parkland diversion. The HPC has not required new construction</p>

<p><i>front yards, and boulevard trees together provide a "wall of enclosure" for the street "room." Generally, landscaping which respects the street as a public room is encouraged. Enclosures which allow visual penetration of semipublic spaces, such as wrought-iron fences, painted picket fences, low hedges or limestone retaining walls, are characteristic of most of the Historic Hill area. This approach to landscaping and fences is encouraged in contrast to complete enclosure of semipublic space by an opaque fence, a tall "weathered wood" fence or tall hedgerows. Cyclone fence should not be used in front yards or in the front half of side yards. Landscape timber should not be used for retaining walls in front yards.</i></p> <p>b. <i>For the intimate space of a shallow setback, ground covers and low shrubs will provide more visual interest and require less maintenance than grass. When lots are left vacant as green space or parking area, a visual hole in the street "wall" may result. Landscape treatment can eliminate this potential problem by providing a wall of enclosure for the street. Boulevard trees mark a separation between the automobile corridor and the rest of the streetscape and should be maintained.</i></p>		<p>along Summit Avenue to install a boulevard walk as a way of differentiating new from historic.</p>
<p>(f)(3) Garages and parking:</p> <p>a. <i>If an alley is adjacent to the dwelling, any new garage should be located off the alley. Where alleys do not exist, garages facing the street or driveway curb cuts may be acceptable. Garage doors should not face the street. If this is found necessary, single garage doors should be used to avoid the horizontal orientation of two-car garage doors.</i></p> <p>b. <i>Parking spaces should not be located in front yards. Residential parking spaces should be located in rear yards. Parking lots for commercial uses should be to the side or rear of commercial structures and have a minimum number of curb cuts. All parking spaces should be adequately screened from the street and sidewalk by landscaping. The scale of parking lots should be minimized, and the visual sweep of pavement should be broken up by use of planted areas. The scale, level of light output</i></p>	<p>Yes</p>	<p>The garage and driveway are located off the alley; this complies with the guideline.</p>

<p><i>and design of parking lot lighting should be compatible with the character of the district.</i></p>		
<p>(g) Public infrastructure:</p>		
<p>(g)(1) <i>The traditional pattern of public streets, curbs, boulevards and sidewalks in the area should be maintained. Distinctive features of public spaces in the area such as brick alleys, stone slab sidewalks, granite curbs and the early twentieth century lantern-style street lights should be preserved. The same style should be used when new street lights are installed. New street furniture such as benches, bus shelters, telephone booths, kiosks, sign standards, trash containers, planters and fences should be compatible with the character of the district.</i></p>	<p>Not enough information</p>	<p>The applicant shall document the curb, sidewalk and alley materials along the 962 Summit. If historic materials are extant, a plan for protecting and or removal and reinstallation shall be reviewed by the HPC at the public hearing.</p>
<p>(g)(2) <i>Brick alleys and stone slab sidewalks generally should be maintained and repaired as necessary with original materials; asphalt and concrete patches should not be used. When concrete tile public sidewalks need to be replaced, new poured concrete sidewalks should be the same width as the existing sidewalks and should be scored in a two-foot square or 18-inch square pattern to resemble the old tiles; expansion joints should match the scoring. Handicap ramps should be installed on the inside of curbs as part of the poured concrete sidewalk; where there is granite curbing, a section should be lowered for the ramp.</i></p>		<p>See above comment.</p>
<p>(g)(3) <i>Electric, telephone and cable TV lines should be placed underground or along alleys, and meters should be placed where inconspicuous.</i></p>	<p>Not enough information</p>	<p>The A/C is in the side yard further back along the elevation. Utilities and associated equipment shall meet this guideline.</p>

G. ATTACHMENTS

1. HPC Design Review Application
2. Rendering
3. Survey
4. Plans
5. A/C location
6. Sidewalk
7. Shake Siding
8. Windows
9. Asphalt Shingles
10. Photographs



HERITAGE PRESERVATION APPLICATION

Department of Planning and Economic Development
Heritage Preservation Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
applyHPC@stpaul.gov or (651) 266-9078

APPLICANT

Name John Sharkey Email John@SharkeyDesignBuild.com
(Staff will communicate via email unless otherwise noted)
Address 610 Main St N Suite 111
City Stillwater State MN Zip 55082 Daytime Phone 6123274457
Name of Owner (if different) _____

PROPERTY INFO

Address/Location 962 Summit Ave St. Paul
Property type:
 Single Family Residential Home or Duplex Commercial, Multi-Unit or Mixed Use
 Industrial Civic (School, Church, Institution)
 Other _____

PROPOSAL

New Construction or Addition Sign
 Demolition Site Improvements
 Renovation, Repair or Alteration
 Other _____

SUPPORTING INFORMATION: Please complete the application with as much detail as possible. Attach additional sheets if necessary. See Saint Paul Legislative Code Chapter 74 for district guidelines.

New single family residential home located on a vacant lot at 962 Summit Ave. This new design features the timeless Colonial Revival architectural style. With it's stately presence, it will be right at home on Summit Avenue. The symmetrical two-story mass with its grand front facade features a front porch with well proportioned twin columns. The multi-pane six-over-six double-hung windows with traditional surrounds capped by a decorative cornice and finished at the bottom with a stool and apron effect. The twin dormers and porch-roof balcony are also notable street-side facade features common on the Colonial Revival Style. Special trim details at the eaves, cornices, corners, mid-body and water table boards all speak to the craftsmanship planned for this project. The home will blend seamlessly into its surroundings and will complement the neighborhood quite well as it will be viewable from the public right of way.

- Required documents are attached (See reverse side)
- If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

* The City of Saint Paul makes reasonable accommodations for ADA.

Applicant's Signature John Sharkey Date 1/13/20

REQUIRED DOCUMENTATION

For review, staff need documentation that clearly describes your project:

1. What is the proposal.
2. Where will the proposed work occur.
3. Can proposed work be viewed from the public right-of-way?
4. Is the project a change from what exists or a reconstruction of what did exist historically?

TYPES OF DOCUMENTATION (as applicable for your proposal-contact staff if you have a question)

- Complete statement and clear scope describing in detail the proposal (see reverse side).
- Photos of project area. Clearly labeled showing proposed work site, location (Street facing façade, north elevation, etc.) and surroundings.
- Plans (as applicable)
 - Demolition Plan. Information that clearly conveys what demolition is proposed as part of the proposal.
 - Site plan with scale and basic overall dimensions showing entire lot from street edge to alley. Include all existing/proposed driveways, curb cuts and structures. Show mechanical equipment locations. Highlight and label proposed work area clearly.
 - Elevation drawings with scale. Please label and include base elevation and include heights for all interior floor/ceiling levels, to top of roof deck, cornice, and top of appurtenances behind that façade. Show and label all materials, such as windows, doors, porches, lighting, roofs, siding, etc.
 - Details on exterior architectural elements, including balconies, lighting, railings, vents, awnings, etc. Provide enlarged elevation and information on all exterior architectural elements.
- Information on proposed new materials (if applicable).
 - Material, trim and finish information and/or samples.
 - Provide manufacturer cut sheets which include: specifications, material, design, dimensions, functionality and color.

PLEASE NOTE

** All submittals become the property of the City of Saint Paul and are open public records.*

** Submittals may be posted online or made available to any party that requests a copy.*

** It is the applicant's responsibility to accurately represent the existing conditions and the proposed conditions.*

** Review of applications takes time. It may be several days before staff responds to a submittal.*

The Heritage Preservation Commission (HPC) and Heritage Preservation staff review applications for exterior work on designated heritage preservation sites (except painting or plant materials).

Heritage Preservation staff are available to discuss prospective projects. It is advisable to get as much information as possible while the project is in early planning stages. The Heritage Preservation Commission offers Pre-Application or Concept Review for large or complicated projects.

The amount of time required for review of the application depends on the type of work, the complexity of the project, documentation received, and conformance with the applicable guidelines. Staff reviews and approves many applications while others need to be reviewed and approved by the Heritage Preservation Commission. Some applications can be reviewed by staff in a few days. If the application is to be reviewed by the HPC the process generally takes about 30 days once all documentation is received.

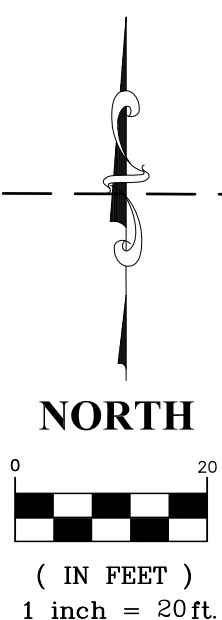


CERTIFICATE OF SURVEY

PROPERTY ADDRESS: #962 SUMMIT AVE.,
ST. PAUL

FOR: Sharkey Design Build

SUMMIT AVE.



NOTES

- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
- Bearing's shown are on assumed datum.
- Field survey conducted on Jan. 23rd, 08'.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- Curb shots taken at top and back of curb.
- NO GRADING PLAN EXISTS FOR THIS PROPERTY. BUILDER RESPONSIBILITY TO RESEARCH GROUND WATER AND SOILS OF SITE. SOIL BORINGS MAY BE WARRANTED HOWEVER IS BUILDERS RESPONSIBILITY.

LEGEND

- 226.1 (1023) DENOTES PROPOSED ELEVATION.
- DENOTES IRON MONUMENT FOUND
- x — DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
- DENOTES EXISTING TREE
- SB — DENOTES BUILDING SETBACK LINE
- ⊗ DENOTES EXISTING TREE TO REMOVE

EXISTING PROPERTY DESCRIPTION

Lot 10 and the east 20.00 feet of Lot 11, Block 27, SUMMIT PARK ADDITION TO ST. PAUL, Ramsey County, Minnesota.

BENCHMARK

Ramsey County monument #608, CIM, intersection Summit & Lexington Parkway So., Elev.=224.08.

FULL BASEMENT, 8'4" POURED WALLS

PROPOSED ELEVATIONS

GARAGE FLOOR = 226.8
TOP OF BLOCK = 227.2
LOWEST FLOOR = 219.2

ACRE LAND SURVEYING

Serving Twin Cities Metro area and beyond

763-458-2997 acrelandsurvey@gmail.com

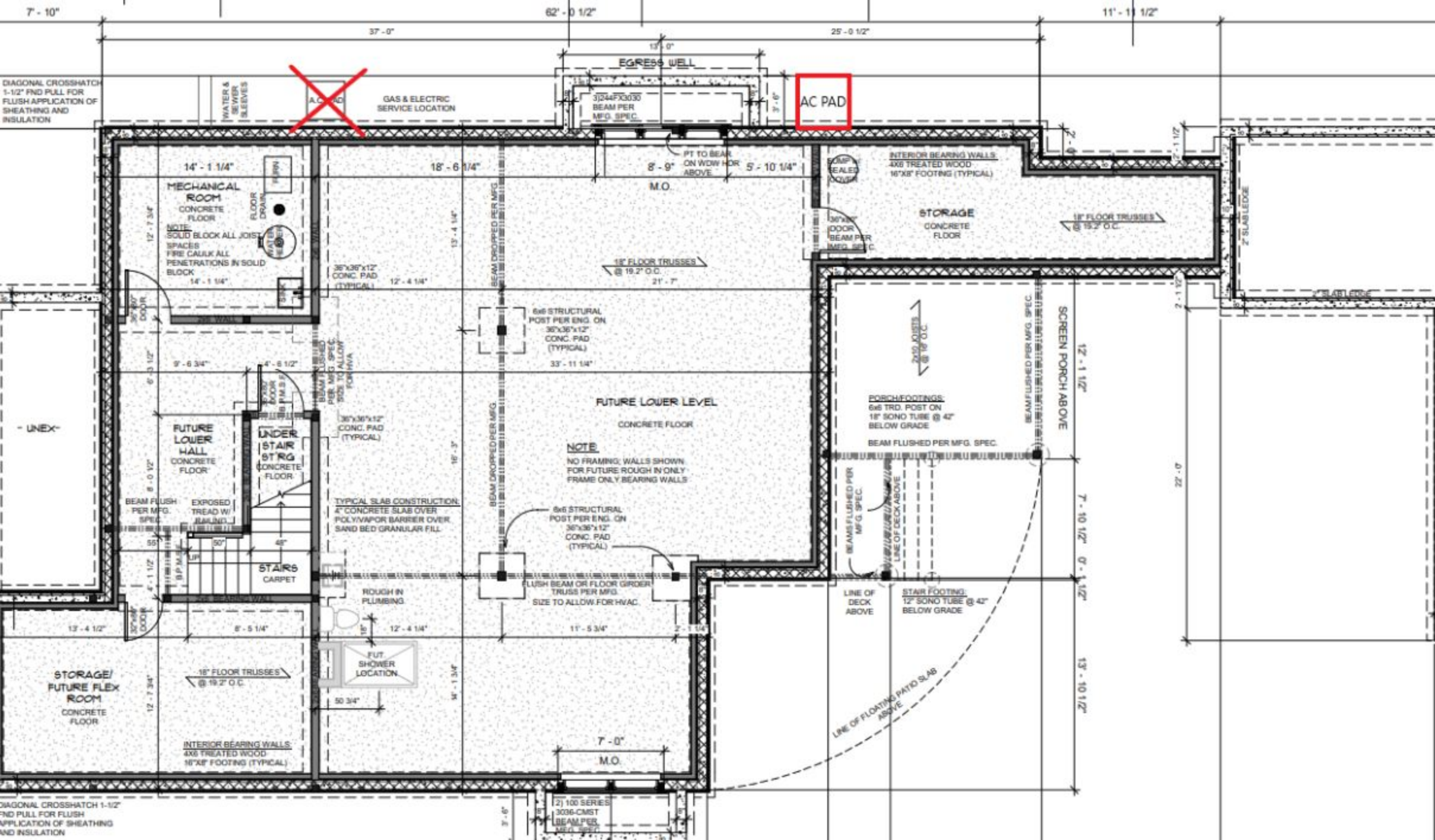
Total Lot Area = 15,026 sq.ft.
(0.34 acres)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Prel. 10/01/2019

ERIC R. VICKARYOUS

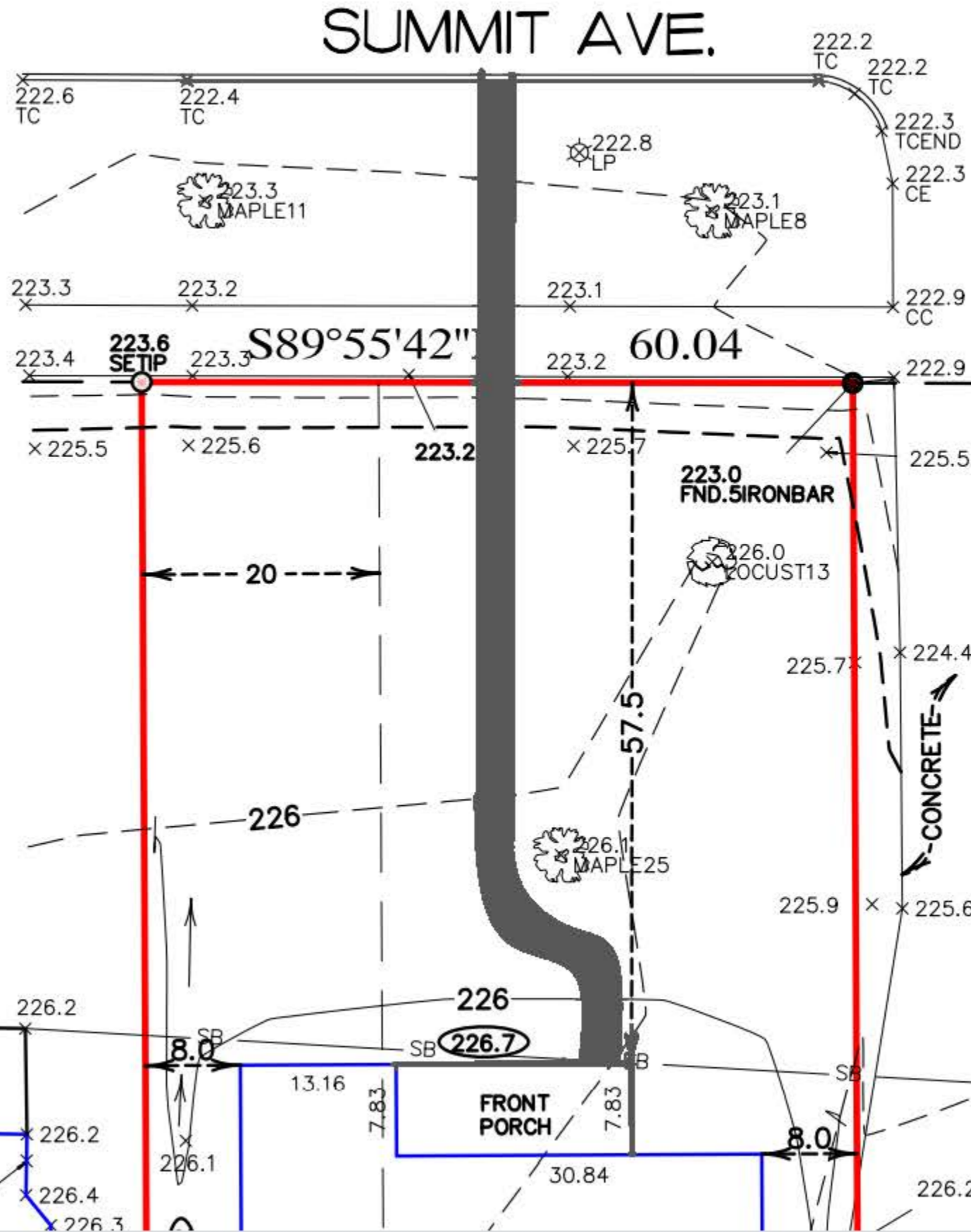
JOB #19276



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NORTH



(IN FEET)
1 inch = 20 ft.



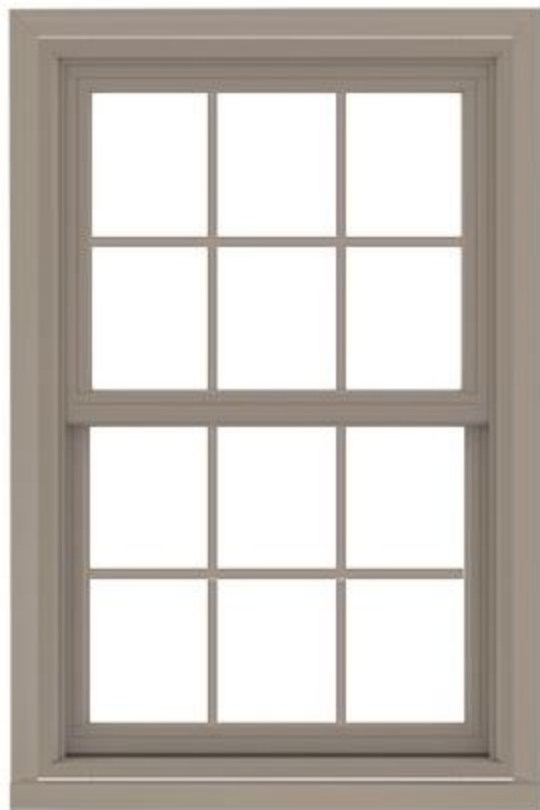




Bone Black

LRV: **46.15** ⓘ

Found in 18th and early 19th century wallpapers and woodwork, this graceful, classic gray is a lighter shade of the pigment bone black.



Interior

Exterior

200 SERIES

Double-Hung Window

★★★★☆ 4.4 (18)

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

- Our entry-level wood double-hung
- Wood protected by vinyl exterior
- Narrow profiles let in more light
- Standard sizes up to 3'4" wide and 6' high

DESIGN THIS WINDOW

REQUEST A QUOTE



Interior

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