



City of Gainesville
Department of Doing
Planning Division

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

HISTORIC PRESERVATION BOARD STAFF REPORT

PUBLIC HEARING DATE:	August 07, 2018
ITEM NO:	3 under New Business
PROJECT NAME AND NUMBER:	HP-18-00074, 114 SE 6 th Street
APPLICATION TYPE:	Quasi-Judicial: Replace windows
RECOMMENDATION:	Staff recommends approval of the application with the condition that the roof use architectural shingles that are to match similar work on the adjacent property at 106 SE 6 th Street.
CITY PROJECT CONTACT:	Jason Simmons



Figure 1: Location Map

APPLICATION INFORMATION:

Agent/Applicant: Drew Kieszek, Kinetic Builders Inc.
Property Owner(s): Cornelia Holbrook

SITE INFORMATION:

Address: 114 SE 6th Street
Parcel Number(s): 12688-000-000
Existing Use(s): Single-family
Zoning Designation(s): Urban 3
Historic District: Southeast Residential Historic District
Historic District Status: Contributing
Date of construction: c. 1934 (ACPA)

PURPOSE AND DESCRIPTION:

Drew Kieszek, Kinetic Builders Inc., agent for Cornelia Holbrook. Certificate of Appropriateness for the replacement of the windows with wood-clad windows; reroof the house from metal to shingle; replace the exterior doors; and rebuild the back porches and enclose as sunrooms as part of the conversion of a single-family house into a duplex. Located at 114 SE 6th Street. This building is contributing to the Southeast Residential Historic District. Related to Petition HP-18-73.

STAFF REVIEW AND RECOMMENDATION:

EXISTING

The existing structure is a one-story, single-family bungalow cottage on piers, with wood framing, wood windows, a simple gabled roof with a shed roof over the porches, an open gable porch with exposed bracing and a turned balustrade in the front, two screened porches in the back that face a park, and a non-historic carport on the side (south) elevation. The approximately 894 square foot house with approximately 210 square feet of porch area has an existing metal 5V-Crimp roof.

PROPOSED

The proposed work includes the conversion of the existing single-family house into a duplex with two separate dwelling units. All of the repairs to the building would be done to match the existing structure, including novelty siding and trim. The project would remove the existing non-historic carport. The front porch has an open gable with exposed bracing that is proposed to be enclosed with siding to match the existing siding and a wood gable vent.

The two rear porches will be converted into two enclosed sunrooms, one for each unit. Windows throughout the house will be replaced and new window openings are proposed. A reroof of the building is proposed with new roof decking and architectural shingles placed over the decking. The shingles would match the roof shingles proposed next door at 106 SE 6th Street.

REVIEW

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

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-3.5 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

Windows

The project involves the replacement of windows throughout the house. The existing windows include 1 over 1 wood windows, a smaller sized bathroom window, several apparently non-historic windows on the back half of the house and on the rear elevation, and a pair of 2 over 2 square windows in the rear. The guidelines indicate that when considering changes to the historic 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.

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.

The proposed windows throughout are the Pella Architect Series Reserve wood clad windows, double hung with pine wood interiors and aluminum clad exterior. They will match the existing window materials in location, color, configuration, and trim. New windows will replace the non-historic windows on the back half of the house and on the rear elevation. The new windows on the proposed sunrooms are also to match the existing windows of the house with a 1/1 configuration.

The project also includes creating new window openings on the north elevation. As stated in the Guidelines:

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."

The two proposed window openings on the north elevation would replace the window with the air conditioning unit with a window opening just to the left of it as seen from the view below and a new window to the right of the a/c unit as indicated below and on sheet 7 of the elevations in Exhibit 4. The new windows in the opening would match the existing windows around the fireplace.



Porch Enclosures

The project involves the conversion of the two existing rear porches into enclosed sunrooms. Both porches are located on the west elevation of the house, not visible from the street. However the property is bordered on the west by the Matheson Park and there is a public sidewalk that runs through the park behind the property. The conversions will add square footage to the house so it is actually an addition. Under the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines, additions can be approved by staff if the following are met:



Additions that meet all of the following conditions can be approved by staff:

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Under the Guidelines for porches, it is indicated that:

Extant porches, which have previously been enclosed or otherwise altered, are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the

course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

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.

Recommended

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.

3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

Staff finds that the enclosure of the rear porches to add a sunroom is consistent with the guidelines and is appropriate for the structure on the secondary elevation. The proposed windows on the sunrooms as well as the siding are to match the existing windows and the existing siding of the house.

Roofs

Roofs are a highly visible component of historic buildings and are an integral part of a building's overall design and architectural style. The Historic Preservation Board discussed and adopted a policy on April 2, 2013 concerning styles of metal roofing which would be allowed within the historic districts. In this case however, the request is to go from the metal roof to an architectural shingle style roof. The existing metal roof is a 5V-Crimp style. The Florida Master Site File for this building (AL2084) indicates that at the time of the survey of the house, the roofing material was a metal sheet 3-V Crimp style. The proposal is to remove the metal roof, build new decking, and install architectural shingles. The roof over the rear porches which are to be rebuilt will be raised as well. Staff finds that the proposed reroof is consistent with the Guidelines and is appropriate for the structure and compatible with the surrounding neighborhood, particularly the house at 106 SE 6th Street which is the related petition to this request. The raised roof over the rear porches will still be lower than the principle roof and is located in the back of the building.

Doors

The project involves the replacement of the exterior doors with Therma-Tru fiberglass doors. The chosen design is included in Exhibit 5. The Guidelines indicate that

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.*

Staff finds that the door replacement meets the guidelines because the design is a compatible contemporary design.

RECOMMENDATION

Staff recommends approval of the application.

LIST OF EXHIBITS:

- | | |
|-------------------------|--|
| <u>Exhibit 1</u> | City Of Gainesville <i>Historic Preservation Rehabilitation and Design Guidelines: Windows, Shutters & Awnings; Additions to Existing Buildings; Roof and Roof Surface, Doors and Entrances</i> |
| <u>Exhibit 2</u> | COA Application |
| <u>Exhibit 3</u> | Photographs |
| <u>Exhibit 4</u> | Product Information |
| <u>Exhibit 5</u> | Site Plan, Floor Plans, Elevations |

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 AUTHORITATIVE GUIDELINES 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, 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 muntin 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.

Additions to Existing Buildings

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.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

Under Standard 9, additions should be clearly distinguished from original portions of the building and should result in minimal damage to its integrity. Character-defining features of a historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of a building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of a building. Under Standard 10, they should be constructed so that if removed in the future, the essential form and integrity of a building will be unimpaired.

In order to comply with the Americans with Disabilities Act (ADA) handicap access was required. The addition of a handicap access ramp as required by ADA must comply with Standards 9 and 10. The ramp must be clearly distinguished from the historic portion of the building by its form and construction. Access ramps are clearly not historic features. At the same time the design should be well integrated with the building through the use of appropriate materials and matching paint colors. The ramp location should be considered a

design issue. No significant historic features should be impacted. The size and scale of the ramp shall be appropriate to the building and clearly subordinate to it. Under Standard 10, ramps could be removed in the future without altering the form of the building or any significant features. See Design Guidelines for more information on handicap access.

Before considering an addition to a historic building, attempt to accommodate the needed function within the existing structure. Enclosing a historic porch, however, is discouraged.

New additions should be designed to minimize the impact on the visual character and materials of the historic structure. The applicant should take care to preserve as much of the original building wall as possible by utilizing existing openings for passageways rather than increasing their size.

New additions should be compatible in terms of mass, materials, vertical or horizontal projection, relationship of solids and voids, symmetry or asymmetry and size and scale with the principal structure. However, the character of the historic resource should be identifiable after the addition is constructed. Additions should be constructed in a manner that clearly distinguishes the footprint and plan for the historic building.

Recommended

1. Place functions and services required for a new use in non-character defining interior spaces rather than installing a new addition.
2. Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.
3. Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
4. Locate an attached exterior addition at the rear or on inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building.
5. Design new additions in a manner that clearly distinguishes historic and non-historic features.
6. Design additional stories, when required for a new use, which are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Expanding the size of a historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale are out of proportion to the historic building, thus, diminishing its historic character.

4. Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.
5. Imitating a historic style or period of architecture in new additions, especially those used for contemporary uses.
6. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
7. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be part of a historic building.
8. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

Staff Approval Guidelines

Additions that meet all of the following conditions can be approved by staff:

Addition to historic building is sited in the rear yard and does not front on two or more streets;

Do not exceed 1-story in height and 300 sq. ft. area;

Utilizes materials and textures consistent with the principal building;

Window openings are of the same proportion as the nearest windows on the principal building;

Existing window and door openings that will be enveloped by the addition are retained and not modified.

Board Approval Guidelines

Plans that propose adding floors to buildings are inappropriate and are unlikely to be approved.

Entries, Porches and Balconies

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.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Entries, Porches and Balconies

Identify, retain and preserve entrances and their functional and decorative features such as doors, fanlights, sidelights, pilasters, entablatures, balustrade and stairs.

Alterations

Encasing a decorative balustrade, removing or simplifying brackets and fretwork, or boxing in open eaves is generally inappropriate alterations to a historic porch and should not be considered.

Aluminum storm doors, sliding doors and screen doors are not appropriate for facades or highly visible secondary elevations. French doors are appropriate for side and rear entrances but are not acceptable as front entryways unless documented by physical, photographic or historic evidence.

Relocating, enlarging or reducing historic doorways on facades or highly visible secondary elevations is inappropriate.

The addition of non-historic architectural features such as sidelights and entryway surrounds is discouraged if not original to the entrance.

Porches

Porches have been a traditional and significant feature of architecture. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year-round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch, are permitted. Removal or encasement of significant porch features or enclosures with non-transparent materials is not acceptable treatments. Permitted enclosures should be attached in such a way that if removed, the form and integrity of the porch would remain.

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design, which is compatible with the scale, design, and materials of the remainder of the building, is appropriate under Standard 9.

Extant porches, which have previously been enclosed or otherwise altered, are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

Recommended

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.
2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
4. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch.

Not Recommended

1. Removing or altering porches and steps that are appropriate to the building's development and style.
2. Stripping porches and steps of original material and architectural materials such as handrails, balusters, columns, brackets, and roof decorations.
3. Enclosing porches in a manner that destroys their historical appearance.

Staff Approval Guidelines

Additions and alterations to entries, porches and balconies under the italicized conditions may be approved by staff:

Stairways to existing openings, which are composed of materials compatible with the style of the building. Concrete is acceptable if historically documented;

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

Replacement doors, which are appropriate to the style of the building;

Screening porches on less-visible secondary elevations;

Alterations to non-historic portions of contributing buildings that are compatible in scale, design and materials and distinguishable from the historic portions.

Board Approval Guidelines

In constructing a new entrance or porch, the design shall be compatible in size, scale, and material with the historic character of the building.

New porches or entryways should be constructed to the rear of historic structures. Unless their historic existence is documented, new porches for the main facades are discouraged.

Porch designs for new construction should be simple and not replicate the period and style of the building in its details and balustrade.

Original door openings and features such as transoms, sidelights, and doors should be retained. New door openings should not be introduced on elevations visible from the street.

Where the intent is to preserve significant interiors and not enclose internal stairways, the required exterior should be redesigned as an exterior addition on a secondary elevation.

Roof and Roof Structures

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.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 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.*

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under Standards 2 and 5. Under Standard 6, significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In the local district the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all-original wood shingle coverings have been removed and often replaced with ornamental sheet metal. Such historic changes to roofs have gained significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and not significant, there is greater flexibility. The existing roof may be retained, or replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 6 and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommended

1. Alterations to the configuration or shape of a historic roof should be confined to portions of the building not visible from the right-of-way.
2. Repointing of chimney mortar joints shall match the existing composition, joint size, and profile.
3. Retain and preserve the roof's shape, historic roofing materials and features.
4. Preserve the original roof form in the course of rehabilitation.
5. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
6. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
7. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
8. Design rooftop additions, when required for a new use that are set back from a wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

1. Removal of existing chimneys is discouraged. Removal of historic or architectural roofing features should be avoided, if possible. If removal is unavoidable, replacement material should match the existing fabric in composition, design, color, texture and other visual qualities.
2. Mortar with high Portland cement content shall not be used.
3. Masonry surfaces shall not be sandblasted.
4. Avoid applying paint or other coatings to roofing materials, which historically have not been painted.

Staff Approval Guidelines

Additions and alterations to the roof that meet all of the following conditions can be approved by staff:

Vents and pipes for water heaters, dryers, stoves, etc., are appropriate.

Skylights, which are located on portions of the roof not visible from the right-of-way and have flat surfaces and do not destroy or damage historic roofing features, shapes or materials;

Solar collectors, antennae and satellite dishes which are placed on portions of the roof not visible from the right-of-way and do not destroy or damage historic roofing features, shapes or materials;

Replacing non-historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Replacing historic roofing material with a material of similar composition and design provided that the entire structure will be covered;

Chimneys that are designed in a manner appropriate to the period of the house, placed on the side elevation, located on the exterior of the building and do not destroy or damage historic roofing features, shapes or materials; and

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

Board Approval Guidelines

Rooftop additions are not discouraged if they do not destroy significant historic or architectural fabric and if their design is compatible in size, scale, color, materials and character of the property and the neighborhood.

Rooftop additions should be inconspicuous when viewed from the street and be clearly distinguished from what is historic.

Dormers should be added to portions of the building not visible from the right-of-way. When a dormer must be constructed, the new dormer should generally match the appearance of existing dormers or, if none are present, draw inspiration from the architectural details on the building such as roof pitch, molding or window style. Contemporary dormers would generally detract from the overall historic character of the building.

Roof decks and balconies should only be added to portions of the building not visible from the right-of-way and constructed in a subordinate manner to the historic building.

Roof decks and balconies should be composed of materials that are sympathetic with the historic building.

Roof windows and skylights should be placed on portions of the building not visible from the right-of-way. Flat skylights, which project minimally from the roof, are the recommended treatment.

The design of roofing features, shapes or materials that seek to replicate or duplicate a missing historic feature must be documented through historical, physical or photographic sources.

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

EXHIBIT

tabbies

2

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



STAMP

PROJECT TYPE: Addition ☐ Alteration ☒ Demolition ☐ New Construction

Repair ☒ Fence ☐ Re-roof ☒ Other ☐

PROJECT LOCATION:

Historic District: Southeast
Site Address: 114 SE 6th Street
Tax Parcel #: 12688-000-000

OWNER

Owner(s) Name: Cornelia Holbrook
Corporation or Company: Stellar LLC
Street Address: 625 E University Ave
City State Zip: Gainesville FL 32601
Home Telephone Number: 352-371-3771
Cell Phone Number: 352-317-7782
Fax Number: _____

E-Mail Address

APPLICANT OR AGENT

Applicant Name: Andrew Kieszek
Corporation or Company: Kinetic Builders Inc
Street Address: PO Box 15105
City State Zip: Gainesville FL 32604
Home Telephone Number: 352 337-9600
Cell Phone Number: 352-318-7595
Fax Number: _____

E-Mail Address

KBI@bellsouth.net

TO BE COMPLETED BY CITY STAFF

(PRIOR TO SUBMITTAL)

Fee: \$

EZ Fee: \$60.75

HP # 18-74
Contributing Y ☒ N ☐
Zoning Urban 3
Pre-Conference Y ☒ N ☐
Application Complete Y ☒ N ☐
Enterprise Zone Y ☒ N ☐

Request for Modification of Setbacks
Y ☐ N ☐

Received By: Jason Simmons
Date Received: 7/11/18

- ☐ 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)

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.

OVERVIEW

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 POSED DEADLINE DATE.

1. I/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. I/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. I/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 7/7/16 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.

894 COTTAGE W/ 210 SCREEN PORCHES FACING PARK
WOOD FRAMED W/ WOOD WINDOWS, BRICK FIREPLACE, SIMPLE
GABLED ROOF W/ SHED ROOF OVER PORCHES, ALL ON PIERS
VERY POORLY BUILT CARPORT ADDED?
REROOFED W/ METAL 5 VCRIMP IN 2014
REAR SCREEN PORCH PARTIALLY ENCLOSED

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.

REMODEL INTERIOR INTO TWO APTS/SUITES
ALL REPAIRS TO BUILDING TO MATCH EXISTING
NOVELTY SIDING, TRIMS, WOOD WINDOWS.
RESTORE FILLED IN WINDOWS & REPLACE ALUMINUM
WINDOWS Replace all windows with pella wood clad.
REMOVE CARPORT & UNENCLOSE REAR PORCH
Rebuild back porch and enclose as sunrooms
Reroof with shingles to match building next door 106 SE 6th street
Replace exterior doors

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.

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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Drawings to Scale <ul style="list-style-type: none"> ▪ Elevations ▪ Floor Plan ▪ Square Footage ▪ Dimensions & Height ▪ Materials & Finishes 	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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" 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.

Owners Name: <u>Cornelia Holbrook / Stellar LLC</u>			
Address: <u>625 E University Avenue</u> <u>Gainesville FL 32601</u>		Phone: <u>352 371-3771</u>	
		Email: <u>352 319-7882</u>	
Agent Name: <u>Karen Hessel / Kinetic Builders Inc</u>			
Address: <u>PO Box 15105 Gainesville FL</u> <u>32604</u>		Phone: <u>352-337-9600</u>	
		Email: <u>KBI@kellsmith.net</u>	
Parcel No.: <u>12688-002-000 and 12688-000-000</u>			
Acreage:		S:	T: R:

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: [Signature]

Printed name: M. Cornelia Holbrook

Date: 7/10/2018

The foregoing affidavit is acknowledged before me this 10th day of July, 2018, by Maria Cornelia Holbrook, who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

Signature of Notary Public, State of FL



Robert Likens
State of Florida
MY COMMISSION # FF 208828
Expires: March 11, 2019

Operator: Michael Hoge

Receipt no: 76951

Item	Description	Account No	Payment	Payment Reference	Paid
HP-18-00074 00114 SE 6TH ST Holbrook Alteration/Repair	Cert of Appropriateness - Single Family/Accessory	001-660-6680-3405	CHECK	19817	\$60.75
Total:					\$60.75

Transaction Date: 07/12/2018

Time: 11:12:52 EDT



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name

HP-18-74

Applicant (Owner or Agent)

Drew Kieszek

Tax parcel(s)

12688-000-000

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.

8.

Applicant (signature)

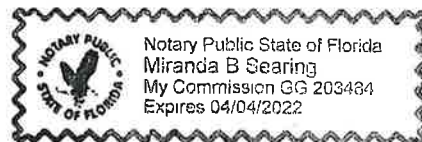
Applicant (print name)

**STATE OF FLORIDA,
COUNTY OF ALACHUA**

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 25 day of June, 2018, 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.

Miranda B. Searing Notary
Public
My Commission expires: 4/1/2022

RECORDING SPACE



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

FOR OFFICE USE ONLY

Petition Number

HP-18-00074

Planner

Jason Simmons



DANGER
CONSTRUCTION AREA
KEEP OUT.

What's going on?
Evelyn Ann, Her Mother,
Father, & Siblings
118-119-121
Marking Date/Time
August 27th 2018 / 5:30 PM
City Hall (marked)
with date removed by author

HISTORIC
Alteration or Repair ☒ Demolition ☐
New Construction ☐

Sign is valid until:
August 27th 2018 / 5:30 PM
Applause LLC

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

Site Name _____ 830 = = Site No. 8 AL 2084 1009 = =
Address of Site: 114 SE 6th St., Gainesville, FL 32601 Survey Date 8007 820 = =
Instruction for locating _____ 905 = =

(tax no. 12688) 813 = =
Location: _____ see tax roll 868 = =

subdivision name block no. lot no. 808 = =

County: Alachua

Owner of Site: Name: Hallow, Judith

Address: P. O. Box 1583, Gainesville, FL 32602

Type of Ownership private 848 = = Recording Date _____ 832 = =

Recorder:

Name & Title: Ann DeRosa Byrne, (Consultant)

Address: The History Group 300 W. Peachtree St.

Suite 16 DE Atlanta, Ga. 30308 818 = =

Condition of Site: Integrity of Site: Original Use private residence 838 = =

Check One

☐ Excellent 863 = =

☒ Good 863 = =

☐ Fair 863 = =

☐ Deteriorated 863 = =

Check One or More

☐ Altered 858 = =

☐ Unaltered 858 = =

☐ Original Site 858 = =

☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

Present Use private residence 850 = =

Dates: Beginning +1934 844 = =

Culture/Phase American 840 = =

Period 20th Century 845 = =

NR Classification Category: building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X) 878 = =

☐ Development (X) 878 = =

☐ Deterioration (X) 878 = =

☐ Borrowing (X) 878 = =

☐ Other (See Remarks Below): _____ 878 = =

☐ Transportation (X) 878 = =

☐ Fill (X) 878 = =

☐ Dredge (X) 878 = =

Areas of Significance: architecture, local history 910 = =

Significance: This bungalow has an open gable porch with exposed bracing and a turned balustrade.

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD bungalow 964 = =
 PLAN TYPE irregular: irregular 966 = =
 EXTERIOR FABRIC(S) wood: novelty siding with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 = =
 PORCHES E/ 1 story, 2 bay porch with open gables and turned balustrade

_____ 942 = =

FOUNDATION: piers 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): porch: gable and porte-cochere 942 = =

CHIMNEY LOCATION: _____ 942 = =

WINDOW TYPE: DHS, 1/4, wood 942 = =

CHIMNEY: _____ 882 = =

ROOF SURFACING: metal, sheet: 3-V crimp 882 = =

ORNAMENT EXTERIOR: _____ 882 = =

NO. OF CHIMNEYS _____ 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS _____ 954 = =

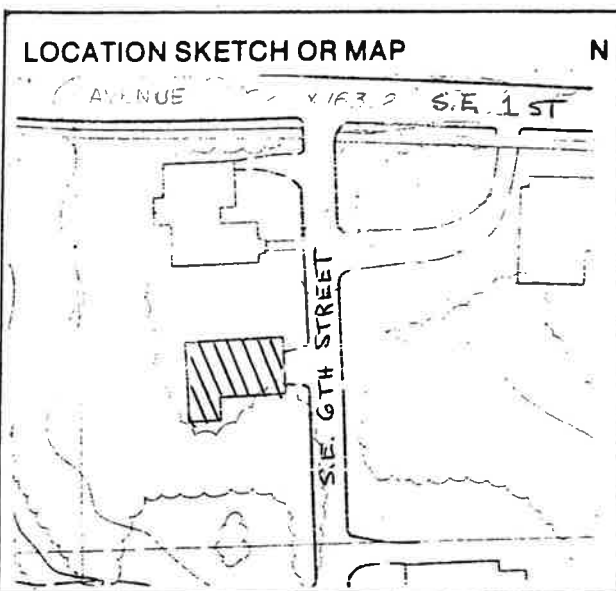
Map Reference (incl. scale & date) _____

809 = =

Latitude and Longitude: _____

800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
10S	20E	04

812 = =

UTM Coordinates:

Zone Easting Northing

890 = =

Photographic Records Numbers 47B22 860 = =

Contact Print

















Contract - Detailed



Pella Window and Door Showroom of Jacksonville
7818 Philips Hwy Suite 200
Jacksonville, FL 32256
Phone: (904) 731-8033 Fax: (904) 731-3656

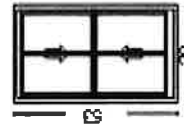
Sales Rep Name: Bowman, Zane
Sales Rep Phone: 352-727-2130
Sales Rep Fax:
Sales Rep E-Mail: BowmanZE@pella.com

Customer Information	Project/Delivery Address	Order Information
Stellar, LLC 625 E University Ave GAINESVILLE, FL 32601-5449 Primary Phone: (352) 3736760 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1003166348 Customer Number: 1007427025 Customer Account: 1003166348	Mathesin-106 old Lot # County: Owner Name: Stellar, LLC Owner Phone: (352) 3736760	Quote Name: Mathesin Order Number: 0658ZBCHST Quote Number: 10071853 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: FLT-ALACHUA Cust Delivery Date: None Quoted Date: 4/23/2018 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	Qty
--------	-----------	------------	-----

10 A

Architect Reserve, Double Hung, 29 X 53, White



1: 2953 Double Hung, Equal

Frame Size: 29 X 53

General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-00255-00001, Performance Class CW, PG 50, Calculated Positive

Rating 50, Calculated Negative DP Rating 50, FPAS FL14341, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with

local code requirements

Grille: ILT, No Custom Grille, 7/8", Traditional (2W1H / 2W1H), Ogee, Ogee

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 164"

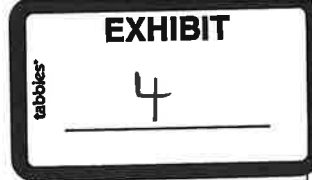
Rough Opening: 29 - 3/4" X 53 - 3/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

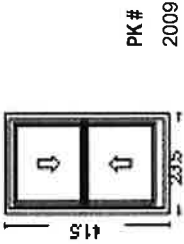
Printed on 6/29/2018

Contract - Detailed

Page 1 of 6



Line #	Location:	Attributes	Qty
15	B	Architect Reserve, Double Hung, 23.5 X 41.5, White 1: 23.541.5 Double Hung, Equal Frame Size: 23 1/2 X 41 1/2 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16' Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Prefinished White Paint Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: No Screen Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPAS FL14341, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 130".	5



Rough Opening: 24 - 1/4" X 42 - 1/4"

Contract - Detailed



Pella Window and Door Showroom of Jacksonville
7818 Philips Hwy Suite 200
Jacksonville, FL 32256
Phone: (904) 731-8033 Fax: (904) 731-3656

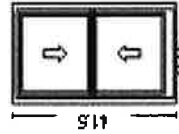
Sales Rep Name: Bowman, Zane
Sales Rep Phone: 352-727-2130
Sales Rep Fax:
Sales Rep E-Mail: BowmanZE@pella.com

Customer Information	Project/Delivery Address	Order Information
Stellar, LLC 625 E University Ave GAINESVILLE, FL 32601-5449 Primary Phone: (352) 3736760 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: 1003166348 Customer Number: 1007427025 Customer Account: 1003166348	Matheson 114 old Lot # County: Owner Name: Stellar, LLC Owner Phone: (352) 3736760	Quote Name: Matheson Order Number: 0658ZBLFGR Quote Number: 10071929 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: FLT-ALACHUA Cust Delivery Date: None Quoted Date: 4/23/2018 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	Qty
--------	-----------	------------	-----

10 C

Architect Reserve, Replacement Double Hung, 23.5 X 41.5, White



1: 23.541.5 Double Hung, Equal

Frame Size: 23 1/2 X 41 1/2

General Information: Standard, Luxury, Clad, Pine, 4 3/4", 3 1/4"

Exterior Color / Finish: Painted, Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00253-00001, Performance Class CW, PG 50, Calculated Positive DP

Rating 50, Calculated Negative DP Rating 50, FPAS FL14343, Year Rated 08/11, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 130".

Viewed From Exterior

Rough Opening: 24" X 42"

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mullled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Project Review

Pella Windows and Doors

The following have been discussed and reviewed

___ Jobsite Directions ___ Customer Cell Phone # ___ Delivery Date ___
___ Credit Policy ___ C.O.D. Amount ___ Customer Satisfaction Survey ___
___ Reschedule/Cancellation Fees ___ Warranty Review* ___

* Pella is also not responsible and makes no warranty as to installation inconsistent with Pella's installation. Review all warranty disclaimers to ensure proper installation and enjoyment of Pella products. The Buyer understands that the Product Warranty will be voided should the installation and perimeter sealant not be installed in strict accordance with the Manufacturer's specifications. There are no Warranties which extend beyond the description on the face hereof. This exclusion includes not is not limited to implied Warranties of merchantability or fitness for a particular purpose.

___ Installation Instructions Reviewed--- Pella requires the use of the Pella installation tape or approved equivalent as noted in the installation instructions.

___ I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).

Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate.

Product Specifications:

___ Brand ___ Color ___ Glazing ___ Blinds ___
___ Muntins ___ Jamb ___ Hardware ___ Screens ___
___ Door Hardware ___ Door Screens ___ Hinge/Slide/Vent ___

Additional Comments**1) GENERAL**

- a) This Proposal / Contract is between the Customer, as indicated herein, (referred to as the "Buyer") and Pella Windows & Doors (referred to as the "Seller").
- b) This Proposal / Contract shall remain open for 30 days, after which it shall be void at Seller's option. A Proposal shall become a Contract when it is executed by the Buyer and accepted by the Seller.
- c) The Buyer agrees that the product(s) and the conditions set forth herein supersede over all previous representations, specifications, terms or other documents issued by the Seller or its' employees, either written or oral and any purchase order, or other documents issued by the Buyer either before or after this contract.
- d) The Buyer agrees not to hold the Seller responsible for incidental damages that may result from the breach on the sale of product(s) pursuant to this Proposal / Contract, and consequential damages shall be limited to One Hundred Dollars.
- e) This Proposal / Contract will be construed in accordance with the laws of the State of Florida. In the case of litigation the Buyer agrees to waive the right to venue, the right to a jury trial, and agrees that any such case shall be tried in the appropriate court having jurisdiction in Seminole County, Florida, or the U.S. Federal District Court for the Middle District of Florida, Orlando Division. The prevailing party in such litigation shall be entitled to recover reasonable attorney's fees including those on appeal.

2) PAYMENT

- a) The Buyer agrees that the need date is a realistic estimate of when the product(s) is / are to be delivered. On this date the Seller may invoice the Buyer for any outstanding balance, and payment will be due according to the payment terms of this contract.
- b) The Buyer agrees not to withhold payment for any item that is backordered or damaged in shipment, provided the Seller acknowledges such deficiency and provides the Buyer with assurances of its' undertaking to remedy the same.
- c) The Buyer agrees to pay a finance charge of 1 1/2% per month, 18 % per annum, for all moneys due which are not paid in accordance with the payment terms of this contract.
- d) The buyer agrees that payment discounts do not apply when paying with a credit card.
- e) The buyer agrees that if paying by credit card that authorization is granted to the seller to debit the buyers credit card by signing this contract.

3) DELIVERY

- a) The Buyer agrees to accept delivery in such installments as the Seller may make and not to hold the Seller liable for any claims resulting from delays in delivery.
- b) The Buyer agrees that the product can be delivered without the Buyer being present and agrees to accept the Seller's shipping documents as proof of delivery.
- c) The Seller agrees to deliver the product(s) to a single location on the ground floor at the Ship-To address listed above, provided that the delivery site is accessible by the Seller's delivery vehicle.
- d) The Buyer agrees to examine the product(s) upon delivery, and within 7-days after delivery, provide the Seller notice in writing of any discrepancy between the product(s) ordered and the product(s) delivered. If the Buyer does not provide notice within the 7-day period, the Buyer waves any rights of rejection and accepts the product(s) as is.

4) INSTALLATION

- a) The Buyer understands that installation is not included unless specifically stated herein.
- b) The Buyer agrees to install the product in accordance with applicable building codes and good construction practices.
- c) The Buyer agrees to review all local ordinances to ensure conformance with Architectural Review Boards, Home Owner and Condo Associations etc.
- d) The seller agrees that when installation is requested, all products will meet and be installed in accordance with the Florida Building Code

5) CHANGES

- a) The Buyer agrees that the product(s) listed herein are correct and final and cannot be changed, returned, or canceled.

Customer: Stellar, LLC

Project Name: Matheson 114 old

Order Number: 0658ZBLFGR Quote Number: 10071929

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

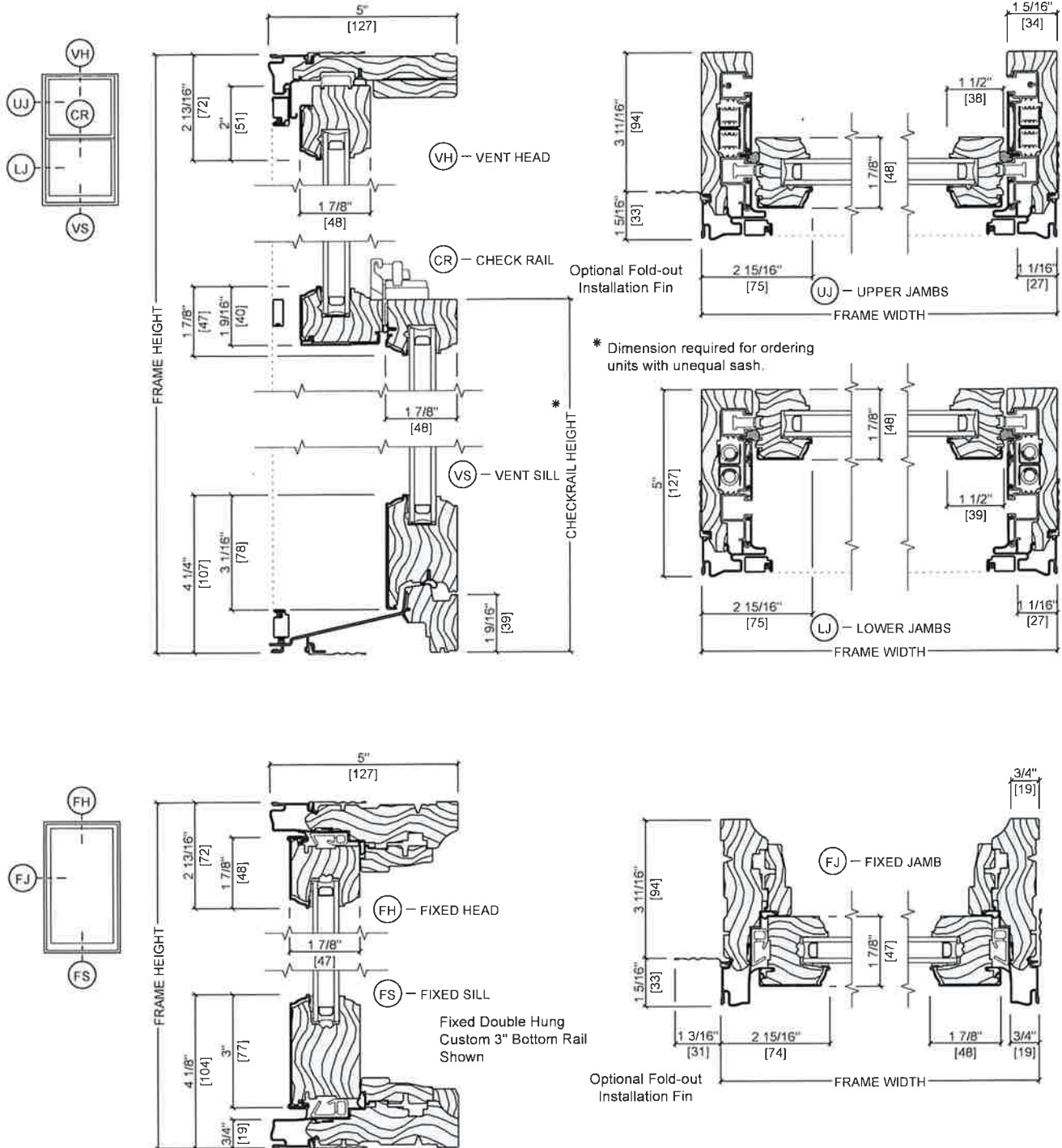
Credit Card Approval Signature



UNIT SECTIONS

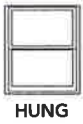
Aluminum-Clad Exterior

Vent and Fixed - Ogee Exterior Glazing Profile



Scale 3" = 1' 0"

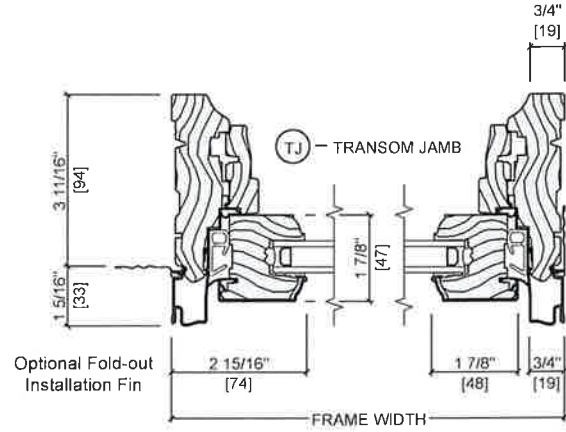
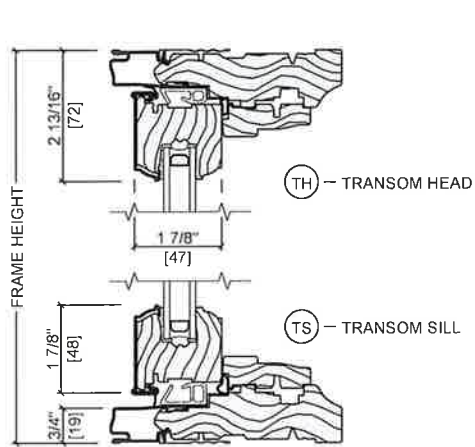
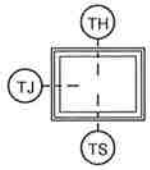
All dimensions are approximate.



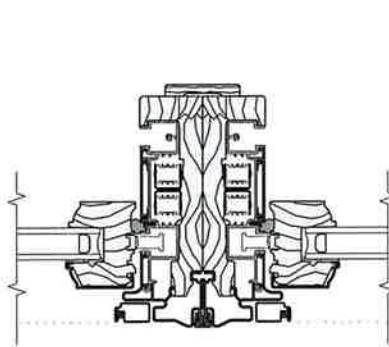
UNIT SECTIONS

Aluminum-Clad Exterior

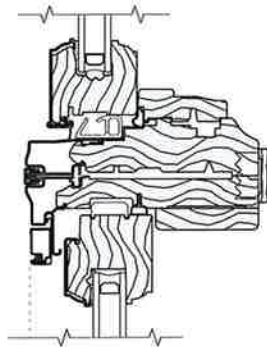
Transom - Ogee Exterior Glazing Profile



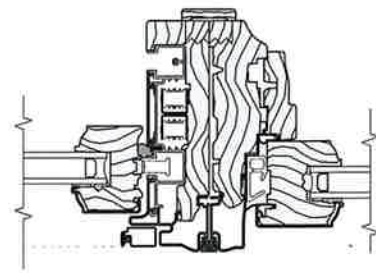
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

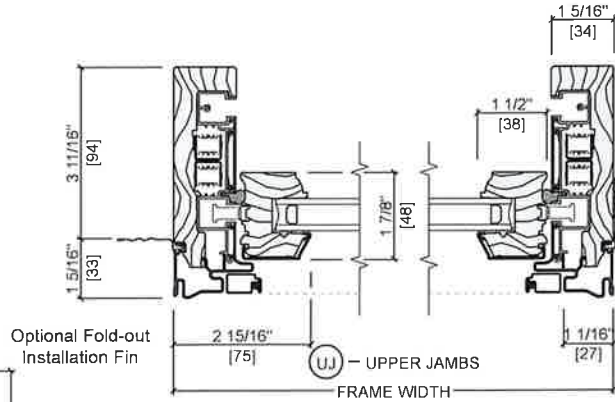
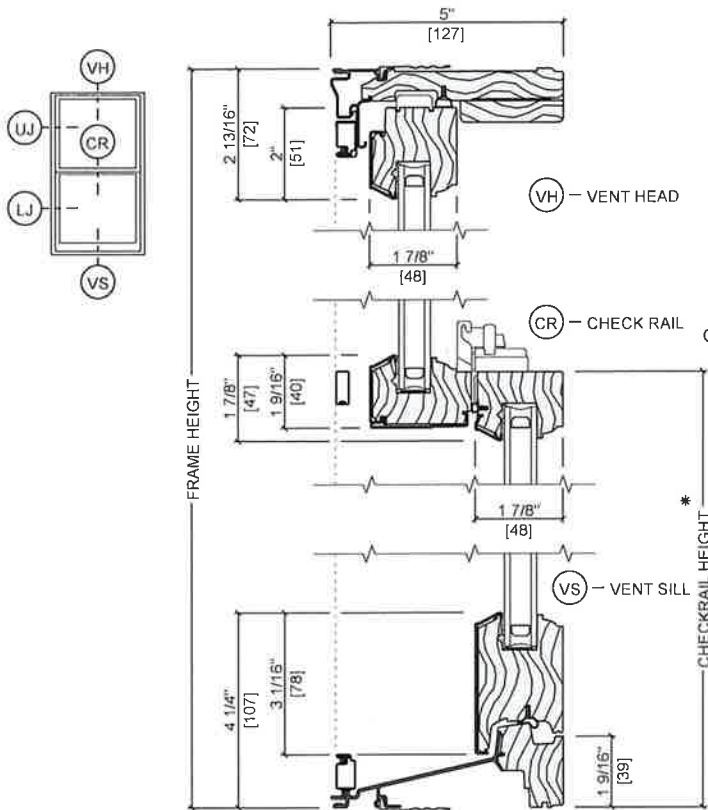
All dimensions are approximate.



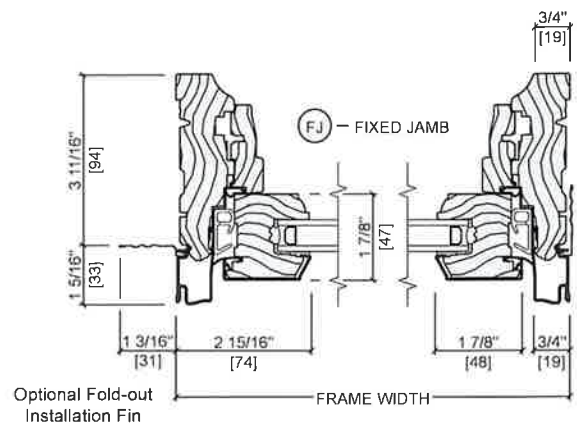
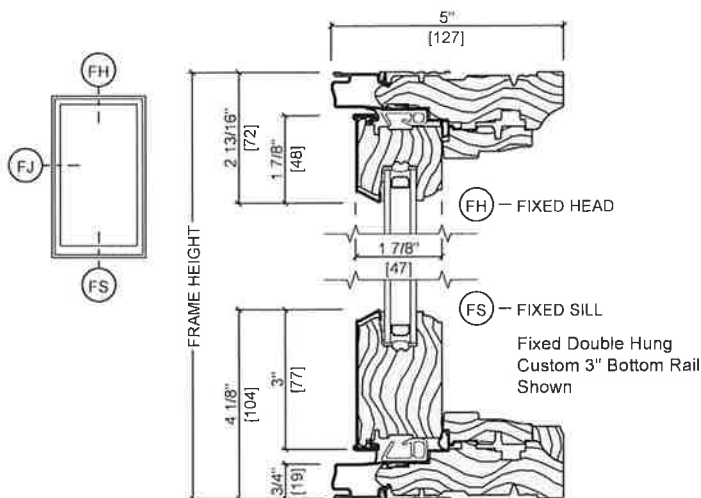
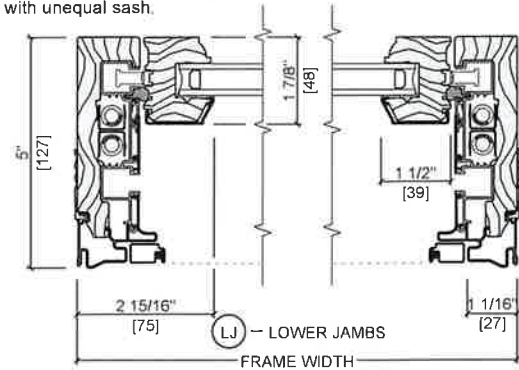
UNIT SECTIONS

Aluminum-Clad Wood Exterior

Vent and Fixed - Putty Exterior Glazing Profile



* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.

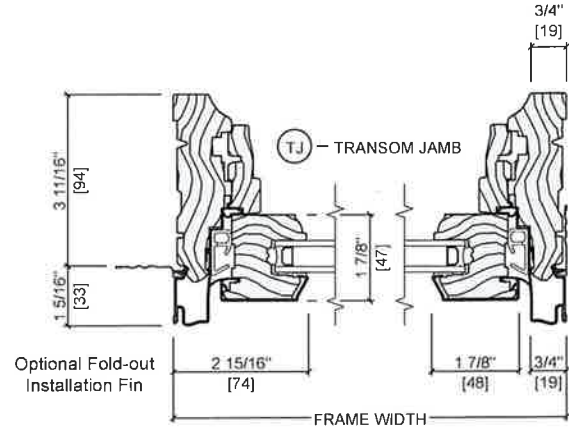
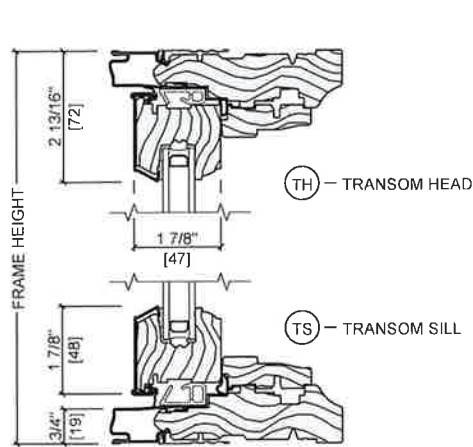
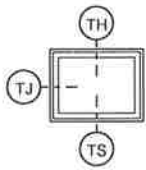
See www.PellaADM.com for mullion limitations and reinforcing requirements.



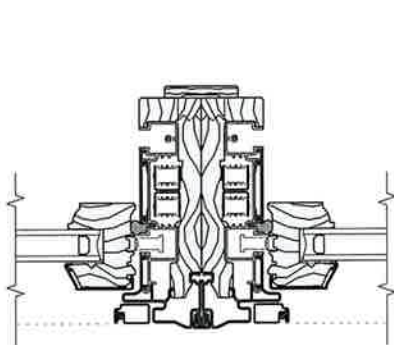
UNIT SECTIONS

Aluminum-Clad Exterior

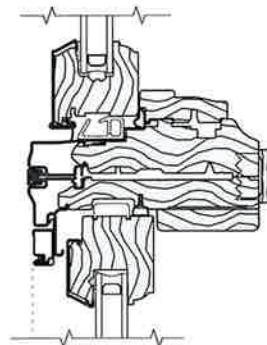
Transom - Putty Exterior Glazing Profile



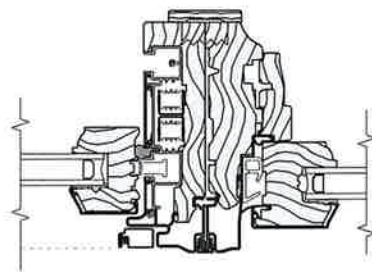
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

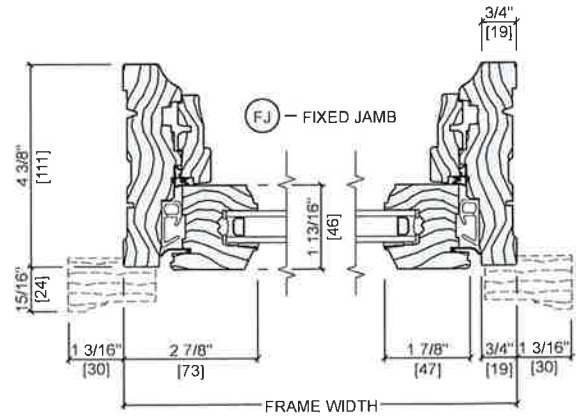
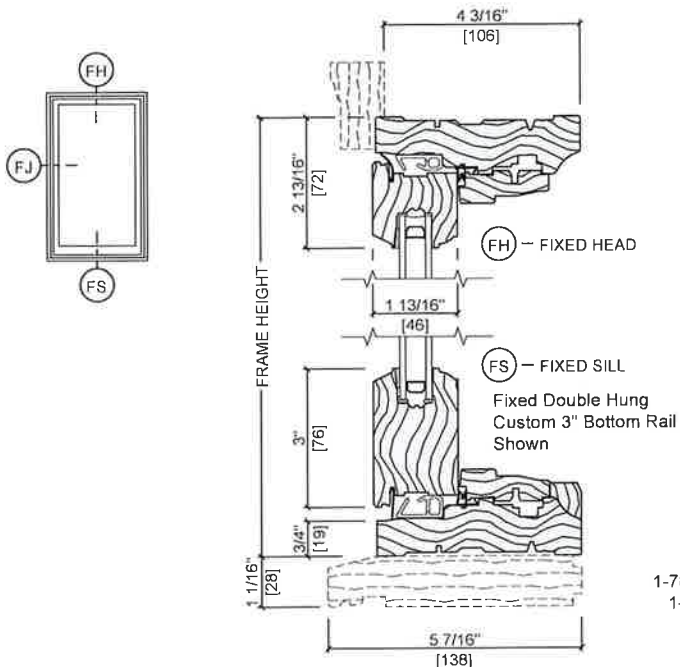
See www.PellaADM.com for mullion limitations and reinforcing requirements.



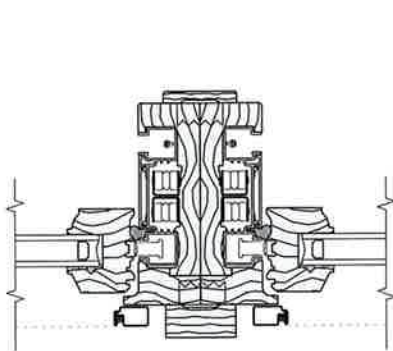
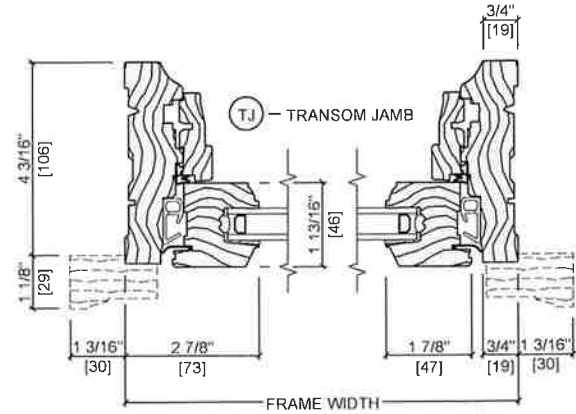
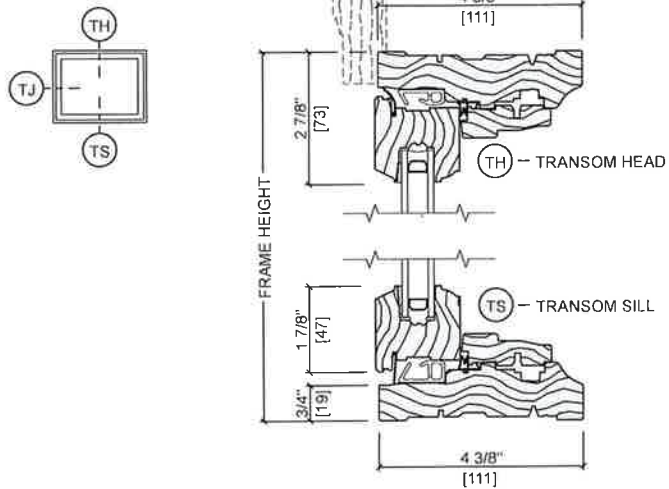
UNIT SECTIONS

Wood Exterior

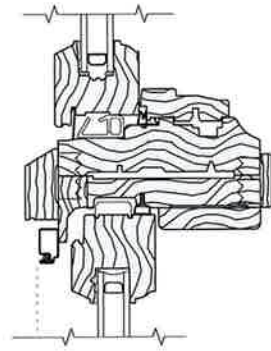
Fixed and Transom - Putty Glaze Exterior Profile



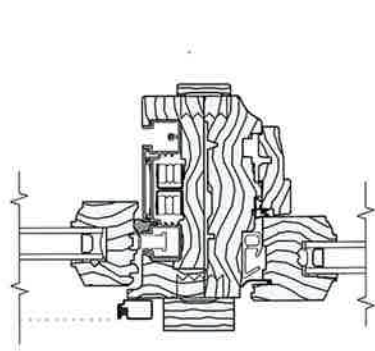
1-7/8" Brickmould #3443
1-1/8" Subsill #3544
Shown



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

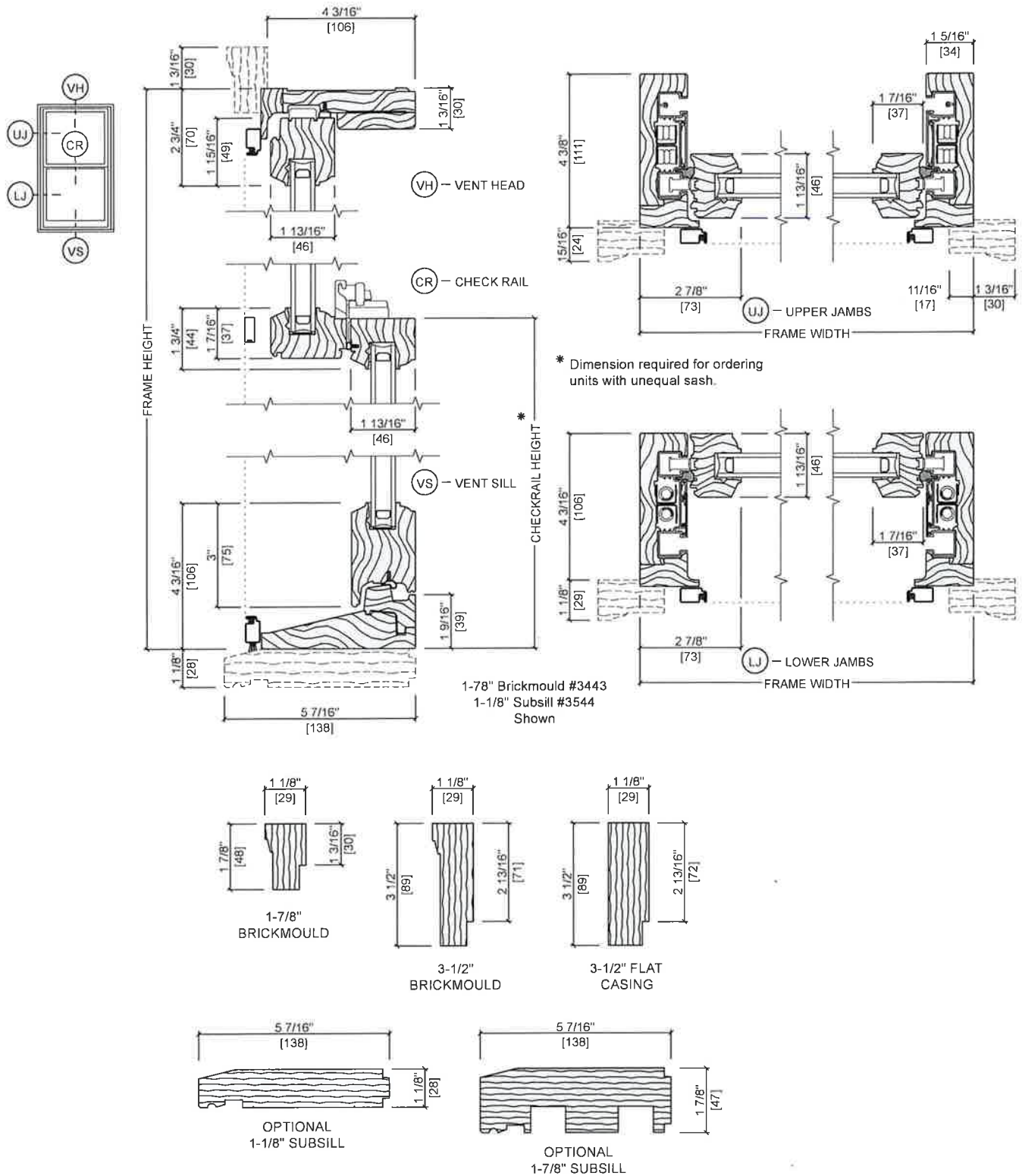
All dimensions are approximate.



UNIT SECTIONS

Wood Exterior

Vent - Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	UNITS
 A	29"	53"	D.H.	WD / CLAD	7
 B	23.5"	41.5"	D.H.	WD / CLAD	5

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	UNITS
A	29"	53"	D.H. 2/2	WD / CLAD	17
B	29"	47"	D.H. 2/2	WD / CLAD	5
C	23.5"	41.5"	D.H.	WD / CLAD	7
D	41"	57"	D.H.	WD / CLAD	8
E	29.5"	53.5"	D.H.	WD / CLAD	3



WOOD

Architect Series® Reserve™

\$\$\$\$-\$\$\$\$\$



Architect Series Reserve
double-hung window

FEATURES

Historically accurate wood products with detailed craftsmanship
Exceptional durability with extruded aluminum cladding
Virtually endless customization with shapes, sizes and colors

WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

PATIO DOOR STYLES



SLIDING



HINGED



Colors & Finishes ARCHITECT SERIES™ RESERVE™

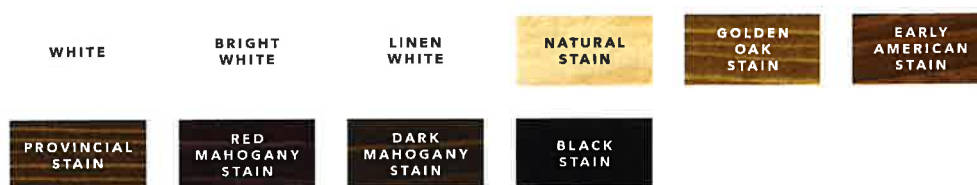
WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.¹ Custom colors are also available.



ANODIZED EXTERIOR FINISHES

Choose a premium matte look with a decorative, durable exterior. Custom champagne, medium bronze, extra dark bronze and copper anodized finishes are also available.




¹ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.


Grilles ARCHITECT SERIES⁶ RESERVE^{1,2}

GRILLES


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



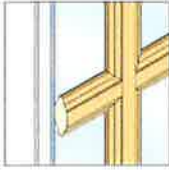
PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY¹ WITH OGEE INTERIOR¹
5/8", 7/8" OR 1-1/4"



OGEE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR¹
7/8", 1-1/4" OR 2"



ALUMINUM GRILLES-BETWEEN-THE-GLASS
3/4"




ROOMSIDE REMOVABLE GRILLES¹
3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²


WHITE	IVORY	TAN ³
PUTTY ³	BROWN ³	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

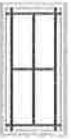
In addition to the patterns shown here, custom grille patterns are available.




TRADITIONAL



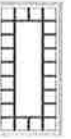
9-LITE PRAIRIE




12-LITE PRAIRIE




14-LITE PRAIRIE




VICTORIAN




TOP ROW




CROSS




NEW ENGLAND




DIAMOND




SIMULATED FRENCH




CUSTOM




SUNBURST⁴



STARBURST⁴



SCALLOPS⁴



PRAIRIE

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.

⁴ Only available with a curved product or curved glass.

Window Hardware ARCHITECT SERIES® RESERVE™

CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



**FOLD-AWAY
CRANK**
Antiek



**SPOON-STYLE
LOCK**

FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

ANTIQUE
BRASS

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



**FOLD-AWAY
CRANK**
Antiek



**SPOON-STYLE
LOCK**

FINISHES:

DISTRESSED
BRONZE

DISTRESSED
NICKEL

ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



**FOLD-AWAY
CRANK**



**CAM-ACTION
LOCK**

FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

Added Security

INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Patio Door Hardware ARCHITECT SERIES® RESERVE™

CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO
DOOR HANDLES**
Locus | Virago



**SLIDING PATIO
DOOR HANDLE**
Ambrose

FINISHES:

MATTE
BLACK

ANTIQUE
BRASS

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO
DOOR HANDLE**
Spire



**SLIDING PATIO
DOOR HANDLE**
Plazo

FINISHES:

MATTE
BLACK

SATIN
NICKEL

POLISHED
CHROME

POLISHED
NICKEL

RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO
DOOR HANDLES**
Rustiek | Gusto



**SLIDING PATIO
DOOR HANDLE**
Notus

FINISHES:

DISTRESSED
BRONZE

DISTRESSED
NICKEL

ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

Glass ARCHITECT SERIES® RESERVE™

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

AdvancedComfort Low-E insulating dual-pane glass with argon¹

NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass^{3,4}

Laminated (non-impact-resistant)^{3,4}, tinted^{1,3} or obscure^{1,3} glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass^{2,5}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.
(Available on casement windows and sliding patio doors only.)

INTEGRATED ROLSCREEN

A fully concealed Rolscreen that moves seamlessly with the sash—appearing when you open the window and rolling completely away when you close it.
(Available on single- and double-hung windows only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

ADDITIONAL SCREEN OPTIONS⁷

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look. Upgrade to a premium exterior screen for a more durable, extruded frame.

¹ Optional high-altitude InsulShield Low-E glass is available with argon on select products.

² Available with Low-E insulating glass with argon on select products.

³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁶ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

⁷ Based on comparing written limited warranties of leading national wood window and wood patio door brands.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.⁷ See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



Connect with Pella:



THERMA-TRU® DOORS

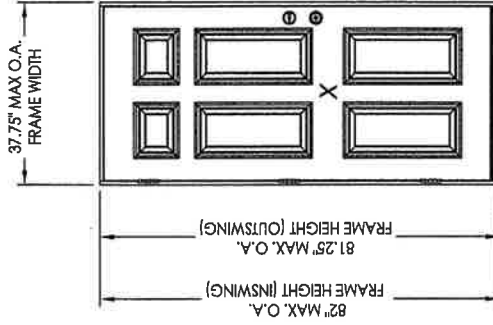
Fiber-Classic® & Smooth-Star®

COMPOSITE EDGE OPAQUE FIBERGLASS SINGLE DOOR INSWING/OUTSWING "NON-IMPACT"

GENERAL NOTES

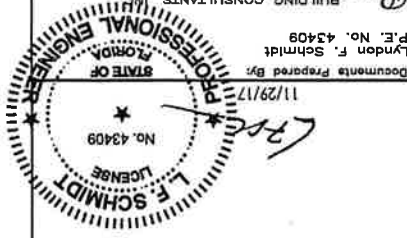
1. This product has been evaluated and is in compliance with the 6th Edition (2017) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
4. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.
5. Fiber-Classic & Smooth-Star Door panels require the use of "J" part numbers and must be stained or painted within six months of installation.

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
1	Typical Elevations, Design Pressures & General Notes
2	Door Panel Details
3	Elevations
4	Horizontal & Vertical Cross Sections (2x Buck)
5	Horizontal & Vertical Cross Sections (1x Buck)
6	Horizontal & Vertical Cross Sections (Direct to Masonry)
7	Vertical Cross Sections (Thresholds)
8	Buck & Frame Anchoring
9	Hardware Details
10	Components
11	Bill of Materials



CONFIGURATION	LOCK HARDWARE	DESIGN PRESSURE (PSF) INSWING		DESIGN PRESSURE (PSF) OUTSWING	
		POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
X	Latch & Deadbolt	+70.0	-75.0	+67.0	-67.0
X	Multipoint	+80.0	-80.0	+80.0	-80.0

See Sheet 3 for Hardware Specifications



11/29/17

Documents Prepared By:

Lyndon F. Schmidt

P.E. No. 43409

BUILDING CONSULTANTS, INC.

P.O. Box 230, Vero Beach, FL 33595

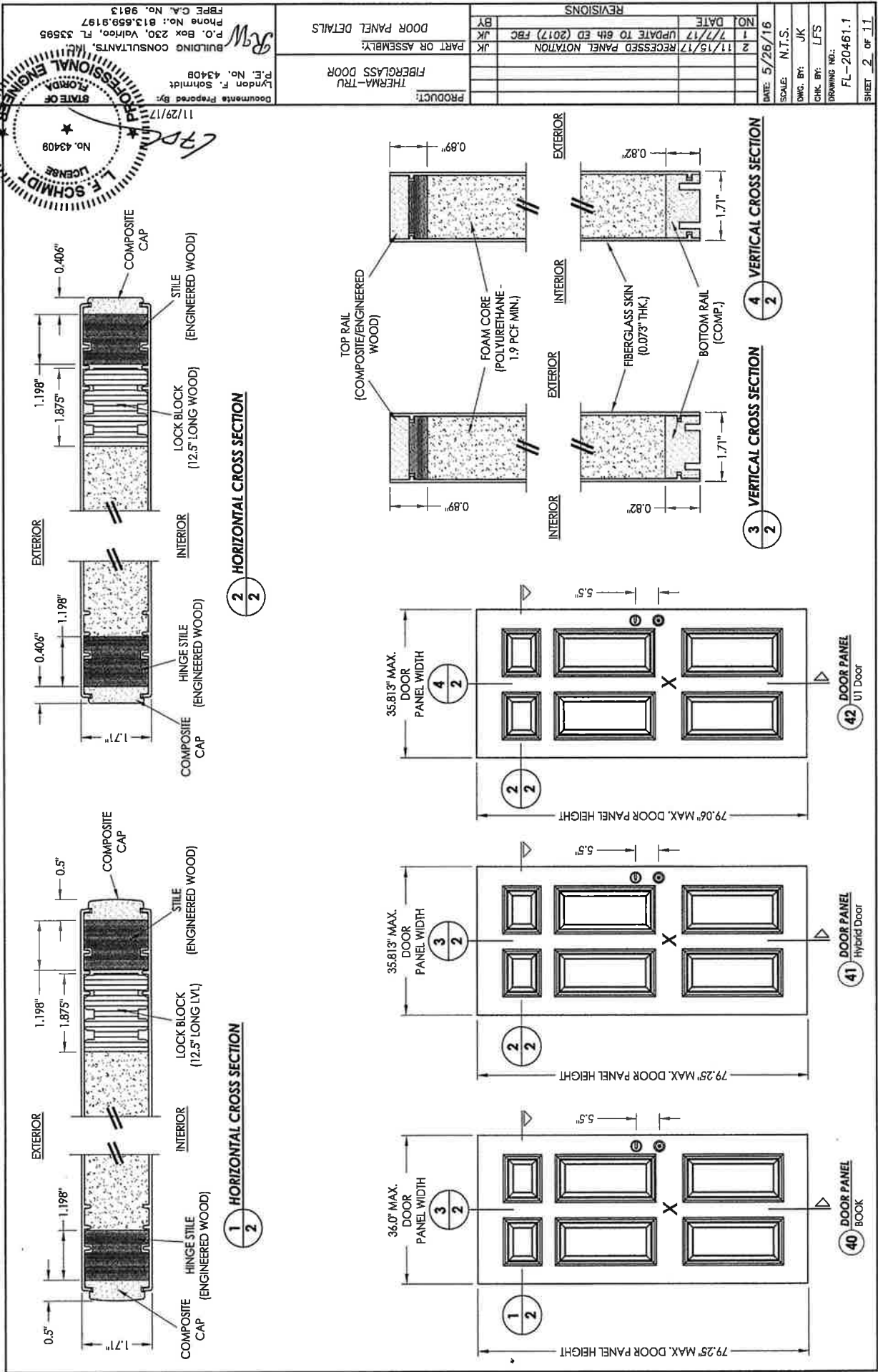
Phone No.: 813.659.9197

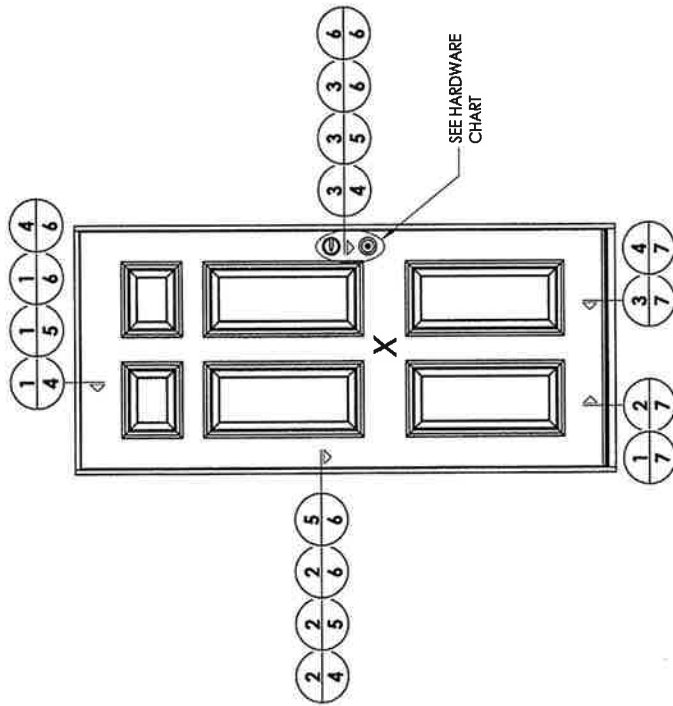
FBPE C.A. No. 8813

PRODUCT: THERMA-TRU FIBERGLASS DOOR

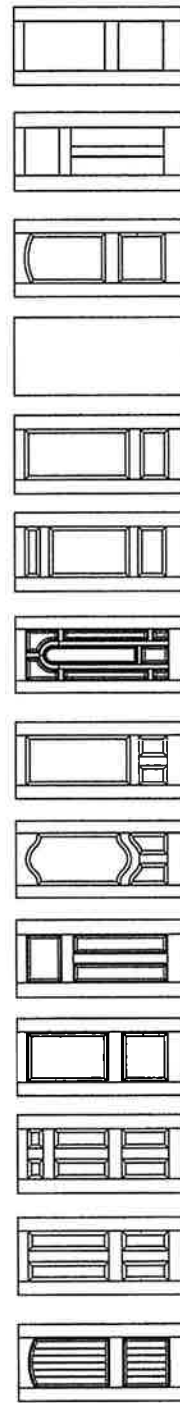
PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

REVISIONS	
NO.	DATE
1	7/7/17
2	11/15/17
3	11/15/17
4	11/15/17
5	11/15/17
6	11/15/17
7	11/15/17
8	11/15/17
9	11/15/17
10	11/15/17
11	11/15/17



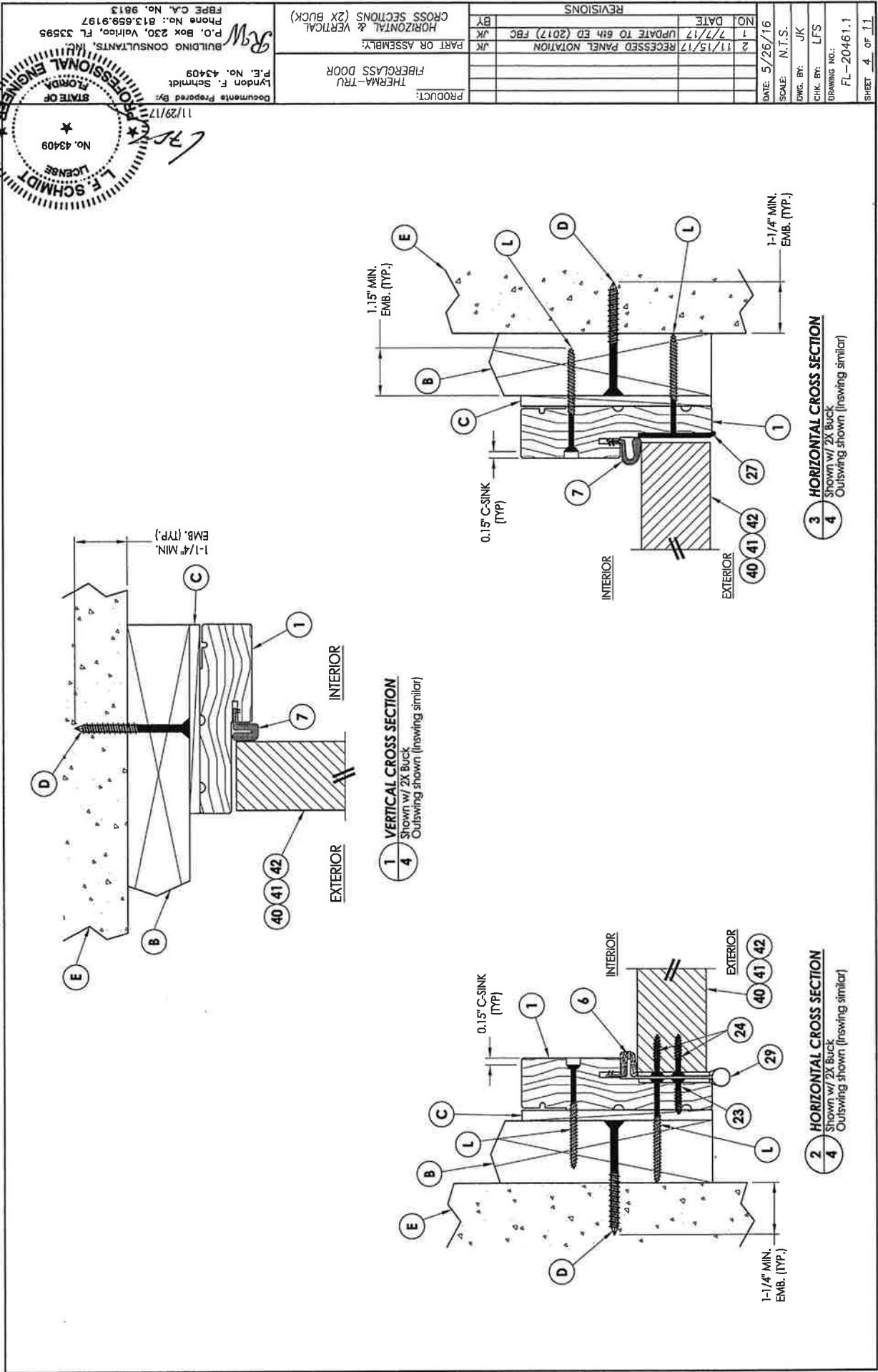


HARDWARE TABLE	
MANUFACTURER	MODEL
SCHLAGE	KNOB: F51 DEADBOLT: B60
KWIKSET	KNOB: SIGNATURE SERIES DEADBOLT: SIGNATURE SERIES (9800)
HOPPE (THERMA-TRU)	MULTIPOINT : MPDGGRT (3 pt. Manual Tongue)



Fiber-Classic/Smooth-Star Door Panel Options

Products approved include all embossed panel doors and 2 panel recessed panel doors. Similar opaque panel configurations are allowed. Panels shown are for illustration and are representative only.



1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

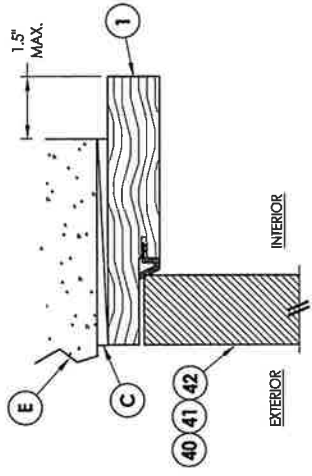
555

556

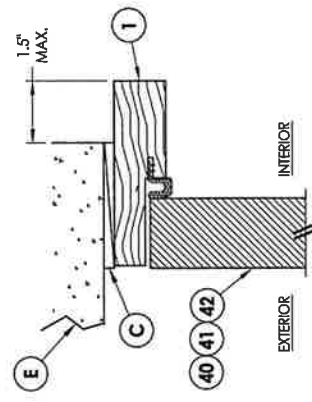
557

PRODUCT:	THERMA-TRU FIBERGLASS DOOR
PART OR ASSEMBLY:	HORIZONTAL & VERTICAL SECTIONS (DIRECT TO MASONRY)

Documents Prepared By: Lyndon F. Schmidt
 P.E. No. 43409
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33585
 Phone No: 813.659.9197
 FBPE C.A. No. 9813

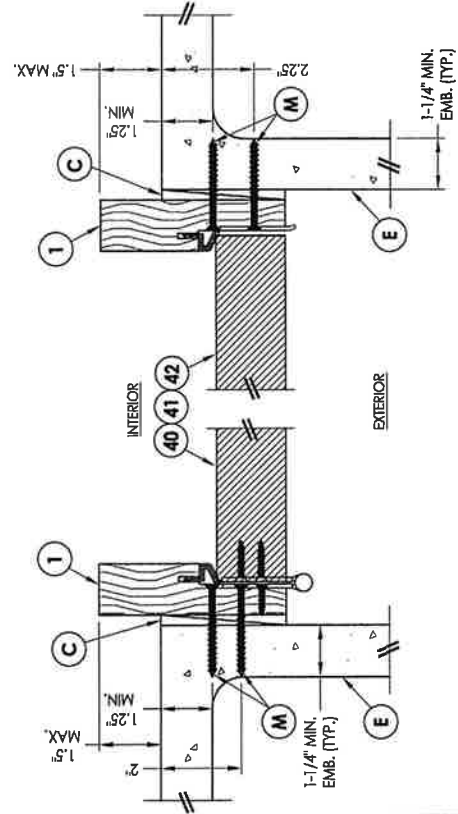


4 **VERTICAL CROSS SECTION**
6 Shown Direct to Masonry
Outswinging only w/ 6-9/16" jamb

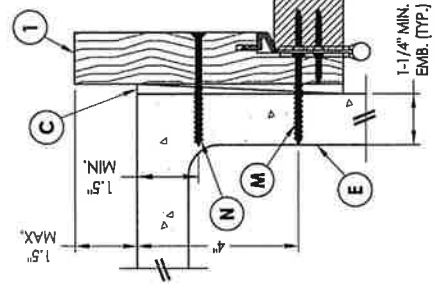


1 **VERTICAL CROSS SECTION**
6 Shown Direct to Masonry
Outswing only w/ 4-9/16" jamb

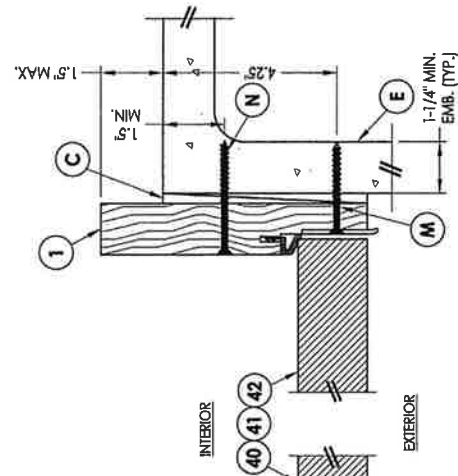
DIRECT TO MASONRY MAX. DESIGN PRESSURE:
w/ STANDARD STRIKE = ± 55 PSF
w/ SECURITY STRIKE = ± 65 PSF



2 **HORIZONTAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 4-9/16" jamb

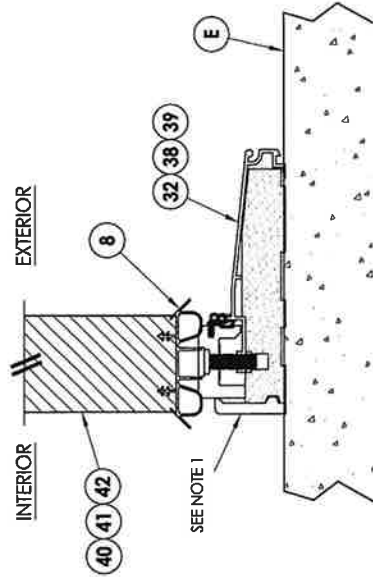


5	HORIZONTAL CROSS SECTION
6	Shown Direct to Masonry Outswing only w/ 6-9/16" jamb

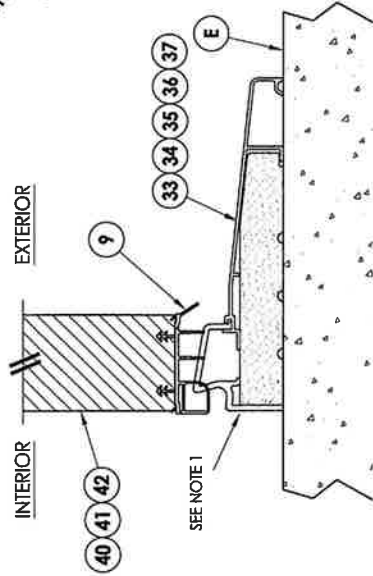


6 HORIZONTAL CROSS SECTION
Shown Direct to Masonry
Outswing only w/ 6-9/16" jamb

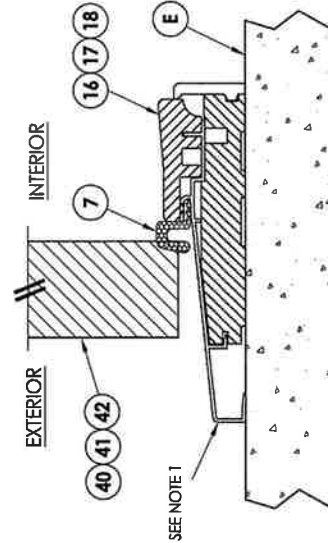
Notes:
 1. Sill Item #'s 17, 18, 32, 34, 35, 36, 37, 38 & 39 are attached to jambs w/ (3) #8 X 2-1/2" pth screws at each end.
 Sill Item #'s 16 & 33 are attached to jambs w/ (2) #8 X 2-1/2" pth screws at each end.
 Sill Item #15 is attached to jambs utilizing (2) #10 X 2" pph SMS at each end.



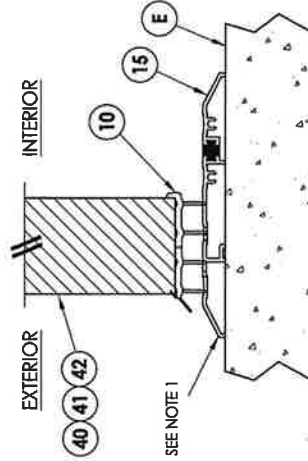
1 VERTICAL CROSS SECTION
 7 Inswing Sill



2 VERTICAL CROSS SECTION
 7 Inswing Sill



3 VERTICAL CROSS SECTION
 7 Outswing Sill



4 VERTICAL CROSS SECTION
 7 Public Access Sill

PROFESSIONAL ENGINEER
 L.F. SCHMIDT
 No. 43409
 FLORIDA
 STATE OF

11/29/17

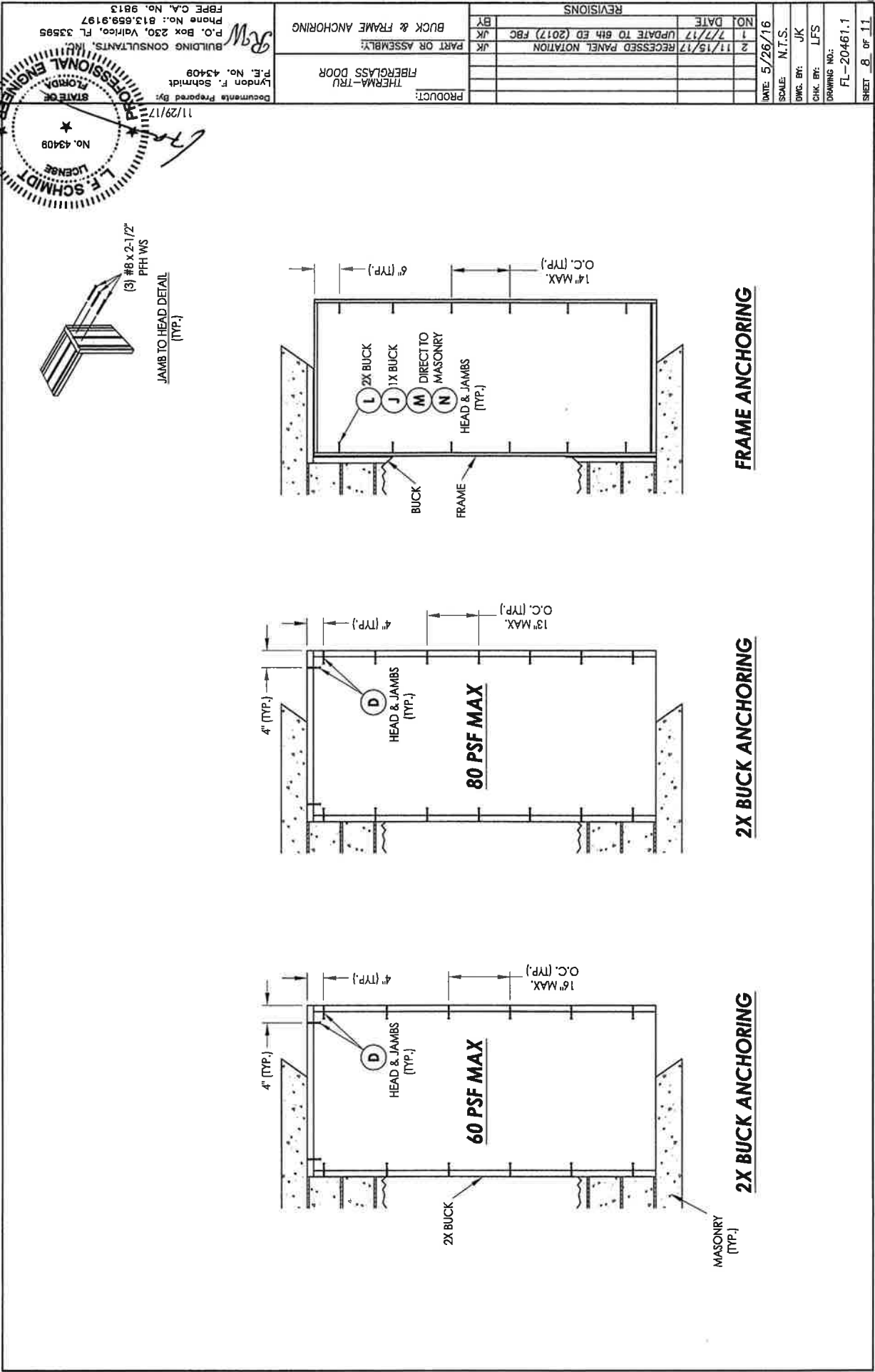
Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 43409

BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
 Phone No.: 813.858.8197
 FBPE C.A. No. 9813

THERMA-TRU FIBERGLASS DOOR	
PART OR ASSEMBLY:	
VERTICAL CROSS SECTIONS (THRESHOLDS)	
BY	JK

REVISIONS	
NO.	DATE
1	7/7/17
2	11/15/17
RECESSED PANEL NOTATION	
UPDATE TO 8th ED (2017) FBC	
JK	JK

DATE:	5/26/16
SCALE:	N.T.S.
DWG. BY:	JK
CHEK. BY:	LFS
DRAWING NO.:	FL-20461.1
SHEET	7 of 11



REVISIONS

NO.	DATE	DESCRIPTION
1	7/7/17	UPDATE TO 6th ED (2017) FBC
2	11/15/17	RECESSED PANEL NOTATION

DATE: 5/26/16
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-20461.1
SHEET 9 OF 11

PRODUCT: THERMA-TRU FIBERGLASS DOOR

PART OR ASSEMBLY: HARDWARE DETAILS

BUILDING CONSULTANTS, INC.
P.O. Box 230, Vero Beach, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

11/29/17
Documents Prepared By: Lyndon F. Schmidt
P.E. No. 43409

L.F. SCHMIDT
PROFESSIONAL ENGINEER
FLORIDA
No. 43409
LICENSE

LATCH & DEADBOLT DETAILS
(Standard Deadbolt Strike Plate)

STRIKE JAMB
Latch and Deadbolt

DEADBOLT STRIKE DETAILS
(Security Deadbolt Strike Plate)

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

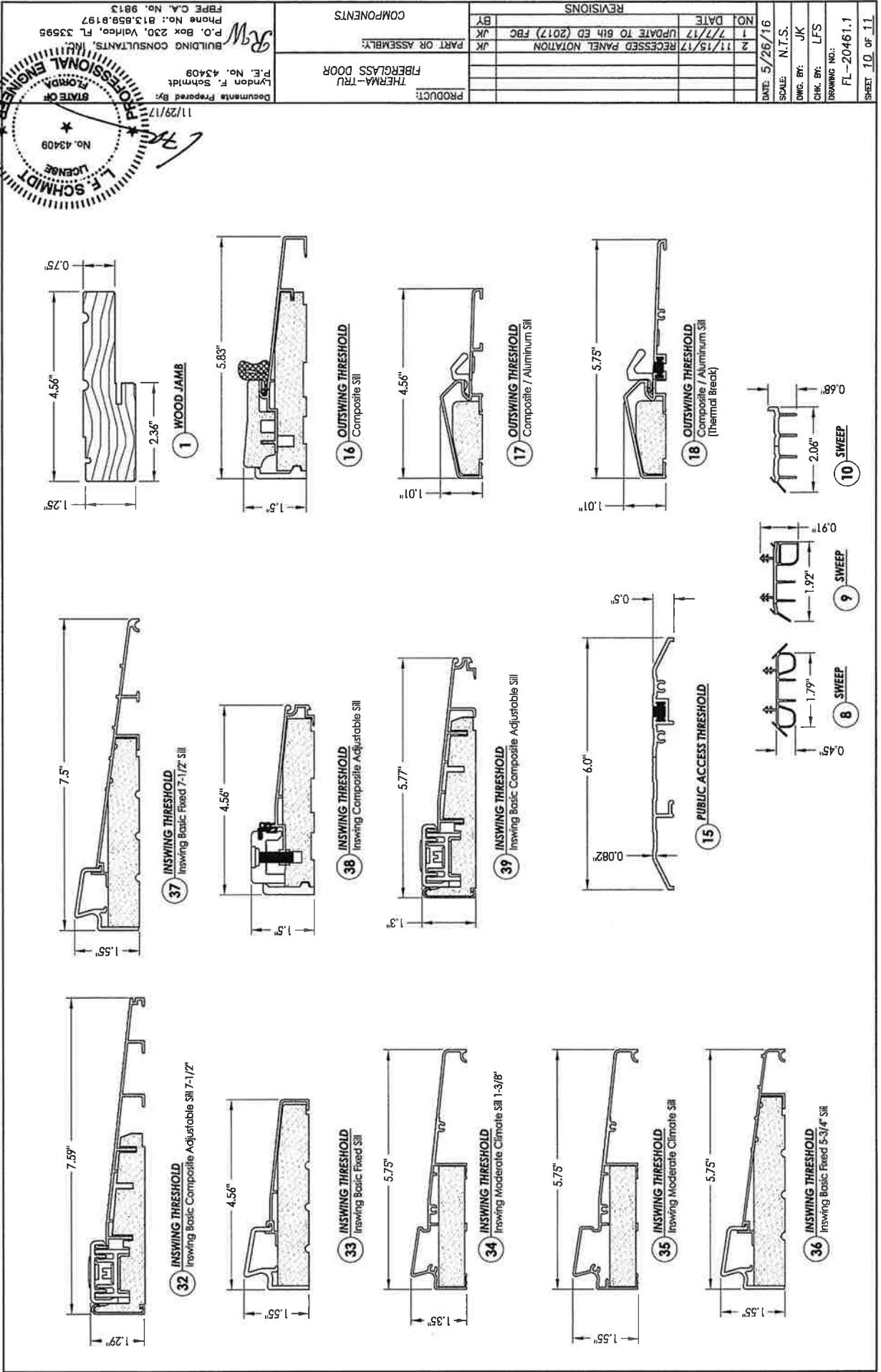
LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt

HINGE DETAIL

LATCH & DEADBOLT DETAILS
Kwikset

STRIKE JAMB
Latch and Deadbolt



BILL OF MATERIALS			BILL OF MATERIALS		
ITEM #	DESCRIPTION	MATERIAL	ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (SG >= 0.42)	WOOD	25	#8 x 2-1/2" PFH WOOD SCREW	STEEL
B	2X BUCK (SG >= 0.42)	WOOD	26	#8 x 5/8" PFH WOOD SCREW	STEEL
C	1/4" MAX. SHIM SPACE	-	27	LATCH STRIKE PLATE	STEEL
D	1/4" X 2-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL	28	DEADBOLT STRIKE PLATE (STANDARD)	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE	28A	DEADBOLT SUB STRIKE PLATE	STEEL
G	3/16" X 3-1/4" ITW CONCRETE SCREW	STEEL	28B	DEADBOLT STRIKE PLATE (SECURITY)	STEEL
J	1/4" X 3-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL	29	4" X 4" HINGE	STEEL
L	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMBEDMENT)	STEEL	30	LATCH & DEADBOLT STRIKE PLATE (TONGUE SYSTEM)	ALUM/COMP
M	3/16" X 2-1/4" ITW CONCRETE SCREW	STEEL	31	MULTIPOINT STRIKE PLATE (TONGUE SYSTEM)	ALUM/COMP
N	3/16" X 2-3/4" ITW CONCRETE SCREW	STEEL	32	INSWING THRESHOLD	ALUM/COMP
1	JAMB (FINGER JOINT PINE)	WOOD	33	INSWING THRESHOLD	ALUM/COMP
6	WEATHERSTRIP (MEDIUM REACH)	FOAM	34	INSWING THRESHOLD	ALUM/COMP
7	WEATHERSTRIP (LONG REACH)	FOAM	35	INSWING THRESHOLD	ALUM/COMP
8	SWEEP	VINYL	36	INSWING THRESHOLD	ALUM/COMP
9	SWEEP (USE w/ MODERATE CLIMATE THRESHOLD)	VINYL	37	INSWING THRESHOLD	ALUM/COMP
10	SWEEP (USE w/ PUBLIC ACCESS THRESHOLD)	VINYL	38	INSWING THRESHOLD	ALUM/COMP
15	PUBLIC ACCESS THRESHOLD	ALUM	39	INSWING THRESHOLD	ALUM/COMP
16	OUTSWING THRESHOLD	ALUM/COMP	40	DOOR PANEL (BOOK)	-
17	OUTSWING THRESHOLD	ALUM/COMP	41	DOOR PANEL (HYBRID)	-
18	OUTSWING THRESHOLD	ALUM/COMP	42	DOOR PANEL (U1)	-
22	#8 x 3/4" PFH WOOD SCREW	STEEL			
23	#10 x 3/4" PFH WOOD SCREW	STEEL			
24	#10 x 1" PFH WOOD SCREW	STEEL			

2'0" x 6'8" Δ ‡
2'8" x 6'8" Δ ‡
2'10" x 6'8" Δ ‡
3'0" x 6'8" Δ ‡

2'10" x 6'8"
3'0" x 6'8"

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FCM612
2'8"
2'10"
3'0"



FCM608



2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



FCM6124SL



10" x 6'8"
12" x 6'8" Δ ‡
14" x 6'8" Δ ‡



FCM612



10" x 6'
12" x 6'
14" x 6'

EXHIBIT

5

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow.

Contractor shall verify all dimensions before starting construction.

SIGNATURE / SEAL:



1/2/2019

DESIGN AND DRAFTING:

JOHN R. BARROW

503 SW 23RD PLACE

GAINESVILLE, FL 32601

(352) 317-8282

DATE:

1/2/18

REVISION:

N.A.

MATHESON COTTAGES

FOR CORNELIA HOLBROOK

106 & 114 SE 6TH STREET

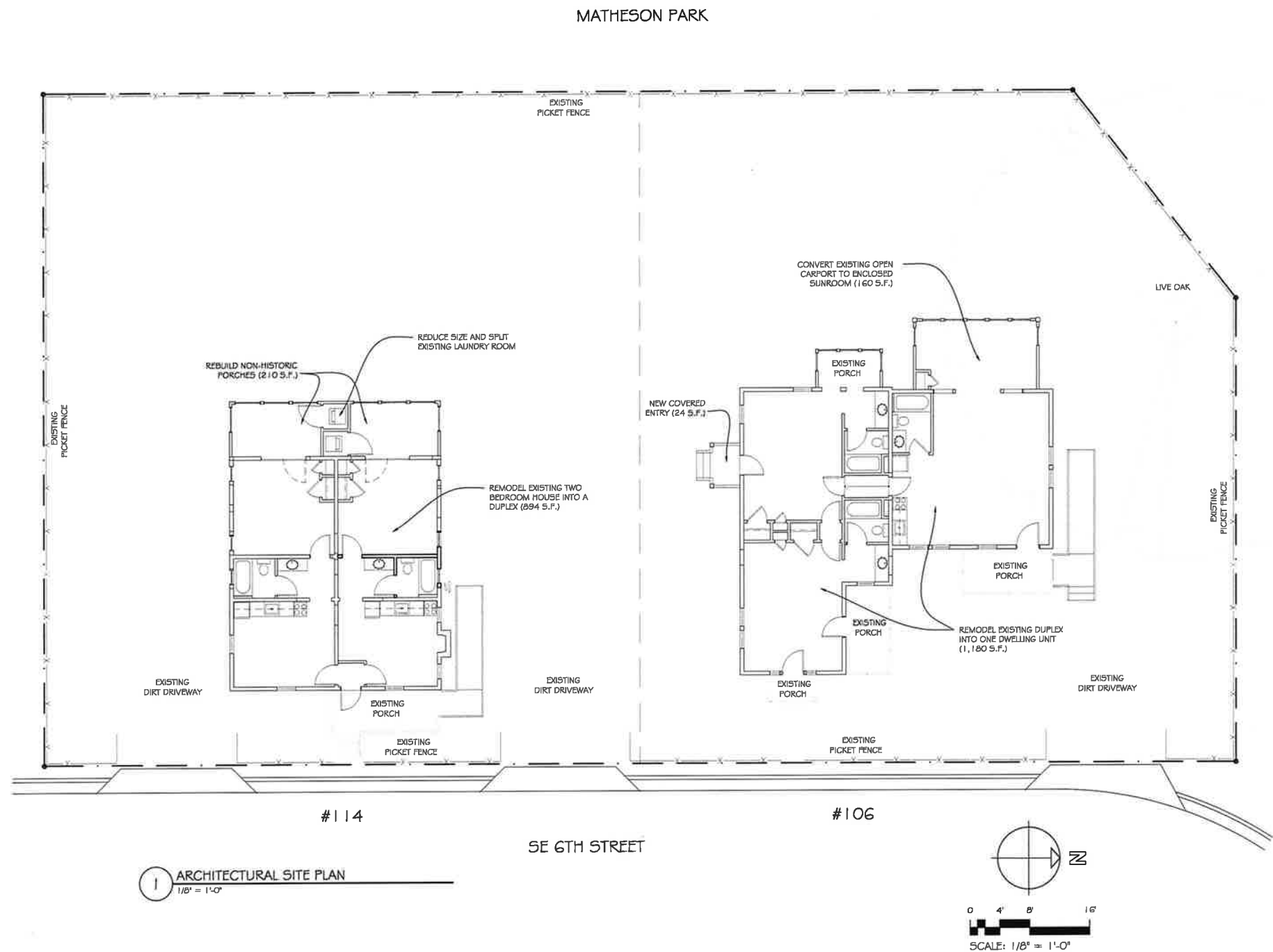
GAINESVILLE, FLORIDA 32601

SHEET

1

OF 9

SE SECOND AVENUE




1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

SHEET INDEX:	
1	- SITE PLAN
2	- DEMOLITION PLAN
3	- FOUNDATION PLAN
4	- FLOOR PLAN
5	- ROOF PLAN
6	- ELEVATIONS
7	- ELEVATIONS
8	- WALL SECTION
9	- ELECTRICAL PLAN

All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

SIGNATURE / SEAL:

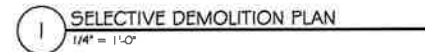


DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

DATE: 1/2/18
REVISION: 7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 & 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

SHEET
2
OF 9




DEMOLITION NOTES:

1. REMOVE ALL INTERIOR PLASTER, GYPSUM BOARD, LATH, BEADBOARD, AND TRIM.
2. REMOVE ALL ELECTRICAL, PLUMBING AND HVAC EQUIPMENT.
3. REMOVE ALL ROTTED OR DAMAGED INTERIOR SIDING, SHEATHING, AND ROOF DECKING AS REQUIRED.
4. REMOVE DAMAGED WOOD FLOORING, SUBFLOOR AND DECKING AS REQUIRED.
5. REPAIR OR REPLACE ALL ROTTED OR DAMAGED SILL BEAMS, FLOOR JOISTS, CEILING JOISTS, COLUMNS, STUDS, AND RAFTERS.
6. CONTRACTOR WILL ERECT NECESSARY SHORING, BRACING, AND STRUCTURAL SUPPORTS TO STABILIZE THE BUILDING PRIOR TO DEMOLITION AND RENOVATION.

All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

SIGNATURE / SEAL:

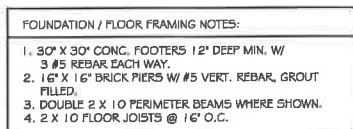


DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

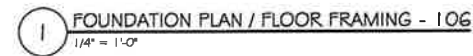
DATE: 1/2/18
REVISION: 7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 # 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

SHEET
3
OF 9



2 FOUNDATION PLAN / FLOOR FRAMING - 114
1/4" = 1'-0"



All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow.
Contractor shall verify all dimensions before starting construction.

SIGNATURE / SEAL:

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

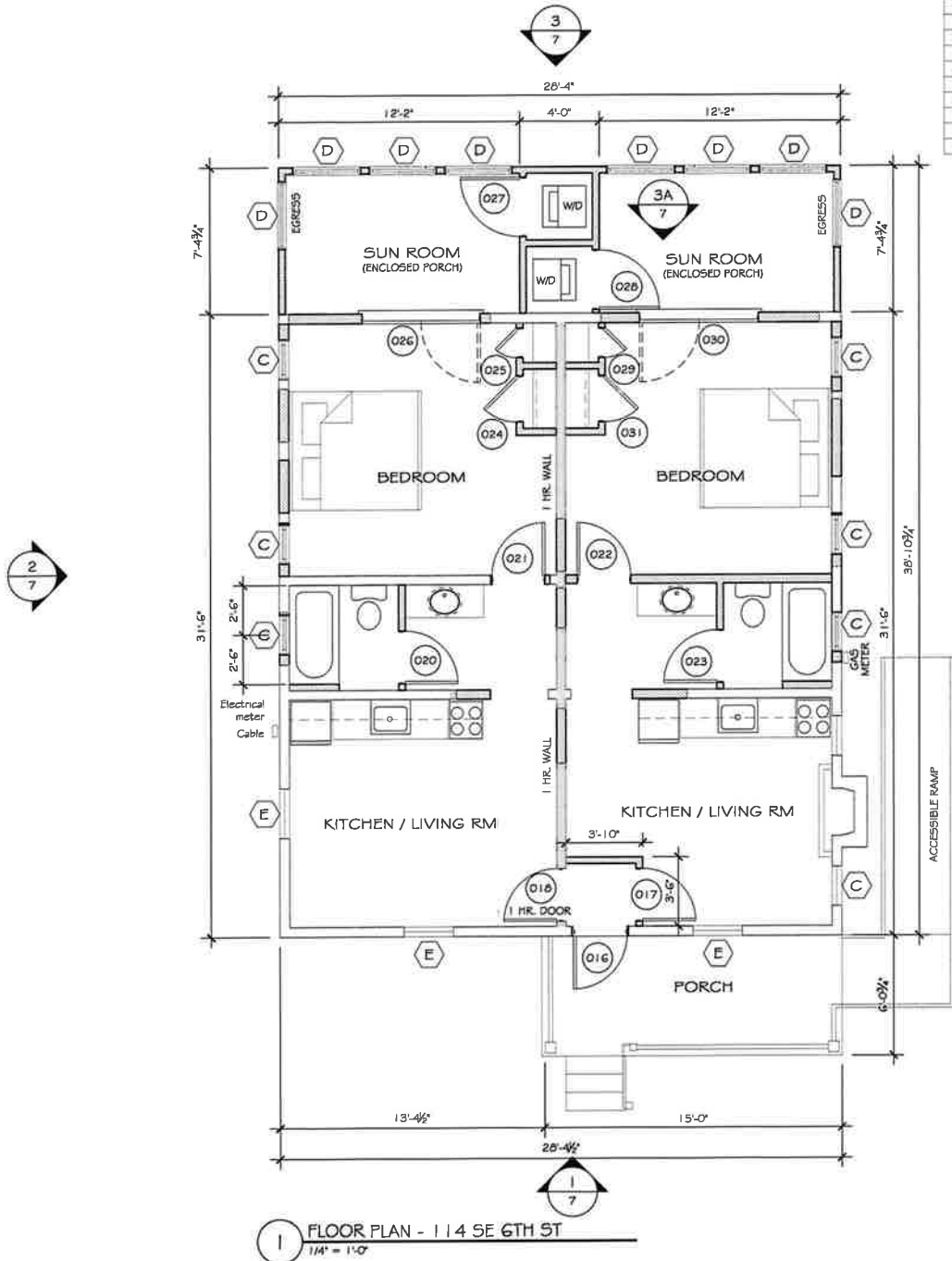
DATE:
1/2/18
REVISION:
7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 & 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

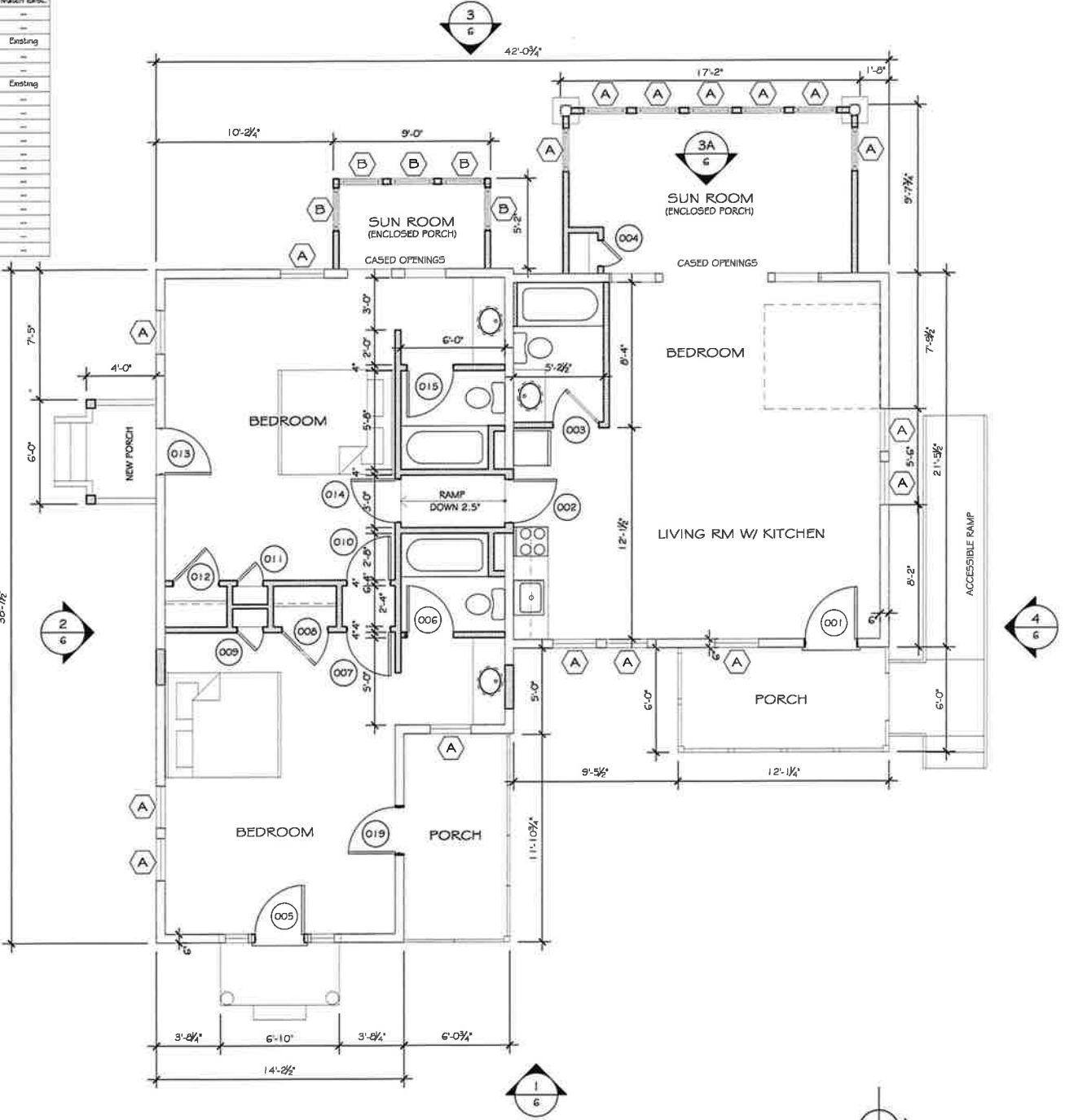
SHEET
4
OF 9

DOOR SCHEDULE						
MARK	SIZE			MATERIAL	GLAZING	NOTES
	WD	HGT	THK			
001	3'-0"	6'-8"	1 3/4"	WOOD	-	Existing
002	2'-6"	6'-8"	1 1/2"	WOOD	-	-
003	2'-6"	6'-8"	1 1/2"	WOOD	-	-
004	1'-6"	6'-8"	1 1/2"	WOOD	-	-
005	2'-10"	6'-8"	1 3/4"	WOOD	-	Existing
006	2'-8"	6'-8"	1 1/2"	WOOD	-	-
007	2'-6"	6'-8"	1 1/2"	WOOD	-	-
008	2'-8"	6'-8"	1 1/2"	WOOD	-	-
009	1'-6"	6'-8"	1 1/2"	WOOD	-	-
010	2'-6"	6'-8"	1 1/2"	WOOD	-	-
011	1'-6"	6'-8"	1 1/2"	WOOD	-	-
012	2'-8"	6'-8"	1 1/2"	WOOD	-	-
013	2'-8"	6'-8"	1 1/2"	WOOD	-	Match ext.
014	2'-6"	6'-8"	1 1/2"	WOOD	-	-
015	2'-8"	6'-8"	1 1/2"	WOOD	-	-
016	2'-8"	6'-8"	1 1/2"	WOOD	-	Existing
017	2'-8"	6'-8"	1 1/2"	WOOD	-	-
018	2'-8"	6'-8"	1 1/2"	WOOD	-	-
019	2'-8"	6'-8"	1 1/2"	WOOD	-	Existing
020	2'-8"	6'-8"	1 1/2"	WOOD	-	-
021	2'-8"	6'-8"	1 1/2"	WOOD	-	-
022	2'-8"	6'-8"	1 1/2"	WOOD	-	-
023	2'-8"	6'-8"	1 1/2"	WOOD	-	-
024	2'-4"	6'-8"	1 1/2"	WOOD	-	-
025	1'-6"	6'-8"	1 1/2"	WOOD	-	-
026	PR 3'-0"	6'-8"	1 3/4"	-	-	FULL VIEW
027	3'-0"	6'-8"	1 1/2"	WOOD	-	-
028	3'-0"	6'-8"	1 1/2"	WOOD	-	-
029	1'-6"	6'-8"	1 1/2"	WOOD	-	-
030	PR 3'-0"	6'-8"	1 3/4"	-	-	FULL VIEW
031	2'-4"	6'-8"	1 1/2"	WOOD	-	-

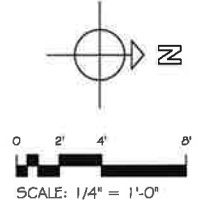
WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	MATERIAL	UNITS
A	29"	53"	D.H. 2/2	WD / CLAD	17
B	29"	47"	D.H. 2/2	WD / CLAD	5
C	23.5"	41.5"	D.H.	WD / CLAD	7
D	41"	57"	D.H.	WD / CLAD	8
E	29.5"	53.5"	D.H.	WD / CLAD	3



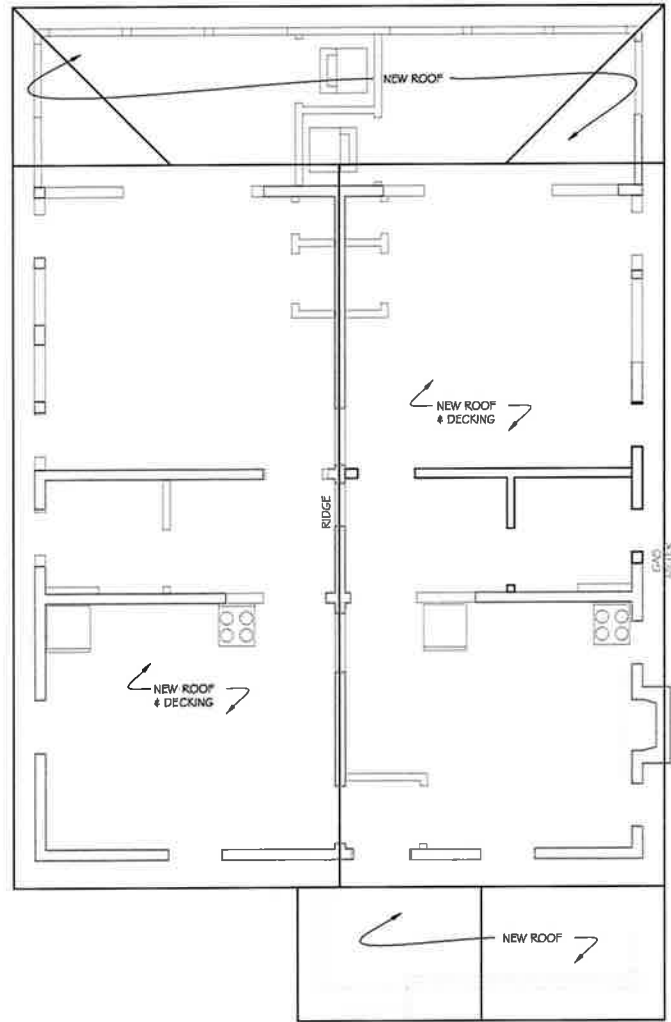
1 FLOOR PLAN - 114 SE 6TH ST
1/4" = 1'-0"



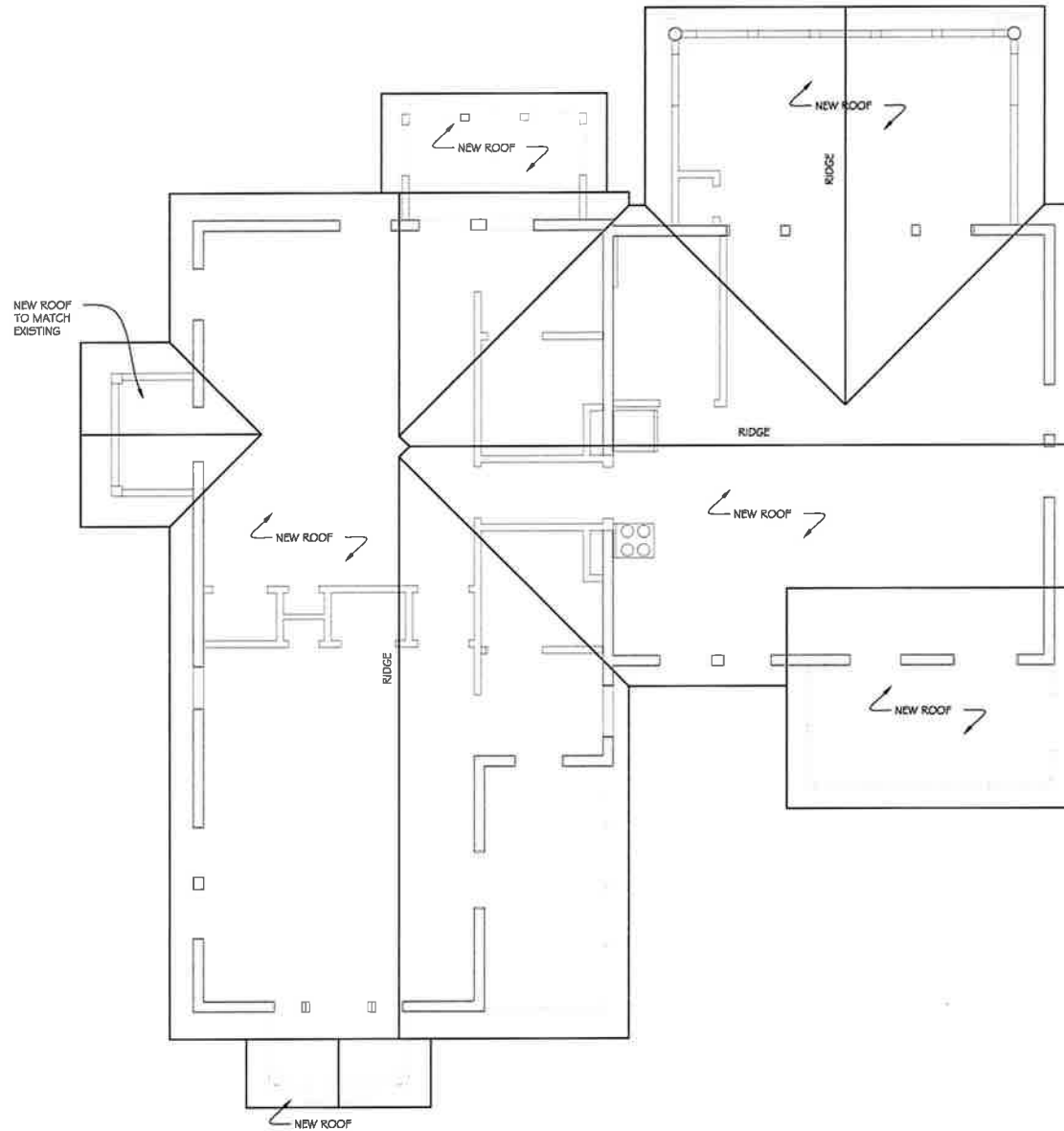
1 FLOOR PLAN - 106 SE 6TH ST.
1/4" = 1'-0"



All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.



1 ROOF PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow.
Contractor shall verify all dimensions before starting construction.

SIGNATURE / SEAL:

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

DATE:
1/2/18
REVISION:
7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 & 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

SHEET
5
OF 9

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow. Contractor shall verify all dimensions before starting construction.

SIGNATURE / SEAL:

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

DATE:
1/2/18
REVISION:
7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 & 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

SHEET
6
OF 9



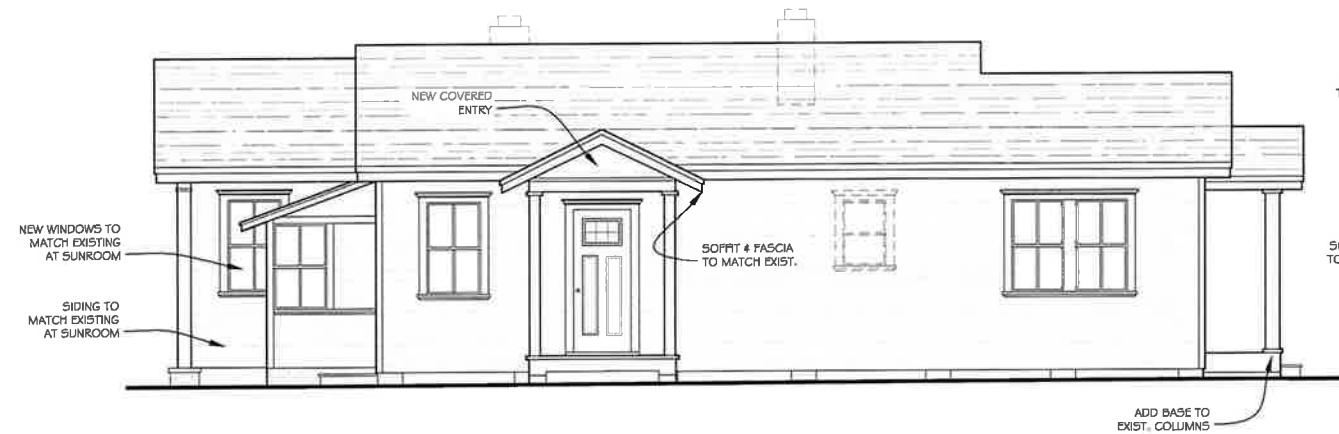
3A WEST ELEVATION - 106 @ SUNROOM
1/4" = 1'-0"



4 NORTH ELEVATION - 106
1/4" = 1'-0"



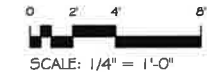
3 WEST ELEVATION - 106
1/4" = 1'-0"



2 SOUTH ELEVATION - 106
1/4" = 1'-0"



1 EAST (FRONT) ELEVATION - 106
1/4" = 1'-0"



All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow. Contractor shall verify all dimensions before starting construction.

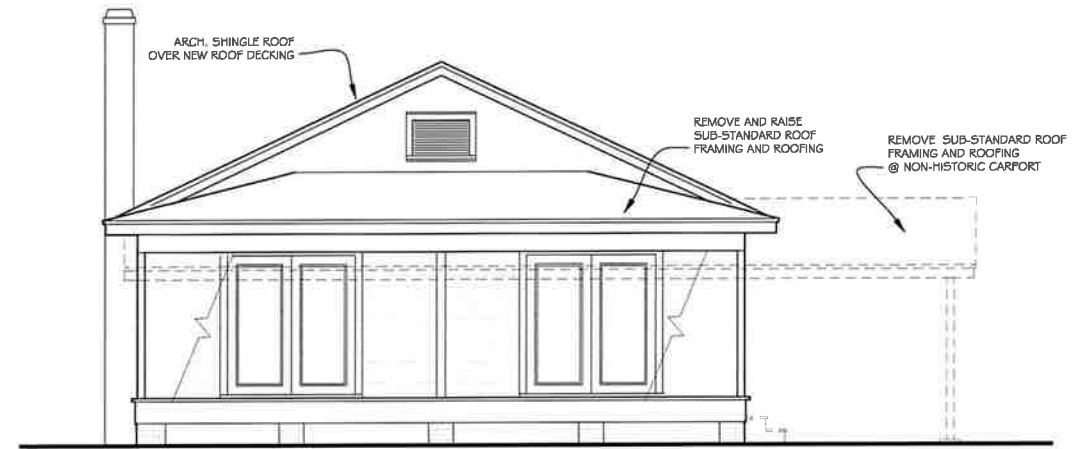
SIGNATURE / SEAL:

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

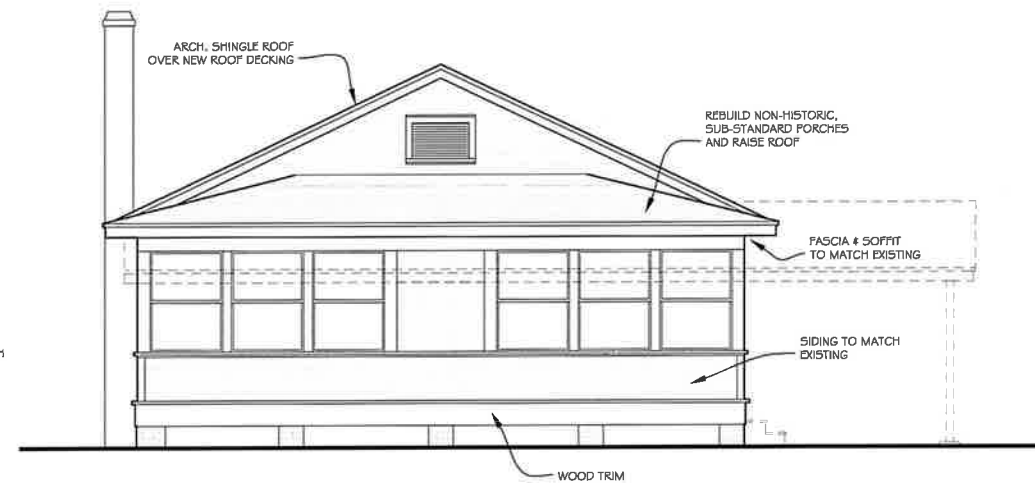
DATE:
1/2/18
REVISION:
7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 # 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

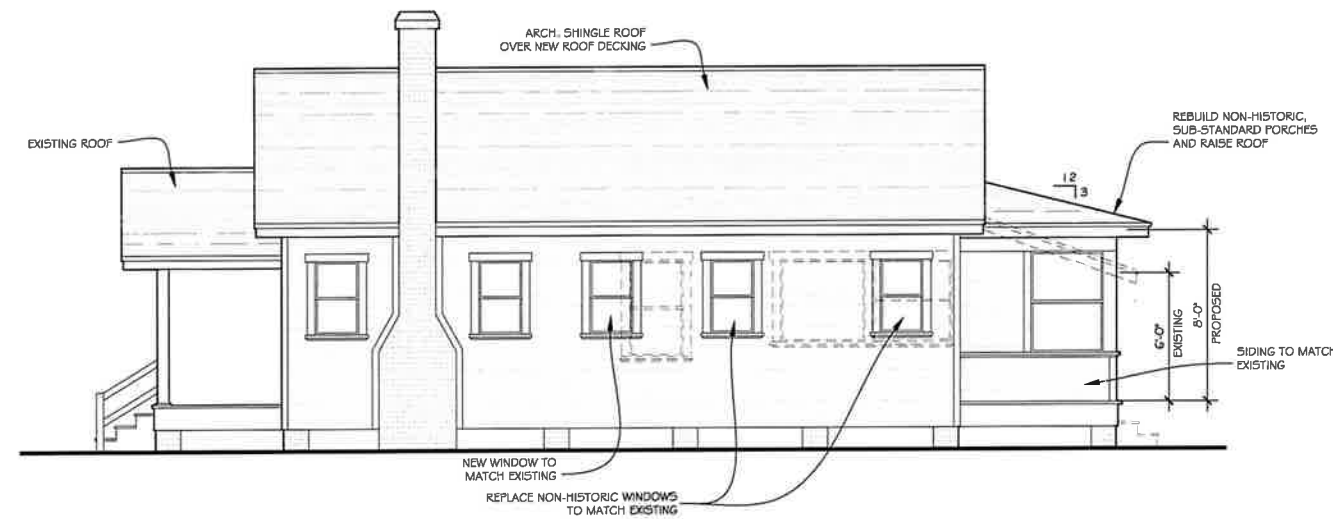
SHEET
7
OF 9



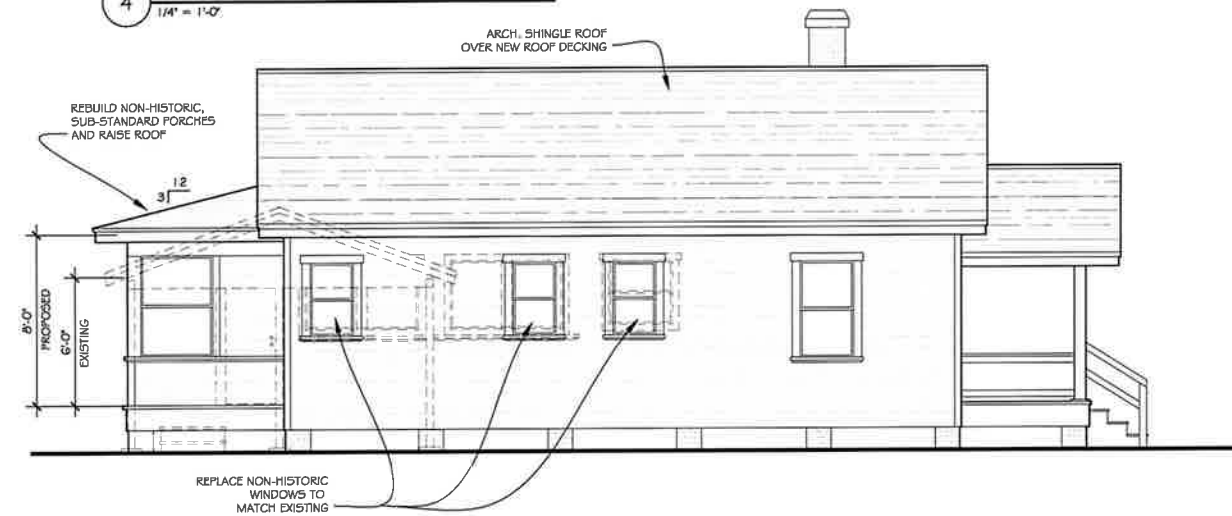
3A WEST ELEVATION - 114 @ SUNROOMS
1/4" = 1'-0"



3 WEST ELEVATION - 114
1/4" = 1'-0"



4 NORTH ELEVATION - 114
1/4" = 1'-0"



2 SOUTH ELEVATION - 114
1/4" = 1'-0"



1 EAST (FRONT) ELEVATION - 114
1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow.

Contractor shall verify all dimensions before starting construction.

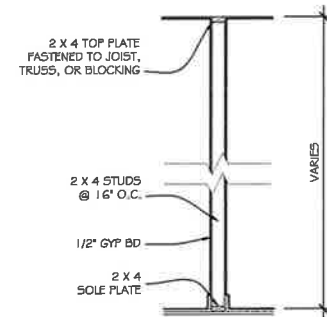
SIGNATURE / SEAL:

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

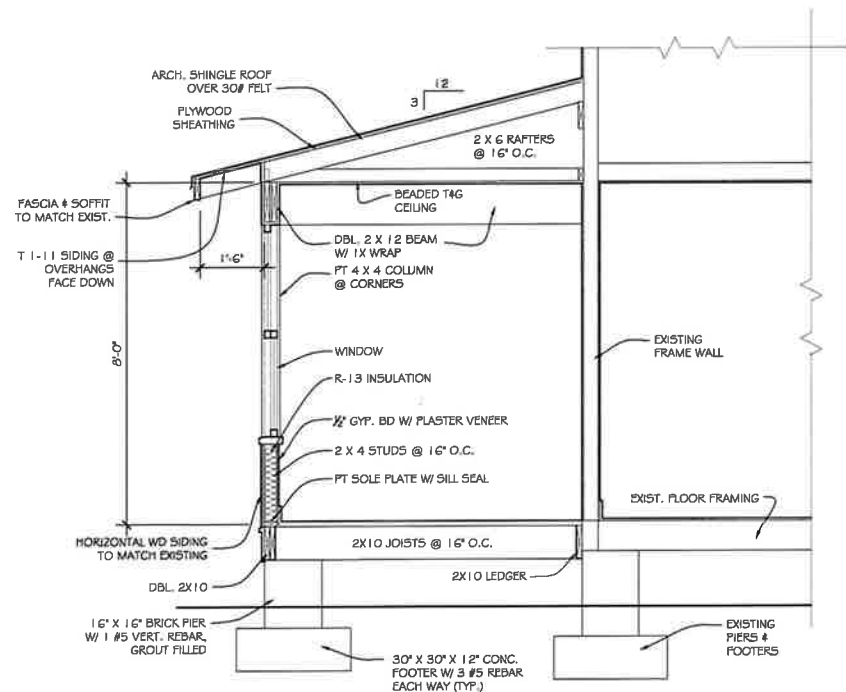
DATE:
1/2/18
REVISION:
7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 & 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

SHEET
8
OF 9

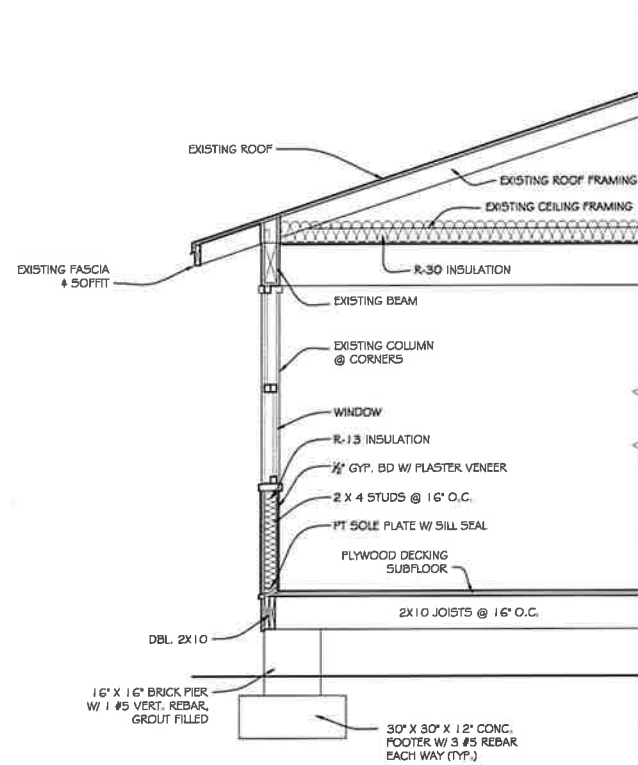


3 SECTION @ INTERIOR PARTITION
1/2" = 1'-0"



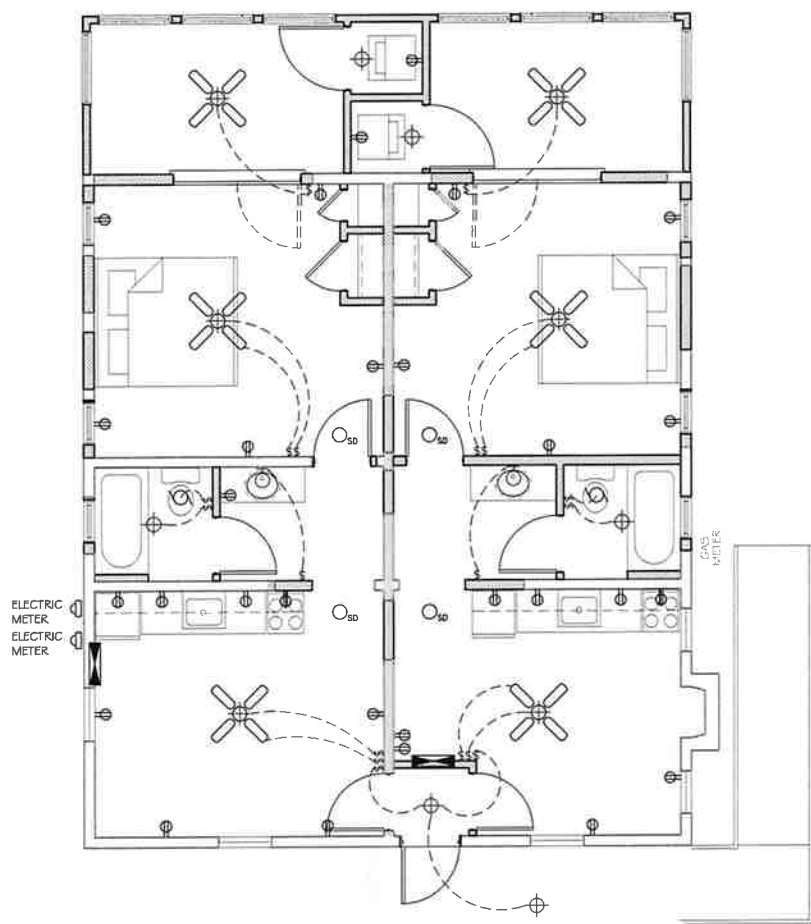
2 SECTION @ 114 SUNROOMS
1/2" = 1'-0"

NOTE: FINAL STRUCTURAL DESIGN AND ATTACHMENTS PER WINDLOAD ENGINEERING



1 SECTION @ 106 SUNROOM
1/2" = 1'-0"

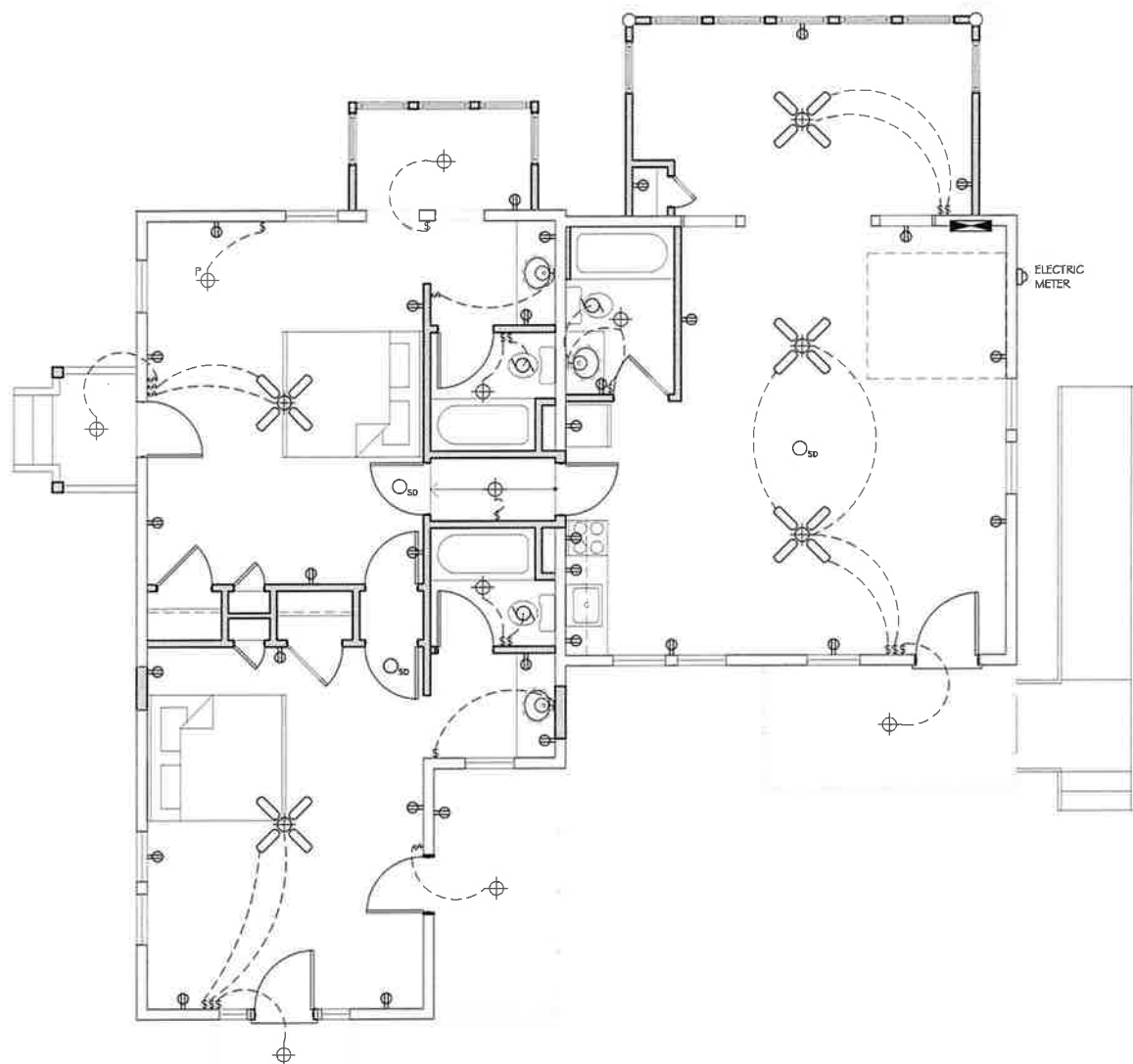
All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.



2 ELECTRICAL PLAN - 114
1/4" = 1'-0"

ELECTRICAL LEGEND

- ⊕ 110V DUPLEX OUTLET
- ⊕ 220V OUTLET
- ▬ ELECTRICAL PANEL
- ⊗ CEILING FAN W/ LIGHT
- ⊙ WALL LIGHT
- RECESSED CANNISTER
- ⊕ CEILING LIGHT
- ⊖ EXHAUST FAN
- UNDER CABINET FLOOR.
- ▬ 4' OR 8' DBL. FLOOR.
- _{SD} SMOKE DETECTOR
- ◀ PHONE JACK
- ▬ CABLE
- \$ SWITCH
- § DIMMER SWITCH
- § 3 WAY SWITCH
- ⊖ SECURITY LIGHTS
- JUNCTION BOX
- P PENDANT



1 ELECTRICAL PLAN - 106
1/4" = 1'-0"

ELECTRICAL NOTES:

1. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED OUTSIDE, IN GARAGE, BATHROOMS, WITHIN 72" OF KITCHEN SINK OR ABOVE KITCHEN COUNTERS.
2. COORDINATE PREWIRE FOR TELEVISION AND TELEPHONE WITH OWNER.
3. MECHANICAL SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR TO MEET OWNERS NEEDS AND COMPLY WITH LOCAL CODES.

All construction shall comply with the Florida Building Code (5th Edition), National Electrical Code (2014), NFPA 101 Life Safety Code w/ Florida Modifications, and Florida Fire Prevention Code.

UPLIGHTS □
FOR LIVE OAK

NOTICE: This drawing, as an instrument of service, is and shall remain the property of John Barrow, and shall not be reproduced, published or used in any way without the permission of John Barrow.

Contractor shall verify all dimensions before starting construction.

SIGNATURE / SEAL:

DESIGN AND DRAFTING:
JOHN R. BARROW
503 SW 23RD PLACE
GAINESVILLE, FL 32601
(352) 317-8282

DATE: 1/2/18
REVISION: 7/1/18

MATHESON COTTAGES
FOR CORNELIA HOLBROOK
106 & 114 SE 6TH STREET
GAINESVILLE, FLORIDA 32601

SHEET

9

OF 9