



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
February 12, 2014

HDA 14-003 Request of Jack and Janne Lane to designate their property at 1200 Lakeview Drive, Winter Park Florida to the Winter Park Register of Historic Place. Zoned R-1AA. Parcel ID #07-22-30-8908-14-071.

The residential property at 1200 Lakeview Drive was built in 1946 and is located in the 1925 Virginia Heights subdivision. The owners, Jack and Janne Lane are requesting designation of their property to the Winter Park Register of Historic Places. No certificate of review request is planned at this time.

Description. The one story house at 1200 Lakeview Drive was built in the Minimal Traditional style. It is the first home directly located on the shore of Lake Virginia in the Virginia Heights subdivision. The massing is generally rectangular on a continuous foundation. The moderate-pitched roof is clad in composition shingles with the primary roof in a side gable configuration, and front gable featured over the recessed entry and two car garage. The eaves have moderate overhang. The wall surfaces are masonry. The primary entrance is centered on the main body of the house, and is recessed under a gable front roof feature that has a louvered vent. The recessed entry porch has decorative ironwork columns and railings. The entry porch is flanked by fixed glass picture windows with side sash windows and inoperable shutters. An upscale version of Minimal Traditional, the west end of the house has an attached two bay garage incorporated under the main roof accented by a front gable that repeats the entry roof. The property is in excellent condition.

Architecture. Residential building generally stopped during the World War II years of 1941 to 1945. When construction began again, designs inspired by historical precedents were mostly discontinued to be replaced by variations of modern style that had begun to emerge in the pre-war years. The Minimal Traditional style was the earliest of these. The style drew inspiration from earlier Tudor Revival, Colonial and Craftsman designs but was greatly simplified with moderate rooflines and traditional details. The Minimal Traditional style was the forerunner to Ranch style homes of the 1950s and 60s, and the modern variations that have remained popular. Minimal Traditional style homes introduced horizontal picture windows, popularized attached garages, and moved outdoor space from front porches to backyard porches and patios. The post war building boom tract housing was dominated by the style.

Background. By the 1920s, the Florida Land Boom was in full swing. This was an unprecedented period of growth that followed World War I. Immediately upon the end of the war, real estate activity rose to a frenzied pitch. Property values climbed dramatically. In Winter Park, new subdivisions were platted and lots sold and re-sold for quick profits. Platted in January 1922 by J. H. Bradshaw, W. H. McRaney, James H. Hirsch and Julian H. Harris, Virginia Heights was touted as “Winter Park, Florida’s finest new subdivision” in a real estate postcard. It was developed by the National Realty Company of Indianapolis.

The property was platted by civil engineer E. F. White. The street design is a modified grid that responds to the eastern shore of Lake Virginia and to the creek that runs from Lake Sue to Lake Virginia. The developers included a park at the northern end of College Point which is deeded to Virginia Heights property owners. A vintage postcard shows the neighborhood as it was platted and as it is today with one exception; a road was not extended across the wetlands between Lakes Sue and Virginia. Many historic homes from the earliest development of Virginia Heights and the original street plan lend the neighborhood its distinctive charm. Until the 1920s Florida Land Boom, the area was primarily undeveloped woodlands tapped by the local turpentine industry. The “Dinky Line” railroad ran along the shore of Lake Virginia.

After World War II, home building completed development within the neighborhood. The dominant domestic architectural style during the 1940s was Minimal Traditional. By the 1950s, the end of Virginia Heights’ period of significance, Ranch and Contemporary Rambler style homes were the norm.

This property was built by Winter Park businessman B. F. Kessler and has also been owned by J. Earl and Margaret Oliphant and Rollins professor James MacPherson and his wife Constance before the Lane family purchased it in 1971.

RECOMMENDATION: The property represents the final phase of historic development during Virginia Heights’ period of significance. It is a fine example of the Minimal Traditional style. Staff’s recommendation is for APPROVAL to designate the house at 1200 Lakeview Drive as a historic resource in the Winter Park Register of Historic Places.



City of Winter Park
 Historic Preservation Commission
 Planning and Community Development Department
 401 Park Avenue, South
 Winter Park, Florida 32789
 (407) 599-3498

RECEIVED

AUG 29 2014

CITY OF WINTER PARK
 PLANNING DEPARTMENT

Historic Designation Application

1. 1200 LAKEVIEW DR.
 Building address

JACK + JANNE LANE 1200 LAKEVIEW ⁴⁰⁷ 644-3381
 Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. I, JACK + JANNE LANE, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Jack C. Lane Janne Lane Aug. 27, 2014
 Owner's Signature Date

Historic Preservation Commission Office Use

Criteria for Designation

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

07-22-30-8908-08-010 1946
 Legal description Year built

Historic name of building (if any) Historic district name (if any)

Date received: 8-29-14 HPC Meeting: 10-8-14

Case File No.: HDA 14-003 Florida Master Site File No.: OR- —

Local Historic Landmark Local Historic Resource

For Full Description see attached letter

Lindsey Hayes, Chief Planner
City of Winter Park

August 12, 2014

Lindsey,

In an earlier conversation you suggested that before applying for historic designation for our house on 1200 Lakeview Drive, we should wait to see if the Commission will change the historic district ordinance. At this time, we have no confidence that the Commission in the near future, if ever, will make these changes. Therefore, I would like to make a case for placing our home on the Winter Park Historic Register. Here is our rationale for inclusion:

Our home is a Ranch Style that was constructed by the millions in the period after World War II, reflecting the social and economic conditions of that period. To quote from one source: These houses "are noted for their long, close-to-the-ground profile and their minimal use of exterior decoration. They fuse modern ideas and styles with notions of informal and casual Western living." Authorities have recently begun to recognize the historic importance of the ranch style as a design worthy of preservation. We can no longer say, therefore, that this style has no historic significance compared to other styles, as previous Winter Park Surveys have seemed to imply.

For many years the house was owned by the Oliphants, one of the prominent families in post-war Winter Park. It was later purchased by James and Connie McPherson. Jim was a long time Rollins College faculty member. We have owned the house since 1971.

Most importantly, this house has been located at 1200 Lakeview since 1946 and therefore is one of the defining homes on this end of Lakeview Drive. In fact, it is one of the 8 (out of original 20) over fifty-year houses left on Lakeview that gives us some sense of what street must have looked like 70 years ago. We might say, in this sense, that our house "belongs" here. Given the history of development on Lakeview in the last three decades, when we must leave there is every chance the house will be demolished and replaced by a McMansion. If we do not preserve houses such as ours, how are we ever to hold on to our sense of the past?

For these reasons we are applying to have this house on 1200 Lakeview placed on the Winter Park Historic Register.

Thank you for your consideration in this matter.

Jack C. Lane

Janne J. Lane

- Searches
- Sales Search
- Results
- Property Record Card**
- My Favorites

1200 Lakeview Dr < 07-22-30-8908-08-010 >

Name(s)	Physical Street Address
Lane Jack C	1200 Lakeview Dr
Lane Jane	Postal City and Zipcode
Mailing Address On File	Winter Park, FL 32789
1200 Lakeview Dr	Property Use
Winter Park, FL 32789-5038	0130 - Sfr - Lake Front
Incorrect Mailing Address?	Municipality
	Winter Park

- Values, Exemptions and Taxes**
- Property Features
- Sales Analysis
- Location Info
- M

Property Description

VIRGINIA HEIGHTS G/107 LOT 1 BLK H

Total Land Area 17,543 sqft (+/-) | 0.40 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value
0130 - Sfr - Lake Front	R-1AAA	1 LOT(S)	\$744,000.00	\$744,000

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure	
	Model Code:	01 - Single Fam Residence	Actual Year Built: 1946
	Type Code:	0103 - Single Fam Class III	Beds: 3
	Building Value:	\$144,734	Baths: 2.0
	Estimated New Cost:	\$253,919	Floors: 1

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units
FPL2 - Average Fireplace	01/01/1987	1 Unit(s)
PT2 - Patio 2	04/14/1992	1 Unit(s)
PT2 - Patio 2	05/24/2003	1 Unit(s)

IN VIRGINIA HEIGHTS, REPUBLIC 107
 2/27/1924 P. B. J. ...
 explaining Blocks 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

VIRGINIA HEIGHTS

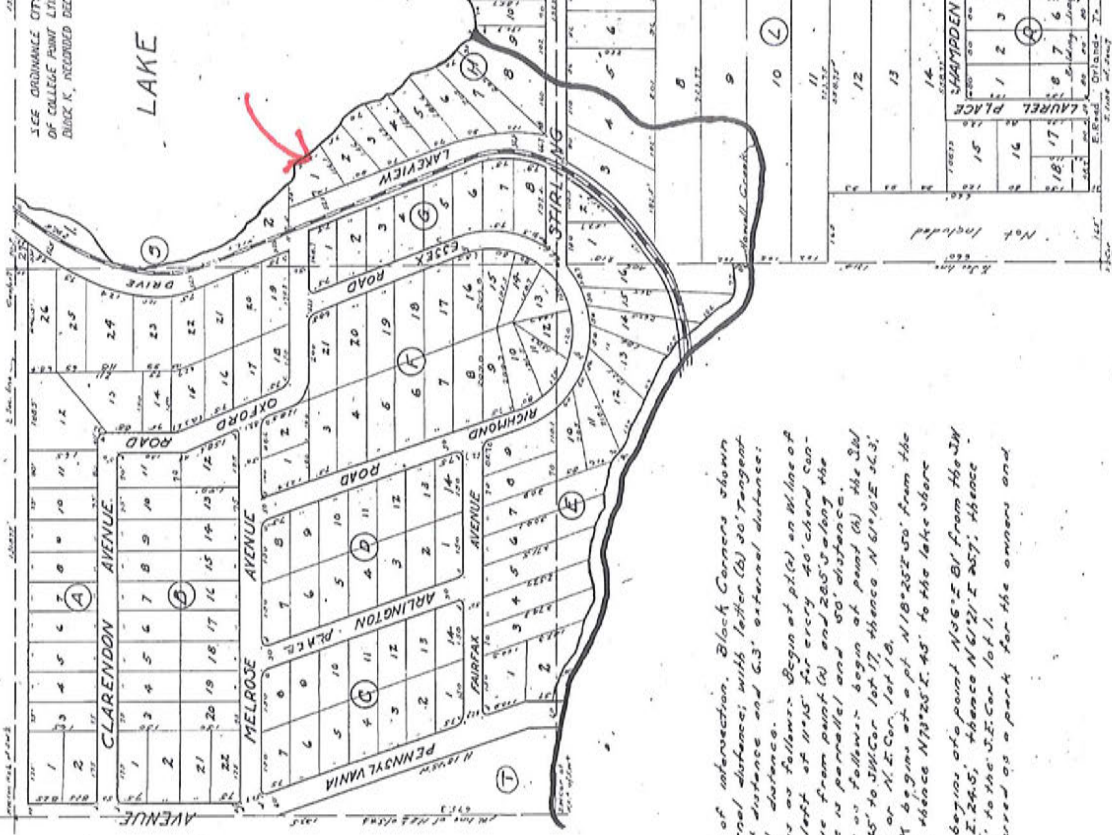
DESCRIPTION

The NW 1/4 of Sec 22, T. 14 N., R. 10 W., contains the NE 1/4 of the NE 1/4 except beginning of the 3 1/2 Cor. Hence N along Sec line 500, 1600, 3200, to the S line of Sec. Hence N 160' to point of beginning. Also, all that part of Sec 22, T. 14 N., R. 10 W., lying north of the center of Howell Creek except a strip of land 60 wide bounding the center of said creek. All being in Section 7, Twp. 22 S., Range 30 E., 2nd Meridian, Florida. by M. T. Tinkle, surveyor. Date, Jan. 1922.

SEE ORDINANCE CITY OF WINTER PARK, VICKSBURG A PORTION OF COLLEGE POINT LYING BETWEEN LOT 18, BLOCK H, AND LOT 1, BLOCK K, RECORDED DEC. 2, 1913, IN G. R. BOOK 17TH PAGE 21.

11/17/1925
 4 137
 0 50
 0 50

107



State of Florida
 County of Orange

Personally appeared before me E. C. White, Clerk of the Court, the undersigned, who being duly sworn, deposes and says that the plat hereon is a true and correct representation of the survey and subdivision of the land described in the within.

Witness my hand and seal this 17th day of January, 1922.
 E. C. White, Clerk of the Court
 My commission expires August 31st 1922

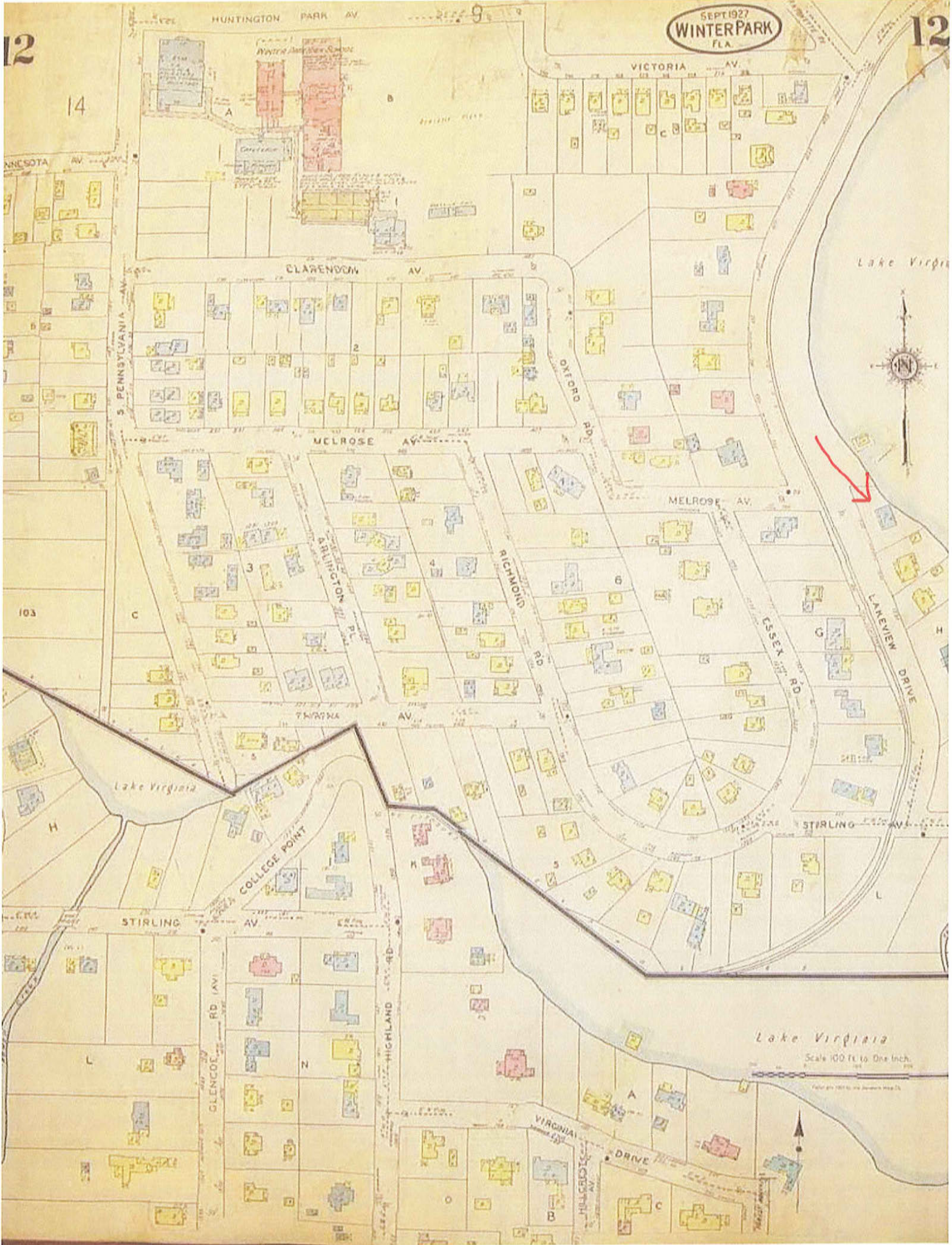
Personally appeared before me J. M. Brantley, Notary Public, the undersigned, who being duly sworn, deposes and says that the plat hereon is a true and correct representation of the survey and subdivision of the land described in the within.

Witness my hand and seal this 17th day of January, 1922.
 J. M. Brantley, Notary Public
 My commission expires Sept. 1st 1922

COPY OF FIELD NOTES

Relating to Block Corners, Curves, etc.
 The line corners are at Block corners and to the point of intersection. Block Corners shown with letter (A) here 20' tangent distance and B' external distance; with letter (B) 30' tangent distance and B' external distance; with letter (C) 20' tangent distance and C' external distance; with letter (D) 25' tangent distance and D' external distance.
 The curve (A) at the S end of Block F is as follows: Begin at pt (A) on N line of Block of S.W. Cor. lot 3, thence by deflection angles to left of 114.5° 21' 55" to chord end point (B) on the S.E. Cor. of lot 17. The other curve is parallel and 80' distance from the S.E. Cor. of lot 17. The curve (B) at the N.E. of Block H is as follows: Begin at pt (B) on N line of S.W. Cor. of lot 14, thence N 48° 33' 45" thence N 62° 54' 24" to pt (C) on the S.E. Cor. of lot 1. The curve (C) at the N.E. of Block K is as follows: Begin at pt (C) on the S.W. Cor. of lot 14, thence N 36° 45' 21" thence N 62° 54' 24" to the lake shore and the N.E. Cor. of lot 1. The curve (D) at the N end of Block I begins at pt (D) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (E) at the N end of Block J begins at pt (E) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (F) at the N end of Block L begins at pt (F) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (G) at the N end of Block M begins at pt (G) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (H) at the N end of Block N begins at pt (H) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (I) at the N end of Block O begins at pt (I) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (J) at the N end of Block P begins at pt (J) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (K) at the N end of Block Q begins at pt (K) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (L) at the N end of Block R begins at pt (L) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (M) at the N end of Block S begins at pt (M) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (N) at the N end of Block T begins at pt (N) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (O) at the N end of Block U begins at pt (O) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (P) at the N end of Block V begins at pt (P) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (Q) at the N end of Block W begins at pt (Q) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (R) at the N end of Block X begins at pt (R) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (S) at the N end of Block Y begins at pt (S) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1. The curve (T) at the N end of Block Z begins at pt (T) on the S.W. Cor. of lot 14, thence N 42° 21' 24" thence N 62° 54' 24" to the S.E. Cor. of lot 1.

Filed and recorded Jan 20, 1922 3:30 PM
 J. M. Brantley, Notary Public



SEPT 1927
WINTER PARK
FLA.

12
14

12

HUNTINGTON PARK AV

VICTORIA AV

CLARENSON AV

MELROSE AV

MELROSE AV

Lake Virginia

Lake Virginia

STIRLING AV

STIRLING AV

Lake Virginia

Scale 100 ft. to One Inch

Copyright 1927 by the Southern Bell Co.





Aerial View of Virginia Heights ca 1920s

Parcel Photos - 1200 Lakeview Dr



302207890808010 03/22/2006





CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
October 8, 2014

COR 14-006 Request by Arnaud A. Smith for a 653 square foot two story addition with a variance to allow the utilization of the existing 8 foot 5 inch side setback in lieu of the required 10 feet on his property located at 1355 Pelham Road. Individually designated historic resource. Zoned R-1AA. Parcel ID #12-22-29-6432-02-060.

Located in the potential Orwin Manor historic district, 1355 Pelham Road was individually designated in 2005. Built about 1926 in the early phase of neighborhood development, the residence is an unusual example of an American Foursquare house with Craftsman details in Winter Park. The front gable roof lines set it apart from the other local hip roof examples of the style. The house retains its historic character and is in good condition.

Certificate of Review Request. The applicant is requesting a certificate of review for a two story addition to the rear of the house including a variance to allow the continuation of the existing 8 foot 5 inch side setback with no articulation on a side wall longer than 36 feet. There is also a proposed one story bay window side addition, and both additions add a total of about 653 square feet of living space.

The two story rear addition continues from the gable front roof, filling in where a deck and smaller extension is currently located. The horizontal siding and composition roof shingles will be continued. There will be two windows sash windows to match the existing on the second floor on the rear elevation and two pairs of French doors and a single door onto a new rear deck. The side elevations of the addition also have new sash windows to match the existing.

The one story 2 foot by 14 foot side bay window addition has a shed roof and triple sash windows. The original double sash dining room windows will be relocated to the front ground floor elevation where one would have expected original windows to be located.

Rehabilitation assumes that some alteration of the historic building is needed in order to provide for an efficient contemporary use of the building; however these alterations should not destroy the building's historic character. While on very significant buildings it might be more important to distinguish original construction from new construction, on this modest residence and given the intentional "box like" design of Foursquare houses, staff believe this well integrated rear addition is appropriate. Staff is satisfied that the request meets the intent of

the Standards. The following Secretary of the Interior's Standards for Rehabilitation apply to this proposal:

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of feature or spaces that characterize a property shall be avoided.

(5) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(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 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.

Architecture. 1355 Pelham Road is significant as an example of Craftsman detailed American Foursquare architecture and for its association with the Florida Land Boom period of development of Orwin Manor. Built around 1926, it is a two-story generally irregularly shaped dwelling with a front gable roof over the body of the house, a gabled roof extension to the rear, and a low, wide front gable over the one-story front porch. The house is clad in horizontal wood clapboard siding. The full-width front porch has stuccoed porch supports with square recessed paneled columns. The porch has center entry steps and steps to the side towards a side-gabled porte cochere. The majority of the windows are original and are four-over-one wood sash single hung type. The rear elevation has been somewhat altered. It is likely that that a second floor screened sleeping porch was enclosed and a rear service porch was enclosed. While the general form of the house is that of an American Foursquare, the details are Craftsmen style including triangular braced brackets, exposed rafter tails, multi paned sashes over a single pane and gable stickwork. The site includes a non-contributing deck at the rear of the house and a contributing wood-framed single-car garage on the left (south) side of the backyard. The single-width driveway extends under the porte cochere, but no longer extends to the garage.

The Prairie style, which includes the American Foursquare, originated in the Chicago area around 1900. Frank Lloyd Wright is considered the father of this movement which borrowed from English Arts and Crafts movement and Japanese design. The Foursquare is a principal subtype of the Prairie style, and it is a uniquely American housing form. This subtype typically has a simple square plan, low-pitched hipped roof and a symmetrical façade. The entrance is centered or off center and is a featured element of the façade. Full-width one-story porches are common, as are double hung, sash windows singly and in bands. Massively scaled piers or columns support the porch roofs. The designs emphasized horizontal lines and unity between house and landscape. Pattern books and home magazines spread vernacular designs widely across American suburbs. While style began to fade from favor after World War I, many fine examples were built in Florida during the 1920s. Jacksonville has a concentration of Prairie style homes built following the 1901 great fire, and other fine examples are located in Tampa

and Orlando. Locally, a few Winter Park examples are located in Virginia Heights, College Quarter, Cortland Park and Sylvan Shores.

The Walter Rose Company of Orlando developed Orwin Manor as a residential subdivision in the 1920s. Walter Rose was a distinguished state legislator and he maintained his real estate offices in downtown Orlando. The original sales office for Orwin Manor was a small tile roofed building on Orange Avenue about where the neighborhood park is today. Many of the original Spanish, Tudor and other Revival style themed houses of the subdivision are scattered throughout the neighborhood. The original entry gates to the neighborhood are located at Orange and Clay Avenues and they have been designated an Orlando historic landmark. Orwin Manor was built in what was then unincorporated Orange County. In a 1950s referendum, the Winter Park portion of Orwin Manor voted for annexation into City.

RECOMMENDATION: Staff's recommendation is for APPROVAL subject to Historic Preservation Board review.



PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

Certificate of Review Application

1. 1355 PELHAM ROAD, WINTER PARK, FL.
Building address

ARNAUD A. SMITH 1355 PELHAM RD. WINTER PARK
Owner's name(s) Address Telephone

407-492-1751
Applicant's name (if different from above) Address Telephone

2. Please indicate the work your propose to undertake:

Minor alteration New construction Addition Demolition Rehabilitation

Variance request (additional information required) Other: _____

3. Proposed project narrative: (attach additional page if necessary)

New 2 story addition to rear of house & 2'x14' wide side addition.

4. The following supplementary information shall be provided as applicable to describe the proposal:

Site plan Floor plan(s) Elevations(s) Photo(s) Survey

Material and product information Setback/Coverage worksheet REQUIRED

Other: _____

5. I, ARNAUD A. SMITH, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature]
Owner's Signature

9/14/14
Date

Historic Preservation Commission Office Use

Date received: 9-15-14 HPC Meeting: 10-8-14 Case File No. COR-14-006

Historic name of building (if any)

Historic district name (if any)

12-22-29-6432-02-060
Parcel Identification Number

C.1925
Year built

historic landmark historic building/structure

district contributing element district non-contributing element

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

Request variance to built the addition "in line" with exist house w/ no offset.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

No special conditions - new siding will match existing & new windows will match exist in appearance. The new front windows will be existing windows relocated from the side of the house.

3. Describe the requirements, from the Land Development Code upon which this request is based.

The proposed improvements comply with the site coverage requirements of the current development code.

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

This is appropriate to match the existing architecture & roof lines of the house.

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.

Property Record - 12-22-29-6432-02-060

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name
1355 Pelham Rd
Names
Smith Arnaud
Yost Lauren
Municipality
WP - Winter Park
Property Use
0104 - Single Fam Class IV

Mailing Address
1355 Pelham Rd
Winter Park, FL 32789-5525
Physical Address
1355 Pelham Rd
Winter Park, FL 32789



QR Code For Mobile Phone



292212643202060 01/31/2007



Property Features

Property Description

ORWIN MANOR WESTMINSTER SEC J/118 LOT 6 BLK 2

Total Land Area

6,750 sqft (+/-) | 0.15 acres (+/-) GIS Calculated

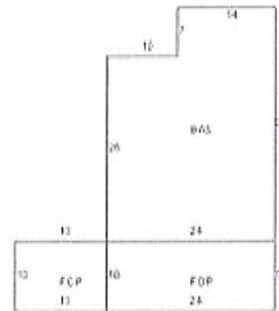
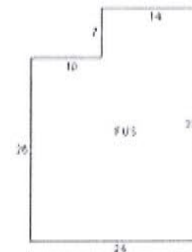
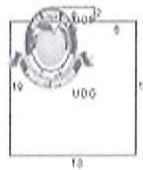
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
---------------	--------	------------	------------	------------	-------	------------	-------------

0100 - Single Family R-1A 1 LOT(S) \$83,000.00 \$83,000 \$0.00 \$83,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0104 - Single Fam Class IV	BAS - Base Area	722	\$74,843
Building Value	\$131,312	FCP - Fin Carprt	130	\$4,043
Estimated New Cost	\$163,161	FOP - F/Opn Prch	240	\$6,220
Actual Year Built	1925	FUS - F/Up Story	722	\$63,647
Beds	3	UDG - Unf Dt Grg	342	\$14,201
Baths	1.5	UOP - Unf O Prch	12	\$207
Floors	2			
Gross Area	2168 sqft			
Living Area	1444 sqft			
Exterior Wall	Sng.Side.W			
Interior Wall	Plastered			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Average Fireplace	01/01/1980	1 Unit(s)	\$2,500.00	\$2,500
PT1 - Patio 1	01/01/1994	1 Unit(s)	\$1,000.00	\$1,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
02/04/2013	\$299,000	20130070875	10516 / 9285	Warranty Deed	Furman Mary Rebecca Tyre	Smith Arnaud Yost Lauren	Improved
08/21/2008	\$0	20080524715	09753 / 3787	Quitclaim Deed	Furman Richard A	Furman Mary	Improved

ORWIN MANOR

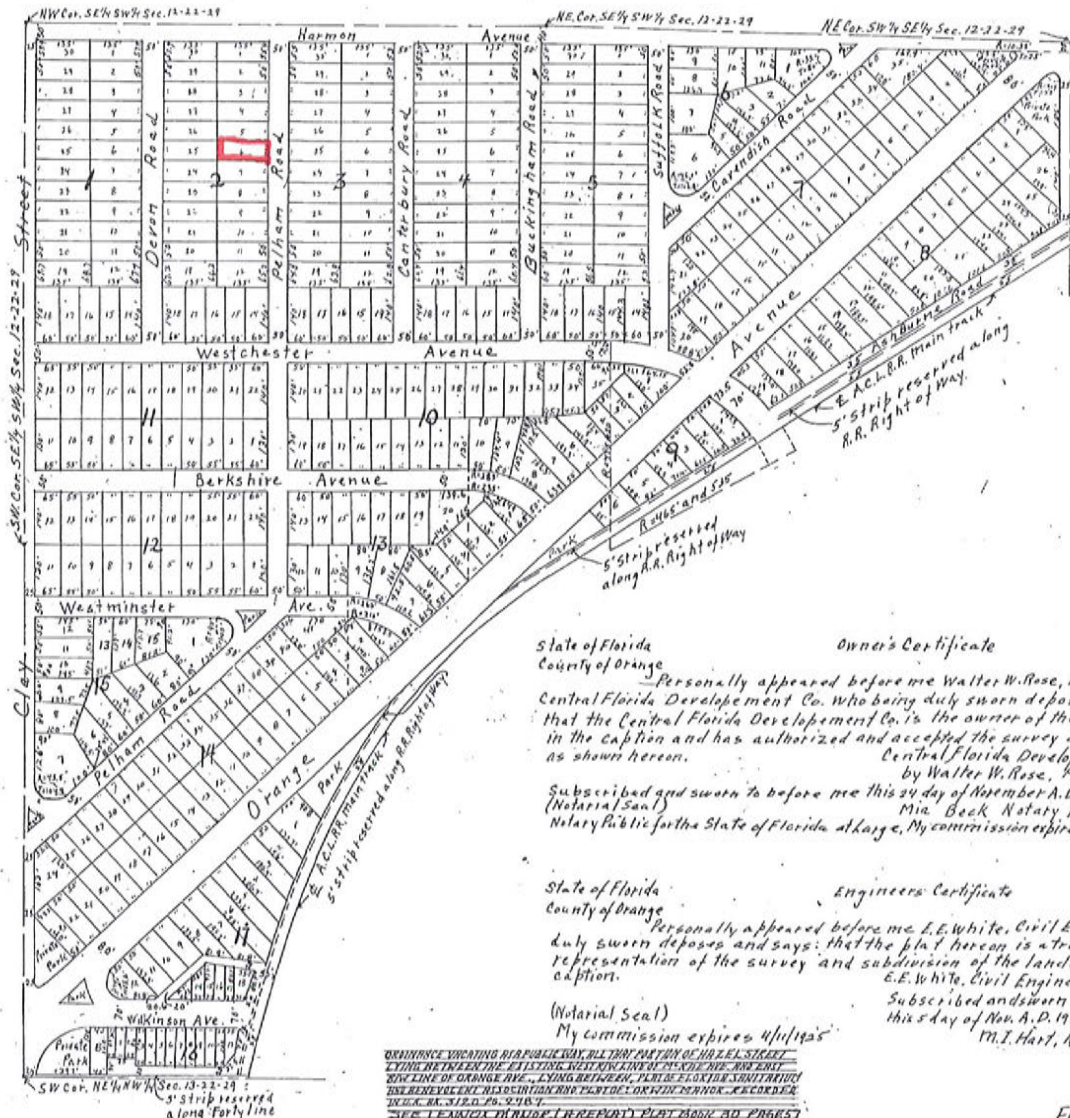
Westminster Section

Description

All that part of the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Sec. 12 and the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Sec. 12, T. 22 S., R. 12 E., lying North and West of the A.C.L. R.R.
Scale: 1 inch = 200 feet.

E.E. White, Civil Engr.
Orlando, Florida
Reg. Cert. 4168

Date: November, 1924.



State of Florida
County of Orange

Owner's Certificate

Personally appeared before me Walter W. Rose, President of the Central Florida Development Co. who being duly sworn deposes and says: that the Central Florida Development Co. is the owner of the land described in the caption and has authorized and accepted the survey and subdivision as shown hereon.

Subscribed and sworn to before me this 24 day of November A.D. 1924
(Notarial Seal)

Notary Public for the State of Florida at Large, My commission expires Dec. 9, 1927

Central Florida Development Co.
by Walter W. Rose, President

State of Florida
County of Orange

Engineers Certificate

Personally appeared before me E.E. White, Civil Engineer, who being duly sworn deposes and says: that the plat herein is a true and correct representation of the survey and subdivision of the land described in the caption.

(Notarial Seal)

My commission expires 4/11/25

E.E. White, Civil Engineer

Subscribed and sworn to before me

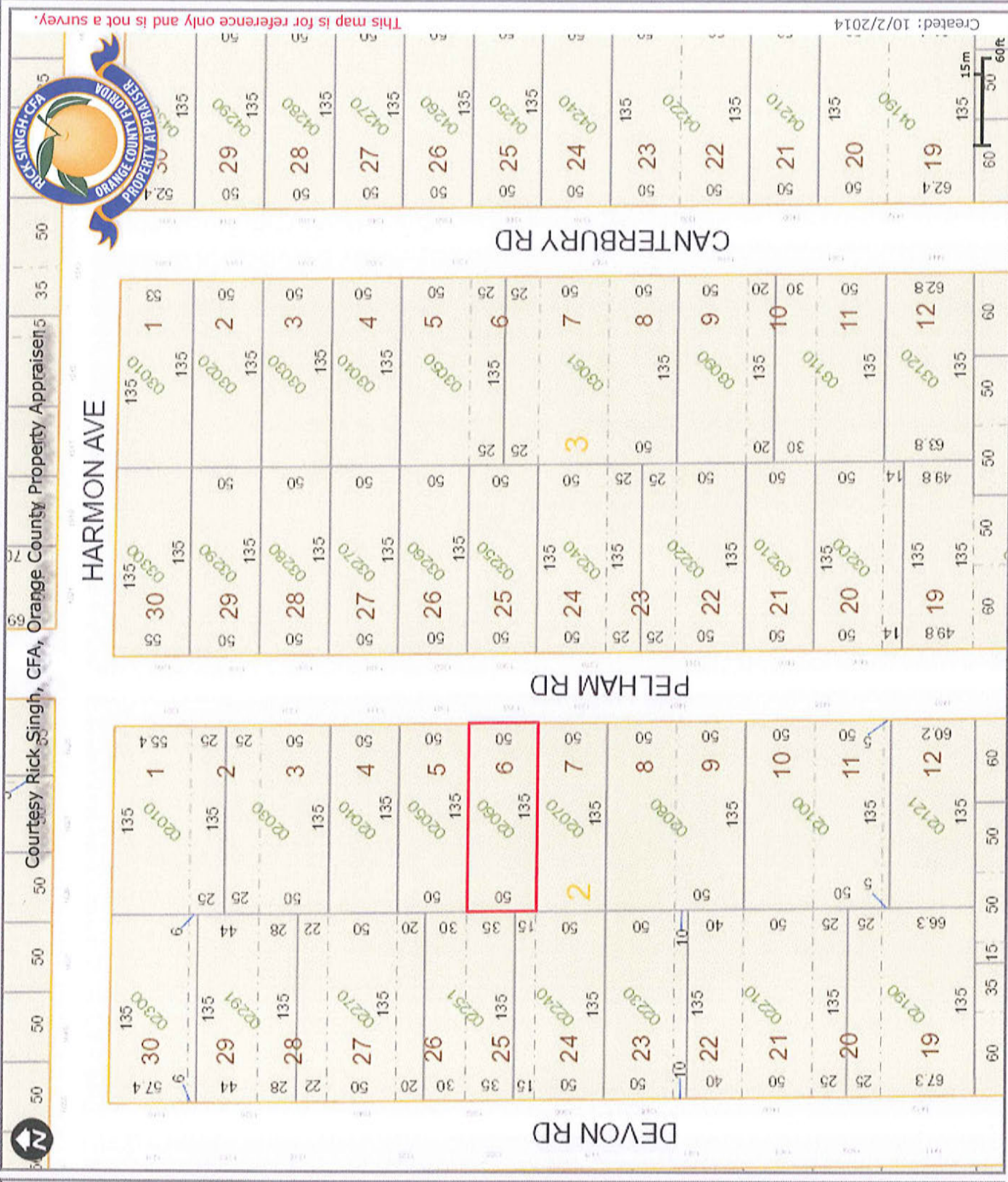
this 24 day of Nov. A.D. 1924

M. I. Hart, Notary Public

ORANGE VACATING BEING PUBLIC HIGHWAY PART OF ORANGE STREET LYING BETWEEN THE EXISTING WEST LINE OF MAIN ST. AND EAST SIDE LINE OF ORANGE AVE., LYING BETWEEN THE EXISTING SOUTH LINE OF BUREAU ST. AND SOUTH LINE OF ORANGE AVE. BEING THE PROPERTY OF THE STATE OF FLORIDA AS SHOWN ON THE PLAT OF THE STATE OF FLORIDA DEPARTMENT OF HIGHWAYS.

Filed and recorded Nov. 24, 1924 at 10 A.M.
B.W. Edgerton Clerk
Raymond Howard D.C.

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Misc
- Institutional/Misc
- Commercial/Industrial
- Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



This map is for reference only and is not a survey.

Created: 10/2/2014

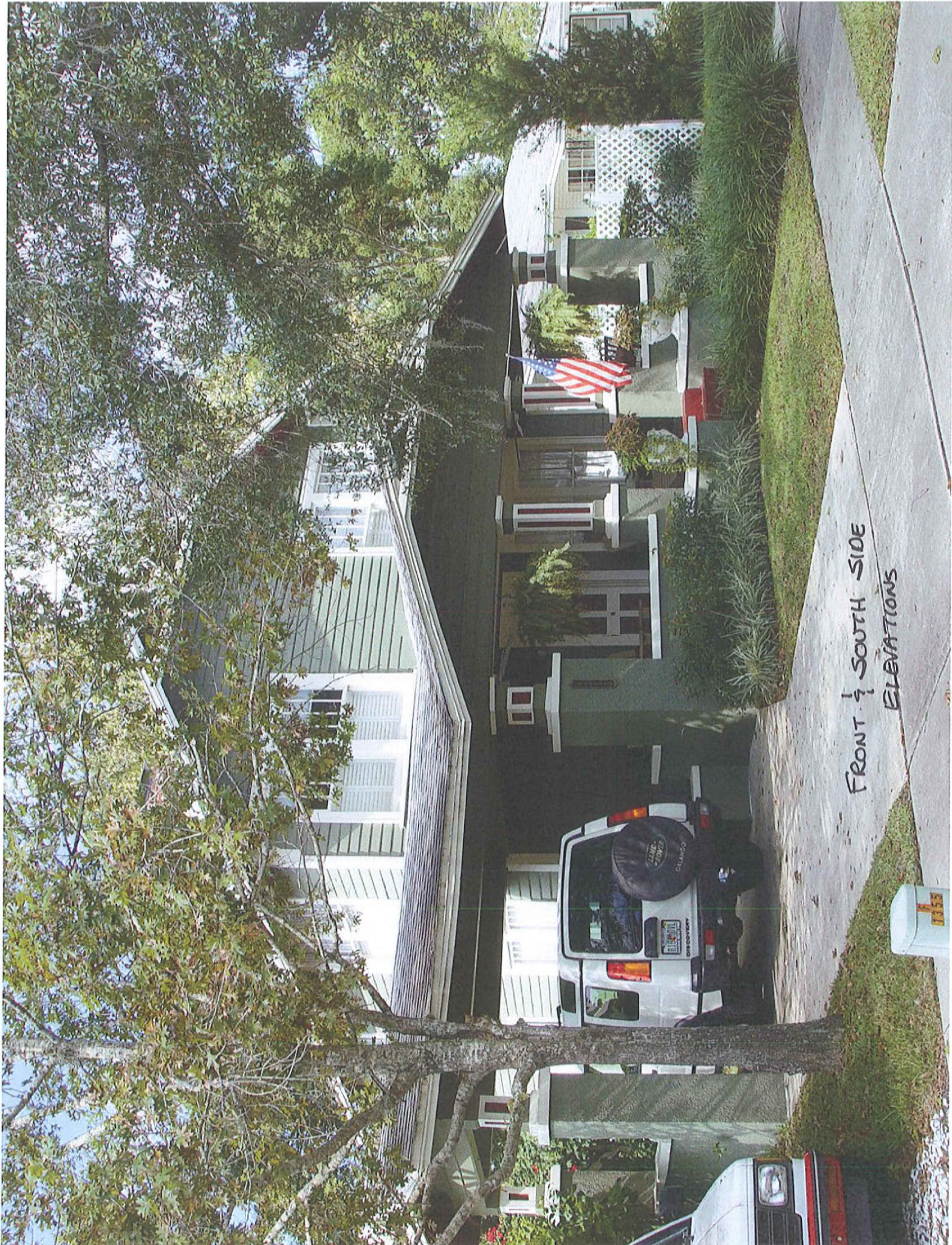




FRONT
ELEVATION
2005 PHOTO SERIES (STAFF)



FRONT &
NORTH-SIDE
ELEVATIONS



FRONT & SOUTH SIDE
ELEVATIONS

REAR ELEVATION





REAR ELEVATION

**NEW ADDITION
TO
1355 PELHAM ROAD
WINTER PARK, FLORIDA
SMITH RESIDENCE**



**John D. Youngman
Architect AR 9601**

Phone: 407-834-7830
Cell: 407-497-0090
Fax: 407-834-2047

370 CenterPointe Circle, Suite 1130
Altamonte Springs, FL 32701
e-mail: jyoungman@emerson-us.com

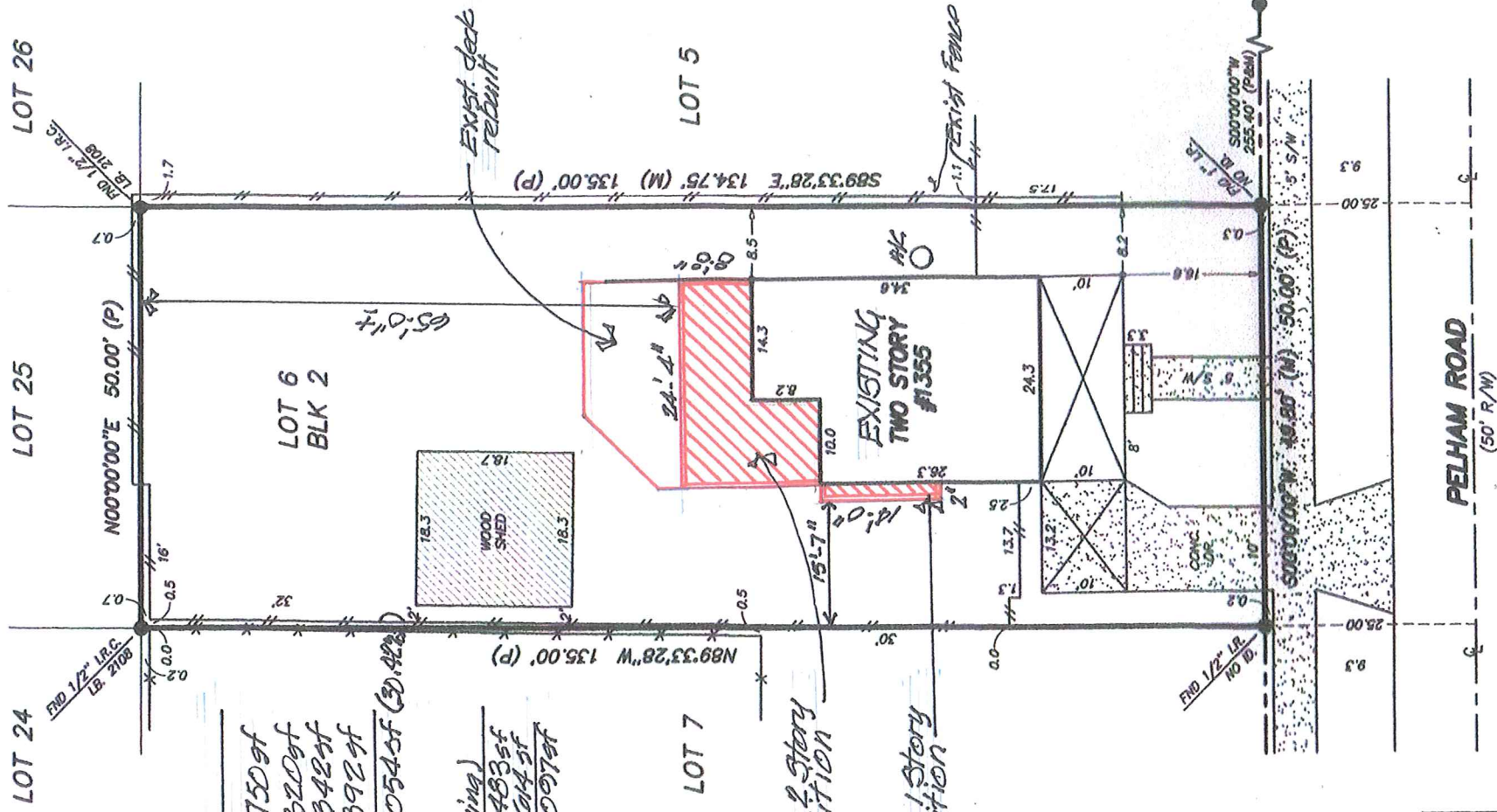


BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 6, BLOCK 2, ORMIN MANOR WESTMINSTER SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



SCALE: 1"=20'



SITE DATA

Site Area: 6,750 sf
 House Coverage: 1,320 sf
 Shed Coverage: 342 sf
 Driveway & Walks: 392 sf
 Total Impervious: 2,054 sf (30.4%)

HOUSE AREA (Living)
 Exist House: 1,483 sf
 New Addition: 614 sf
 Total Living Area: 2,097 sf

LEGEND

- A/C - AIR CONDITIONER
- ∠ - CENTRAL ANGLE
- BLK - BLOCK
- C.B. - CHORD BEARING
- C.B.S. - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC. - CONCRETE
- D - DEED
- D.E. - DRAINAGE EASEMENT
- F.F.E. - FINISHED FLOOR ELEVATION
- FOUND - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- L.B. - LAND SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- M - MEASURED
- N - NORTH
- N&D - NAIL AND DISK
- P - PLAT
- P.C. - POINT OF CURVATURE
- P.C. - POINT OF COMPOUND CURVATURE
- P.C.P. - PERMANENT CONTROL POINT
- P.L. - PROPERTY LINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.R.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT OF WAY
- S/W - SIDEWALK
- S - SOUTH
- U.E. - UTILITY EASEMENT
- W - WEST
- W.F.S. - WOOD FRAME STRUCTURE
- - SET 1/2" I.R.C. P.S. LB#7371
- RIGHT-OF-WAY LINE
- CENTERLINE
- BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- PLASTIC FENCE

LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.

DRAWN BY: MP	CHECKED BY: BRETT
CERTIFIED TO: ARNAUD SMITH & LAUREN YOST PRIMARY RESIDENTIAL MORTGAGE, INC. LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. FIDELITY NATIONAL TITLE INSURANCE COMPANY	
COMMUNITY NO: 120179	F.L.R.M. DATE: 09/25/09
PANEL: 0255	SUFFIX: F
FLOOD ZONE: X	
SURVEY NO: 48916	FIELD DATE: 01/26/13

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PELHAM ROAD BEING 50'00"00"W ASSUMED

Long Surveying, Inc.
 "Specializing in Residential Surveying"
 LB No. 7371
 143 Villa Di Este Terrace #113
 Lake Mary, FL 32746
 Office 407-330-9717 or 407-330-9716
 Fax 407-330-9775
 WWW.LONGSURVEYING.COM

NOTES:
 1) This survey is based on the legal description as provided by the Client.
 2) The Surveyor has not abstracted the land shown hereon for assessment, rights of way or restrictions of record which may affect the use or use of the land.
 3) Do not reconstruct property lines from existing lines.
 4) No footing or overhang easements located except as shown.
 5) No improvements or utilities have been located except as shown.
 6) This survey is not valid without the signature and the original record of a Florida Licensed Surveyor and Mapper.

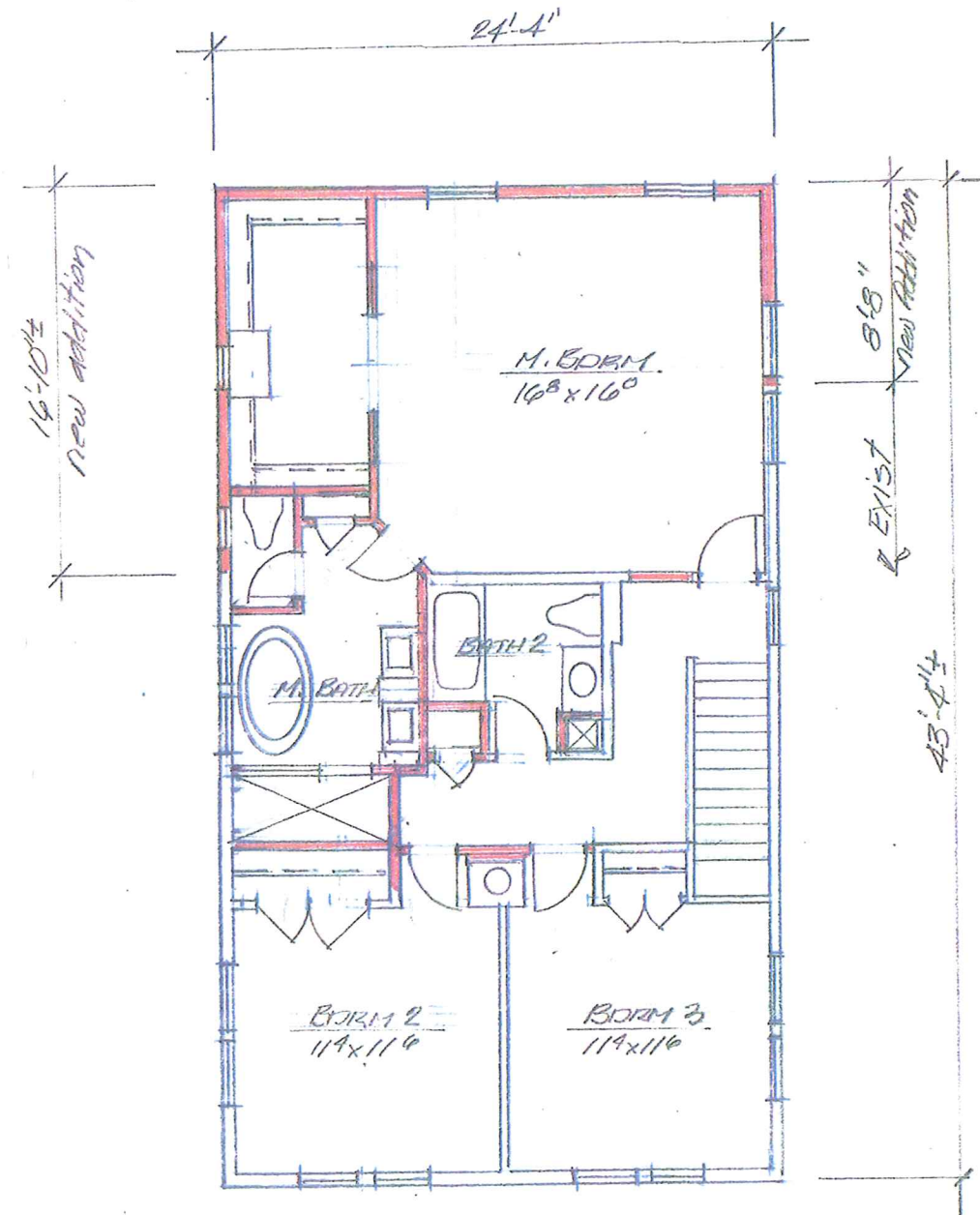
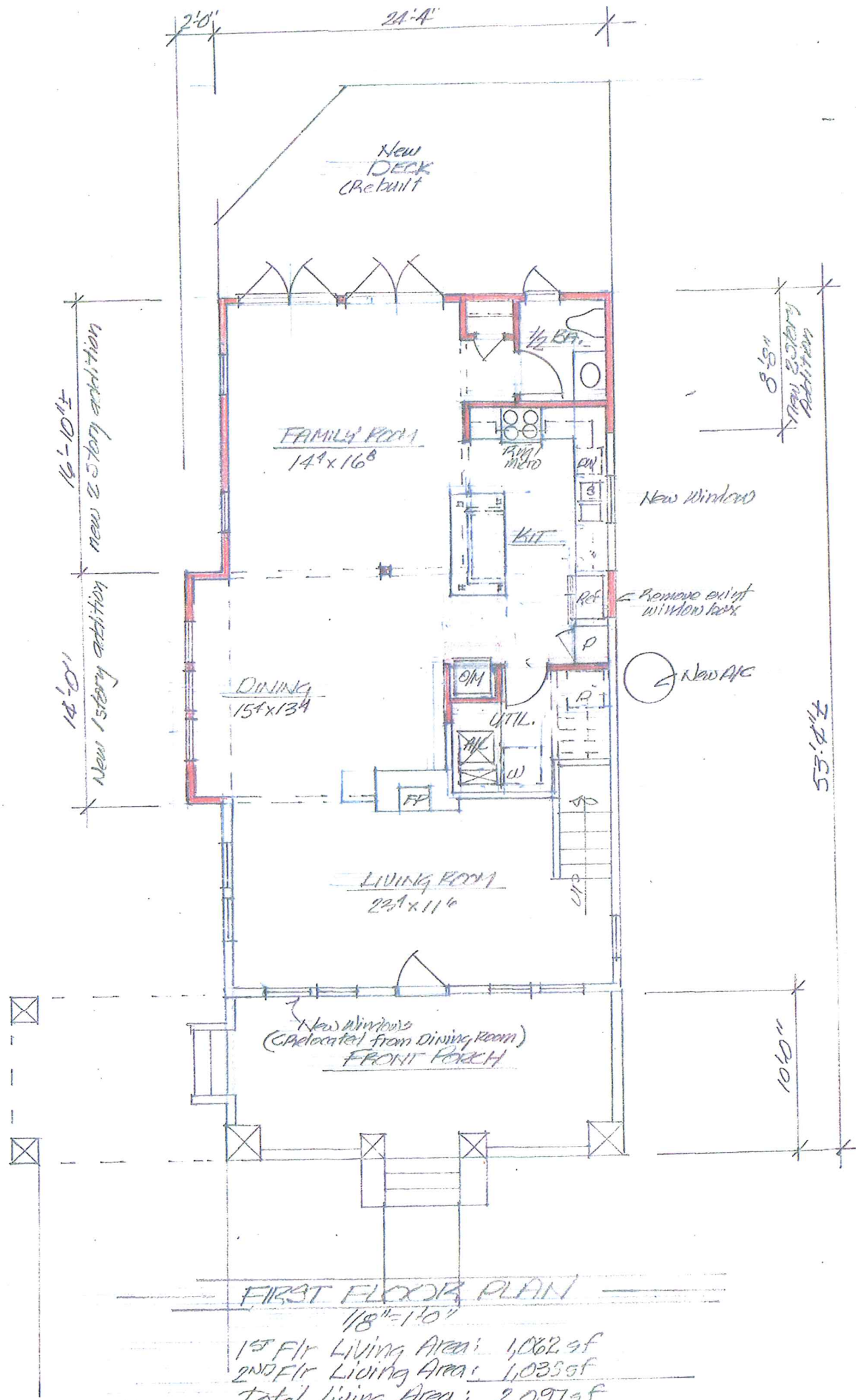
Surveyor: I certify that this survey was made under my professional seal and it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 61B17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John M. Shonkoff, P.S.M. No. 5144

**John D. Youngman
 Architect AR 9601**

Phone: 407-834-7830
 Cell: 407-497-0090
 Fax: 407-834-2047

370 CenterPointe Circle, Suite 1130
 Altamonte Springs, FL 32701
 e-mail: jyoungman@emerson-us.com



John D. Youngman
Architect AR 9601

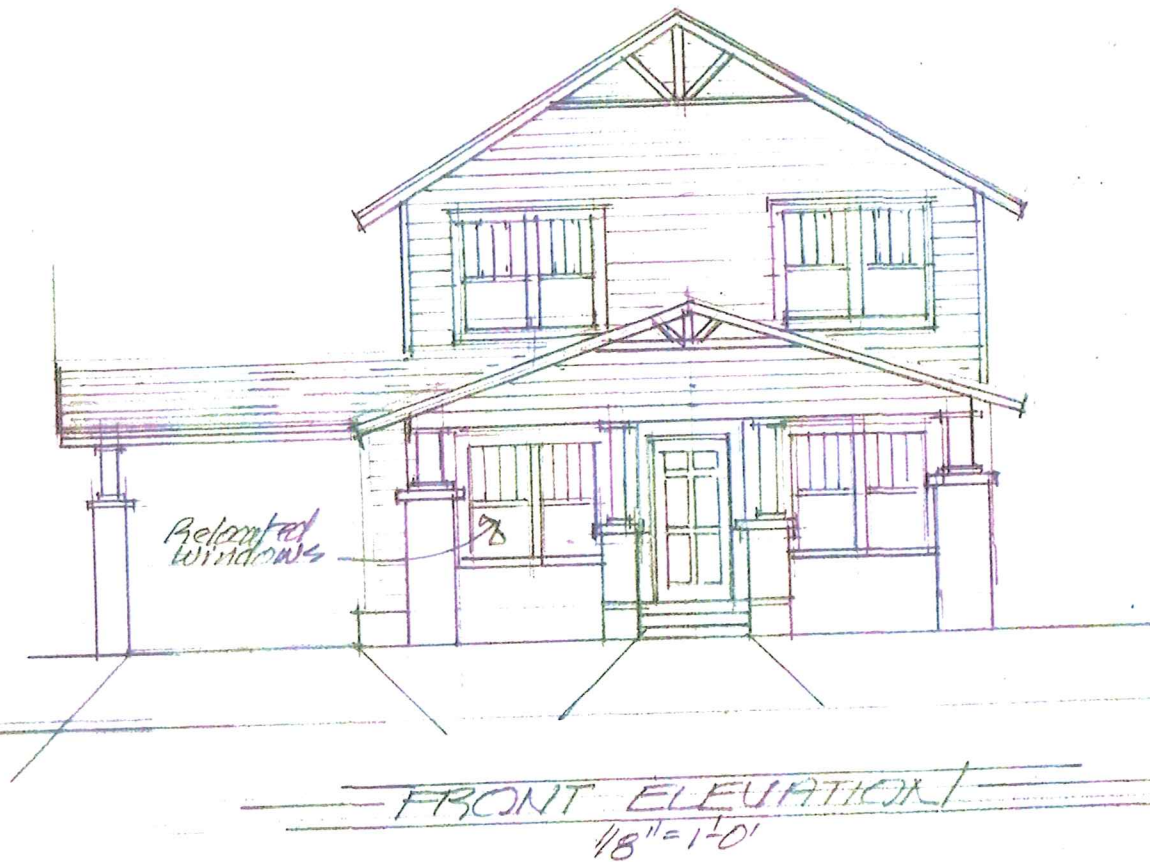
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Altamonte Springs, FL 32701
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LEFT SIDE ELEVATION
1/8"=1'-0"



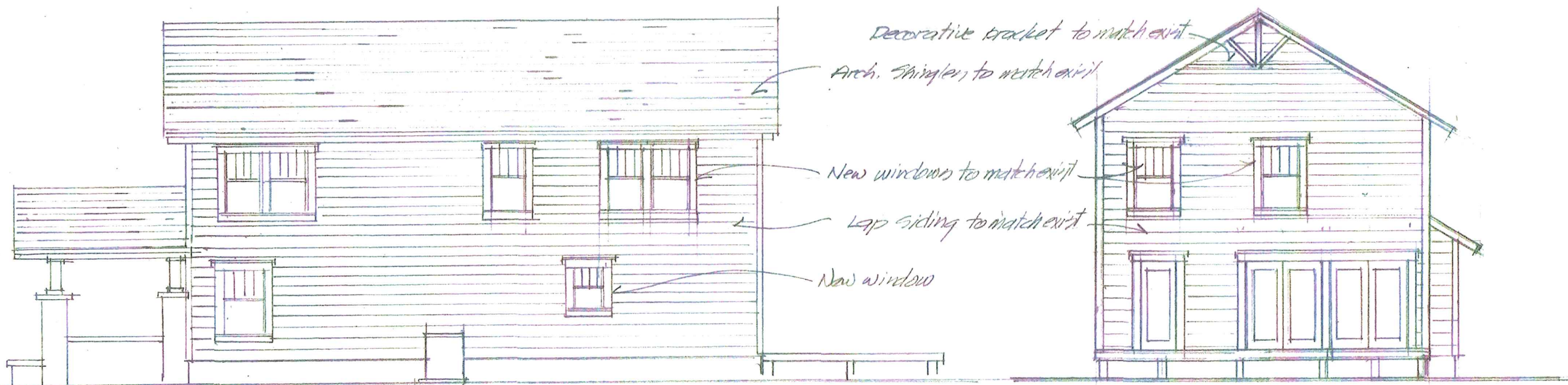
FRONT ELEVATION
1/8"=1'-0"

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Architect AR 9601

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RIGHT SIDE ELEVATION

1/8" = 1'-0"

REAR ELEVATION

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CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
October 8, 2014

COR 14-007 Request by April Doggett to replace the windows at her property located at 1510 Glencoe Road; keeping the existing openings and opening mechanisms. Individually designated historic resource and contributing historic resource located in the Virginia Heights East Historic District. Zoned R-1AA. Parcel ID #07-22-30-8908-14-050.

Located in the Virginia Heights East Historic District, 1355 Pelham Road was individually designated in 2003. Built about 1926 for Professor Herman F. Harris and his wife the residence was designed in the Tudor Revival style in the early phase of neighborhood development. The house retains its historic character and is in good condition.

Certificate of Review Request. The applicant is requesting a certificate of review to replace all the existing wood casement windows with metal clad wood replacements. The opening placement sizes and mechanisms would be retained.

Rehabilitation assumes that some alteration of the historic building is needed in order to provide for an efficient contemporary use of the building; however these alterations should not destroy the building's historic character. Staff is satisfied that the request meets the intent of the Standards if the appearance of the windows is retained or replicated. The following Secretary of the Interior's Standards for Rehabilitation apply to this request:

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of feature or spaces that characterize a property shall be avoided.

(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.

Architecture. The one and one-half story house is of textured stucco over frame construction. It has a steeply pitched front gable roof, and cat-slide roofs off the front gable. Wide shed roofed dormers are on either side of the main gable. The windows are divided light casement style. The heavy, battened front door is set in an arched entryway with a wood surround. The entry door features a round window and original decorative ironwork. A sunroom on the north (left) side features arch topped multi-paned windows. A brick chimney is on the north side of

the house. The site includes a contributing two-bay garage with second floor apartment in the style of the house at the rear, southeast corner of the lot. A wraparound screen porch has been added to the rear elevation. The site includes a non-contributing swimming pool and terrace in the rear yard.

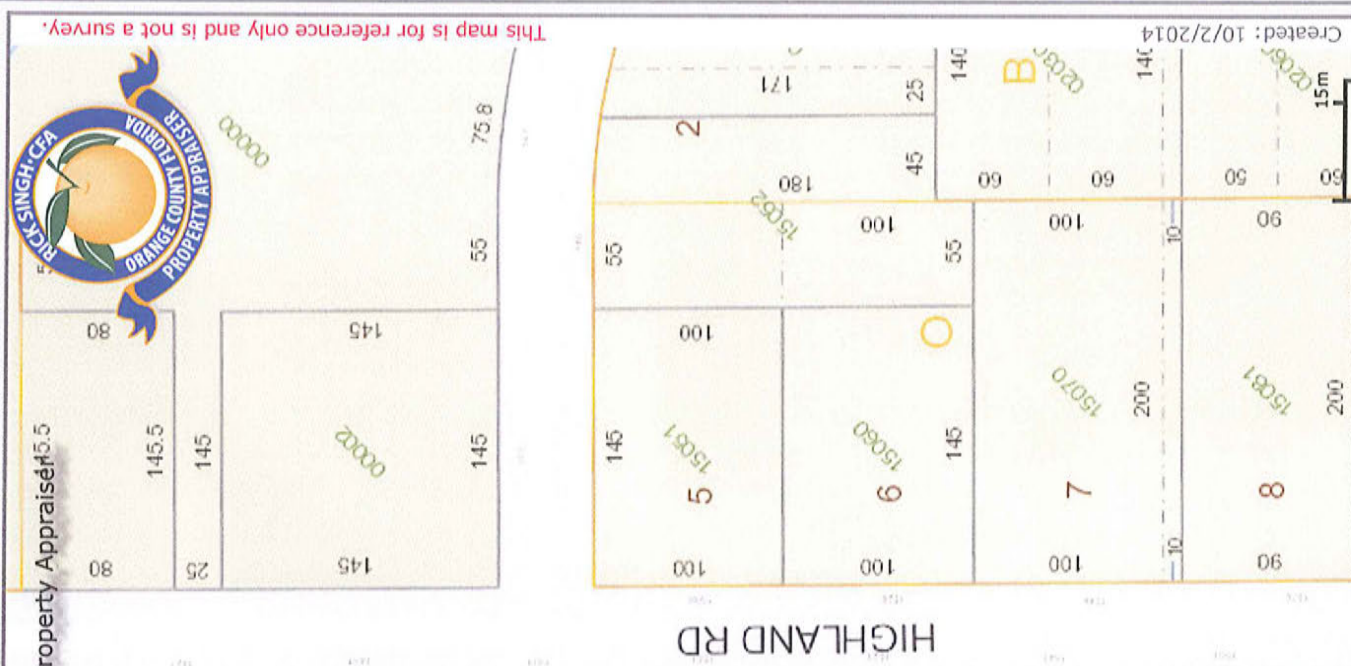
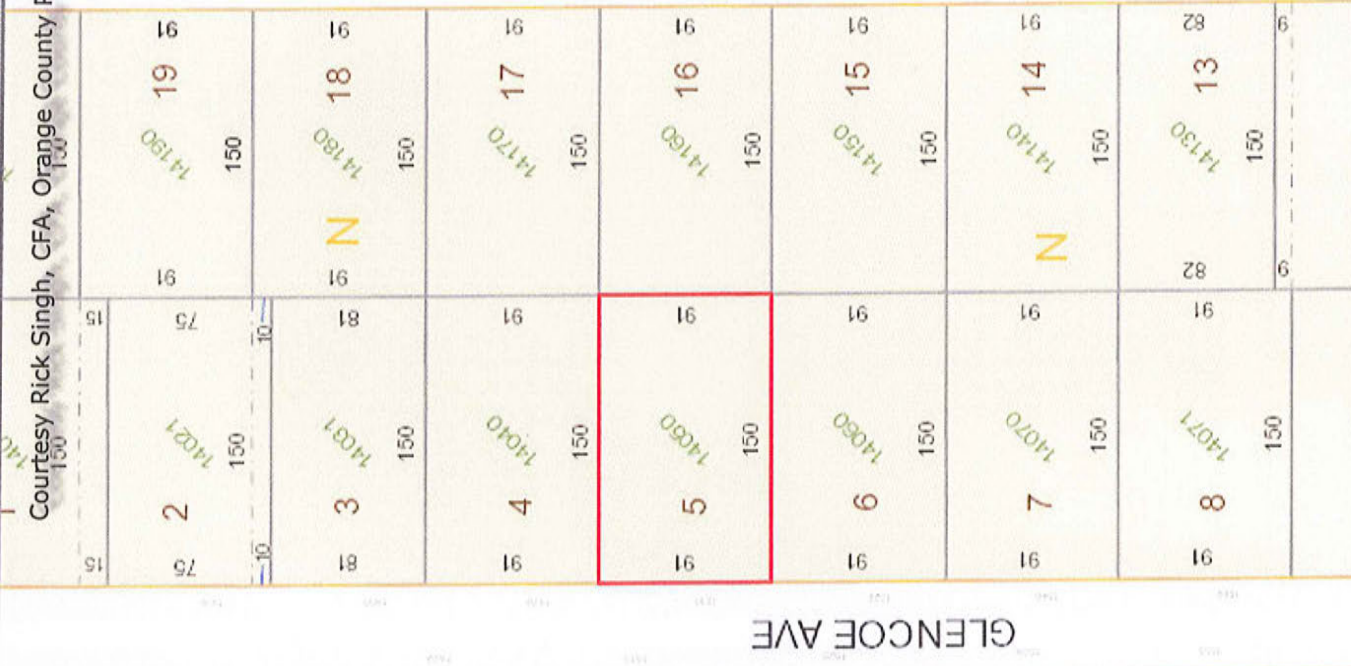
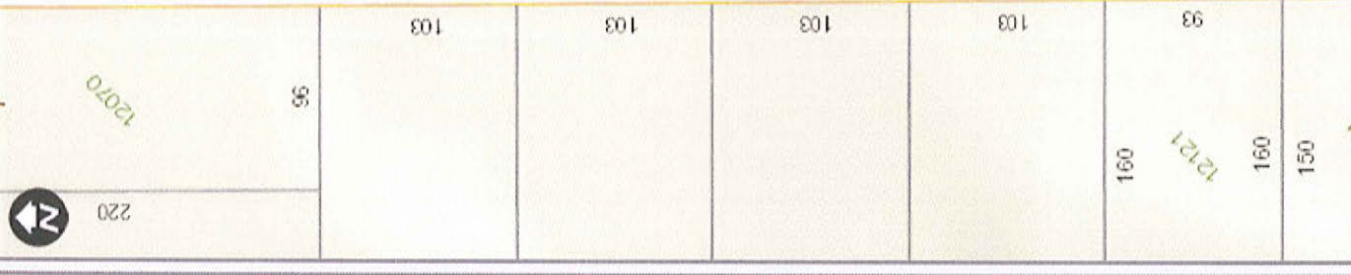
The Tudor Revival style was loosely based on a variety of late Medieval English prototypes. The American expression of the Tudor style emphasized steeply pitched, front-facing gabled roofs, which were presented as a dominate element of the façade. The application of the Tudor style in Florida followed national trends. Nearly all examples of the style were found on private residences. Most date from the 1920s, when middle and upper class residential suburbs proliferated. Many of the earliest and best examples were professionally designed and reasonably accurate expressions of the features and materials of the style.

Herman F. Harris (1873 - 1963) was a professor of English and Literature at Rollins College from 1924 to 1941. He was born in Lead County, Pennsylvania. Dr. Harris received undergraduate degrees from the University of Missouri and did graduate work at Yale, Columbia and the University of Paris. Before focusing on English, Dr. Harris taught Greek and Literature at Emporia College and at Kenyon College. In 1938, he received his Doctor of Literature from Rollins College during commencement. The Rollins Trustees appointed him Emeritus Professor of English on February 5, 1942. His wife, Lyde Drummond Harris, was also a professor of English at Rollins College for seven years.

Virginia Heights was first platted for residential development in 1922. It was developed as Winter Park's "finest new subdivision" by the National Realty Company of Indianapolis.

RECOMMENDATION: Staff's recommendation is for APPROVAL subject to Historic Preservation Board review with the conditions that the window openings including the arch topped features, trim and sash dimensions, mechanisms, and exterior muntin pattern be retained or replicated.

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser

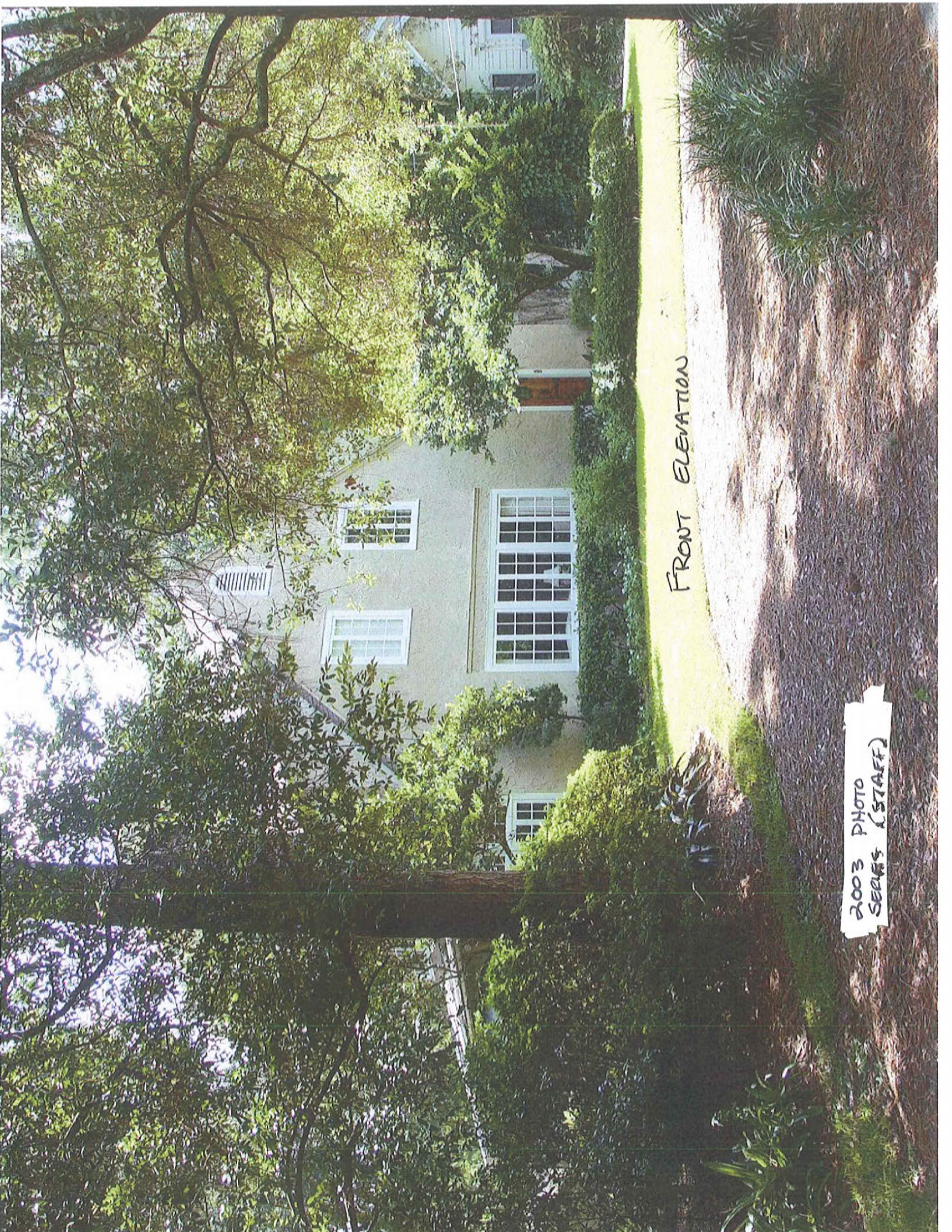


Created: 10/2/2014

60 ft

15 m

This map is for reference only and is not a survey.



FRONT ELEVATION

2003 PHOTO
SERIES (STAFF)



FRONT
ELEVATION

SOUTH
SIDE

SOUTH
SIDE
ELEVATION

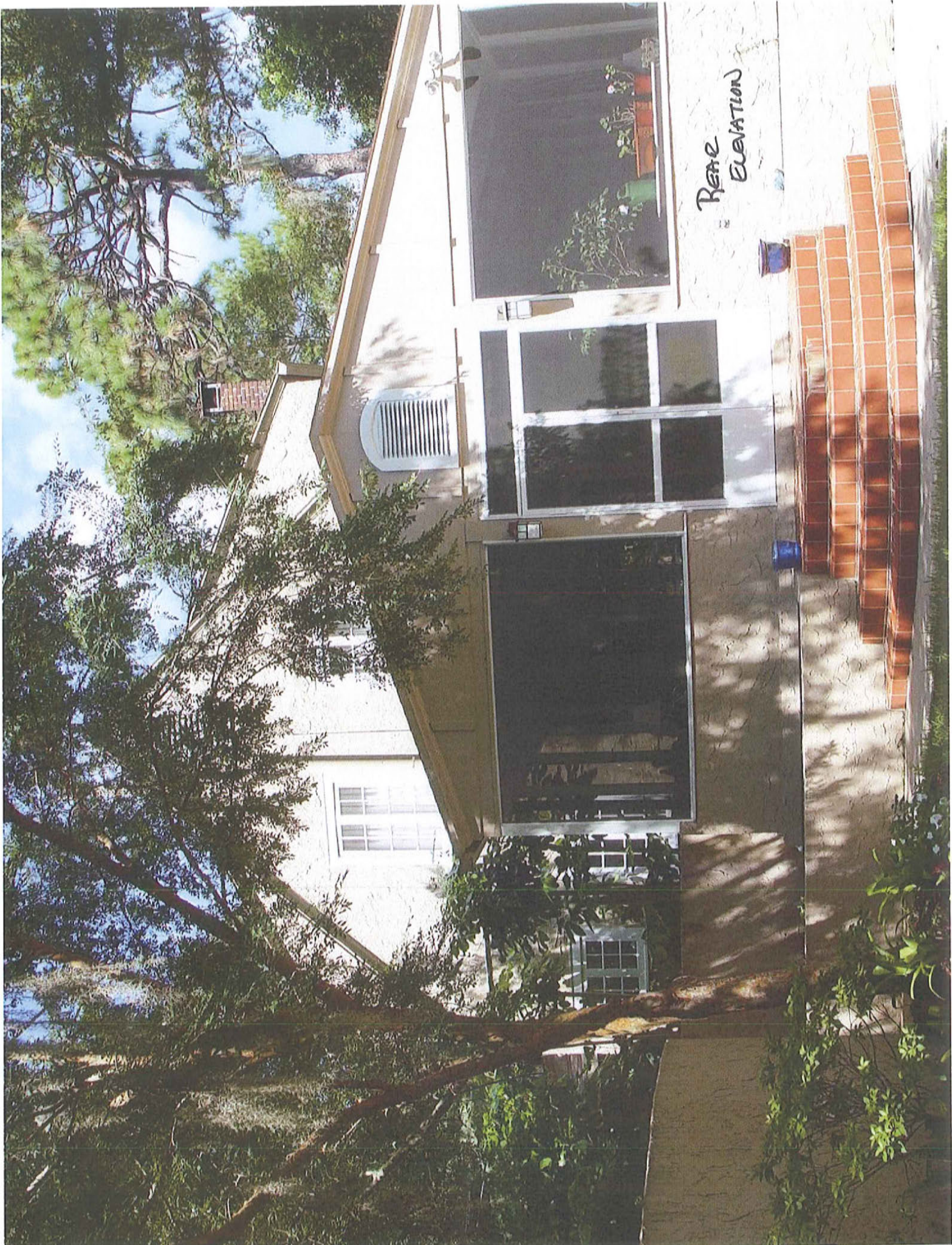


NORTH SIDE
ELEVATION



NORTH SIDE
ELEVATION





Rene
ELEVATION



PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

Certificate of Review Application

1. 1510 Glencoe Road, Winter Park, FL
Building address 32789
April Doggett Same 467-234-3390
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. Please indicate the work your propose to undertake:

Minor alteration New construction Addition Demolition Rehabilitation
 Variance request (additional information required) Other: _____

3. Proposed project narrative: (attach additional page if necessary)

Replace all existing windows

4. The following supplementary information shall be provided as applicable to describe the proposal:

Site plan Floor plan(s) Elevations(s) Photo(s) Survey

Material and product information Setback/Coverage worksheet REQUIRED

Other: _____

5. I, April Doggett, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature]
Owner's Signature

9/15/14
Date

Historic Preservation Commission Office Use

Date received: 9-15-14 HPC Meeting: 10-8-14 Case File No. COR 14 007

Historic name of building (if any)

VIRGINIA HEIGHTS EAST

Historic district name (if any)

07-22-30-9908-14-050

c. 1936

Parcel Identification Number

Year built

historic landmark historic building/structure

district contributing element district non-contributing element

Lindsey Hayes, AICP, Senior Planner
Planning Department
401 Park Avenue South
Winter Park, FL 32789

Ms. Hayes:

I am submitting this application to request the installation of new windows at 1510 Glencoe Road, Winter Park, FL 32789. This is a historically designated home.

The information below is a supplement to questions #3 and #4 on the Certificate of Review Application.

It has come to our attention that all of our original wood windows are in desperate need of replacing. We have spent many hours researching and have settled on windows by Jeld Wen through Southern Window Design. We are asking for permission to use their Sitaline EX Clad Wood Casement Windows. I have attached the estimate. We believe these windows will come very close to matching the originals. The only difference is the addition of a metal sash and muntins on the exterior. Sadly, we feel this is necessary to give these windows any life expectancy. Please see photo explanation below.



Home in question - 1510
Glencoe Rd., Winter Park,
FL 32789



The roofline of this unique tutor/storybook home provides no protection from the rain or direct Western exposure. The awnings, clearly a later addition located on the front windows only, are the only shelter from the elements.



You can also see the casement or frame of the window is flush with the surface of the home. Elastomeric paint was applied to all stucco eight years ago and the roof was replaced four years ago, but it has not kept the stucco from weakening and cracking. The result has been leaking of windows and severe wood rot. We have begun stucco work recently to

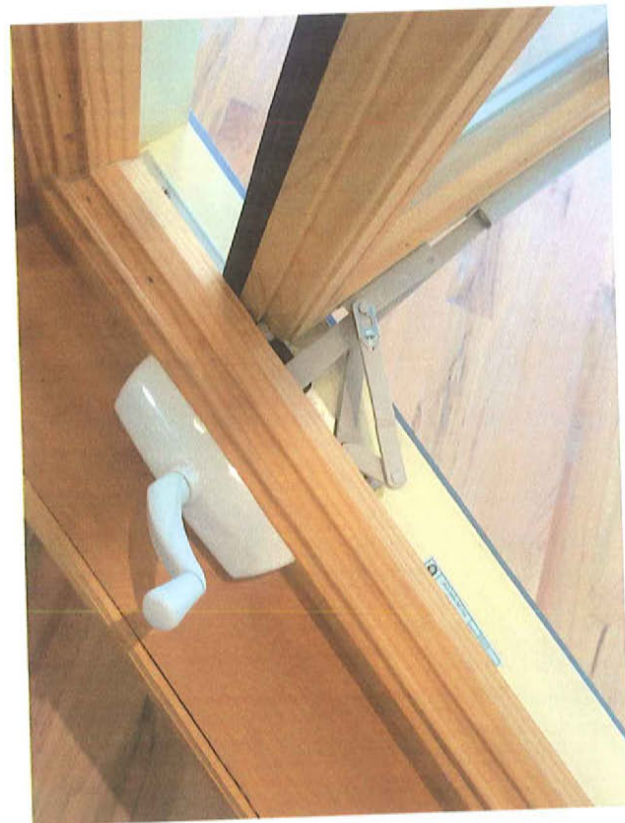
minimize and repair damage. To place flashing over each window (as seen above) and replace damaged stucco is also a great expense.



The result of of many years of exposure. Nearly every window sill or sash is rotten and the majority are either painted shut or have gaps between panes.



Metal wood clad will help sustain the life of our windows. The design is incredibly similar to the original (see estimate). We will use 7/8" muntins. We will be painting the exterior sash and muntins the existing home color - Benjamin Moore Atmospheric Blue. Except where necessary, we will not replace the original window frames. We are expecting our installation budget to increase significantly due to extensive rot.



Interior of new wood windows with crank handle and stainless steel hardware.



Metal wood clad will help sustain the life of our windows. The design is incredibly similar to the original (see estimate). We will use 7/8" muntins. We will be painting the exterior sash and muntins the existing home color - Benjamin Moore Atmospheric Blue. Except where necessary, we will not replace the original window frames. We are expecting our installation budget to increase significantly due to extensive rot.



Interior of new wood windows with crank handle and stainless steel hardware.

In conclusion, we feel these Siteline EX Clad windows are the best way to help preserve the integrity of this home. We are working against time as so many repairs have come too late in its history. We did get a quote from CCS Restoration and, as expected, their price is similar if not a little above the cost of new Jeld Wen windows. We can not ignore the benefits of new energy efficient windows with screens. In order to maintain the value of our home and keep it competitive in todays market, we need to modernize while respecting its history.



2233 W. Fairbanks Ave.
Winter Park, FL 32789



QUOTE BY: Jade
SOLD TO: April Doggett

QUOTE #: JHCN00168
SHIP TO:

PROJECT NAME: Doggett Sitaline

PO#: 14Doggett
Ship Via: Ground/Next Truck

REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-1	Entry	Frame Size : 17 X 33 5/8 Sitaline EX Clad Casement, Auralast Pine, Special Finish Exterior - Special Luxury Color, Special Finish Upgrade Sash - Special Luxury Color, FL# 10296.1 Interior-PrePaint/Brilliant White/M64WXW99901, No Drip Cap/No Nail Fin, 4 9/16 Jamb, 4/4 Thick, Hinge Left, Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless Hardware, Florida - FBC, PG 35, Insulated Clear Annealed Glass, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL - Special Luxury Color, Light Bronze Shadow Bar, Colonial 2 Wide 3 High BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.756, (Multiple colors on one order will add additional set-up fees). Pricing will be subject to approval of color chip.(To Calculate True Window Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:9w, 29.2h, 1.8 sf Waiting for paint code, PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW	

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-2	Office	Main Line Item	
	Rough Opening: 39 5/8 X 56 3/8	Frame Size : 38 7/8 X 55 5/8 Sitaline EX Clad Casement, Auralast Pine, 2 Wide Special Finish Exterior - Special Luxury Color, Special Finish Upgrade Sash - Special Luxury Color, Interior-PrePaint/Brilliant White/M64WXW99901, No Drip Cap/No Nail Fin, Factory Structural Mull, 4 9/16 Jamb, 4/4 Thick, Left/Right, Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless Hardware, Florida - FBC, DP 35, Insulated Clear Annealed Glass, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL - Special Luxury Color, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 5 High BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. (Multiple colors on one order will add additional set-up fees). Pricing will be subject to approval of color chip.(To Calculate True Window Depth Add 1-1/4" To Specified Jamb Width). Vertical Structural Mull 1/4" Wide, Waiting for paint code, PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW	

2

Line-2-1 (A1)

Frame Size : 19 5/16 X 55 5/8
 Sitaline EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish
 Upgrade Sash - Special Luxury Color,
 FL# 10296.1
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware,
 Concealed/Stainless Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special
 Finish SDL - Special Luxury Color, Light Bronze Shadow Bar,
 Colonial 2 Wide 5 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095,
 (Multiple colors on one order will add additional set-up fees).
 Pricing will be subject to approval of color chip. Clear
 Opening:11.3w, 51.2h, 4 sf
 Waiting for paint code,

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-2-2 (A2)

Frame Size : 19 5/16 X 55 5/8
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish
 Upgrade Sash - Special Luxury Color,
 FL# 10296.1
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Right,
 Folding Handle, Oil Rubbed Bronze Hardware,
 Concealed/Stainless Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special
 Finish SDL - Special Luxury Color, Light Bronze Shadow Bar,
 Colonial 2 Wide 5 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095,
 (Multiple colors on one order will add additional set-up fees).
 Pricing will be subject to approval of color chip. Clear
 Opening:11.3w, 51.2h, 4 sf
 Waiting for paint code,

Line-3 Guest Bath
 Rough Opening: 17 3/4 X 35 3/8

Frame Size : 17 X 34 5/8
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10296.1
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
 Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 2 Wide 3
 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.756, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width). Clear Opening:9w, 30.2h, 1.8
 sf
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-4 Kitchen
Rough Opening: 36 5/8 X 29

Frame Size : 35 7/8 X 28 1/4
Siteline EX Clad Casement, Auralast Pine,
Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
Sash - Special Luxury Color,
FL# 10296.2
Interior-PrePaint/Brilliant White/M64WXW99901,
No Drip Cap/No Nail Fin,
4 9/16 Jamb, 4/4 Thick,
Hinge Left,
Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
Hardware,
Florida - FBC, PG 35,
Insulated Clear Annealed Glass,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
- Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 3
High
BetterVue Mesh Brilliant White Screen,
Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
colors on one order will add additional set-up fees). Pricing will be
subject to approval of color chip.(To Calculate True Window Depth
Add 1-1/4" To Specified Jamb Width). Clear Opening:27.8w, 23.8h,
4.6 sf
Waiting for paint code,
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

2

Line-5 Kitchen
Rough Opening: 36 1/2 X 45 1/4

Frame Size : 35 3/4 X 44 1/2
Siteline EX Clad Casement, Auralast Pine,
Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
Sash - Special Luxury Color,
FL# 10296.2
Interior-PrePaint/Brilliant White/M64WXW99901,
No Drip Cap/No Nail Fin,
4 9/16 Jamb, 4/4 Thick,
Hinge Left,
Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
Hardware,
Florida - FBC, PG 35,
Insulated Clear Annealed Glass,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
- Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
High
BetterVue Mesh Brilliant White Screen,
Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
colors on one order will add additional set-up fees). Pricing will be
subject to approval of color chip.(To Calculate True Window Depth
Add 1-1/4" To Specified Jamb Width). Clear Opening:27.7w, 40h, 7.7
sf
Waiting for paint code,
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-6 Dining
Rough Opening: 40 5/8 X 57

Frame Size : 39 7/8 X 56 1/4
 Sitrine EX Clad Fixed Auralast Pine,
 Double Hung Product,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10297.6
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 4 Wide 4
 High
 Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width).
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

Line-7 Sunroom
Rough Opening: 32 5/8 X 45 1/8

Frame Size : 31 7/8 X 44 3/8
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10296.2
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
 Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width). Clear Opening:23.8w, 39.9h,
 6.6 sf
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-8 Sunroom
Rough Opening: 32 1/4 X 45

Frame Size : 31 1/2 X 44 1/4
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10296.2
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
 Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width). Clear Opening:23.5w, 39.8h,
 6.5 sf
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

2

Line-9 Sunroom
Rough Opening: 32 1/2 X 45

Frame Size : 31 3/4 X 44 1/4
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10296.2
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
 Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width). Clear Opening:23.7w, 39.8h,
 6.5 sf
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

2

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-10	Sunroom	<p>Frame Size : 31 3/4 X 44 3/8</p> <p>Siteline EX Clad Casement, Auralast Pine, Special Finish Exterior - Special Luxury Color, Special Finish Upgrade Sash - Special Luxury Color, FL# 10296.2 Interior-PrePaint/Brilliant White/M64WXW99901, No Drip Cap/No Nail Fin, 4 9/16 Jamb, 4/4 Thick, Hinge Left, Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless Hardware, Florida - FBC, PG 35, Insulated Clear Annealed Glass, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4 High BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, (Multiple colors on one order will add additional set-up fees). Pricing will be subject to approval of color chip.(To Calculate True Window Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:23.7w, 39.9h, 6.5 sf Waiting for paint code, PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW</p>	

3

Line-11	Living Room	<p>Main Line Item</p> <p>Frame Size : 47 3/4 X 56 1/8</p> <p>Siteline EX Clad Casement, Auralast Pine, 2 Wide Special Finish Exterior - Special Luxury Color, Special Finish Upgrade Sash - Special Luxury Color, Interior-PrePaint/Brilliant White/M64WXW99901, No Drip Cap/No Nail Fin, Factory Structural Mull, 4 9/16 Jamb, 4/4 Thick, Left/Right, Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless Hardware, Florida - FBC, DP 35, Insulated Clear Annealed Glass, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL - Special Luxury Color, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 5 High BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. (Multiple colors on one order will add additional set-up fees). Pricing will be subject to approval of color chip.(To Calculate True Window Depth Add 1-1/4" To Specified Jamb Width). Vertical Structural Mull 1/4" Wide, Waiting for paint code, PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW</p>	
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3

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-11-1 (A1)

Frame Size : 23 3/4 X 56 1/8
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish
 Upgrade Sash - Special Luxury Color,
 FL# 10296.1
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware,
 Concealed/Stainless Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special
 Finish SDL - Special Luxury Color, Light Bronze Shadow Bar,
 Colonial 2 Wide 5 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095,
 (Multiple colors on one order will add additional set-up fees).
 Pricing will be subject to approval of color chip. Clear
 Opening:15.7w, 51.7h, 5.6 sf
 Waiting for paint code,

Line-11-2 (A2)

Frame Size : 23 3/4 X 56 1/8
 Sitrine EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish
 Upgrade Sash - Special Luxury Color,
 FL# 10296.1
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Right,
 Folding Handle, Oil Rubbed Bronze Hardware,
 Concealed/Stainless Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special
 Finish SDL - Special Luxury Color, Light Bronze Shadow Bar,
 Colonial 2 Wide 5 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095,
 (Multiple colors on one order will add additional set-up fees).
 Pricing will be subject to approval of color chip. Clear
 Opening:15.7w, 51.7h, 5.6 sf
 Waiting for paint code,

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-12 Stairwell
Rough Opening: 24 1/2 X 35 1/8

Frame Size : 23 3/4 X 34 3/8
Siteline EX Clad Fixed Auralast Pine,
Double Hung Product,
Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
Sash - Special Luxury Color,
FL# 10297.6
Interior-PrePaint/Brilliant White/M64WXW99901,
No Drip Cap/No Nail Fin,
4 9/16 Jamb,
Florida - FBC, PG 35,
Insulated Clear Annealed Glass,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
- Special Luxury Color, Light Bronze Shadow Bar, Colonial 2 Wide 3
High
Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
colors on one order will add additional set-up fees). Pricing will be
subject to approval of color chip.(To Calculate True Window Depth
Add 1-1/4" To Specified Jamb Width).
Waiting for paint code,
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

Line-13 Master Bedroom
Rough Opening: 36 1/2 X 53

Frame Size : 35 3/4 X 52 1/4
Siteline EX Clad Casement, Auralast Pine,
Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
Sash - Special Luxury Color,
FL# 10296.2
Interior-PrePaint/Brilliant White/M64WXW99901,
No Drip Cap/No Nail Fin,
4 9/16 Jamb, 4/4 Thick,
Hinge Left,
Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
Hardware,
Florida - FBC, PG 35,
Insulated Clear Annealed Glass,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
- Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
High
BetterVue Mesh Brilliant White Screen,
Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
colors on one order will add additional set-up fees). Pricing will be
subject to approval of color chip.(To Calculate True Window Depth
Add 1-1/4" To Specified Jamb Width). Clear Opening:27.7w, 47.8h,
9.2 sf
Waiting for paint code,
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

6

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-14 Master Tub
Rough Opening: 33 3/4 X 33 1/2

Frame Size : 33 X 32 3/4
Siteline EX Clad Casement, Auralast Pine,
Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
Sash - Special Luxury Color,
FL# 10296.2
Interior-PrePaint/Brilliant White/M64WXW99901,
No Drip Cap/No Nail Fin,
4 9/16 Jamb, 4/4 Thick,
Hinge Left,
Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
Hardware,
Florida - FBC, PG 35,
Insulated Clear Annealed Glass,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
- Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 3
High
BetterVue Mesh Brilliant White Screen,
Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
colors on one order will add additional set-up fees). Pricing will be
subject to approval of color chip.(To Calculate True Window Depth
Add 1-1/4" To Specified Jamb Width). Clear Opening:25w, 28.3h, 4.9
sf
Waiting for paint code,
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

Line-15 PJ Bath
Rough Opening: 36 1/2 X 35 1/2

Frame Size : 35 3/4 X 34 3/4
Siteline EX Clad Casement, Auralast Pine,
Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
Sash - Special Luxury Color,
FL# 10296.2
Interior-PrePaint/Brilliant White/M64WXW99901,
No Drip Cap/No Nail Fin,
4 9/16 Jamb, 4/4 Thick,
Hinge Left,
Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
Hardware,
Florida - FBC, PG 35,
Insulated Clear Annealed Glass,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
- Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 3
High
BetterVue Mesh Brilliant White Screen,
Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
colors on one order will add additional set-up fees). Pricing will be
subject to approval of color chip.(To Calculate True Window Depth
Add 1-1/4" To Specified Jamb Width). Clear Opening:27.7w, 30.3h,
5.8 sf
Waiting for paint code,
PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
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Line-16 PJ Bedroom
Rough Opening: 36 3/8 X 53

Frame Size : 35 5/8 X 52 1/4
 Siteline EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10296.2
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
 Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width). Clear Opening:27.6w, 47.8h,
 9.1 sf
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

2

Line-17 Storage/Closet
Rough Opening: 36 1/2 X 53

Frame Size : 35 3/4 X 52 1/4
 Siteline EX Clad Casement, Auralast Pine,
 Special Finish Exterior - Special Luxury Color, Special Finish Upgrade
 Sash - Special Luxury Color,
 FL# 10296.2
 Interior-PrePaint/Brilliant White/M64WXW99901,
 No Drip Cap/No Nail Fin,
 4 9/16 Jamb, 4/4 Thick,
 Hinge Left,
 Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless
 Hardware,
 Florida - FBC, PG 35,
 Insulated Clear Annealed Glass,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL
 - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4
 High
 BetterVue Mesh Brilliant White Screen,
 Custom-Width, *Custom-Height*, GlassThick=0.7095, (Multiple
 colors on one order will add additional set-up fees). Pricing will be
 subject to approval of color chip.(To Calculate True Window Depth
 Add 1-1/4" To Specified Jamb Width). Clear Opening:27.7w, 47.8h,
 9.2 sf
 Waiting for paint code,
 PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW

1

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line-18	Storage/Closet	<p>Frame Size : 35 5/8 X 52 1/4</p> <p>Siteline EX Clad Casement, Auralast Pine, Special Finish Exterior - Special Luxury Color, Special Finish Upgrade Sash - Special Luxury Color, FL# 10296.2 Interior-PrePaint/Brilliant White/M64WXW99901, No Drip Cap/No Nail Fin, 4 9/16 Jamb, 4/4 Thick, Hinge Left, Folding Handle, Oil Rubbed Bronze Hardware, Concealed/Stainless Hardware, Florida - FBC, PG 35, Insulated Clear Annealed Glass, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Special Finish SDL - Special Luxury Color, Light Bronze Shadow Bar, Colonial 3 Wide 4 High BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.7095, (Multiple colors on one order will add additional set-up fees). Pricing will be subject to approval of color chip.(To Calculate True Window Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:27.6w, 47.8h, 9.1 sf Waiting for paint code, PEV 2014.2.1.990/PDV 6.023 (06/16/14) NW</p>	1

Total Units:

32



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.