

HISTORIC DISTRICT BOARD OF REVIEW
DOWNTOWN SAVANNAH HISTORIC DISTRICT
Staff Review Checklist for Certificate of Appropriateness

Prepared for
24 E Liberty St, Unit 11, Savannah, GA 31401

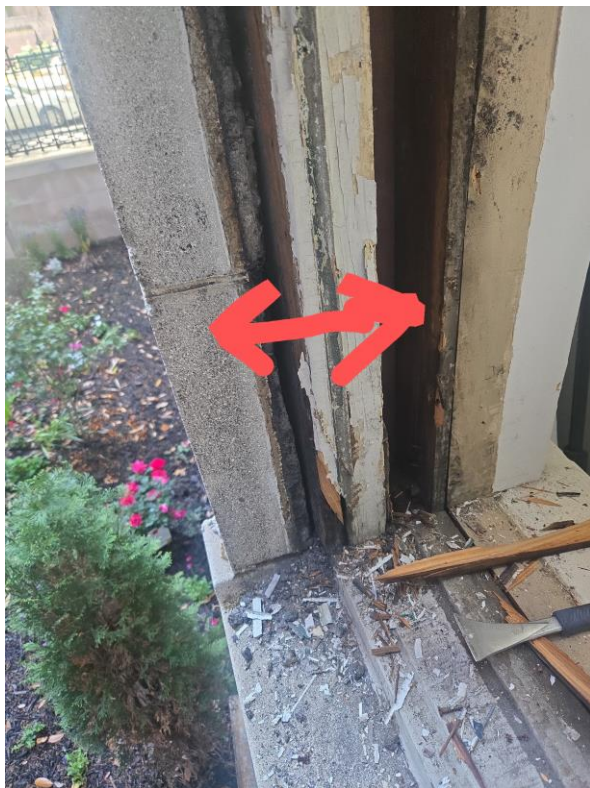
Project Description

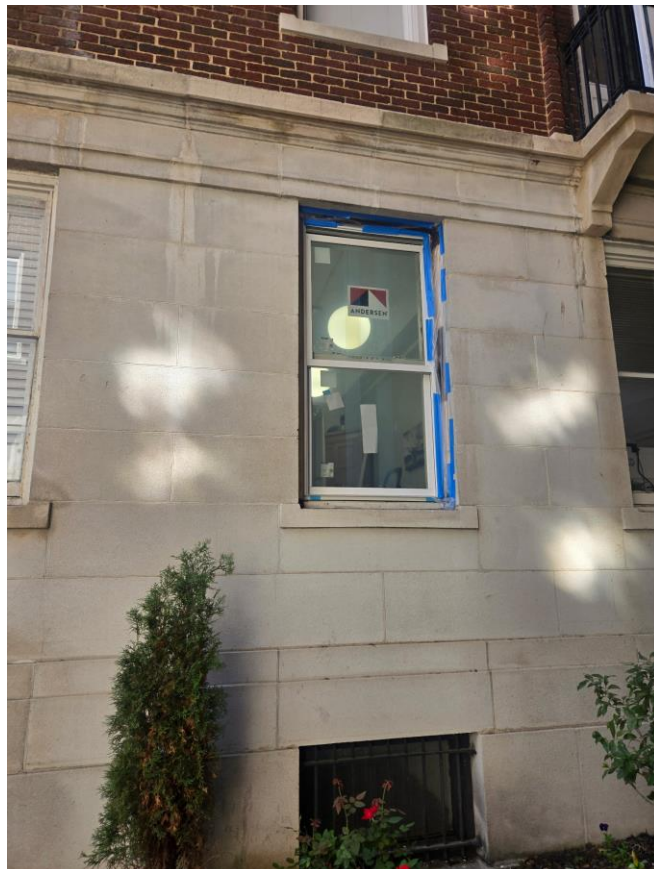
This project involved the replacement of deteriorated exterior windows on the front (street-facing) and courtyard elevations of Unit 11 at 24 E. Liberty Street. The existing wood windows had deteriorated beyond repair due to prolonged weather exposure and wood rot, making replacement necessary to preserve the integrity and appearance of the building.

The existing windows were replaced with Andersen Fibrex windows from the Andersen 100 Series: Double Hung Windows, as appropriate for the individual window openings. Fibrex is Andersen's patented composite material consisting of approximately 40% reclaimed wood fiber and 60% thermoplastic polymer. The material provides greater structural strength than vinyl, improved thermal performance compared to aluminum, and long-term durability while maintaining the appearance of traditional painted wood windows.

The selected Andersen Fibrex windows have previously been accepted by the Metropolitan Planning Commission as aesthetically equivalent to traditional wood windows. The replacement windows were selected because they provide a historically compatible appearance while offering improved durability and resistance to deterioration in Savannah's climate.

The replacement windows match the original window openings in size, operation, muntin pattern, and overall appearance. No window openings were enlarged, reduced, or otherwise altered, and no changes were made to the architectural character or design of the building. The scope of work was limited solely to the replacement of the deteriorated windows with historically compatible replacements.









100 SERIES DOUBLE-HUNG WINDOWS



Available at select locations in Alabama, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Massachusetts, Maine, Maryland, Michigan, Minnesota, Mississippi, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Virginia, West Virginia and Wisconsin.

Table of Sizes for Double-Hung Windows With 3:2 Reverse Cottage Sash Ratio
Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"
	(445)	(597)	(749)	(902)	(1054)	(1207)
Minimum Rough Opening	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"
	(457)	(610)	(762)	(914)	(1067)	(1219)
Unobstructed Glass	11 1/4"	17 1/4"	23 1/4"	29 1/4"	35 1/4"	41 1/4"
	(288)	(438)	(589)	(743)	(895)	(1048)

CUSTOM HEIGHTS AVAILABLE	CUSTOM WIDTHS AVAILABLE					
	1'-5 1/2"	1'-11 1/2"	2'-5 1/2"	2'-11 1/2"	3'-5 1/2"	3'-11 1/2"
2'-5 1/2"	(1749)					
2'-11 1/2"	(802)					
3'-5 1/2"	(1264)					
3'-11 1/2"	(1307)					
4'-5 1/2"	(1389)					
4'-11 1/2"	(1511)					
5'-5 1/2"	(1640)					
5'-11 1/2"	(1816)					
6'-5 1/2"						
6'-11 1/2"						
7'-5 1/2"						
7'-11 1/2"						
8'-5 1/2"						
8'-11 1/2"						
9'-5 1/2"						
9'-11 1/2"						



Custom-size windows are available in 1/8" (3) increments.
See the next page for custom sizes and specifications.

Two locks are standard for 36XX and 40XX widths.
Two locks are optional for 20XX, 26XX and 30XX widths.

Grille patterns shown on page 2.
Details shown on page 10.

* Window Dimension always refers to outside face to frame dimension.
* Minimum Rough Opening dimensions may need to be increased to allow for use of building wrap, flashing, sill paning, brackets, fasteners or other items.
* Dimensions in parentheses are in millimeters.
* Two locks are standard for 36XX and 40XX widths in windows equal to or greater than 3'-5 1/2" (1054) wide. Two locks are optional for 20XX, 26XX and 30XX widths in windows equal to or greater than 1'-11 1/2" (597) wide and less than 3'-5 1/2" (1054) wide. 6 inches or greater clear opening area of 6'7" sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 34" (863).
100 Series Double-Hung Windows Specification Guide - 04/2025

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Custom Sizes and Specification Formulas

100 Series custom-size windows are available in 1/8" (3) increments between minimum and maximum widths and heights shown. Some restrictions apply.

Double-Hung Windows

3:2 Reverse Cottage Sash Ratio



Two locks are standard for windows equal to or greater than 3' 8 1/2\" (1084) wide.
Two locks are optional for windows equal to or greater than 1' 11 1/2\" (597) wide and less than 3' 5 1/2\" (1054).

Clear Opening	min - window width - 3.470\" (88) max - window height x 0.4 - 4.662\" (122)	Minimum R.O.	min - window width + 1/2\" (13) max - window height + 1/2\" (13)
Vent Opening	min - window width - 3.470\" (88) max - window height x 0.4 - 5.660\" (144)	Unobst. Glass	min - window width - 6.250\" (158) upper sash height - window height x 0.6 - 5.048\" (128) lower sash height - window height x 0.4 - 3.364\" (85) total sash height - window height - 8.412\" (214)

PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,* even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandstone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® v. 7.0 certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states! See pages 112-113 for details.



EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE†

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



*Visit andersenwindows.com/warranty for details.

**Products with Sandstone, dark bronze and black interior have matching exteriors.

†See your local code official for code requirements in your area.

††100SHS4066 PGUP+5QV-50 (AAMA/WDMA/CSA 101/LS2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series.

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

DURABILITY

Think vinyl, only stronger. The proprietary Fibrex® material in our 100 Series products has all the benefits of vinyl while holding up better to weather and wear. This way your customers' windows and doors are better protected from warping and cracking, even in tough climates.*



The finish on 100 Series products has superior scratch resistance compared to painted vinyl windows** so they'll look beautiful for years to come.



Fibrex material retains its stability and rigidity in all climates, delivering exceptional durability. It makes our 100 Series products rigid and strong so the weathertight seals stay weathertight.



100 Series products can withstand temperatures up to 150°F, even for dark colors, meaning they won't warp due to sun exposure.

*Visit andersonwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.



FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard – one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



See how Andersen created Fibrex material at andersenwindows.com/fibrex.

* Visit andersenwindows.com/warranty for details.

** When tested against five leading competitors' painted vinyl window products.

EXTERIORS & INTERIORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS



INTERIOR COLORS



*Products with Sandtone, dark bronze and black interiors have matching exteriors.
Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

