

Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

306 N.E. 6th Avenue
P: (352) 334-5022
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F: (352) 334-2648

TO: Historic Preservation Board

Item Number: 2

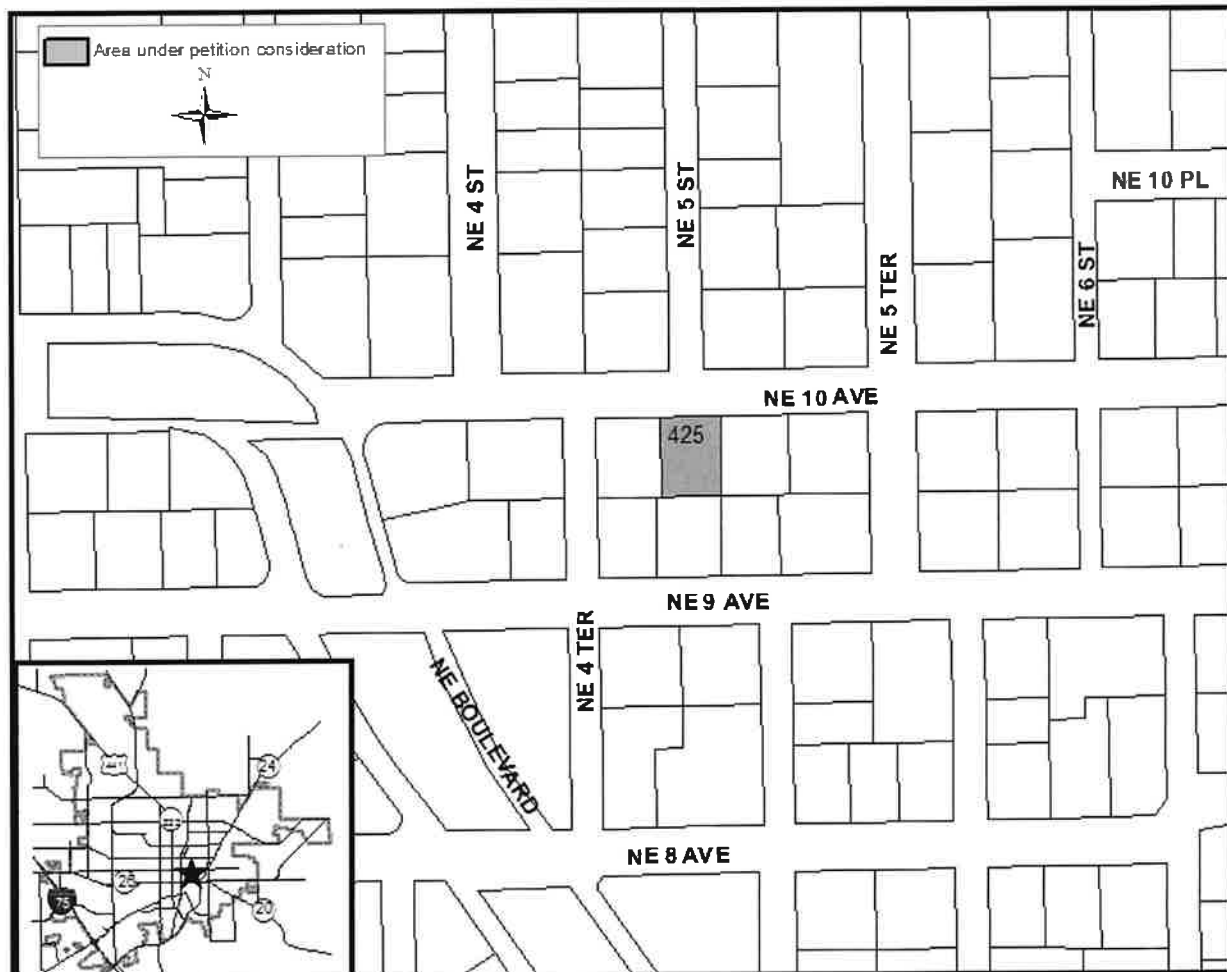
FROM: Planning & Development Services Department Staff

DATE: October 3, 2017

SUBJECT: Petition HP-17-47. Carol F. Barron, agent for Randi H. Cameon. Replacement of windows and doors on a single-family dwelling. Located at 425 NE 10th Avenue. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends approval of the application with the condition that the window replacements be wood or wood clad windows and be a match to the style of the existing windows, which includes reflective quality of the glass, and the muntin and mullion profile configuration.



Conditions of Approval

Staff's recommendation of approval for the petition is based on the following conditions:

1. That the window replacements be wood or wood clad windows and be a match to the style of the existing windows, which includes reflective quality of the glass, and the muntin and mullion profile configuration, including the simulated divided lite style with the 5/8 inch contoured grid. .

Project Description

The property is located at 425 NE 10th Avenue. The contributing structure was built in 1920, according to the Alachua County Property Appraisers Office. The property is zoned RSF-3 and the building is a contributing structure to the Northeast Residential Historic District. The house is a one-story Tudor Revival building with a wood frame and stucco over wood construction.

The subject of this petition is original features to the house that include 11 windows that are on the perimeter of the house and 4 doors. The exterior windows and doors are painted with lead-based paint. A majority of the windows are 6/6 double hung with broken sashes. The remaining windows are 8-12 pane casement windows in poor working condition. Most of the window frames suffer deterioration. There is significant wood rot on the sills and possibly in the adjacent areas that are stuccoed to the extent of the window trim. Repair of the existing windows is not considered feasible. The front entrance door is solid wood and the two sets of French doors are single pane 1-lite wooden doors. There is a utility room door on the south elevation of the house that is a half-lite with 3 panel door. The front entrance door and the French doors have screen doors that are aluminum.

The applicant is proposing to remove the 11 windows that are original to the house and replace them with windows that for the most part will have the same architectural detail but will be made of vinyl, a non-historic material. The original windows are to be replaced with Norandex Extreme vinyl windows (\$12,884). These windows are actually made by Atrium. This includes the casement windows which are from the Atrium Series 700. There are existing jalousie windows for the third bedroom/study and the main bathroom. The windows for the bedroom/study will be replaced with egress windows while the bathroom window will be replaced with a casement window. The other windows used to replace the 6/6 double hung windows will be from the Norandex Extreme 3000 series, which are also made by Atrium.

The four doors are proposed to be replaced as well, including the existing entrance door to be replaced with a cypress V-Groove door; the French doors to be replaced with a cypress full-lite French door; the utility room door on the south elevation will be replaced with a cypress door; and the aluminum screen doors will be replaced with cypress screen doors. The estimated cost of the replacement doors is \$22,030. The doors are to be custom built.

The window and door replacements are designed to adhere to current energy codes.

Basis for Approval – Secretary of the Interior’s Standards for Rehabilitation

Consideration of a Certificate of Appropriateness application is pursuant to the City of Gainesville’s *Historic Preservation Rehabilitation and Design Guidelines and The Secretary of the Interior’s Standards for Rehabilitation*.

Staff Recommendations for Windows

This section references the Windows, Shutters and Awnings section of the *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Repair of the existing windows is not considered feasible. There are no new window openings proposed for this project. The proposal would not change architectural details of the existing windows except for the replacement of the jalousie windows which the guidelines consider non-historic. The applicants are proposing the same grid patterns for the replacement windows. The window series offers a simulated divided lite style which would generally be the 5/8 inch contoured grid.

Applicant Request

The applicant is requesting approval for the use of replacement vinyl windows instead of the more expensive wood or aluminum clad wood windows. The applicant notes that both the vinyl and wood clad windows appear identical from the sidewalk. The vinyl windows will allow the owner to proceed with the removal of lead-based paint encased windows. Due to the expense of aluminum clad wood windows (\$39,812) versus vinyl window replacement (\$12,884) and the fact that this is a single-family dwelling unit with a single occupant, the cost burden will prohibit needed repairs for this single woman with only Social Security income.

Staff finds the proposal for the window replacements acceptable except for the choice of vinyl instead of wood. As noted in the guidelines, replacement windows should be the same materials as the historic windows. As a result staff recommends that the window replacements are wood or wood clad windows and be a match to the style of the existing windows, which includes reflective quality of the glass, and the muntin and mullion profile configuration. In light of the economic hardship issues, the board may want to consider an alternative recommendation that would require wood or wood clad windows on the front elevation while the less-visible secondary elevations on the sides and the rear are allowed to have the vinyl windows as proposed in this application.

Staff Recommendations for Doors

This section references the Doors and Entrances section of the *Historic Preservation Rehabilitation and Design Guidelines* (see Exhibit 1).

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3, historic doors that do not match the composition and stylistic details of the building should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple and any ornamentation should be based on historic precedent and in keeping with the character of the entry. Aluminum, metal, and jalousie doors should be avoided except where documented historically.

There are no new door openings proposed for this project. The entrance door and the French doors are wood while the existing aluminum screen doors will be replaced with cypress screen doors. The architectural details will remain the same as the existing doors. Because the project does not propose new entrances or different architectural designs, and the doors will be custom-built wooden doors, the level of review for the doors meets the staff review guidelines and staff finds the proposed door replacement plans meet the guidelines.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons
Planner

List of Exhibits

- Exhibit 1** **City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines: Windows, Shutters & Awnings and Doors and Entrances***
- Exhibit 2** **Application**

Petition HP-17-47
October 3, 2017

Exhibit 3 Florida Master Site File 8AL00777

Exhibit 4 Photos

Exhibit 5 Product Information

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITY FOR REHABILITATION STATE:

Windows, Shutters & Awnings

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Do not undertake changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.*
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.*
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.*

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern

of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, and then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;
2. size, shape of frame, sash;
3. location of meeting rail;
4. reveal or setback of window from wall plane;
5. separate planes of two sash;
6. color, reflective qualities of glass;
7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to “less visible secondary elevations.”

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal’s impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general mintoning and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of windowpanes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.
6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiberglass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on “less-visible secondary elevations” provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. “Less visible secondary elevation” is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

Doors and Entrances

Applicable Secretary Standards

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 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.*
- 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.*
- 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.*

Principal doors and entrances are an integral part of historic buildings. They frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the design of the original under Standard 6, or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3, historic doors that do not match the composition and stylistic details of the building should not be substituted. Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple and any ornamentation should be based on historic precedent and in keeping with the character of the entry. Aluminum, metal, and jalousie doors should be avoided except where documented historically.

Codes or practicality may require new entrances. Placement on principal facades should be avoided under Standard 2. Under Standard 9, new doors should not be readily visible from the public right-of-way.

Recommended

1. Retain and repair historic door openings, doors, screen doors, trim and details such as transom, sidelights, pediments, frontispieces, hoods and hardware where they contribute to the architectural character of the building.
2. Replace missing or deteriorated doors with doors that match the original, or that are of compatible contemporary design.
3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
4. Add simple or compatibly designed wooden screen doors where appropriate.

Not Recommended

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors that are inappropriate designs or constructed of inappropriate materials.
4. Replacing historic doors, transoms or sidelights with blocking.
5. Adding aluminum or other inappropriate screen doors.

Staff Approval Guidelines

Staff can approve any rehabilitation of entrances and doors that meet the following conditions:

New entrances that do not occur on facades facing principal streets and whose design and materials are compatible with that of the existing building.

Board Approval Guidelines

The board may consider new designs that utilize different materials for entry projects provided the new entry does not destroy contributing architectural features of the main entrance.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue
 Gainesville, Florida 32601
 352.334.5022 Fax 352.334.3259
 www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

PROJECT TYPE: Addition Alteration Demolition New Construction Relocation
 Repair Fence Re-roof Other

PROJECT LOCATION:

Historic District: Juck pond
 Site Address: 425 NE 10th Ave.
 Tax Parcel #: 10348-000-000

OWNER

Randi H. Cameron
 Owner(s) Name

Corporation or Company

Street Address: 425 NE 10th Ave
 City State Zip: Gainesville, FL 32601
 Home Telephone Number: (352) 773-7084
 Cell Phone Number: (352) 799-2603
 Fax Number

E-Mail Address: rcameron@cox.net

APPLICANT OR AGENT

Carol F. Barron
 Applicant Name

Corporation or Company

Street Address: 1801 NW 11th Road
 City State Zip: Gainesville, FL 32605
 Home Telephone Number
 Cell Phone Number: (352) 716-3703
 Fax Number

E-Mail Address: capcarol@bellsouth.net

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$ 115.75
 EZ Fee: \$ —

HP # 17-47
 Contributing Y N
 Zoning RSF-3
 Pre-Conference Y N
 Application Complete Y N
 Enterprise Zone Y N

- Staff Approval—No Fee (HP Planner initial _____)
- Single-Family requiring Board approval (See Fee Schedule)
- Multi-Family requiring Board approval (See Fee Schedule)
- Ad Valorem Tax Exemption (See Fee Schedule)
- After-The-Fact Certificate of Appropriateness (See Fee Schedule)
- Account No. 001-660-6680-3405
- Account No. 001-660-6680-1124 (Enterprise Zone)
- Account No. 001-660-6680-1125 (Enterprise—Credit)

Request for Modification of Setbacks
 Y N

Received By Jason Simmons
 Date Received 9/6/17

OVERVIEW

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST

UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE. FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment - Citizen Advisory Boards - Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 days prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSTED DEADLINE DATE.

- 1/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
- 2/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
- 3/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner

Applicant or Agent




Date

Date

9-5-17
9/5/17 2

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

The house was built in 1920. It is a wood framed house sheathed over wood. The perimeter of the house has 11 windows and 2 doors that are original to the house. The exterior windows & doors are painted with lead-based paint. There is significant wood rot on the sills & possibly adjacent areas that are sheathed to ext. window trim. The majority of the windows are 6/6 double hung with upper sashes. The remaining windows are 8-12 pane casement windows in poor working condition. Most of the window frames suffer deterioration. The door entrance is solid wood and the two front doors are. Single-pane 1-lite wooden. The screen doors are aluminum.

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Propose to replace 11 windows w/ Norandex extreme vinyl windows (available @ \$12,884) and 2 doors (\$22,030) - casings (with above entrance), express the total finish doors, apply screen doors. We request for approval use of the vinyl windows as opposed to the more expensive aluminum clad wood windows. Both types of windows appear identical from the sidewalk. The vinyl window will allow the owner to proceed with the removal of lead-based paint. All architectural detail will remain the same.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

Windows and door replacement is designed to adhere to current energy codes. Due to the expense of aluminum clad wood windows (\$39,812) vs vinyl window replacement (\$12,884), this is a single family dwelling that has small occupancy - the cost burden will prohibit the repair for this single woman with only social security income.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

N/A

A **pre-application conference** with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is **an application fee**. Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	<input type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. A scaled line elevation drawing & footprint drawing is required for all new construction.	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 			
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	<input type="checkbox"/>	<input type="checkbox"/>
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	<input type="checkbox"/>	<input type="checkbox"/>
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	<input type="checkbox"/>	<input type="checkbox"/>
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	<input type="checkbox"/>	<input type="checkbox"/>
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP _____ AT THE _____ MEETING. THERE WERE _____ MEMBERS PRESENT.

THE APPLICATION WAS APPROVED DENIED BY A _____ VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

This meets the *Secretary of Interior's Standards for Rehabilitation* and the *City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE _____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

TAX SAVINGS FOR HOMEOWNERS OF HISTORIC PROPERTIES

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars (\$500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.



PLANNING

P.O. Box 490, Station 11
Gainesville, Florida 32602-0490

352.334.5022

352.334-5023

Fax: 352.334.3259

www.cityofgainesville.org/planningdepartment

Owners Name:

Randi H. Cameron

Address:

425 NE 10th Ave.

Phone:

(352) 399-2603

Email:

rcameron@cox.net

Agent Name:

Carol Barron

Address:

1801 NW 11th Road

Phone:

(352) 316-3703

Email:

capcarol@bellsouth.net

Parcel No.: 10748-000-000

Acreage:

S: 33

T: 095

R: 22E

Q: SW

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature:

Randi Cameron

Printed name:

Randi Cameron

Date:

9-6-17

The foregoing affidavit is acknowledged before me this 6th day of September, 2017 by Randi Cameron, who is/are personally known to me, or who has/have produced _____ as identification.



NOTARY SEAL

Julia M. Williams
Signature of Notary Public, State of Florida

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name HP-17-47
 Applicant (Owner or Agent) Carol F. Barron, agent
 Tax parcel(s) 10348-000-000

Being duly sworn, I depose and say the following:

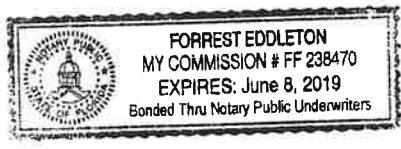
1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. *Carol F. Barron*

8. _____ Applicant (signature) Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**
 Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 20th day of September, 2017, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.
Forrest Eddleton Notary
 Public
 My Commission expires: 6/8/2019

RECORDING SPACE



Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
 Petition Number HP-17-47 Planner Jason Simmons

NOTICE

OF PROPOSED

LAND USE ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Position: HP-17-47 Civil Engineer agent for

Parcel: H. Corwin Replacement of windows and doors

on a single-family dwelling located at 405 NE 16th Ave

This building is contributing to the Northeast Residential

Historic District

WHEN: Monday 3:30 to 5:00 PM WHERE: City of Gainesville, 201 E. University Ave.

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023

Additional details will be posted on our website prior to the meeting.

Please visit us at www.cityofgainesville.org/planningdepartment



CITY OF GAINESVILLE

NOTICE

OF PROPOSED

LAND USE ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

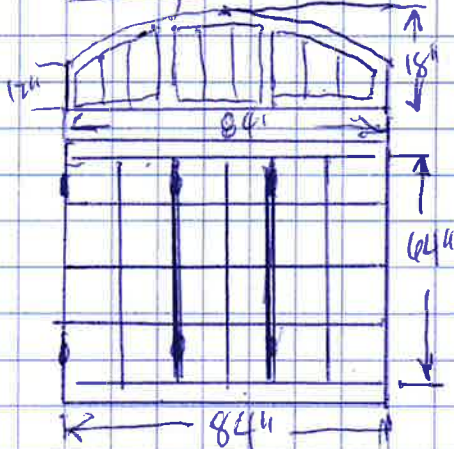
WHEN: _____ WHERE: _____

FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023
 Additional details will be posted on our website prior to the meeting
 Please visit us at www.cityofgainesville.org/planningdepartment

Randy Carneon 425 NE 10th Ave
 Window & Door Replacement

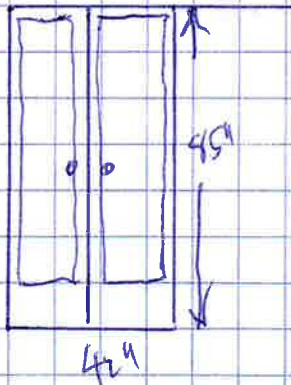
8/25/17 (1)

Front Facade: North Elevation
 Living Room:



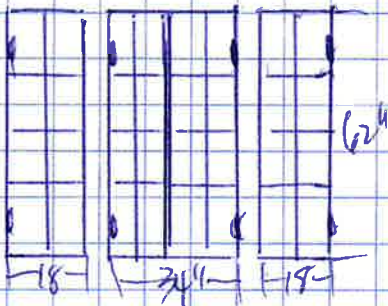
1 - Fixed Transom
 84" x 12"-18"

1 - Triple casement
 8 pane RH swing
 84" x 64"



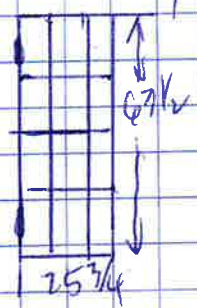
2 - French Doors / Family Room
 Sets 26 x 70 Full lite outswing

Kitchenette Bay



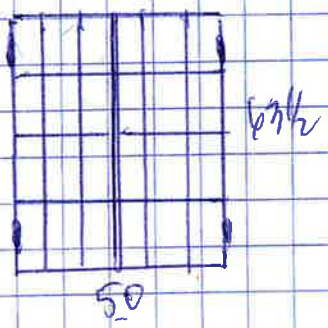
1 - RH 18 x 62 Casement
 1 - LH 18 x 62 Casement
 1 - Double 34 x 62
 8 panes per section

Cameron Court
East Elevation
Living Room



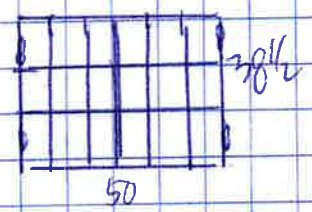
1- Casement RH.
12 pane per section
25 3/4 x 67 1/2

Kitchenette



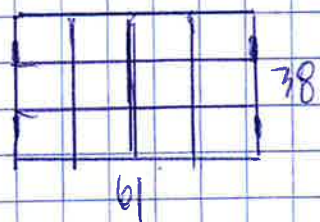
1- Double Casement
50 x 67 1/2
12 pane per section

Kitchen



1- Double casement
9 panes per section
50 x 78 1/2

1/2 Bath

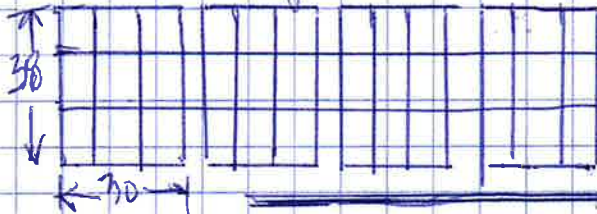


1- Double casement
6 panes per section
61 x 78

Liv Rm Door
30 x 70
Solid

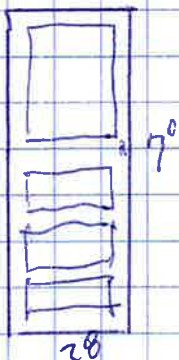
covered porch / Bed #3 / Study

(3)



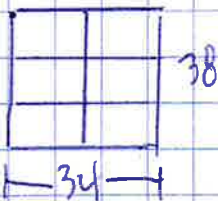
Bed #3 / Study
 4 - RH Casements
 30 x 38
 9 panes per section

Utility Room Door - [South Elevation]



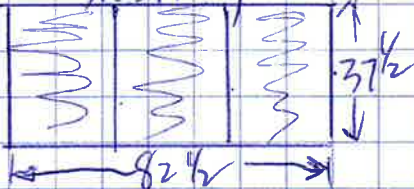
RH outswing half lite
 3-paned
 28 x 70

1/2 Bath Window



1 - Casement
 34 x 38
 4 pane

Bed #3 / Study (has jalousie) * Need Egress
 Existing



* Replace with egress windows

Master Bedroom

Main Bath (has jalousie)
 Existing



Replace w/
 Casement
 37 x 37 1/2

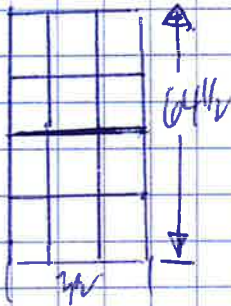


6 pane per section
 32 x 64 1/2
 (considering french door?)

Cameon Cont.

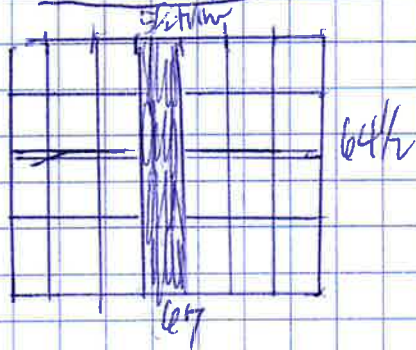
(4)

West Elevation Master Bedroom (2)



2 - 1/1 6 pane per section
32 x 64 1/2

2nd Bedroom



1 - Triple 1/1 67 x 64 1/2
or 2 - 32 x 64 1/2 -
6 pane per section

Liv Rm



2 - 1/1 32 x 64 1/2
6 pane per section

Window Schedule

(5)

- 1- Fixed Transom
84" x 12" - 18" 3 sections / 3 lite per section
 - 1- Triple Casement
84" x 64" 8 pane per section
RH per section
 - 1- RH 18 x 62 Casement } 8 panes
1- LH 18 x 62 Casement } per section
 - 1- Double casement
34 x 62 8 panes per section
 - 1- 26 x 64 RH 12 pane / section
 - 1- Double casement
50 x 63 1/2 12 pane / section
 - 1- Double casement
50 x 38 1/2 9 panes / section
 - 1- Double casement
61 x 38 6 panes per section
 - 4- RH Casements
30 x 38 9 panes / section
 - 1- Casement tempered clear
34 x 38 6 pane
 - 3- 26 x 64 1/2 Casement
 - 1- 34 x 38 Casement 6 pane
tempered clear
 - 1- 32 x 64 1/2 6 pane per section
- # 24 windows

Camera
Door Schedule

6

2- French Doors
28 x 70 Full Lite
out swing

1- 30 x 70 Solid 4H out swing

1- 28 x 70 1/2 lite / 3 panel horiz.

700 Casement Window

Features:

- Beautiful beveled exterior frame perimeter
- Low profile handle folds in and provides a popular aesthetic appeal
- Narrow profile permits expanded viewing area
- Fusion-welded frame and sash for weather-tight performance
- Full-perimeter double weather stripping
- Low-E glass with insulating argon gas yields outstanding thermal efficiency
- Insulated glass panels featuring warm-edge spacer system
- Casement windows open 90 degrees for better ventilation
- Full screens mount on the interior and are removable
- Tandem locks standard on all casements over 34" in height
- Standard colors are white or almond
- Jamb depth: 3.25"
- Lifetime glass breakage warranty
- Transferable limited lifetime warranty

Custom Options:

- Low-E Glass
- Ultra Low-E Glass + Argon Gas
- Obscure or double strength glass
- Decorative beveled and leaded glass
- Brass and brushed nickel locks
- 2" simulated meeting rail
- Charcoal aluminum mesh screen
- Interior finishes, exterior painted colors and decorative hardware available
- Custom sizes available

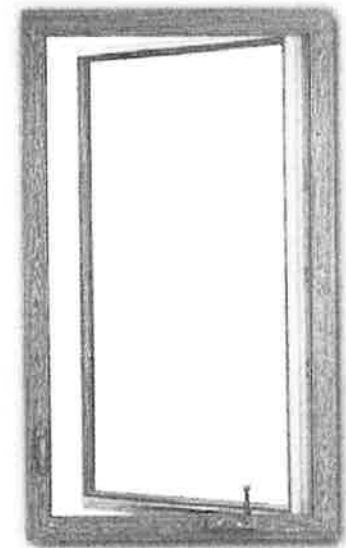
Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
36" x 72" (X Finless)	C55	0.04	9.19
72" x 60" (XX Finless)	C60	0.05	9.19
72" x 72" (XX Finless)	C50	0.05	9.19
73" x 72" (XX Muller CHS Finless)	C55	0.01	8.35
109" x 72" (XXX Muller CHS Finless)	C55	0.01	8.35

Acoustic Results:

Glazing	STC
3/32" – 9/16" Airspace – 3/32"	25
1/8" – 1/2" Airspace – 1/8"	28



Product Dimensions:

Vinyl Wall Thickness:	0.075"
Glass Thickness:	0.75"
Jamb Depth:	3.25"
Mullion Adder:	0.50"

Rough Opening:

Window Width + 1/4"
Window Height + 1/4"

1-Lite Size Restrictions:

	Min:	Max:
Width	15 1/2"	36"
Height	20"	72"

(Max. Sq. Ft. = 18 sq. ft.)

2-Lite Size Restrictions

	Min:	Max:
Width	31"	68"
Height	20"	72"

(Max. Sq. Ft. = 30 sq. ft.)

3-Lite (1/3,1/3,1/3) Size Restrictions:

	Min:	Max:
Width	48"	100"
Height	20"	72"

(Max. Sq. Ft. = 44 sq. ft.)

3-Lite (1/4,1/2,1/4) Size Restrictions:

	Min:	Max:
Width	67"	128"
Height	20"	72"

(Max. Sq. Ft. = 58 sq. ft.)

4-Lite Size Restrictions:

	Min:	Max:
Width	64"	158"
Height	20"	72"

(Max. Sq. Ft. = 58 sq. ft.)

5-Lite Size Restrictions:

	Min:	Max:
Width	80"	158"
Height	20"	72"

(Max. Sq. Ft. = 70 sq. ft.)

700 Casement Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area ≥ 5.7 ft² required to meet egress.

Egress Width Formula (Standard Hinge) = Window Width - 11.75"

Egress Width Formula (Egress Hinge) = Window Width - 7.25"

Egress Height Formula = Window Height - 5.1875"

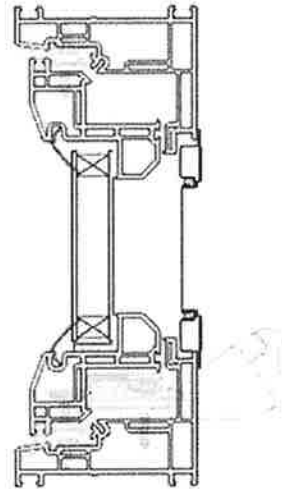
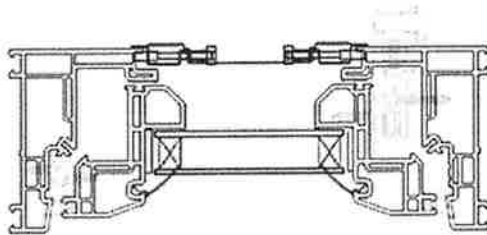
Egress Area Formula = (Egress Width x Egress Height)/144

Screen Formulas:

Window Width - 4.3125"

Window Height - 4.25"

Cross Sections:



750 Casement Window

Features:

- Beautiful, true brick mould exterior frame perimeter
- Low profile handle folds in and provides a popular aesthetic appeal
- Narrow profile permits expanded viewing area
- Insulated glass panels with optimum thermal air space featuring warm-edge spacer system
- Concealed hinges and hardware let you open casement windows 90 degrees for better ventilation and easier cleaning
- Full screens mount on the interior and are removable for easy cleaning
- Tandem locks come standard on all casements over 34" in height
- Charcoal fiberglass mesh screen
- Jamb depth: 3.25"
- Multi-point locking system provides superior pull-in mechanism with single lever
- Limited Lifetime Warranty

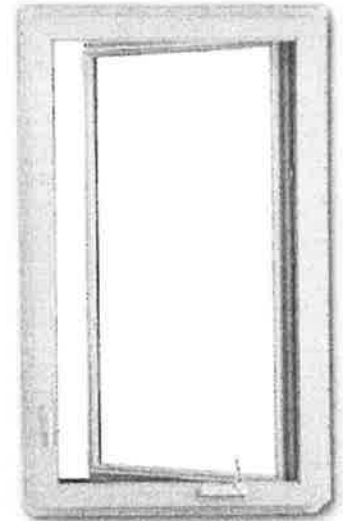
Custom Options:

- Low-E Glass
- Low-E Glass + Argon Gas
- Ultra Low-E Glass + Argon Gas
- 2" simulated meeting rail
- Charcoal aluminum mesh screen
- 5/8" or 3/4" flat, 5/8" or 1" contoured, 5/8" contoured valance, 1 1/8" Simulated Divided Lite

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
36" x 72" (X Fin)	C55	0.04	9.19
72" x 60" (XX Fin)	C60	0.05	9.19
72" x 72" (XX Fin)	C50	0.05	9.19
73" x 72" (XX Muller CHS Fin)	C55	0.01	8.35
109" x 72" (XXX Muller CHS Fin)	C55	0.01	8.35



Product Dimensions:

Vinyl Wall Thickness:	0.075"
Glass Thickness:	0.750"
Jamb Depth:	3.250"
Nail Fin Setback:	2.1875"

Acoustic Results:

Glazing	STC
3/32" – 9/16" Airspace – 3/32"	25
1/8" – 1/2" Airspace – 1/8"	28

Rough Opening:

Window Width + 1/2"
Window Height + 1/2"

1-Lite Size Restrictions:

	Min:	Max:
Width	15 1/2"	36"
Height	20"	72"

(Max. Sq. Ft. = 18 sq. ft.)

2-Lite Size Restrictions:

	Min:	Max:
Width	31"	68"
Height	20"	72"

(Max. Sq. Ft. = 30 sq. ft.)

3-Lite (1/3,1/3,1/3) Size Restrictions:

	Min:	Max:
Width	48"	100"
Height	20"	72"

(Max. Sq. Ft. = 58 sq. ft.)

3-Lite (1/4,1/2,1/4) Size Restrictions:

	Min:	Max:
Width	67"	128"
Height	20"	72"

(Max. Sq. Ft. = 58 sq. ft.)

4-Lite Size Restrictions:

	Min:	Max:
Width	64"	128"
Height	20"	72"

(Max. Sq. Ft. = 58 sq. ft.)

5-Lite Size Restrictions:

	Min:	Max:
Width	80"	158"
Height	20"	72"

(Max. Sq. Ft. = 70 sq. ft.)

750 Casement Window

Egress Formulas:

Casement Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Casement Egress Width Formula (Reg. Hinge) = Window Width - 11.75"

Casement Egress Width Formula (Egress. Hinge) = Window Width - 7.25"

Egress Height Formula = Window Height - 5.1875"

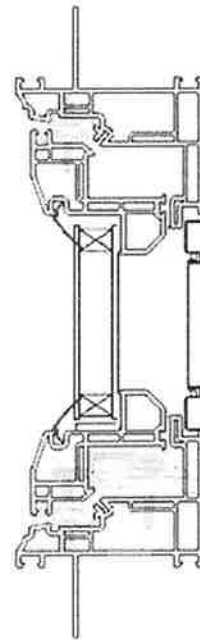
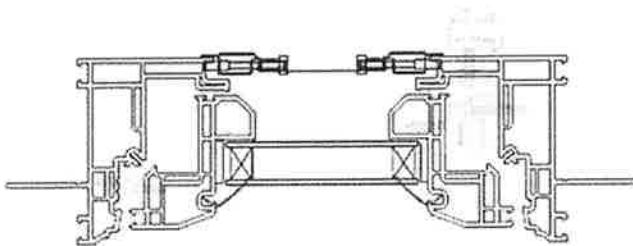
Egress Area Formula = (Egress Width x Egress Height)/144

Casement Screen Formulas:

Window Width - 4.3125"

Window Height - 4.25"

Cross Sections:



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 9/5/2017 at 3:22:17 PM

Printer Friendly Page

Parcel: 10348-000-000 [GIS Map](#)

Taxpayer: CAMEON RANDI H	Legal: HIGHLAND HEIGHTS PB B-9 E 31.32 FT OF LOT 2 & W 43.68 FT OF LOT 3 BK O OR 1671/100
Mailing: 425 NE 10TH AVE GAINESVILLE, FL 32601-2310	
Location: 425 NE 10TH AV GAINESVILLE	
Sec-Twn-Rng: 33-09-20	
Property Use: 00100 - Single Family	
Tax Jurisdiction: Gainesville 3600	
Area: Highland Heights	
Subdivision: Elliot & Lengle Addn-Highland Hts	

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
TRIM	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Single Family	48000	48000	186500	1700	236200	143380	92820	92820	50000	25000	42820	67820

Year	Property Use	Land Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable	Total Taxes
2016	Single Family	48000	48000	149500	1700	199200	108280	90920	90920	50000	25000	40920	65920	1159.03
2015	Single Family	48000	48000	144400	1700	194100	103810	90290	90290	50000	25000	40290	65290	1174.29
2014	Single Family	48000	48000	123700	1700	173400	83820	89580	89580	50000	25000	39580	64580	1168.91
2013	Single Family	48000	48000	117900	1700	167600	79340	88260	88260	50000	25000	38260	63260	1140.63
2012	Single Family	48000	48000	125100	1700	174800	88010	86790	86790	50000	25000	36790	61790	1103.18
2011	Single Family	48000	48000	141800	1700	191500	107230	84270	84270	50000	25000	34270	59270	1067.65
2010	Single Family	48000	48000	150400	1700	200100	117070	83030	83030	50000	25000	33030	58030	1033.47
2009	Single Family	48000	48000	158100	1700	207800	126950	80850	80850	50000	25000	30850	55850	998.22
2008	Single Family	48000	48000	134600	1700	184300	103530	80770	0	50000	0	30770	0	915.44
2007	Single Family	48000	48000	129400	1700	179100	100680	78420	0	25000	0	53420	0	1214.68

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
-----	-------------	-------------	-----------	-------

OPEN PORCH)	
FSP (FIN SCREENED PORCH)	160
UGR (UNFINISHED GARAGE)	360
2016 Certified Building Value: 149500	

Miscellaneous

Description	Unit Type	Units
0800 - Drive/Walk	SF	200
0959 - FP 2	UNITS	1
2221 - Stg 1	SF	64
2016 Certified Miscellaneous Value: 1700		

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
08/01/1987	100	I	U	1671	100	QD	Official Public Record
08/01/1983	62300	I	Q	1513	916	WD	Official Public Record
09/01/1982	100	I	U	1437	10	WD	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
15-05776	RR	10/12/2015	10/20/2015	02/19/2016	SHINGLES

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

Cultural Resource Detailed Report

9/20/2017

AL777 - 425 NE 10TH AVE

Historic Structure

SHPO Evaluation

Not Evaluated by SHPO

Address

425 NE 10TH AVE

Year Constructed

c1928

Structure Uses

Private Residence (House/Cottage/Cabin)

Style

Tudor Revival

Exterior Fabrics

Aluminum

Roof Type

Flat
Gable

Quad Map Names

GAINESVILLE EAST

City

GAINESVILLE

Township | Range | Section

10S | 20E | 33

Field Visit Dates



ARCHITECT _____ 872==
 BUILDER _____ 874==
 STYLE AND/OR MODE Tudor Revival 964==
 PLAN TYPE L shape 966==
 EXTERIOR FABRIC(S) aluminum siding 854==
 STRUCTURAL SYSTEM(S) wood frame 856==
 FOUNDATION: brick piers 942==
 ROOF TYPE: gable 942==
 SECONDARY ROOF STRUCTURE(S): cross gables 942==
 CHIMNEY LOCATION: exterior end 942==
 WINDOW TYPE: casement, wood, 8 panes 942==
 CHIMNEY: stucco covered 882==
 ROOF SURFACING: composition 882==
 INTERIOR WALLS: _____ 882==
 ORNAMENT INTERIOR: _____ 882==
 ORNAMENT EXTERIOR: bay window 882==
 NO. OF CHIMNEYS 1 952== NO. OF STORIES 1 950==
 OTHER (SPECIFY) _____ 954==
 Map Reference (incl. scale & date) USGS GAINESVILLE EAST 7.5 1966 809==
 Latitude and Longitude: _____ 800==

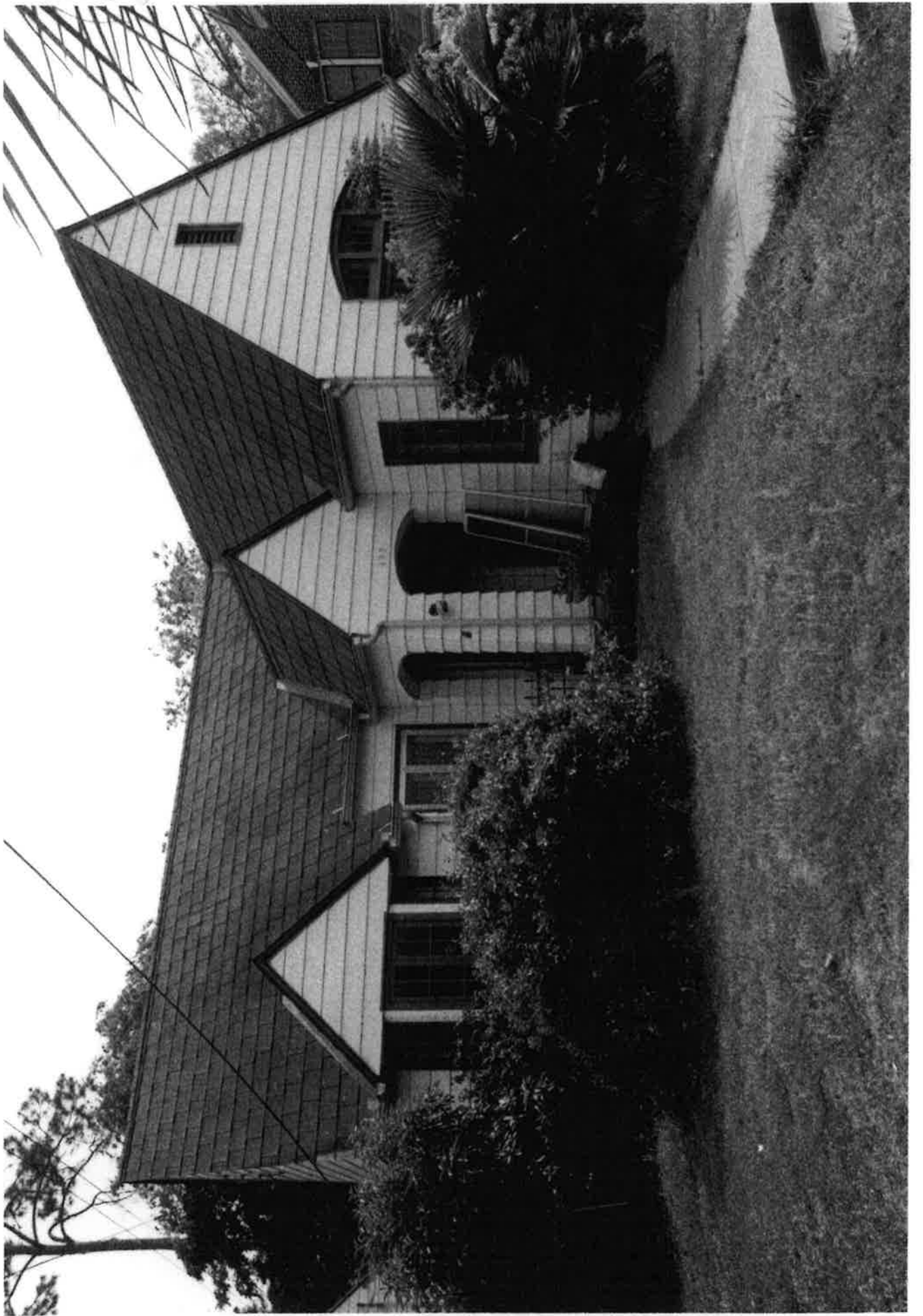
LOCATION SKETCH OR MAP

Township	Range	Section

UTM Coordinates; _____ 812==


Zone Easting Northing _____ 890==

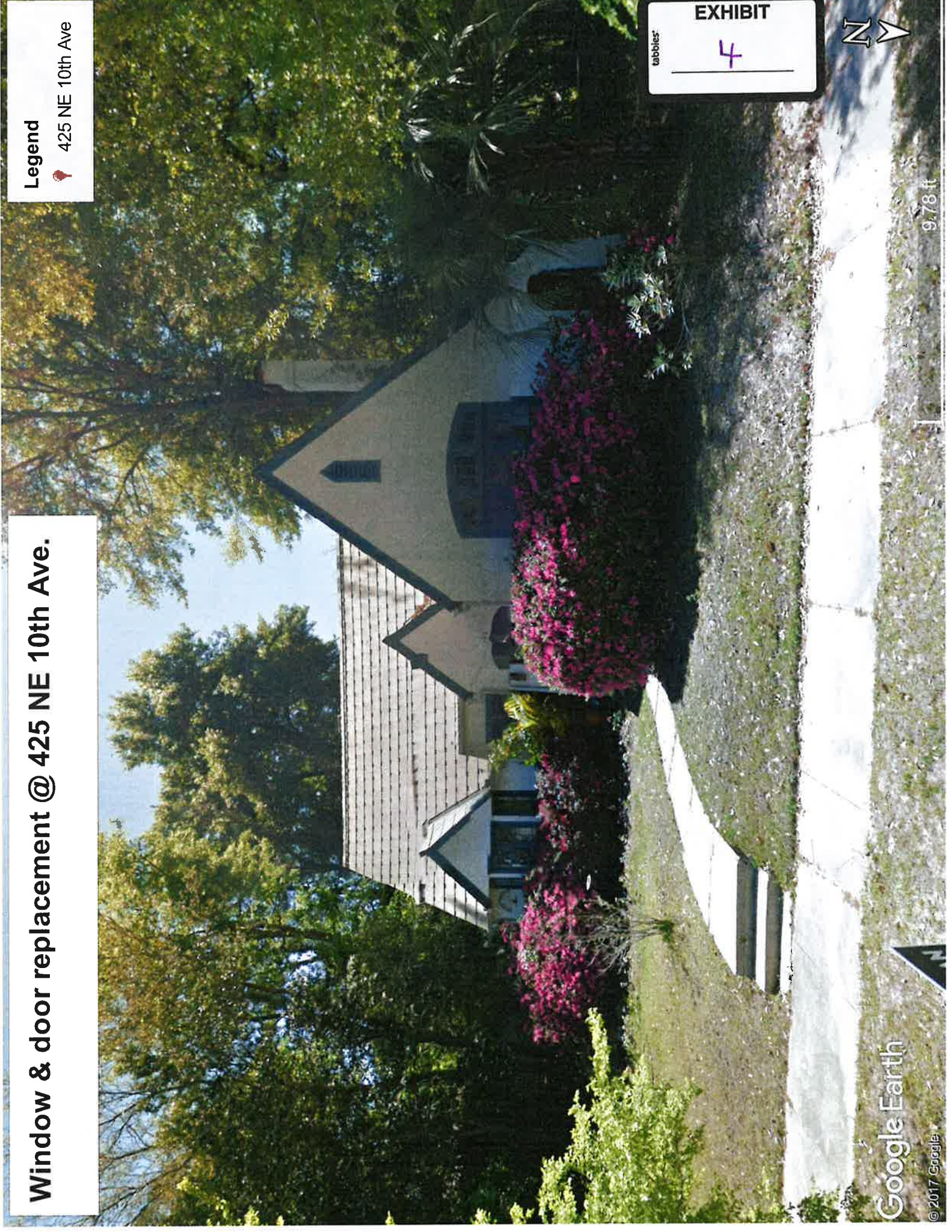
Contact Print



Window & door replacement @ 425 NE 10th Ave.

Legend

 425 NE 10th Ave



tabbles®
EXHIBIT
4



Google Earth

© 2017 Google

9.78 ft

Window & door replacement @ 425 NE 10th Ave.

Write a description for your map.

Legend



425 NE 10th Ave



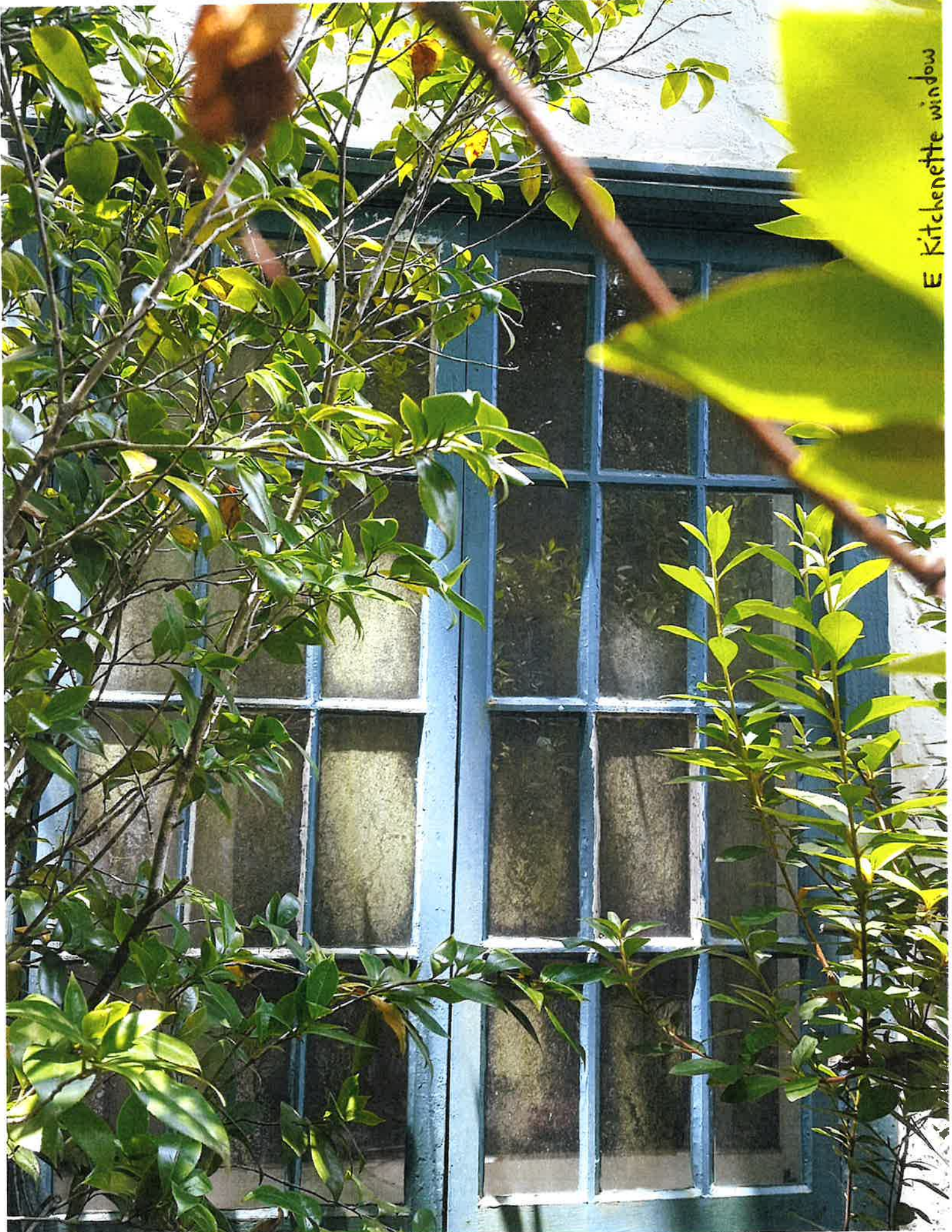
8.61 ft



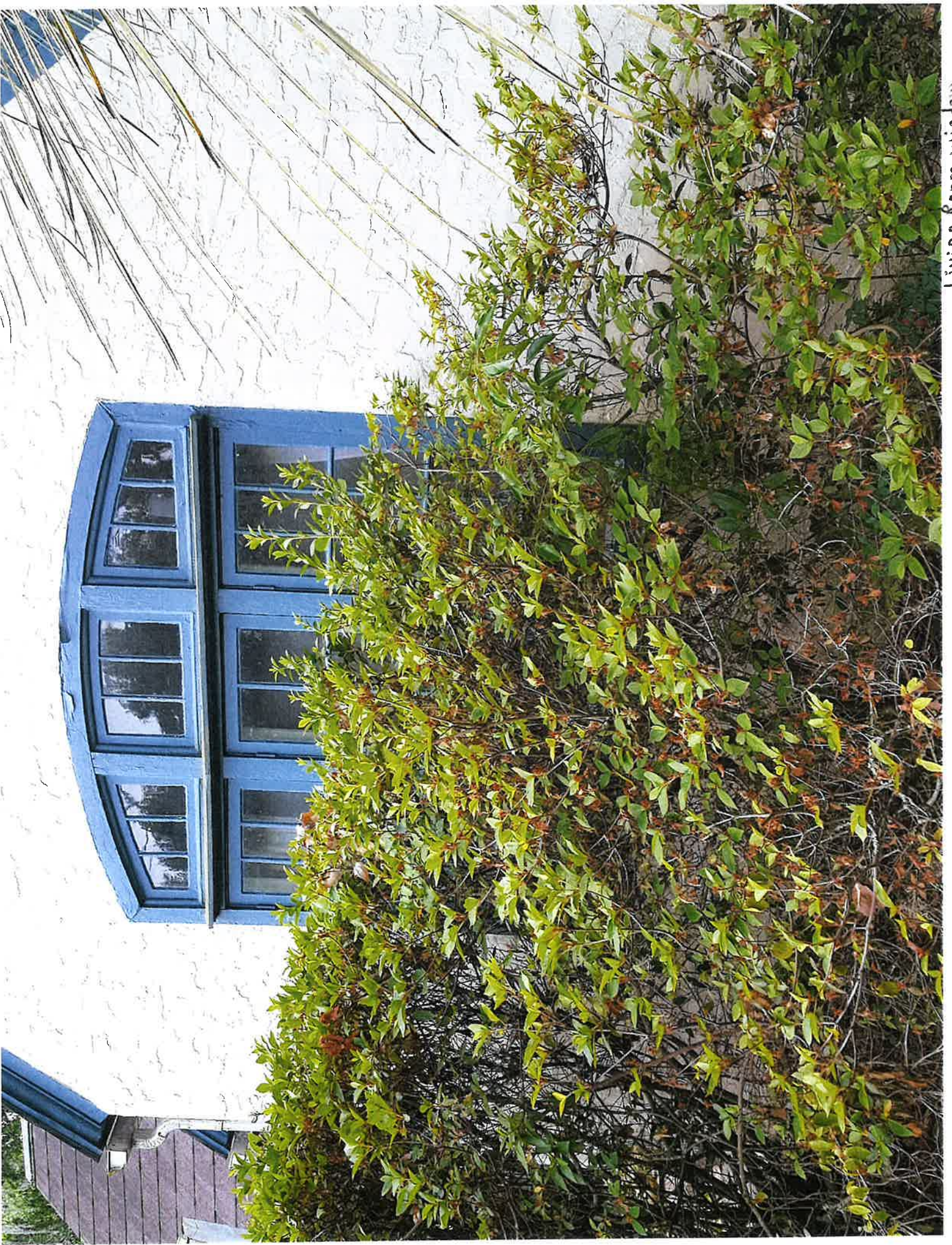
E. Half bath



E Kitchen window



E Kitchenette window



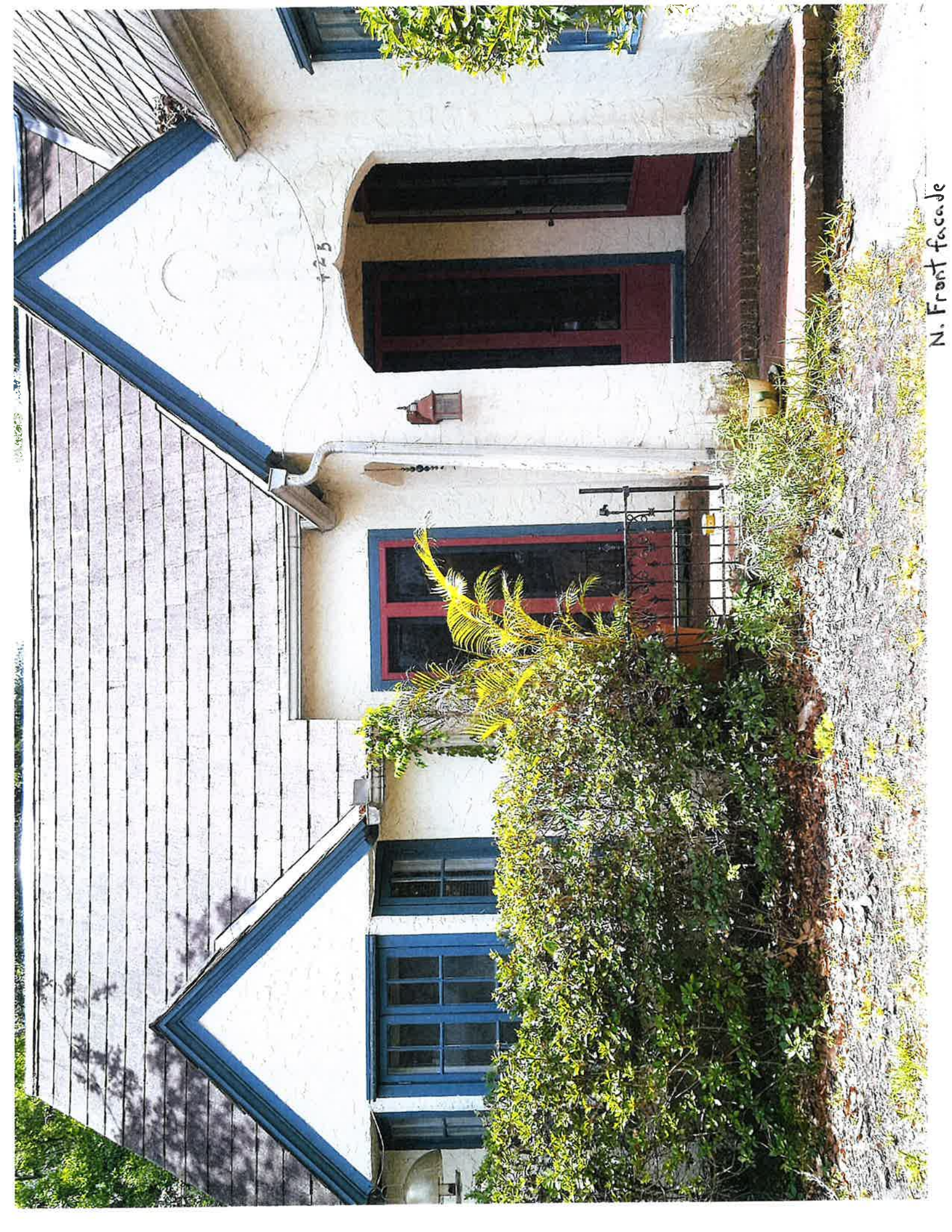
Living room window



Interior of Living room window



Interior N. Kitchenette Bay window



N. Front facade



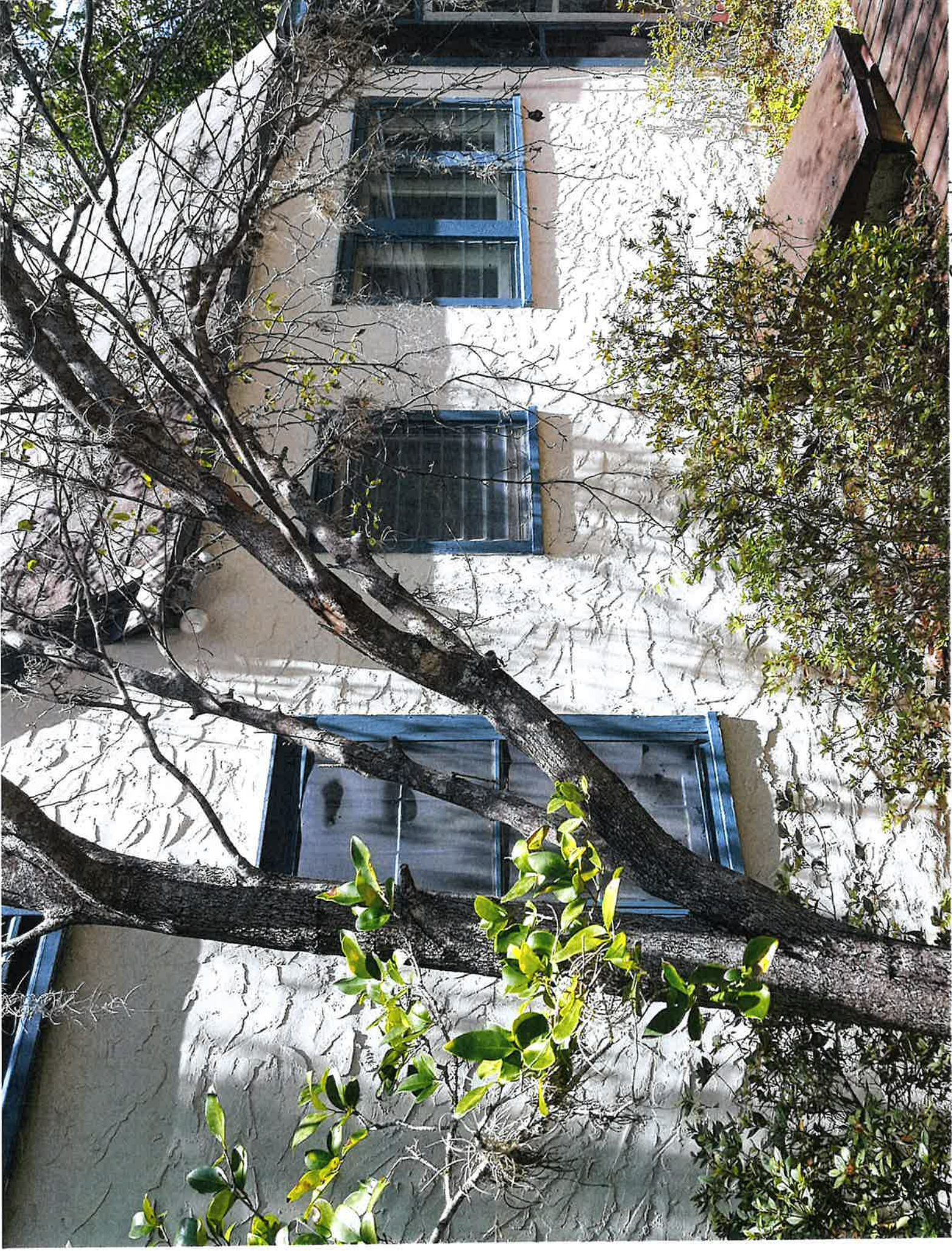
S. Bedroom window



S. Bedroom | window



South elevation



S. Elevation



S. End of Back Porch E side of bedroom 1



S. end of Back Porch E side of Bedroom # 1



Standard 1 over 1



W. Elevation



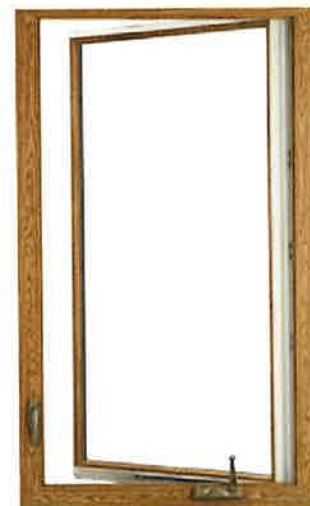


SERIES 700

CASEMENT WINDOW

Series 705 awning window also available

- + Beautiful beveled exterior frame perimeter
- + Low profile handle folds in and provides a popular aesthetic appeal
- + Narrow profile permits expanded viewing area
- + Fusion-welded frame and sash for weather-tight performance
- + Full-perimeter double weather stripping
- + Low-E glass with insulating argon gas yields outstanding thermal efficiency
- + Insulated glass panels featuring warm-edge spacer system
- + Casement windows open 90 degrees for better ventilation
- + Full screens mount on the interior and are removable*
- + Tandem locks standard on all casements over 34" in height
- + Standard colors are white or almond
- + Jamb depth: 3.25"
- + Lifetime glass breakage warranty
- + Transferable limited lifetime warranty



Single vent casement

CUSTOM Options

- + Low-E Glass
- + Ultra Low-E Glass + Argon Gas (May be required for Energy Star rating)
- + 5/8" or 3/4" flat, 5/8" or 1" contoured and 1 1/8" simulated divided lite (SDL), 5/8" contoured valance grids available
- + Obscure or double strength glass
- + Decorative beveled and leaded glass
- + Brass and brushed nickel locks
- + 2" simulated meeting rail
- + Charcoal aluminum mesh screen*
- + Interior finishes, exterior painted colors and decorative hardware available
- + Custom sizes available



Single vent awning

+ COLOR OPTIONS



All products may be ordered to meet Energy Star requirements.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
 *Screens are not meant to restrain a child from falling through an open window.
 **Printing process may affect color shown. Please refer to actual window sample when selecting colors.
 ***Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.





SERIES 750

CASEMENT WINDOW

Series 755 awning window also available

- + Beautiful, true brick mould exterior frame perimeter
- + Low profile handle folds in and provides a popular aesthetic appeal
- + Narrow profile permits expanded viewing area
- + Fusion-welded frame and sash ensure weather-tight performance
- + Full-perimeter double weather stripping
- + Pre-punched nail fin makes installation simple
- + Insulated glass panels with optimum thermal air space featuring warm-edge spacer system

- + Concealed hinges and hardware let you open casement windows 90 degrees for better ventilation and easier cleaning
- + Full screens mount on the interior and are removable for easy cleaning*
- + Tandem locks come standard on all casements over 34" in height
- + Jamb depth: 3.25"
- + Multi-point locking system provides superior pull-in mechanism with single lever
- + Limited Lifetime Warranty



Single vent casement

CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas (May be required for Energy Star rating)
- + 5/8" or 3/4" flat, 5/8" or 1" contoured, 1 1/4" simulated divided lite (SDL), 5/8" contoured valance grids available
- + 2" simulated meeting rail
- + Charcoal aluminum mesh screen*
- + 8 painted exterior colors (white interior only)



Brick mould exterior



Low profile handle



Pre-punched nail fin



Single vent awning

+ COLOR OPTIONS



All products may be ordered to meet Energy Star requirements.

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.

* Screens are not meant to restrain a child from falling through an open window.

** Printing process may affect color shown. Please refer to actual window sample when selecting colors.

*** Grid offering limited to 5/8" contoured or SDL on exterior painted windows. Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.



ATRIUM[®]

WINDOWS AND DOORS

PREMIUM VINYL
WINDOWS AND DOORS
FOR REPLACEMENT





A COMMITMENT TO EXCELLENCE SINCE 1948



Brighten every room in your home with precision-crafted windows and doors from Atrium. We control each step of the manufacturing process to ensure that every product we sell is of the highest quality, right down to its smallest component. Our commitment to quality—and to exceptional customer service—allows us to create energy efficient, easy care windows that lower energy costs and lend lasting, classic beauty to any home.



Proudly Made in the USA 

Scan this QR code to
see our manufacturing
facility in action.





SERIES 8900 DOUBLE HUNG WINDOWS INDUSTRY-LEADING PERFORMANCE

Our very best window, the Series 8900 double hung window offers premium enhancements as standard features, along with an array of options for cosmetic, thermal and functional upgrades.



- + **Exclusive InsulKor™** polyurethane fiberglass-enriched sash reinforcement for superior thermal and structural performance
- + **¾" constant force coil balance** offers incredibly easy sash mobility
- + **Fusion-welded sashes and frame** add strength and boost insulation
- + **Low-E glass** with insulating argon gas yields outstanding thermal efficiency
- + **DP 60 rating** (window size tested 36" x 74")
- + **Beveled mainframe** offers a stylish exterior appearance
- + **Dual push-button night latches** position sashes for optimal ventilation
- + **Integrated slim-line lift rail** allows you to easily operate sash
- + **4 ¼" frame thickness** enhances appearance as well as structural integrity
- + **External accessory groove** accommodates nail fin option
- + **Full screen** is standard and removable from the inside*
- + **Dual low profile, positive-action cam locks** increase security (2 locks standard at 27 ¼" width or wider)
- + **Full interlocking lock and meeting rail**
- + **Full vinyl sash dam on sill and high-performance weather stripping** protect against air infiltration
- + **3.25" jamb depth** for ideal window sizing
- + **Transferable limited lifetime warranty**
- + **Lifetime glass breakage warranty**

For advanced performance and cosmetic appeal, the 8900 offers a wealth of options:

- + **Low-E Glass**
- + **Ultra Low-E Glass + Argon Gas**
- + **Triple-pane, R-5 compliant glass panels** with Low-E Glass + Argon Gas or Ultra Low-E Glass + Argon Gas
- + **InsulKor™ multi-cavity foam-filled frame**
- + **Nail fin accessory** for use in remodeling or new construction applications
- + **Window Opening Control Device (WOCD)** for fall prevention
- + **Today's eight most popular painted exterior colors** (on white interiors)
- + **Three interior wood laminates** in cherry, light oak or dark oak
- + **Additional lock colors** to complement any interior color
- + **⅝" or 1" contoured, ⅝" or ¾" flat, or 1 ¼" simulated divided lite (SDL) grid**
- + **Obscure or double-strength glass**

Scan this QR code to watch a video about our Series 8900.



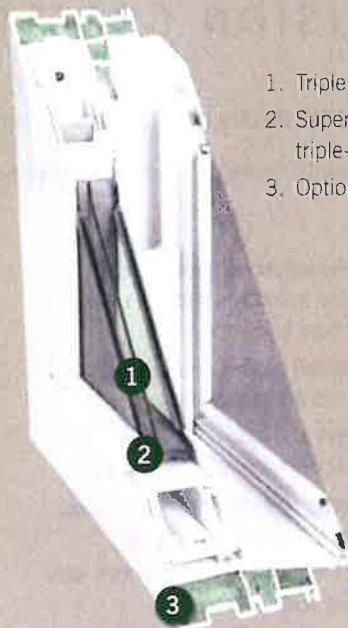
SERIES 8900 DELUXE FEATURES AND SUPERIOR TECHNOLOGY

InsulKor™ Technology

InsulKor technology is a system of sash and frame enhancements that dramatically improves the performance of the Series 8900 double hung window.



Exclusive InsulKor fiberglass-enriched polyurethane sash reinforcement



1. Triple-pane, R-5 compliant glass
2. Super Spacer™ sealant system standard with Series 8900 triple-pane glass options
3. Optional InsulKor multi-cavity foam-filled frame injections



External accessory groove



Nail fin accessory groove

COLOR OPTIONS

Available with Series 8900 windows, casements, awnings, bays and bows

Note: Grid offering limited to 5/8" contoured or SDL on exterior painted windows.

Vinyl Colors:



Paint Exterior Colors:



Laminate Color Options:



LOCKS

Available with Series 8900 windows



(Color matched) (Color matched) (Color matched) (Color matched) (Optional) (Optional)

Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
 *Screens are not meant to restrain a child from falling through an open window.
 **Printing process may affect color shown. Please refer to actual window sample when selecting colors.
 Only use mild, water based household cleaner on painted product and rinse immediately with water. See full cleaning instructions for details.



SERIES 8700 DOUBLE HUNG WINDOWS PRECISION CRAFTSMANSHIP

The Atrium Series 8700 double hung window is the ideal choice for the customer who wants deluxe options and exceptional performance.



- + Aluminum-reinforced, multi-cavity construction enhances thermal protection and structural integrity
- + Fusion-welded sashes and frame add strength and additional insulation
- + Low-E glass and insulating argon gas provide enhanced thermal efficiency
- + DP 35 rating (DP 50 optional, window size tested 36" x 74")
- + Constant force coil balance permits easy sash movement
- + Push-button night latches provide easy, secure ventilation
- + Rounded sashes create a more elegant finish to complement the interior of your home
- + Dual-fin weather stripping helps reduce air infiltration

- + Integrated slim-line lift rails allow you to easily operate sash
- + Beveled mainframe offers a stylish exterior appearance
- + Positive-action deluxe cam lock provides optimal security (2 locks standard at 27 1/4" or wider)
- + Interlocking sashes help block out drafts
- + Half screen is standard and removable from inside*
- + Sloped sill helps reduce air infiltration and allows for easy water run-off
- + Rubber bulb seal helps block air infiltration
- + Jamb depth: 3.25"
- + Transferable limited lifetime warranty
- + 25-year glass breakage warranty

Scan this QR code to watch a video about our Series 8700.



CUSTOM Options

- + Low-E Glass
- + Ultra Low-E Glass + Argon Gas
- + Obscure glass
- + Double strength glass
- + Optional 5/8" or 3/4" flat, 5/8" or 1" contoured, or 1 1/8" simulated divided lite (SDL) grid
- + Aluminum charcoal mesh screen
- + Window Opening Control Device (WOCD) for fall prevention
- + Lifetime glass breakage warranty

+ COLOR exterior/interior

Vinyl Colors:*

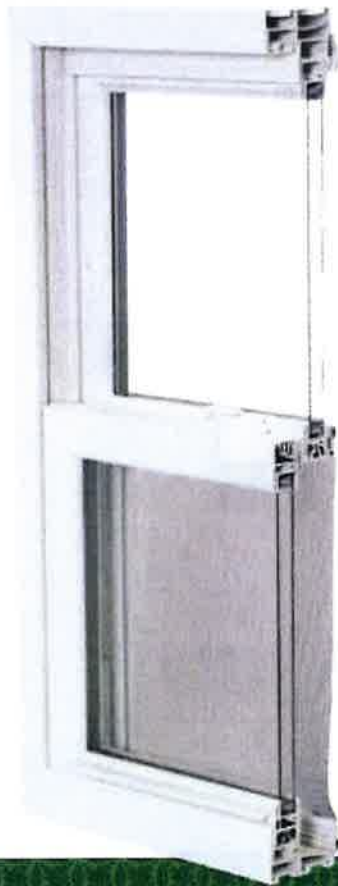
White

Almond



Laminate Color Options:*

Bronze





SERIES 8300 DOUBLE HUNG WINDOWS ENDURING QUALITY

With meticulous craftsmanship and advanced features, it's not hard to see why Atrium Series 8300 double hung windows are one of our most popular options.

- + Sashes tilt in for easy cleaning
- + Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- + Positive-action cam lock enhances safety (2 locks standard at 27 1/4" or wider)
- + Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- + Half screen comes standard*
- + Integrated slim-line lift rail allows you to easily operate sash
- + Sloped sill reduces air infiltration and accommodates easy water run-off
- + Fusion-welded sashes and frame add strength and additional insulation
- + Constant force coil balance permits easy sash movement
- + Dual push-button night latches provide easy, secure ventilation
- + Interlocking sashes help block out drafts
- + Dual-fin weather stripping helps reduce air infiltration
- + Rubber bulb seal helps block air infiltration
- + Jamb depth: 3.25"
- + Transferable limited lifetime warranty



CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + Obscure glass
- + Double strength glass
- + Optional 3/4" or 5/8" flat, 3/4" or 1" contoured grids
- + Eight painted exterior colors (white interiors only)
- + Aluminum charcoal mesh screen
- + Window Opening Control Device (WOCD) for fall prevention
- + Lifetime glass breakage warranty

+ COLOR OPTIONS**

Vinyl Colors:



Paint Exterior Colors:



Scan this QR code to watch a video about our Series 8300.



8300

SERIES 8100 SINGLE HUNG WINDOWS

EXCEPTIONAL VALUE

Atrium Series 8100 single hung windows offer an exceptional value, with outstanding strength, energy efficiency and lasting beauty.



- + Bottom sash tilts in for easy cleaning
- + Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- + Aluminum-reinforced lock and meeting rails enhance structural integrity
- + Double sash locks provide extra security (2 locks standard at 27 1/4" or wider)
- + Block & tackle balance system keeps lower sash stationary when opened to any position
- + Beveled exterior frame makes a stylish design statement
- + Integrated slim-line lift rail allows you to easily operate sash
- + Factory applied wrap-around foam enhances thermal efficiency around the frame's exterior
- + Fusion-welded frame and sash corners ensure frame durability
- + Sloped sill accommodates easy water run-off
- + Factory-installed half-screen standard*
- + Head expander and sill angle are included
- + Jamb depth: 2.624"
- + Transferable limited lifetime warranty

+ COLOR
OPTIONS

White

Almond



CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + Obscure glass
- + Double strength glass
- + Optional 3/8" or 1" contoured grid, 5/8" or 3/4" flat grid
- + Custom sizes cut on 1/8" width and height
- + Factory mulling of twins and triples
- + Lifetime glass breakage warranty

SERIES 8050 SINGLE HUNG WINDOWS

ECONOMICAL VALUE

Atrium Series 8050 economical single hung window line.



- + Multi-cavity vinyl lineals improve thermal performance and enhance sound absorbency
- + Insulating glass provides energy saving thermal efficiency
- + Fusion welded frame and sash minimizes air and water infiltration and enhances overall durability
- + Sweep lock helps provide a weather-tight seal and added security
- + Removable operable sash includes full-length interlock and bottom weather reflector
- + Dual screw boss, metal reinforced meeting rail provides added strength
- + Custom sized to the nearest 1/8"
- + Dual weather-stripping helps block air and water infiltration, keeping harsh elements outside and energy saving comfort inside
- + Dual lift rails for convenient sash operation
- + Versatile half-screen* installed from the inside or outside
- + Sloped sill reduces air infiltration and accommodates easy water run-off
- + Built-in accessory channels accommodate multiple installation options
- + Transferable, limited lifetime warranty
- + Modular sized so that rough opening widths for multiple units are easy to calculate:
3050 Single = 35.5"
3050 Twin = 71.5"
3050 Triple = 107.5"
- + DP Rating R50 (window size tested 36" x 96")
- + Jamb depth: 2.625"

+ COLOR
OPTIONS

White

Almond



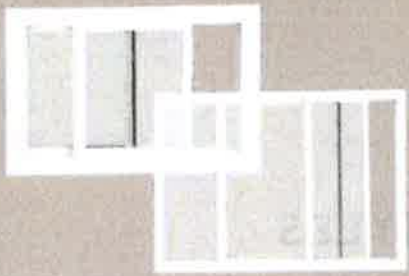
CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Ultra Low-E Glass + Argon Gas
- + Factory mulling of twins and triples and architectural shapes
- + Optional 3/8" or 1" contoured grid, 5/8" or 3/4" flat grid
- + Custom sizes available
- + Lifetime glass breakage warranty
- + Custom sizes available
- + Window Opening Control Device (WOCD) for fall prevention

8050

8100 & 8050 SINGLE HUNG

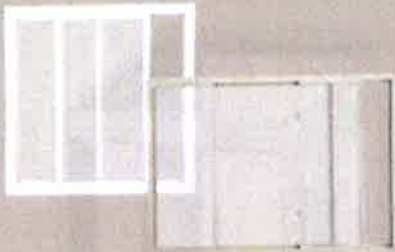
Note: Manufacturer reserves the right to substitute components as necessary for continued product improvement.
*Screens are not meant to restrain a child from falling through an open window.
**Printing process may affect color shown. Please refer to actual window sample when selecting colors.



8900 SLIDERS

Series 8900 sliding windows offer the same premium enhancements as 8900 double hung windows, plus:

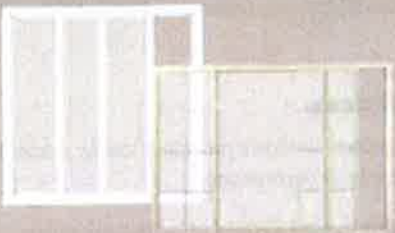
- + Integrated glide channel for easy sash opening and closing
- + Tandem rollers ride easily along friction-free glide channel
- + Available in $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$ or $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ configurations
- + XX 2-lite configuration (both sashes operate)
- + DP 50 (window size tested 72" x 48")



8700 SLIDERS

Series 8700 sliding windows offer the same deluxe design and efficiency features of Series 8700 double hung windows, plus:

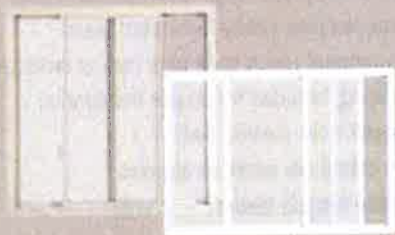
- + Tandem rollers ride easily along friction free glide channel
- + Integrated glide rail for easy sash opening and closing
- + Available in $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$ or $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ configurations
- + XX 2-lite configuration (both sashes operate)
- + Full screen comes standard*



8300 SLIDERS

Series 8300 sliding windows offer the same stability, efficiency and design features of Series 8300 double hung windows, plus:

- + Tandem rollers ride easily along friction free glide channel
- + Integrated glide rail for easy sash opening and closing
- + Available in $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$ or $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ configurations
- + XO or OX 2-lite styles available
- + Window Opening Control Device (WOCD) for fall prevention optional
- + Half screen comes standard*



8100 SLIDERS

Series 8100 sliding windows offer the same outstanding features of Series 8100 single hung windows, plus:

- + Tandem rollers ride easily along friction free glide channel
- + Integrated glide rail for easy sash opening and closing
- + Available in $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$ or $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ configurations
- + XO or OX 2-lite styles available
- + Half screen comes standard*
- + 2.75" jamb

8050 SLIDERS

Economical Series 8050 sliding windows offer the same outstanding features of Series 8050 single hung windows, plus:

- + Multi-cavity vinyl lineals
- + Sweep lock helps provide a weather-tight seal
- + Available in $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$ or $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ configurations
- + XO or OX 2-lite styles available
- + Half screen comes standard*
- + 2.625" jamb



COMPLEMENTARY SHAPES AND STYLES

TO ENHANCE YOUR HOME'S BEAUTY



Casement & Awning Windows

Casement and awning windows lend a clean, modern look to contemporary homes, cottages or bungalows.

- + Beautiful, beveled exterior frame perimeter
- + Low profile handle folds in and provides a popular aesthetic appeal
- + Narrow profile permits expanded viewing area
- + Fusion-welded frame and sash for weather-tight performance
- + Full-perimeter double weather stripping
- + Low-E glass and insulating argon gas provide superior thermal efficiency
- + Insulated glass panels featuring warm-edge spacer system
- + Casement windows open 90 degrees for better ventilation
- + Extruded full screens mount on the interior and are removable*
- + Tandem locks standard on all casements over 34" in height
- + Available colors are white or almond
- + Jamb depth: 3.25"
- + Lifetime glass breakage warranty
- + Transferable limited lifetime warranty

CUSTOM Options

- + Low-E Glass
- + Ultra Low-E Glass + Argon Gas
- + Obscure or double strength glass
- + 2" simulated meeting rail
- + Charcoal aluminum mesh screen*
- + Interior laminates, exterior painted colors and decorative hardware available (see Series 8900 for available colors)

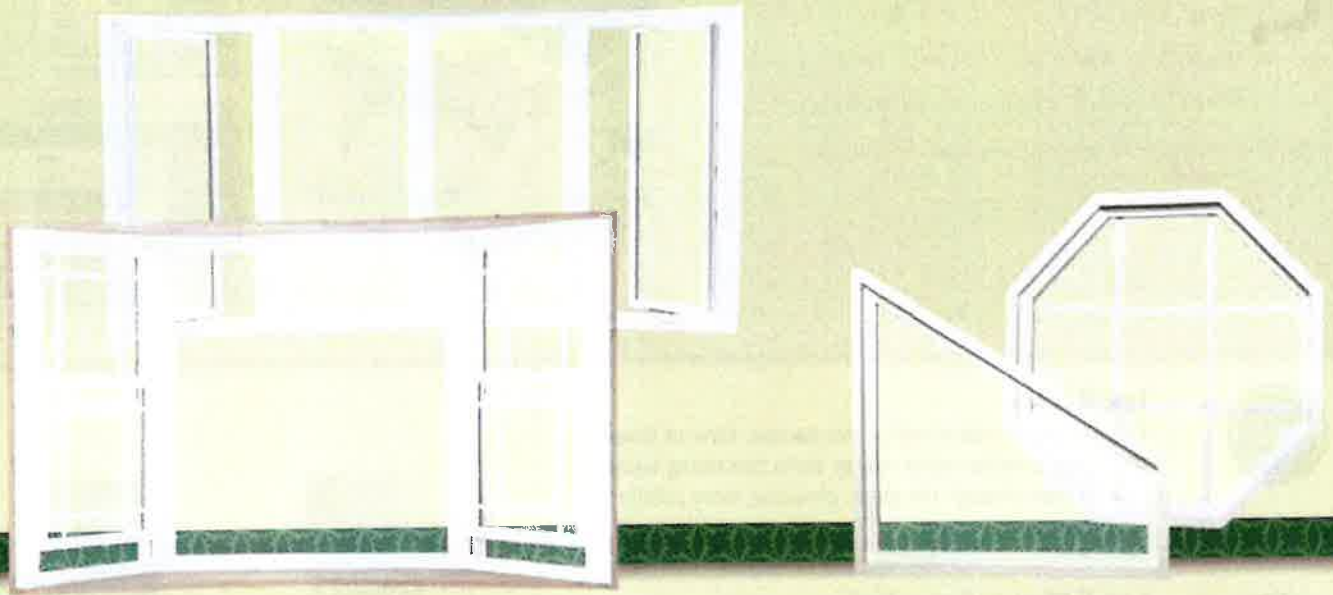
Garden Windows

Our sunny garden windows provide a lovely, practical space for plants or decorations.

- + Multi-point locking system (dual locking points standard on heights over 36 ¾")
- + E-Gard chemical and corrosive resistant finish hardware
- + All exposed areas of the wood jambs are completely covered with vinyl cladding
- + Roof panel features safety-laminated glass
- + 2 ½" pre-mitered ranch-style pine casing included
- + Wood bracing included for proper installation
- + 17 ½" depth from outside wall
- + Available colors are white or almond
- + Transferable limited lifetime warranty

CUSTOM Options

- + Low-E Glass
- + Low-E Glass + Argon Gas
- + Custom sizes available
- + ⅝" box grids between the glass
- + Oak veneer frame
- + Oak casing
- + Sill muffler
- + Plant shelf
- + Lifetime glass breakage warranty



Bay & Bow Windows

Bay windows and bow windows provide a picture-perfect, three-dimensional space for a cozy window seat, breakfast nook or plant ledge to complement any home's decor.

- + **Bay windows** may be positioned at 30° or 45°
- + **Bow windows** are positioned at 15°
- + All units come completely assembled and ready for installation
- + Choice of double-hung or casement windows to flank picture window
- + **Screens included** on all operable flankers*
- + **1" birch head and seat board** come standard
- + **Available colors are white and almond**
- + **Transferable limited lifetime warranty**

CUSTOM Options

- + **Low-E Glass**
- + **Low-E Glass + Argon Gas**
- + **Ultra Low-E Glass + Argon Gas**
- + Custom sized on 1/8" increments
- + Beveled or leaded glass (in picture windows only)
- + Obscure, tempered and double strength glass available
- + 5/8" or 3/4" flat grids between the glass, 5/8" or 1" contoured between the glass, or 1 1/8" simulated divided lite (SDL) grids available
- + Grid patterns: colonial, prairie, perimeter prairie, diamond or custom patterns
- + Oak head and seat board
- + Color options available with selected window series

Hopper Windows

The all-welded Series 600 Basement Hopper Window is available in white with clear glass and features dual tilt latches. The window is available in three stock sizes: 32" x 15 1/2", 32" x 19 1/2" or 32 x 23 1/2"



Architectural Shapes

Create a window system that truly stands out—from octagons and trapezoids to full circles, half rounds, eyebrows and more, we can custom craft any specialty window to fulfill your visions.

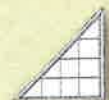
- + **Standard sizes are available** plus a full range of architectural options to accommodate any building style, from colonial to contemporary, from Cape Cod to Southwest
- + **Factory mulling** is at your calling for quick, hassle-free installation
- + **Available colors: white or almond**
- + Interior wood laminate (light oak, dark oak or cherry), bronze exterior laminate



Full Round



Half Round



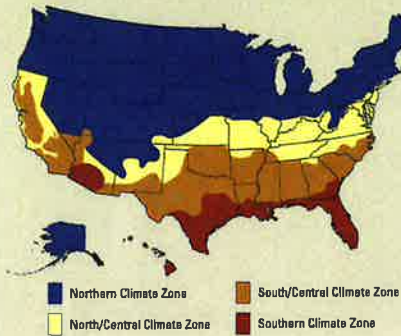
Triangle

*Screens are not meant to restrain a child from falling through an open window.

ENERGY SMART OPTIONS FROM ATRIUM

Atrium windows and doors are engineered with state-of-the-art glass technology to give you outstanding thermal efficiency. With a full range of glass options and special insulated spacers, we have a glass package to fit any climate need or budget.

Energy Star Climate Zone Map



Criteria for Windows

Climate Zone	U-Factor	SHGC	
Northeast	≤ 0.27	Any	Prescriptive
	≤ 0.28	≥ 0.32	Equivalent Energy Performance
	≤ 0.29	≥ 0.37	
	≤ 0.30	≥ 0.42	
North/Central	≤ 0.30	≤ 0.40	
South/Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	
Air Leakage Rating		≤ 0.3 cfm/ft ²	

Criteria for Patio Doors

Glazing Level	U-Factor	SHGC	
Opaque	≤ 0.17	≤ 0.25	
≤ 1/2 Lite	≤ 0.25	≤ 0.25	
> 1/2 Lite	≤ 0.30	Northern	≤ 0.40
		North/Central	≤ 0.40
		South/Central	≤ 0.25
		Southern	≤ 0.25
Air Leakage Rating for Sliding Doors		≤ 0.3 cfm/ft ²	



Low-E Glass

Low-E glass is coated with a microscopic layer of silver that reflects radiant solar energy while permitting visible light to pass through the glass, providing more comfort and lower energy costs.



Low-E Glass + Argon Gas

Argon gas works like an insulating blanket between two panes of glass to further improve thermal efficiency and decrease outside sound levels.



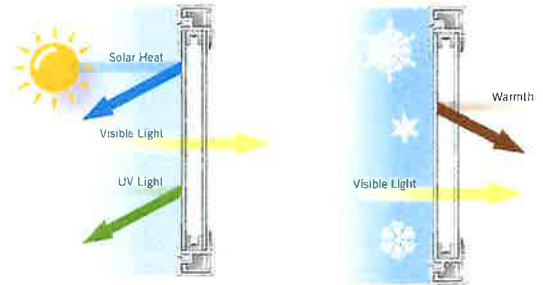
Ultra Low-E Glass + Argon Gas

Choose our ultimate glass package for optimal energy efficiency and maximum cost savings. Ultra Low-E glass offers three invisible layers of silver coating in addition to the superior thermal performance of argon gas.



Triple-Pane, R-5 Compliant Glass

Triple-pane, R-5 compliant glass with Super Spacer[®] sealant system provides industry-leading thermal resistance, noise reduction and protection from the sun. The Series 8900 offers this option with both Low-E glass with argon gas or Ultra Low-E glass with argon gas, for the ultimate in insulation.



✦ Low-E glass reduces heat gain from the sun in the summer, keeping your home cooler.

✦ In the winter, Low-E glass lets the warm solar rays in while blocking the heat in your home from getting out.



Energy Star compliance available in all series. Verify product specifics before ordering.

energy efficient

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MAKE A STYLE STATEMENT

WITH GRID WINDOW ENHANCEMENTS

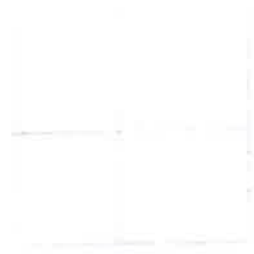


A Wide Range of Grid Styles

Our between-the-panes and simulated divided lite (SDL) grid options enhance the cosmetic appeal of any home and make cleaning simple.



1 1/8" SDL Grid*



5/8" or 1" Contoured Grid



5/8" or 3/4" Flat Grid

Atrium Assurance

All Atrium products are backed by a limited lifetime warranty and include specific warranty ID numbers on each product, should replacement parts ever be needed. All replacement window warranties are transferable with a lifetime glass breakage warranty available (standard on Series 8900, casements and awnings).

DO NOT REMOVE
 MAKE DATE: 4/9/2017 WARRANTY: 02569514
 SALES ORDER: 00735962

Please see each window and door warranty for complete details.

SERIES FEATURE COMPARISON

FEATURE	8900	8700	8300	8100	8050
Construction					
Virtually maintenance-free, premium vinyl construction	S	S	S	S	S
All-welded sashes and frames	S	S	S	S	S
Integrated full-length slim-line lift rail	S	S	S	S	S
Block & tackle balance system				S	S
Constant force coil balance system	S	S	S		
InsulKor™ fiberglass-enriched polyurethane reinforcement	S				
InsulKor multi-cavity foam-filled frame	O				
Night ventilation latches	S	S	S		
Window Opening Control Device (WOCD) for fall prevention	O	O	O		O
Deluxe cam lock	S	S	S	S	
Dual-fin weather stripping	S	S	S	S	S
Rubber bulb seal	S	S	S	S	S
Half screen*	O	S	S	S	S
Full screen*	S	O	O		
Charcoal aluminum mesh screen*	O	O	O	O	O
Aesthetics					
Interior wood laminate (light oak, dark oak, or cherry)	O				
Exterior bronze laminate (white interior only)		O			
Exterior hunter green, dark chocolate, terratone, clay, brick red, bronze, gray or tan paint (white interior only)	O		O		
⅜" or ¾" flat grid	O	O	O	O	O
⅝" or 1" contoured grid	O	O	O	O	O
⅝" or ¾" diamond grid	O	O	O	O	O
⅝" valance contoured grid	O	O	O	O	O
1 ¼" simulated divided lite (SDL) grid	O	O			
Almond, dark chocolate, cherry, brass or brushed nickel lock	O				
Glass					
Low-E Glass	O	O	O	O	O
Low-E Glass + Argon Gas	S	S	O	O	O
Ultra Low-E Glass + Argon Gas	O	O	O	O	O
Triple-pane, R-5 compliant glass with Super Spacer® sealant system	O				
Warm-edge insulated glass panels	S	S	S	S	S
Obscure glass	O	O	O	O	O
Double-strength glass	O	O	O	O	O
Warranties					
Transferable limited lifetime warranty	S	S	S	S	S
Lifetime glass breakage warranty	S	O	O	O	O
25-year glass breakage warranty		S			
Individually registered product number	S	S	S	S	S

S = Standard O = Optional

*Screens are not meant to restrain a child from falling through an open window.

ATRIUM SLIDING PATIO DOORS



Atrium's series of vinyl patio doors opens up a world of possibilities for your project. Classic styling. Superior construction. Nearly maintenance-free, forever.

Raised simulated divided lite grids offer a stylish and traditional look. All other grids come secured in place between panes, which allows for easy cleaning without removing or working around grids.

332 Sliding Patio Doors

- + Offered in range of sizes: 5', 6', 6'4", 8', 9', even 12'
- + Custom sizes available
- + Available in 8' height
- + DP 50 rating, great for coastal applications
- + Easy installation in new construction applications with built-in 4 1/8" jamb
- + Field reversible (6'8" height only; not available with BBG)
- + Available in 6'8" height up to 12' wide
- + Additional security available with multi-point keyed lock
- + Deluxe color-matched hardware (Brass standard for laminate and paint)
- + Brushed nickel or brass handle (optional)
- + Tremendous options selection, including snap-in brick mould and foot bolt lock
- + Available in Ultra Low-E Glass + Argon Gas (may be required for Energy Star rating; not available with BBG)
- + Optional 1 1/8" SDL, a traditional simulated divided lite raised-style grid
- + Heavy duty screen
- + Exterior painted colors (not available on 4 panel doors) and interior wood laminates available
- + Optional coastal upgrade

332 Options



Dual Point Lock
(Standard)



Brick Mould
J-Channel



Foot Bolt
Lock



312 Sliding Patio Doors

- + Offered in range of sizes: 5', 6', 6'4", 8', 9', even 12'
- + Custom sizes available
- + Available in 6'8" height up to 12' wide
- + Field reversible (not available with BBG)
- + Aluminum track for moving panel
- + Easy installation in new construction applications
- + Screen comes standard
- + Deluxe color-matched hardware
- + Brushed nickel or brass handle (optional)
- + Keyed lock standard
- + Available in Ultra Low-E Glass + Argon Gas (not available with BBG)
- + Optional 1 1/8" SDL, a traditional simulated divided lite raised-style grid
- + Exterior painted colors (not available on 4 panel doors) and interior wood laminates available
- + Optional coastal upgrade



311 Sliding Patio Doors

- + Offered only in 5', 6' and 6'4" sizes
- + White only, screen optional
- + Field reversible
- + White handle with lock
- + Exceptional value

Blinds Between the Glass

Available with 332 and 312 patio doors in 6068.

Available in white, almond, clay, laminates and painted colors.

Blinds, operators and glass panels available in white only.



Easy to raise, lower and tilt blinds



Controls light and privacy



Never needs dusting and is safe for pets and children

Our Warranty

Every Atrium patio door is backed by a limited lifetime warranty on the vinyl and all working parts as well as a 25-year limited warranty against seal failure. And throughout the warranty period, you can easily obtain replacement parts because each unit is individually registered.

DO NOT REMOVE
 MAKE DATE: 4/9/2017 WARRANTY: 02589514
 SALES ORDER: 00735962

+ COLOR OPTIONS

Available with models 332 and 312

Printing process may affect color shown. Please refer to actual window sample when selecting colors.

Vinyl Colors:



Paint Exterior Colors: (Not available with 4 panel doors)



Laminate Color Options:

