



**Historic Architectural Review Commission
Staff Report for Item 9**

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Kelly Perkins
HARC Assistant Planner

Meeting Date: November 27, 2018

Applicant: Daniel Arroyo

Application Number: H18-0014

Address: #514 Frances Street

Description of Work:

Demolition of rear porch.

Site Facts:

The two-story Eyebrow house is listed as a contributing resource in the survey, and it first appears on the 1889 Sanborn map as a two-story structure with a front porch and a one-story section in the rear. Those elements all remain. Another one-story structure addition was added after 1962 in the rear. The house also has a carport attached onto the side of the main house. The main structure has a pressed metal roof, which is very unique in that only a few houses in the historic district have this type of roofing, but it is in poor condition. The property backs onto Nassau Lane.

Ordinances Cited in Review:

Sec. 102-217 (2): Demolition of non-historic or non-contributing buildings.

Sec. 102-218 (b): Criteria for demolitions.

Staff Analysis

Staff believes the elements to be demolished are not-historic, as they do not appear in the Sanborn maps, and therefore, meets the following criteria:

- (1) The demolition will not diminish the overall historic character of a district or neighborhood;
- (2) Nor will it destroy the historic relationship between buildings or structures and open space.
- (3) This demolition will not affect the front building façade.
- (4) Staff does not believe element that is proposed to be demolished will qualify as contributing as set forth in Sec. 1021-62(3).

Therefore, this request can be considered for demolition. Only one reading is required for demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

HARC COA # 2018-0014	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

514 Frances St.	PHONE NUMBER	352 442-6107
Julianne M. Arroyo	EMAIL	jaballet@NETZERO.com
Po Box 281		
Brooksville, FL 34605		
Same as above	PHONE NUMBER	407 491 8145
1050 Bob White Trail	EMAIL	dpaconstructioninc@gmail.com
Chuluota, FL 32706		
Julianne M. Arroyo	DATE	10/23/18

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS YES RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO INVOLVES A HISTORIC STRUCTURE: YES NO
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: wood siding per existing, veld wcn wood windows, metal shingles. Total new living 646 Sp. ft. New rear porch 246 Sp. ft. Existing living area 1769 Sp. ft. Porches 464 Sp. ft. Proposed demo patio 266 Sp. ft. Proposed new living area 2415 Sp. ft. The proposed living area added is a 35.0% increase. Height of addition 12.8 ft. Existing house 26.4 ft. The intent is to strengthen the house to survive another 100 years. (Please see plans and notes)

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Flat roof rear patio area, see attached demo site plan.

RECEIVED
 OCT 26 2018
 BY: MCM

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): There is a small building (77 sq ft.) at the rear property line that is collapsing. The intent is to replace this structure with a pool equipment room that would mimic the original.	
PAVERS: The yard has brick pavers which will be recycled 1,191 sq. ft. existing	FENCES: Six inch gate to Nassau lane and six inch block fence at rear property line.
DECKS: Proposed deck around proposed pool, 24 inches off ground, deck area 240 sq ft.	PAINTING: Repair house and addition white body and suggested trim color.
SITE (INCLUDING GRADING, FILL, TREES, ETC.): Remove two stumps from trees that fell in hurricane	POOLS (INCLUDING EQUIPMENT): 1 pool rectangular 320 sq ft. / equipment room replacing collapsing shed, 77 sq ft.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): HVAC equipment as shown on proposed site plan	OTHER: Proposed rear porch has a smaller footprint than existing patio, 264 sq ft. versus 266 sq ft.

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION		INITIAL:
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC Certificate of Appropriateness: Demolition Appendix



City of Key West
 1300 WHITE STREET
 KEY WEST, FLORIDA 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT: 514 Frances St.

PROPERTY OWNER'S NAME: Julianne M. Arroyo

APPLICANT NAME: Julianne Arroyo c/o Daniel Arroyo

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**

PROPERTY OWNER'S SIGNATURE: *Julianne M. Arroyo*

DATE AND PRINT NAME: Julianne M. Arroyo 10/23/18

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove rear flat roof patio area and rear brick wall.
 Replaced concrete piers (see photos) that are crumbling.
 Replace metal roof, sheets are pitted, rusty and leaking with
 "conch" style metal shingles, (see attached information)

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies);

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

- (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

- (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.



Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history.

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies);

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The existing flat roof patio was added in the mid 1960's along with brick wall. None of this is visible from the street and it does not display any characteristics associated with "Corch" houses.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

The rear patio (266 sq. ft.) will be replaced with a covered rear porch, with a lean to roof that will blend as an appropriate addition and continue access and the relationship of house to yard. New Porch 264 Sq. ft.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The flat roof patio was added in the mid 1960's, the area is not at all compatible with the architecture of the house or surrounding houses.

(4) Removing buildings or structures that would otherwise qualify as contributing.

The flat roof patio does not contribute to the character of the house, it sticks out as a "some thynks" addition that was OK before architectural standards existed.



HARC FEE SCHEDULE (EFFECTIVE OCTOBER 3, 2017)
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT
 1300 White Street • Key West, Florida 33040-4602 • www.cityofkeywest-fl.gov

**CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM
 FOR PROJECTS TO BE REVIEWED BY COMMISSION**

This form must be submitted with your application

Application Type	Current Fees	Code
Major Projects Base Fee- Commission review projects		
Plus the Following Schedule if The Project Proposes:		
Demolition of non-historic or non-contributing structures	\$400.00 ✓	H2
Demolition of historic or contributing structures	\$100.00 ✓	H4
Relocation of a structure on its current site	\$200.00	HA
Relocation of a structure on another site	\$200.00	HB
Request of non-contributing value	\$300.00	HC
Nomination for contributing resource or review a nomination for the National Register of Historic Places	\$300.00	HD
Mural Projects	\$150.00	HE
Verification Letter for Historic Status	\$100.00	HG
Economic Hardship Application Fee	\$400.00	H9
Residential Owner with Homestead	\$15.00	HJ
Residential Owner without Homestead	\$50.00	HK
All Commercial properties	\$100.00	HL
All Fees Will Be Double For All After The Fact Projects	\$ _____ x 2	HF

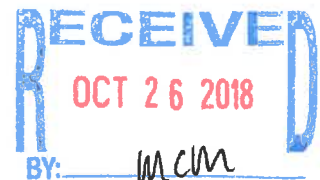
TOTAL OF APPLICATION FEE: \$ 500.00

Project Address: 514 Frances Street

Comments: Document why paneled, press metal roofing needs to be replaced (see attached)

Date of Pre-Application Meeting: 10/09/18

By Staff: Kelly [Signature]



DPA Construction, Inc.
1050 Bob White Trail
Chuluota, Florida 32766
License CBC059398

Reference: metal roof 514 Frances Street.

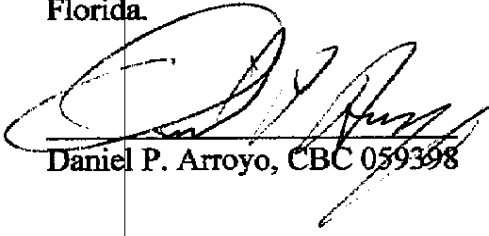
Some information on my qualifications to evaluate the metal roof at 514 Frances Street.

My father had a roofing and sheet metal company in Key West, (Yo Yo's Roofing & Sheet Metal), since the late 1960's until 1988. From 1976 until 1988 I ran all operations. During that time we installed and repaired hundreds of metal roofs on the island. My brother Gus Arroyo married Julie Dopp in the early 1970's. After that marriage we maintained the roofs at 514 Frances Street. The fish scale metal roof on the main house has a 90# roll roof under it and a wood shake under that. Over the years we patched and painted the roof about every three to five years. When we closed the business in 1988 maintenance of the metal roof became spotty. It has not been painted in at least 10 years.

Galvanized metal roofs rust from the bottom up, once rust is evident on the exposed surface of the metal the bottom is usually shot. The metal roof at 514 Frances Street shows heavy rust and leaks in every heavy rain. There are visible holes in the metal. This roof unfortunately is not savable as a whole.

It is proposed to replace this roof with metal shingles.

I am a licensed Building Contractor in the state of Florida and do hereby attests to the deteriorated state of the metal roof on the main house at 514 Frances Street, Key West, Florida.


Daniel P. Arroyo, CBC 059398

10/22/18

A short history of 514 Frances Street, Key West, Florida

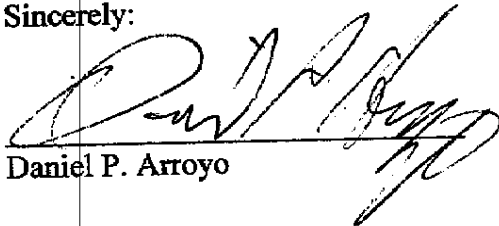
The original 1½ story Conch Vernacular House was built in 1938. It was purchased by Robert Dopp and Norma Yates Dopp on May 20, 1943 from Catherine Mathison for \$2,650.00.

As funds and necessity dictated several additions were made over the years. The current dining room was the first addition with dormers being added in 1944-45 and an upstairs bathroom. This allowed Norma to rent out two upstairs rooms while Robert was in the military serving his country. The rear porch and music room were added in the 1960's with the carport being added in 1974.

The intent of this remodel is to create a seamless transition from the original house to an appropriately sized addition at the rear that will add to the character of the house. The house is suffering from several issues at present that compromise its structural integrity, heavy termite damage, old concrete piers that are disintegrating, wooden support piles under the house that are rotting, and many roof leaks. The floors have started to sag in various locations. The hurricane last year did additional damage to the house and yard.

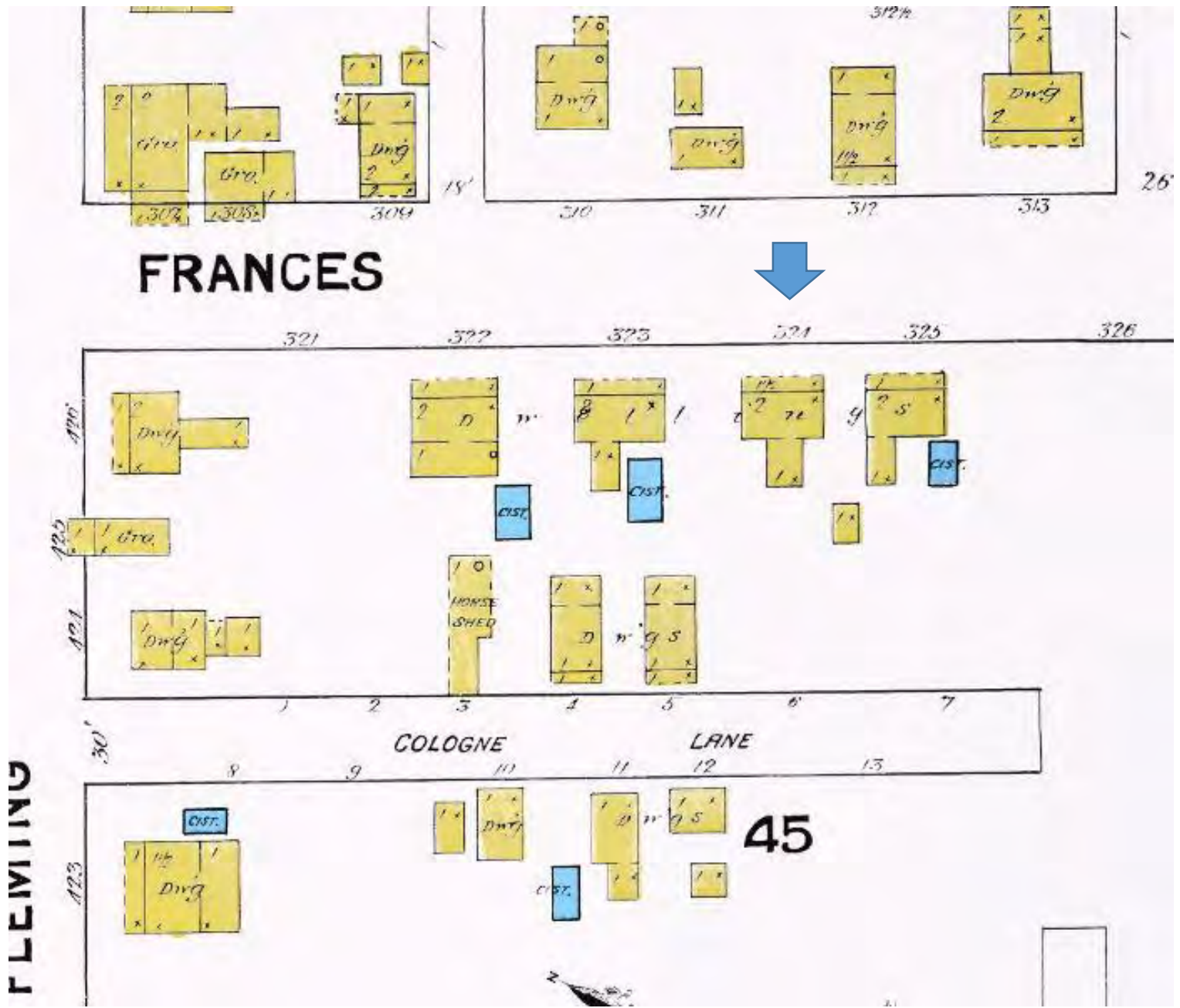
Since this house is staying in the Dopp family, Julie Dopp Arroyo is the youngest daughter, we want to preserve both the architectural details of the house while providing updated mechanical systems and structural integrity to the house. It is our sincerest hope that this work will enable the house to last another 100 years.

Sincerely:

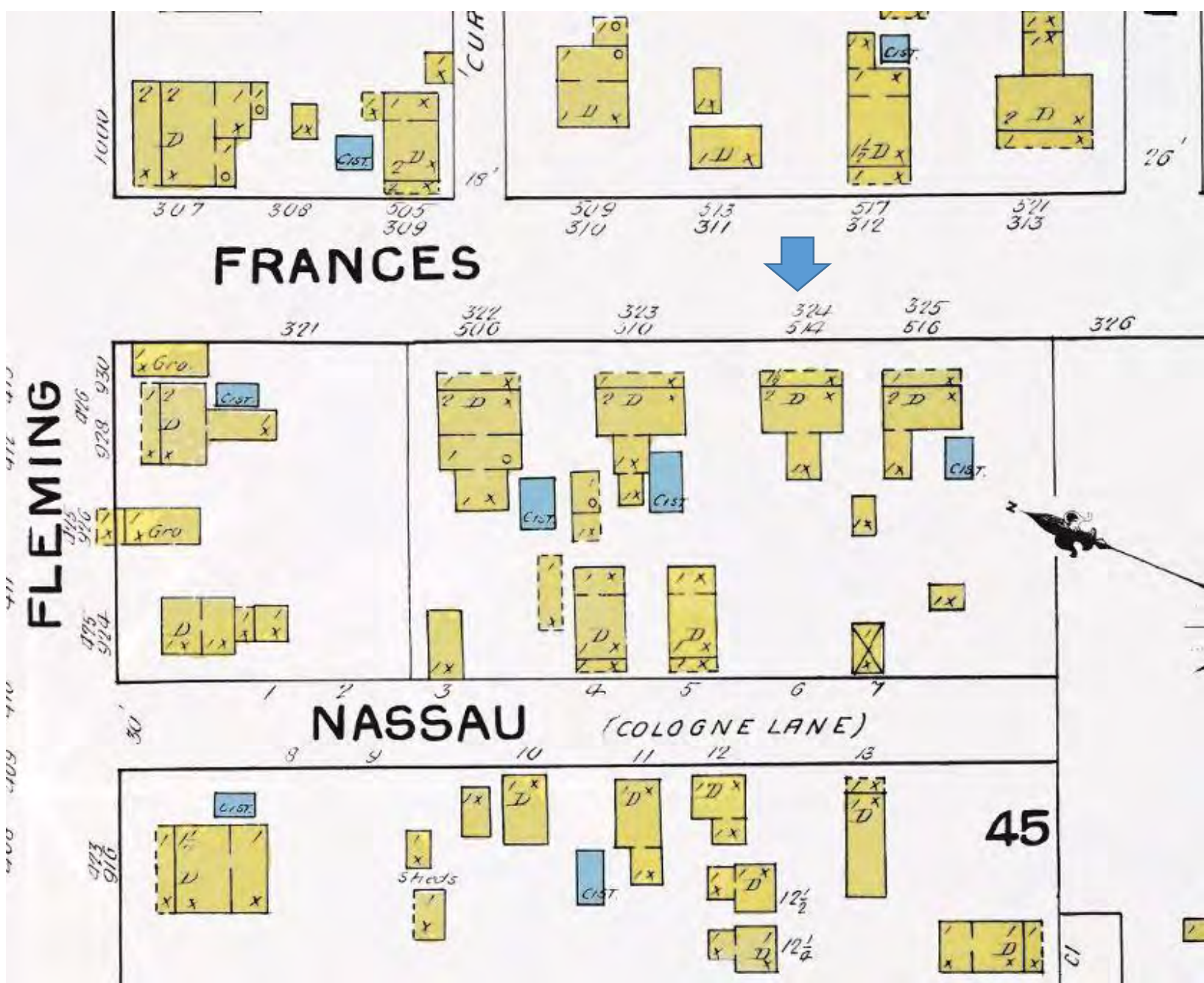


Daniel P. Arroyo

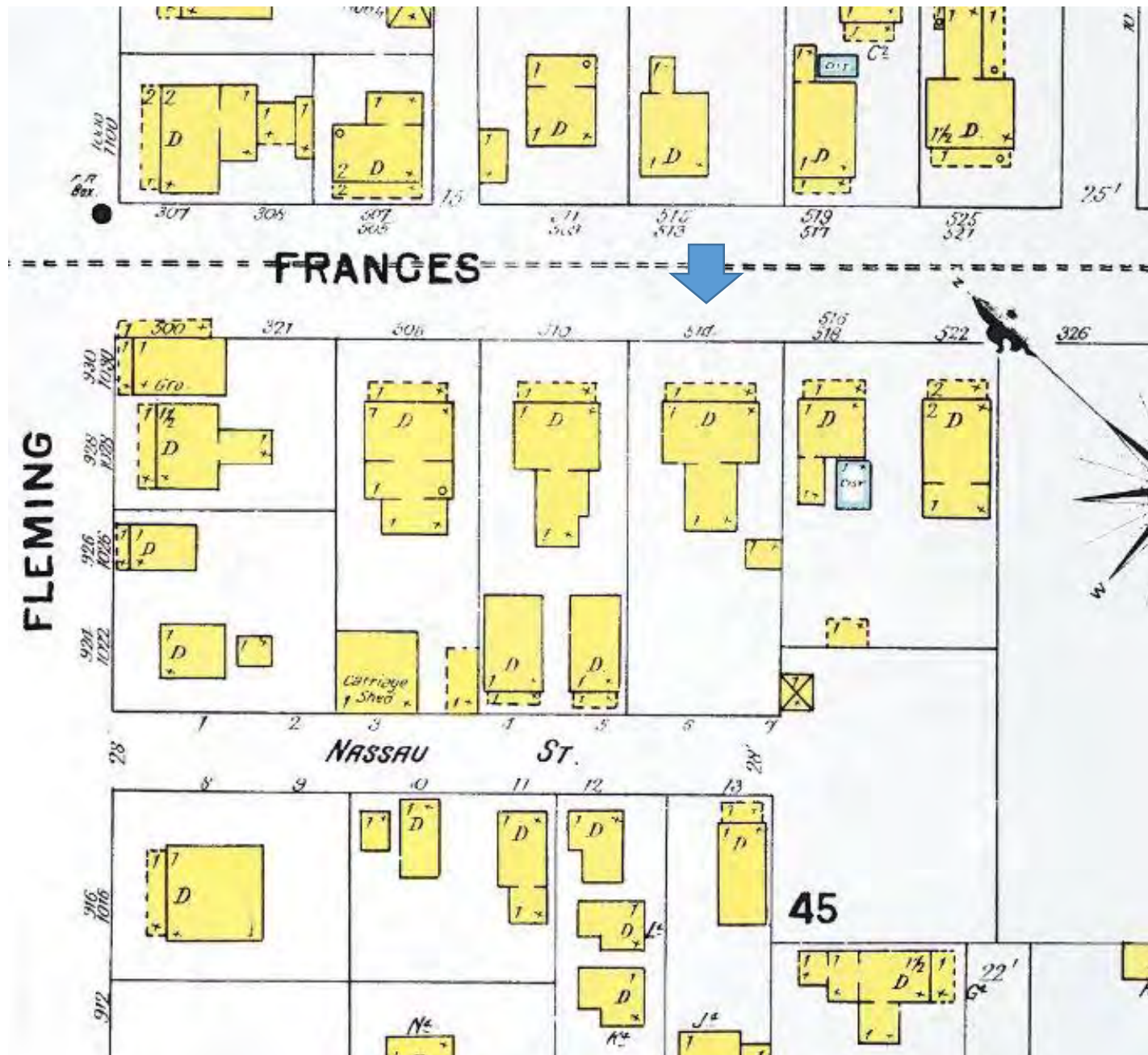
SANBORN MAPS



1889 Sanborn Map



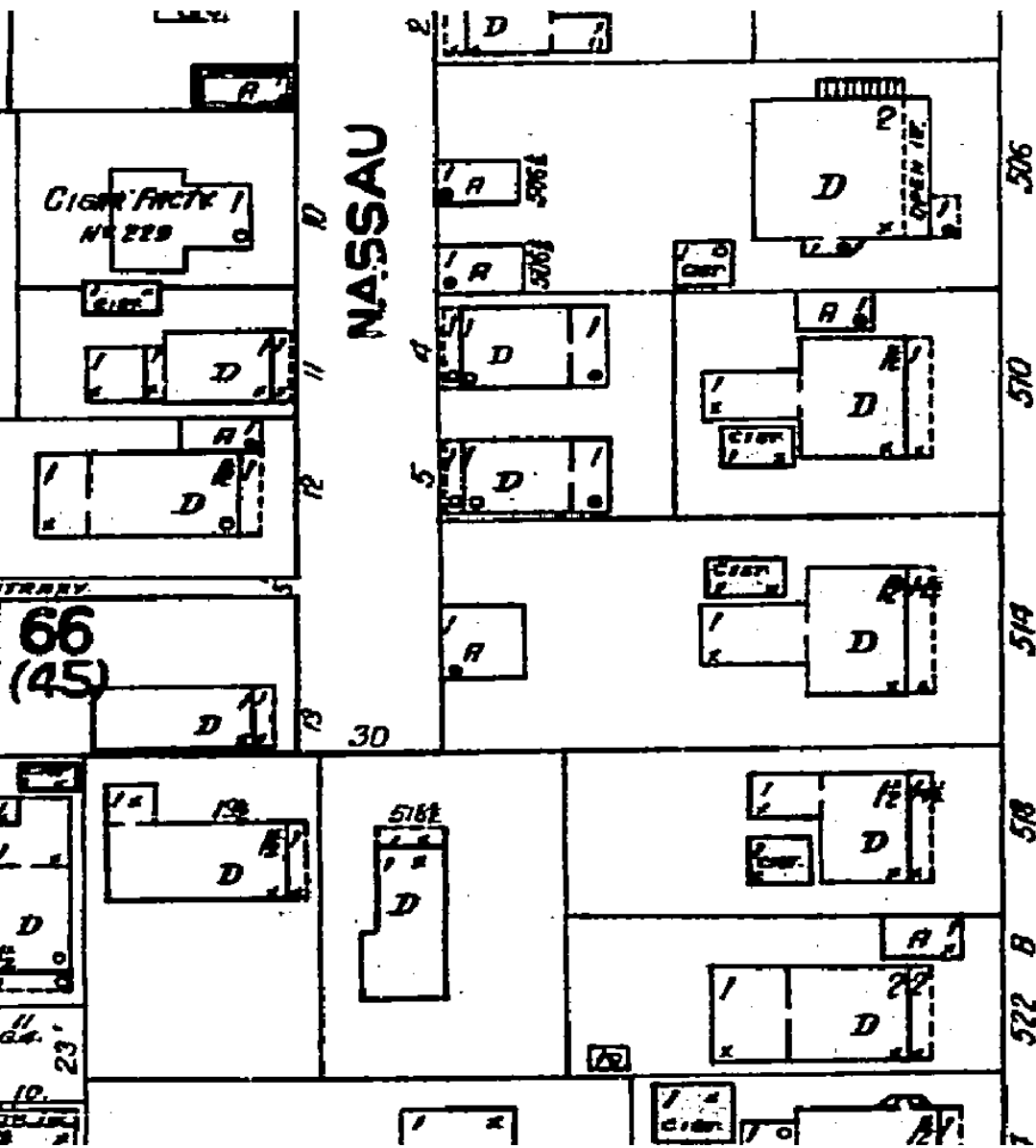
1892 Sanborn Map



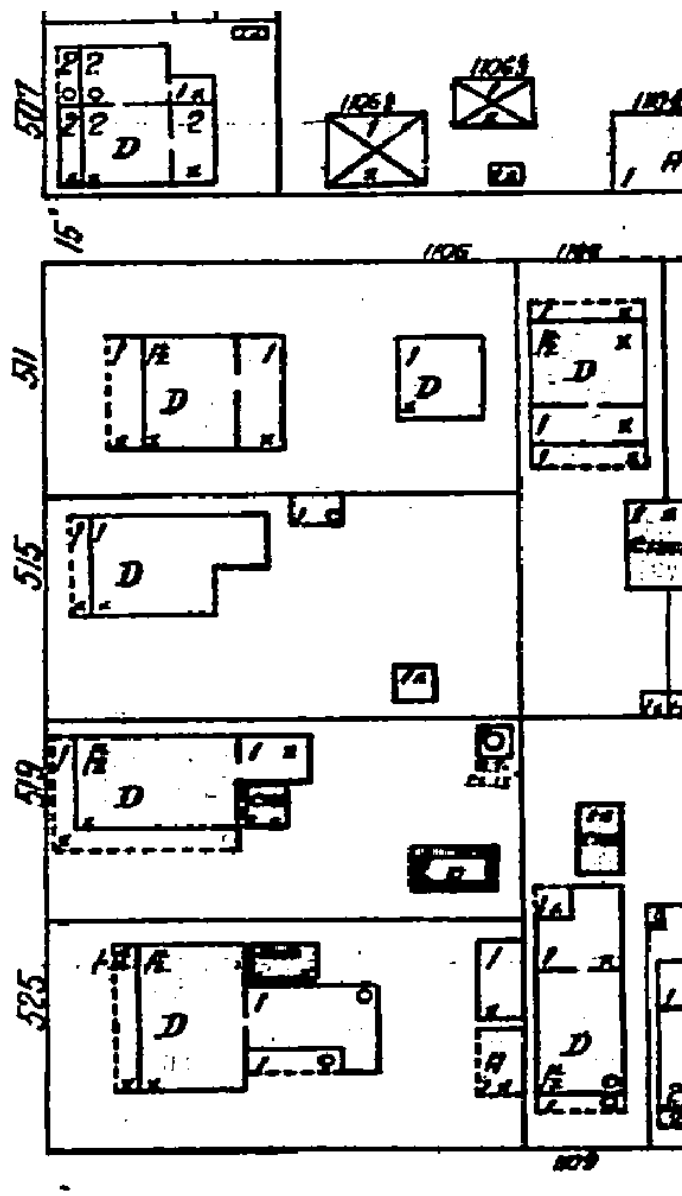
1899 Sanborn Map



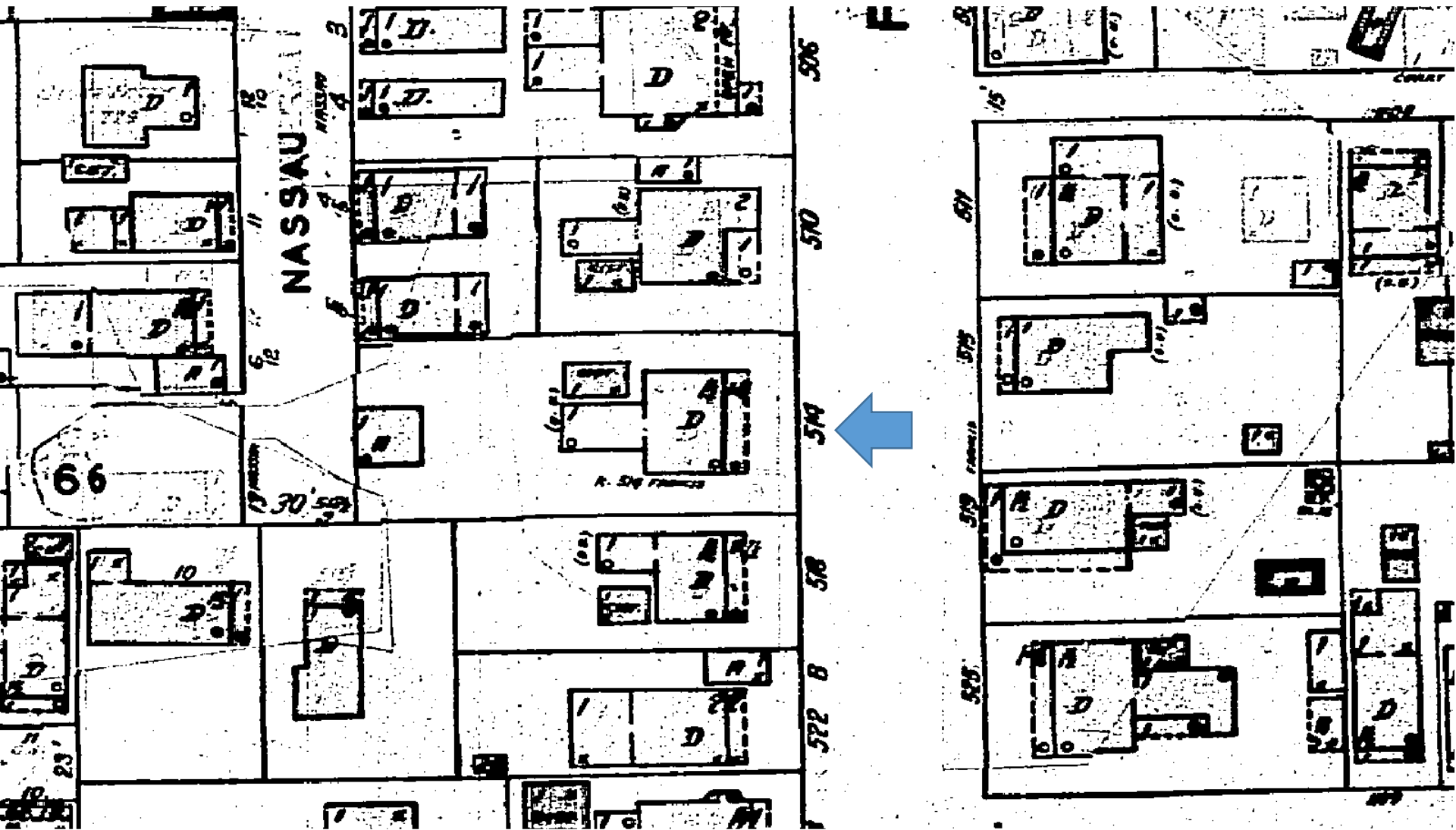
1912 Sanborn Map



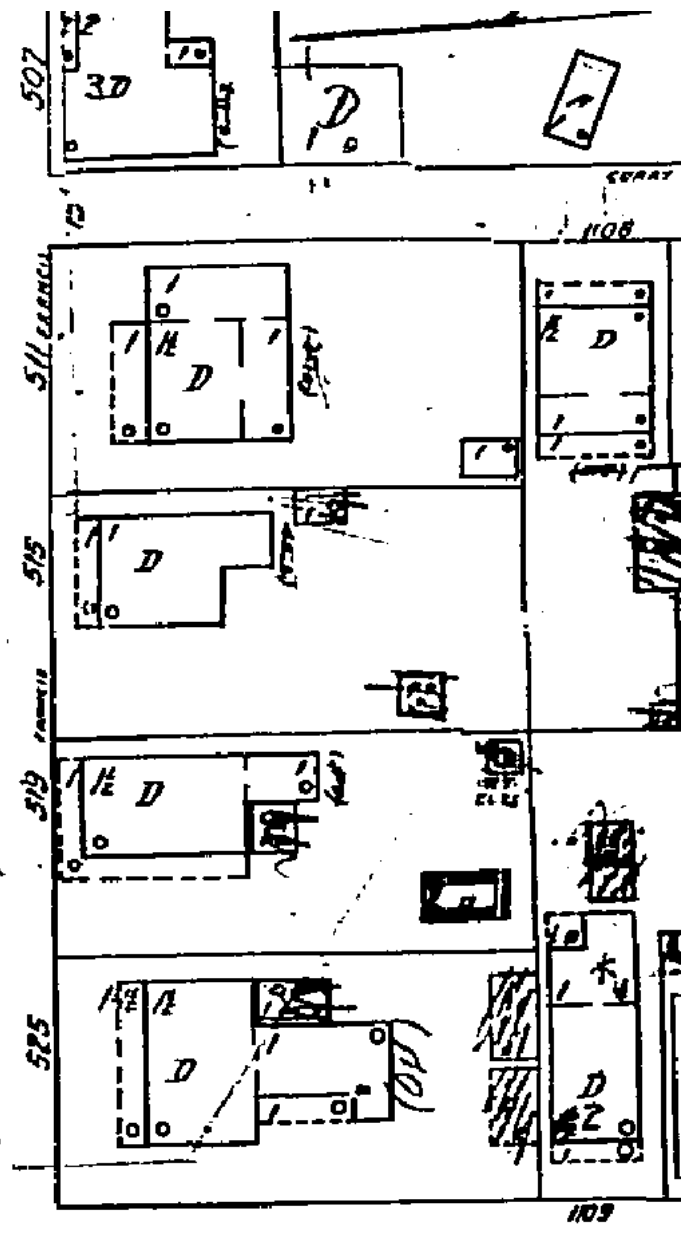
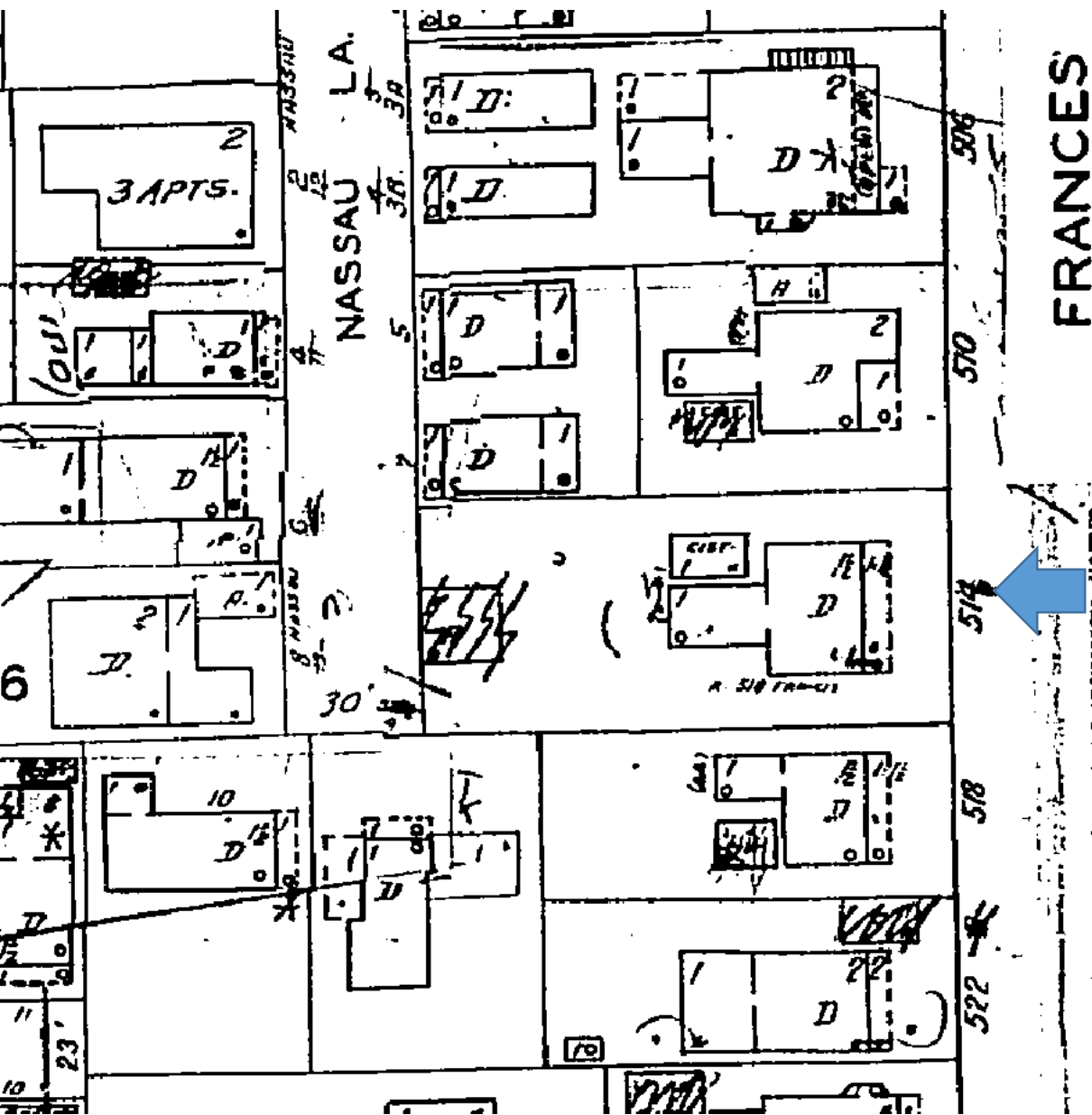
FRA



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Property Appraiser's Photograph, c.1965. Monroe County Public Library.



The Eyebrow house at 514 Frances Street. Photograph taken by Mary Jane Todd, c.2002. Monroe County Public Library.



514

514

WE RECYCLE







514

514













































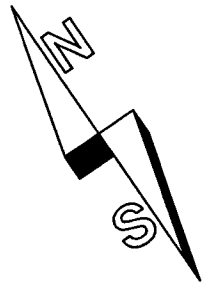






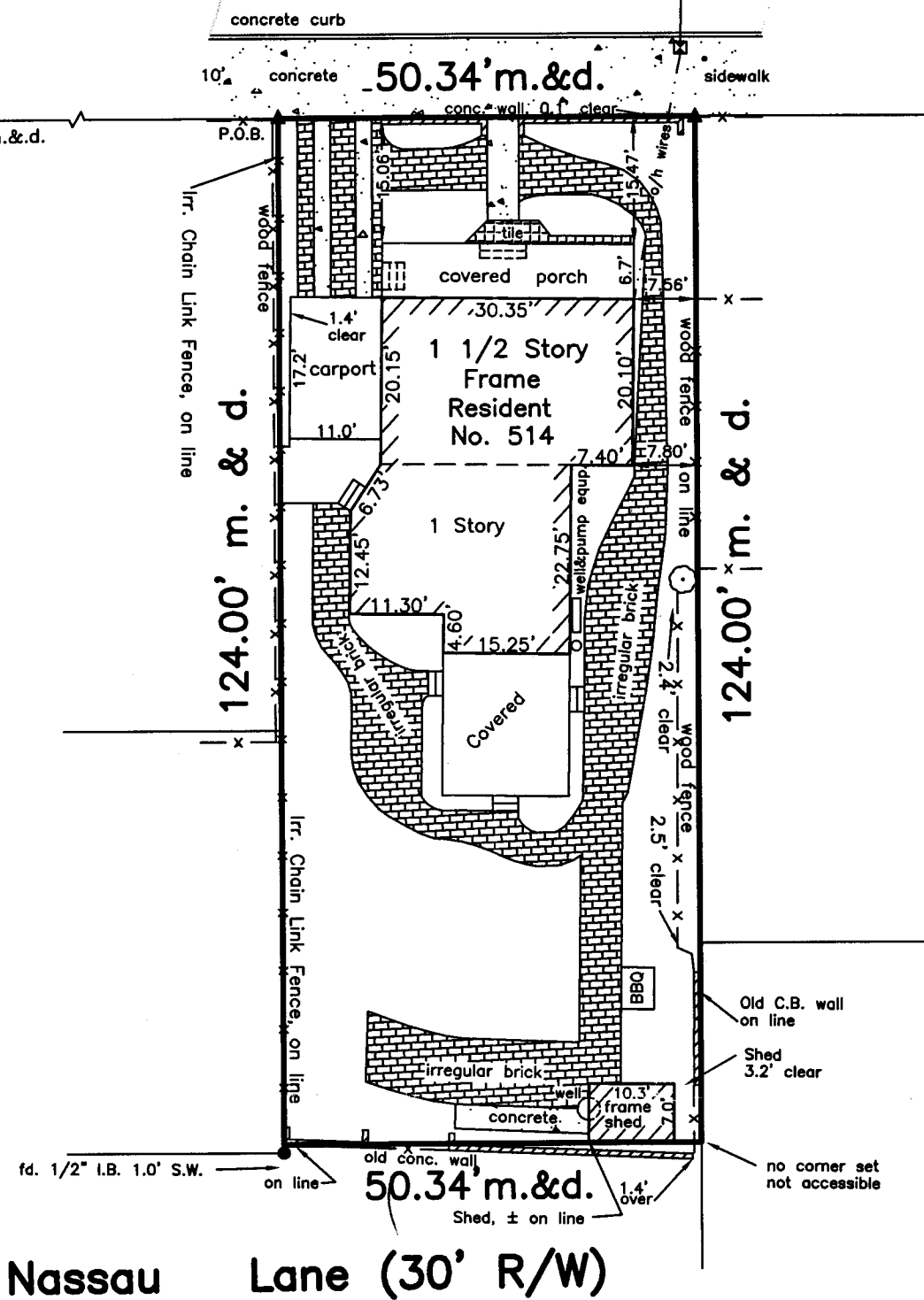


SURVEY



FLEMING STREET

**FRANCES STREET
(50' R/W)**



Nassau Lane (30' R/W)

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe

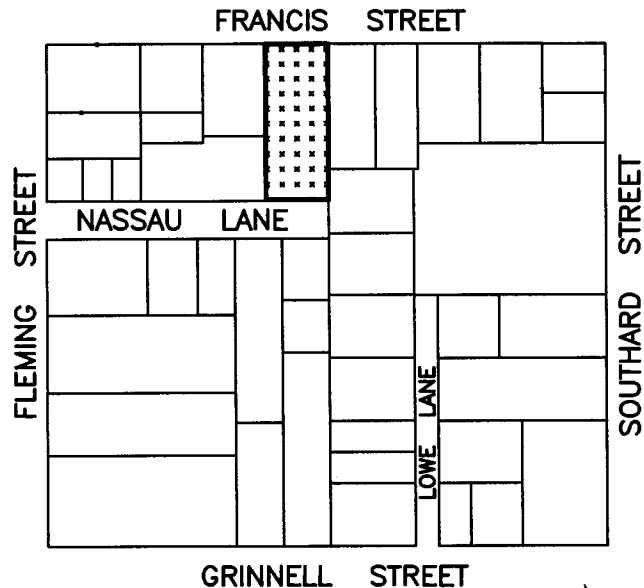
Note: All angles are 90°, unless noted

LEGEND

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FPK	Found PK nail	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		
P.E.	Pool Equipment		

SYMBOLS

☒	Concrete Utility Pole	☼	Street Light
⊕	Fire Hydrant	⊕	Water Meter
⊗	Sanitary Sewer Clean Out	⊕	Wood Utility Pole



LOCATION MAP

Square 45
City of Key West, Fl.

LEGAL DESCRIPTION:

On the Island of Key West and is part of Lot 2, Square 45, and is described as commencing at a point on Frances Street, at a distance of 175 feet and 8 inches from the corner of Fleming and Frances Streets; thence running Southeasterly along Frances Street a distance of 50 feet and 4 inches; thence Southwesterly at right angles a distance of 124 feet to Nassau Lane; thence at right angles Northwesterly a distance of 50 feet and 4 inches; thence at right angles Northeasterly a distance of 124 feet to the Point of Beginning.



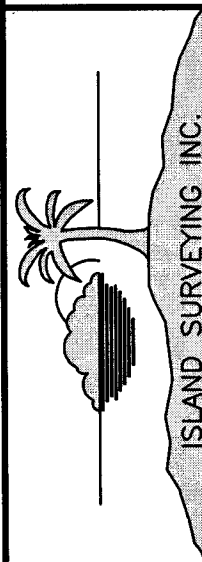
CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:
North arrow based on assumed median Bearing based on R/W Frances Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 5.11'
Title search has not been performed on said or surrounding properties

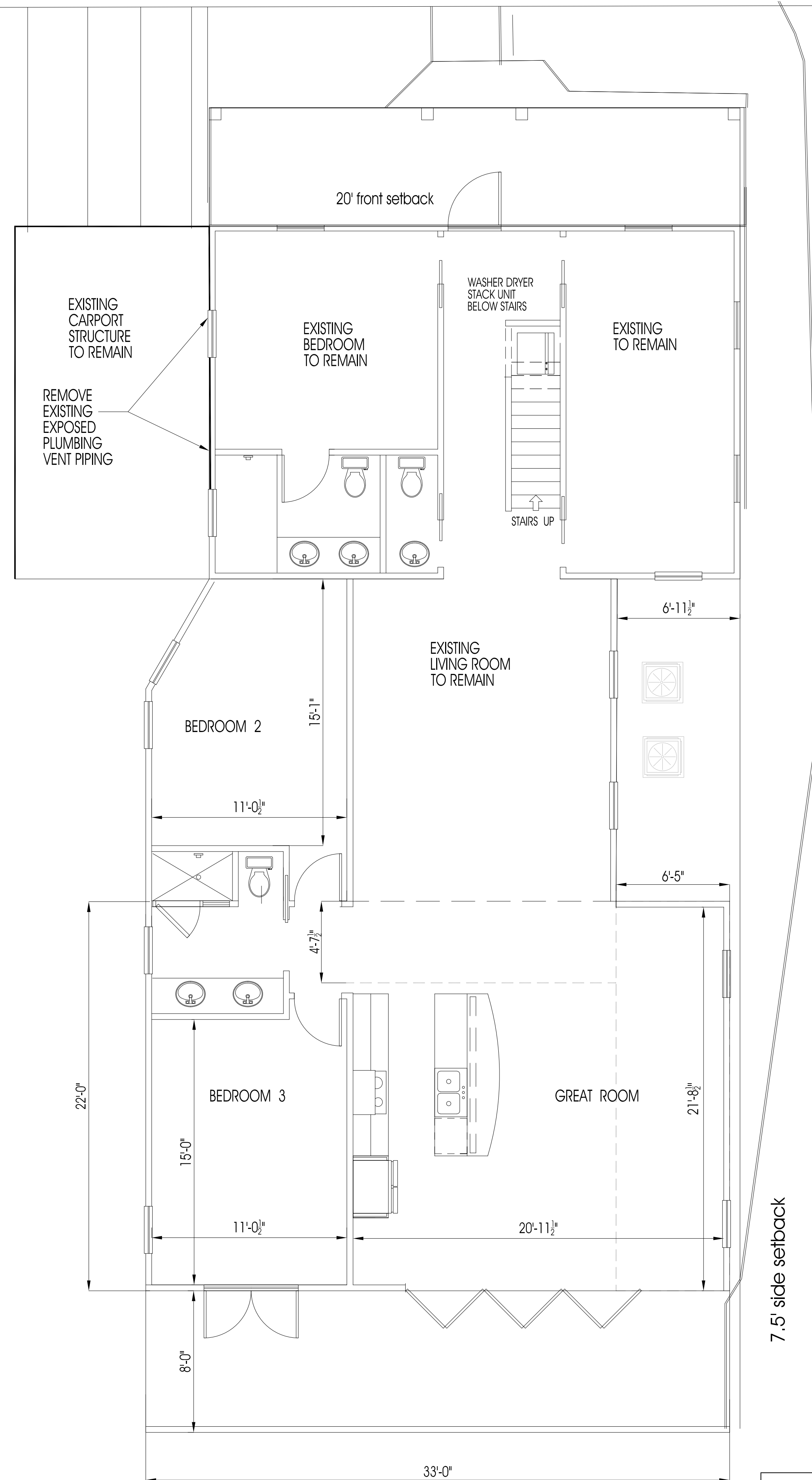
Field Work performed on: 3/29/16



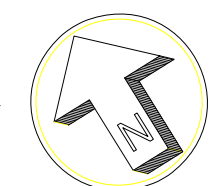
ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
(305) 293-0466
Fax: (305) 293-0237
fhildeb@bellsouth.net
L.B. No. 7700
3152 Northside Drive
Suite 201
Key West, Fl. 33040

Gus & Julianne Arroyo 514 Frances Street, Key West, Fl. 33040	Dwn No.: 16-229	Ref.: 221-53	REVISIONS AND/OR ADDITIONS
BOUNDARY SURVEY	Dwn. By: F.H.H.	Flood panel No.: 1516 K	
Scale: 1"=20'	Date: 4/1/16	Flood Zone: AE	
		Flood Elev. 6'	

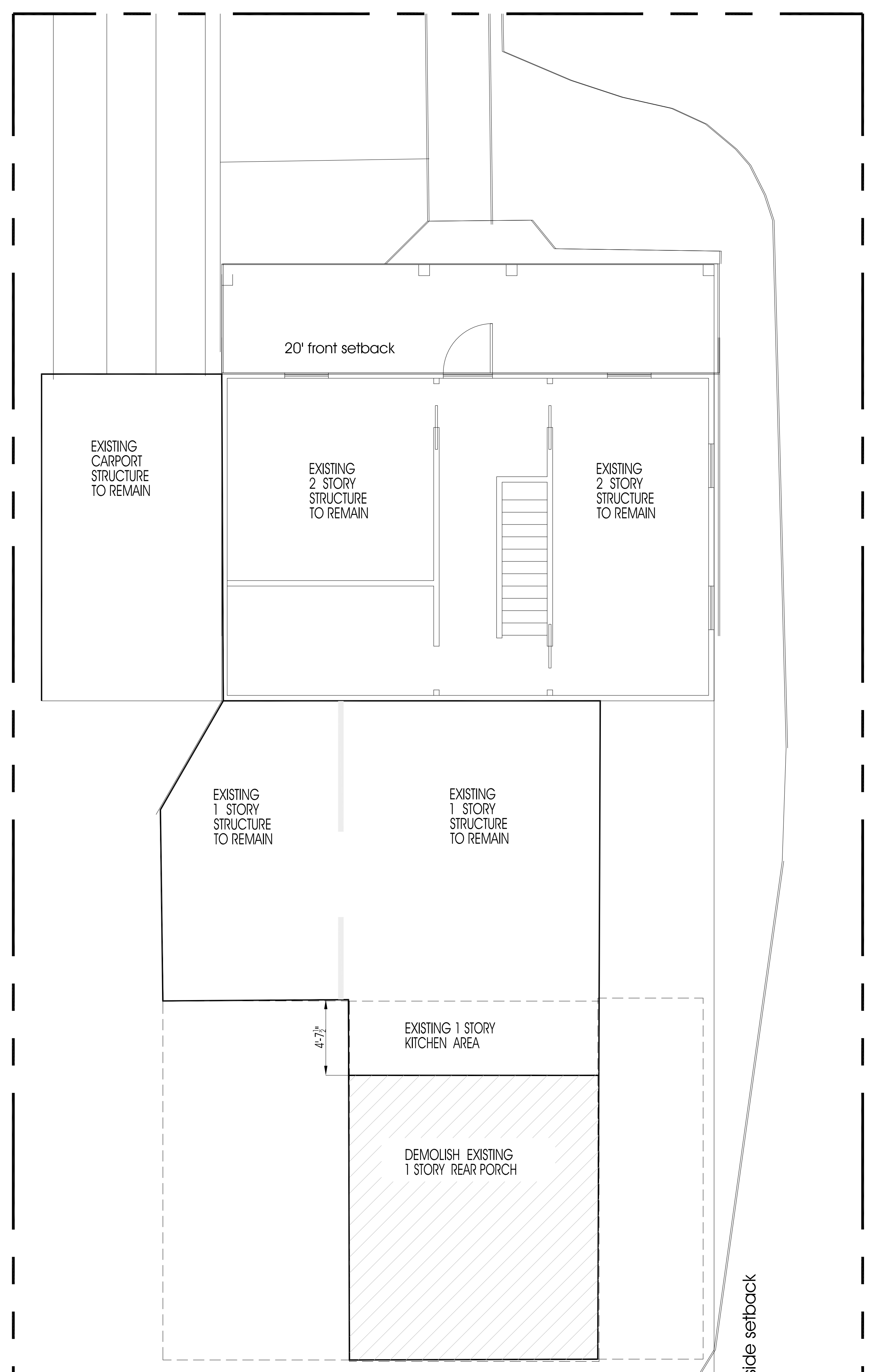
PROPOSED DESIGN



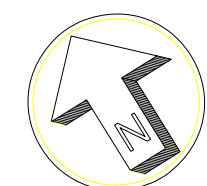
PROPOSED 1st LEVEL PLAN
scale 1/4" = 1'-0"

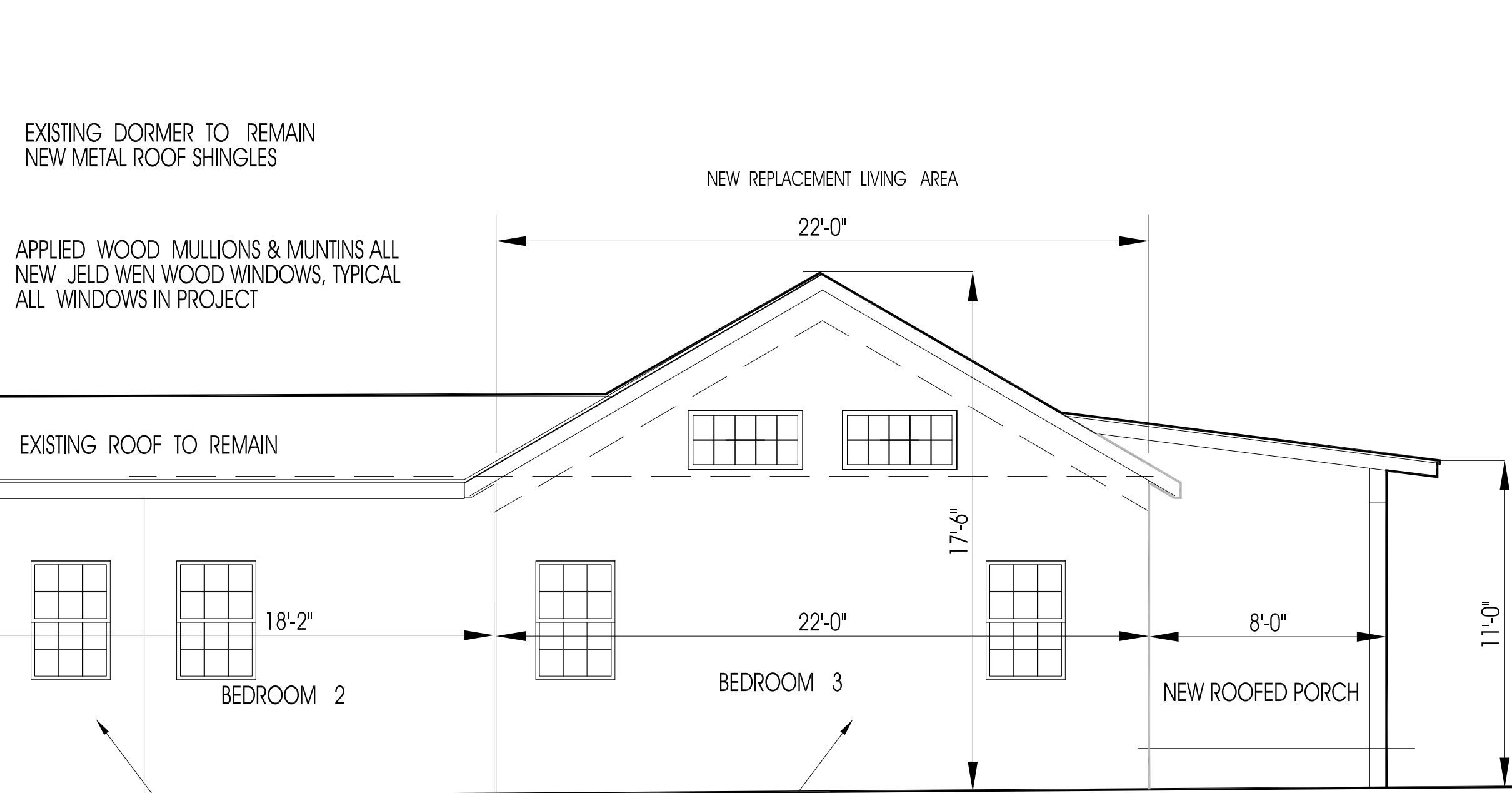
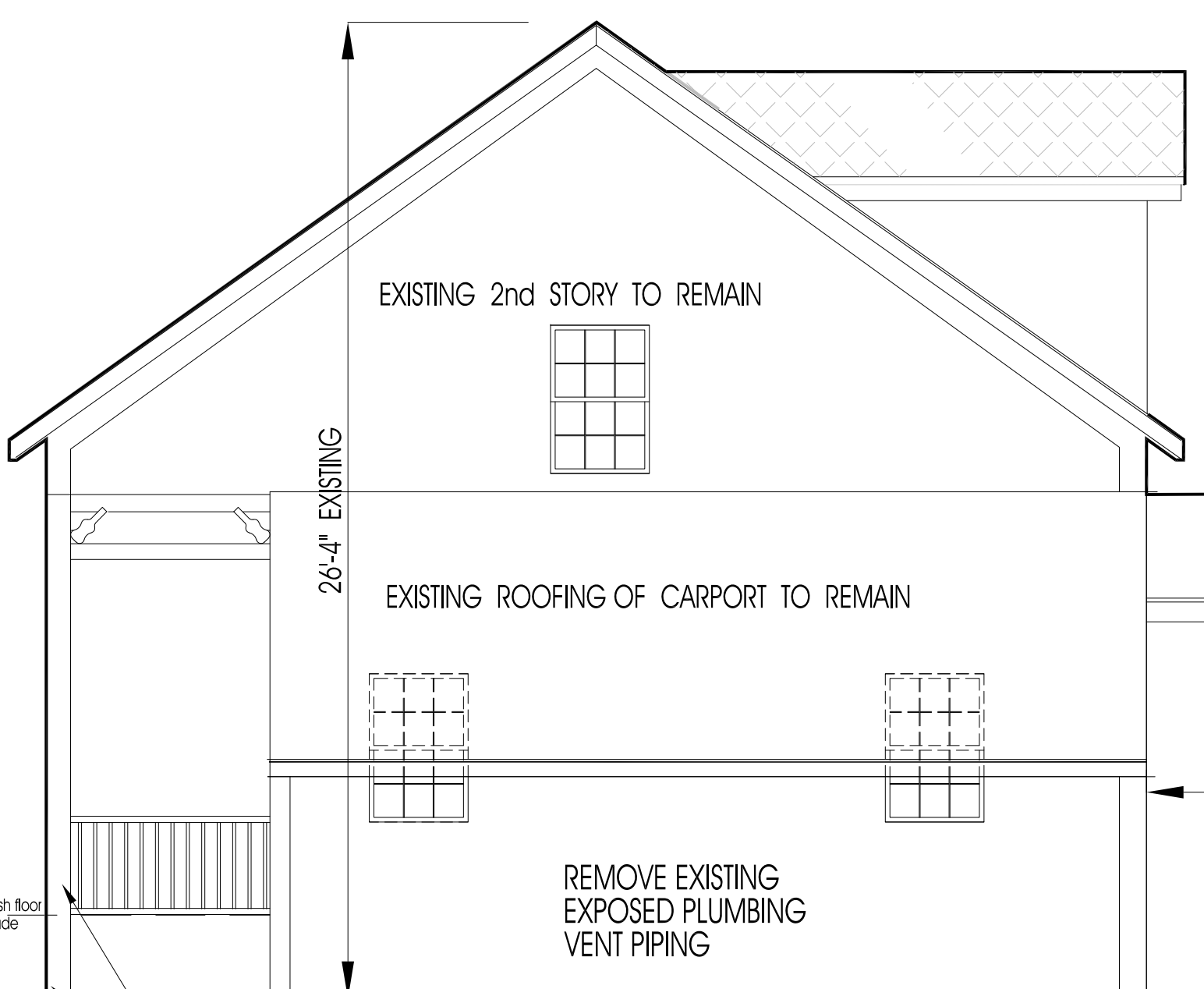
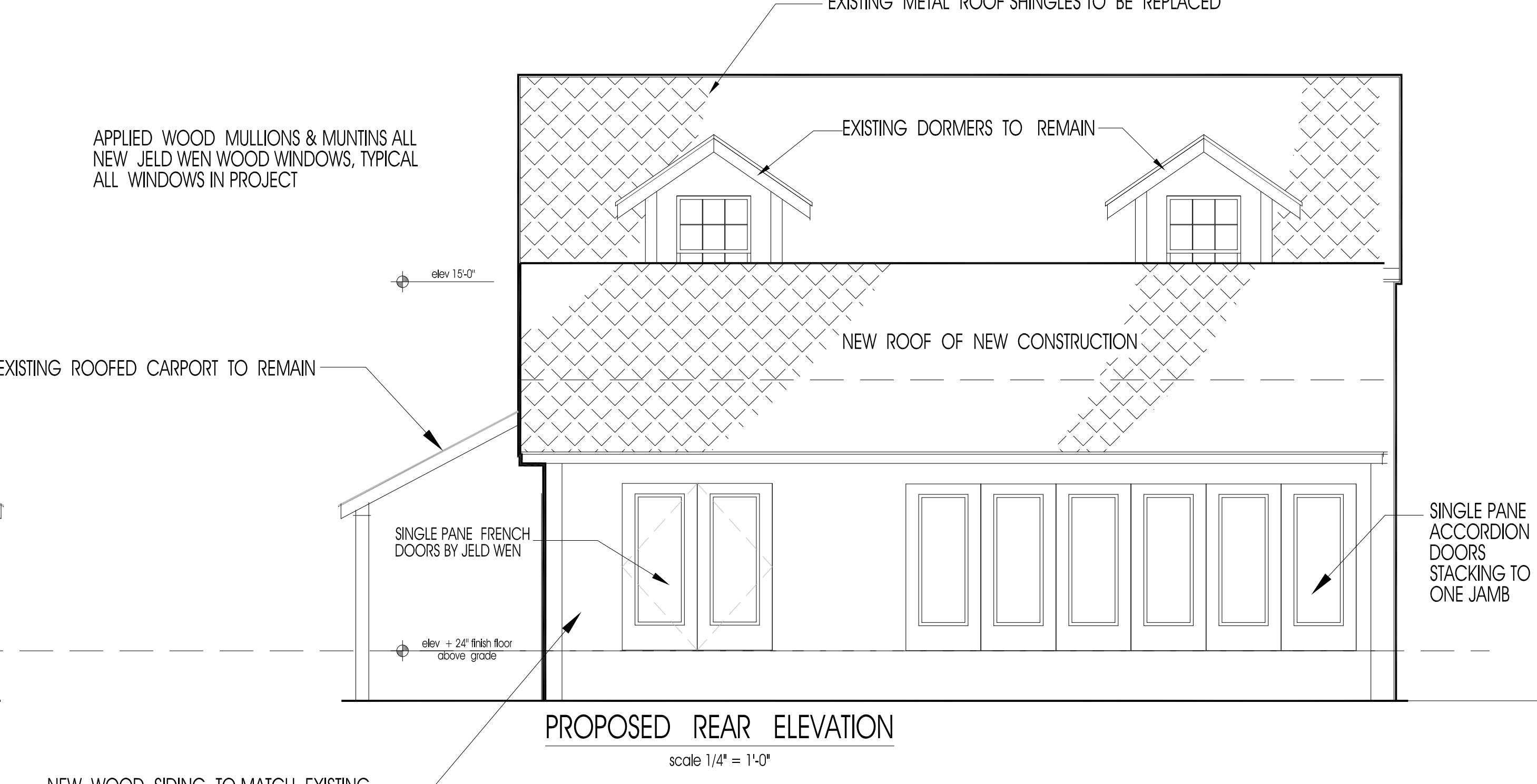


EXISTING 1 STORY TO REMAIN	1157 SF
EXISTING 2 STORY TO REMAIN	612 SF
EXISTING CARPORT REMAIN	188 SF
EXISTING PORCH TO REMAIN	188 SF
NEW ADDED LIVING AREA	646 SF
TOTAL LIVING AREA	2415 SF

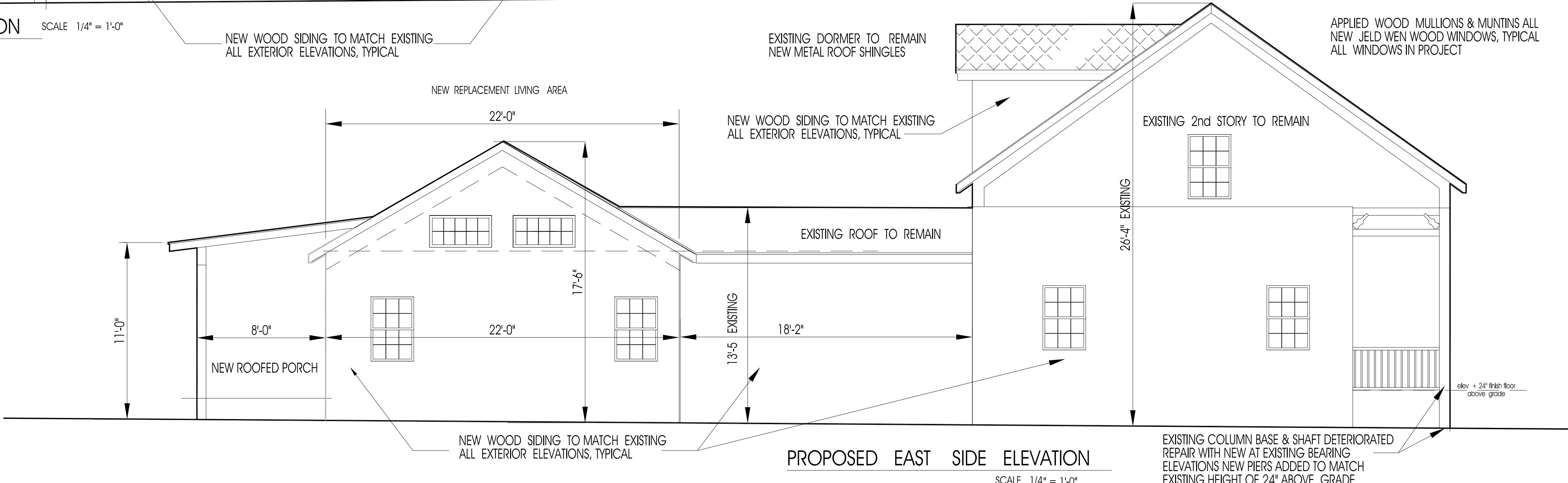


DEMOLITION 1st LEVEL PLAN
scale 1/4" = 1'-0"





- GENERAL NOTES
- 1) WOOD SIDING TO REMAIN ON EXISTING WALLS, NEW WOOD SIDING ON ADDITION.
 - 2) ALL NEW WINDOWS WILL BE WOOD WITH MULLIONS 6/1 5/2 OR 6/6.
 - 3) NEW FRONT DOOR TO BE 6 PANEL WOOD.
 - 4) NEW METAL ROOF WILL BE "CONCH" STYLE SHINGLES.

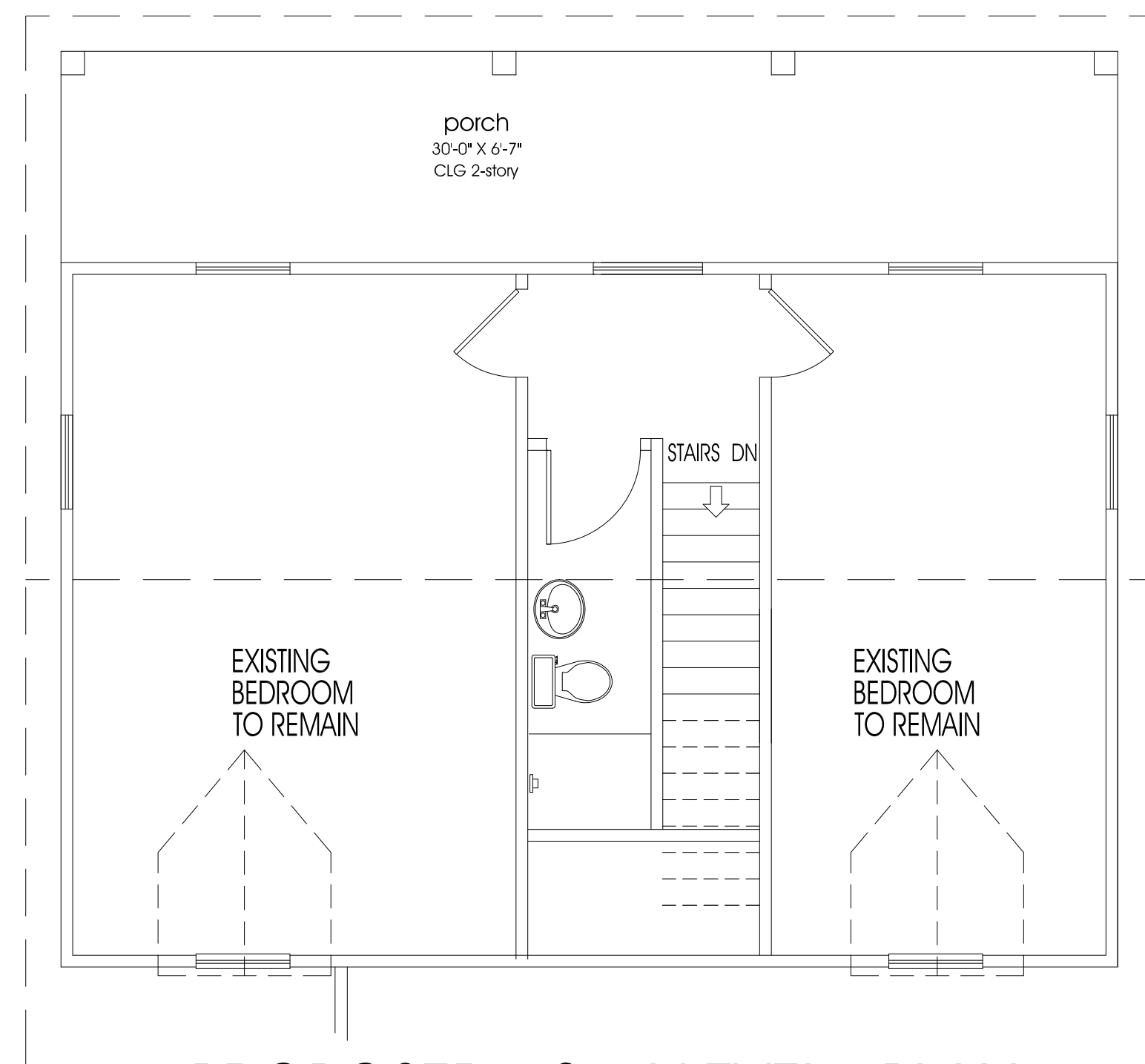


FORM WORKS ARCHITECTURE
 P O BOX 540344 407-422-1999 fax 407-422-5545
 ORLANDO, FL 32854-0344

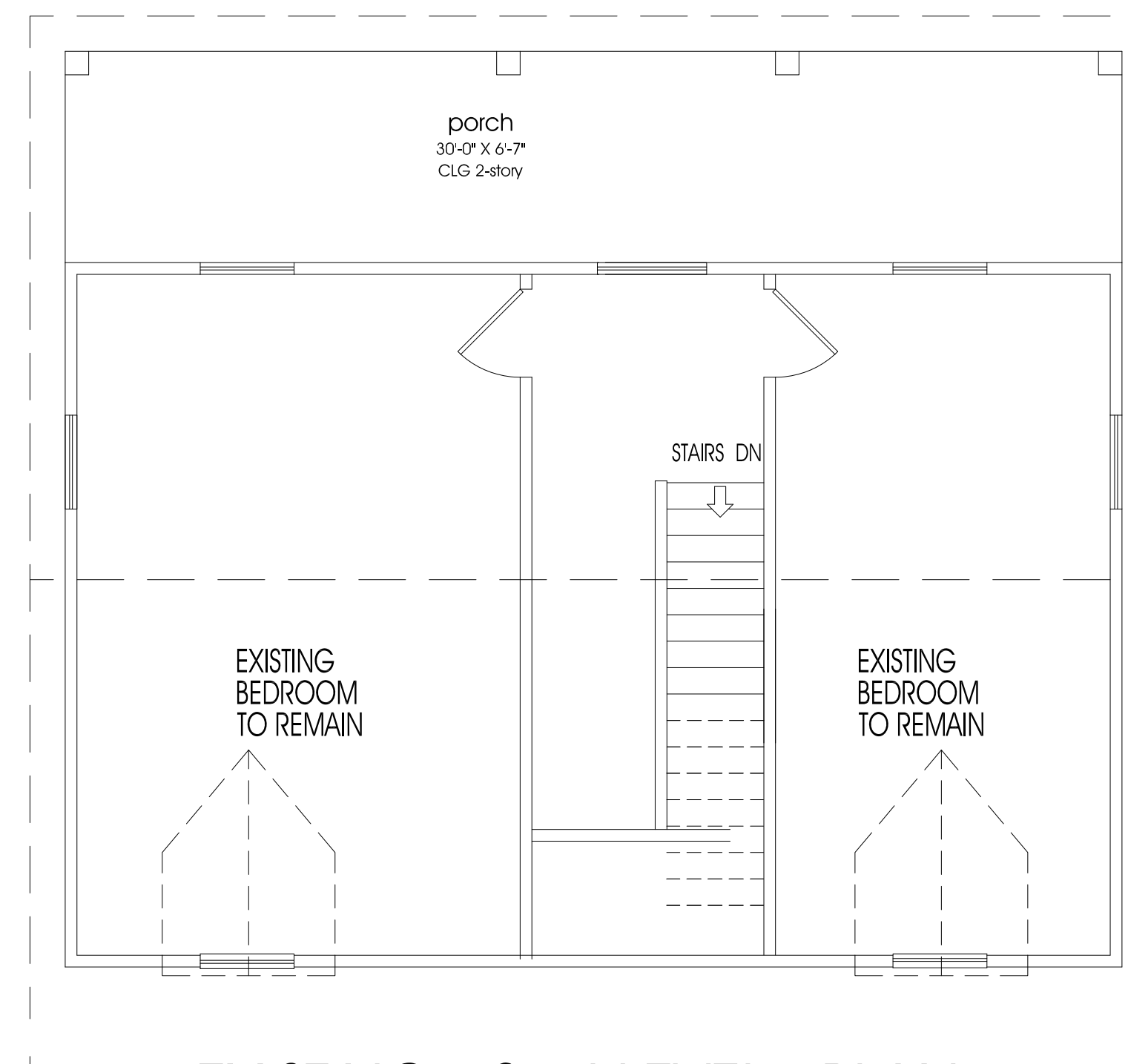
A RESIDENTIAL REMODELING & ADDITION for
Arroyo Residence
 514 FRANCES STREET, CITY OF KEY WEST, FL 32804-5745

DRAWN
 SH
 DATE
 OCTOBER 30, 2018

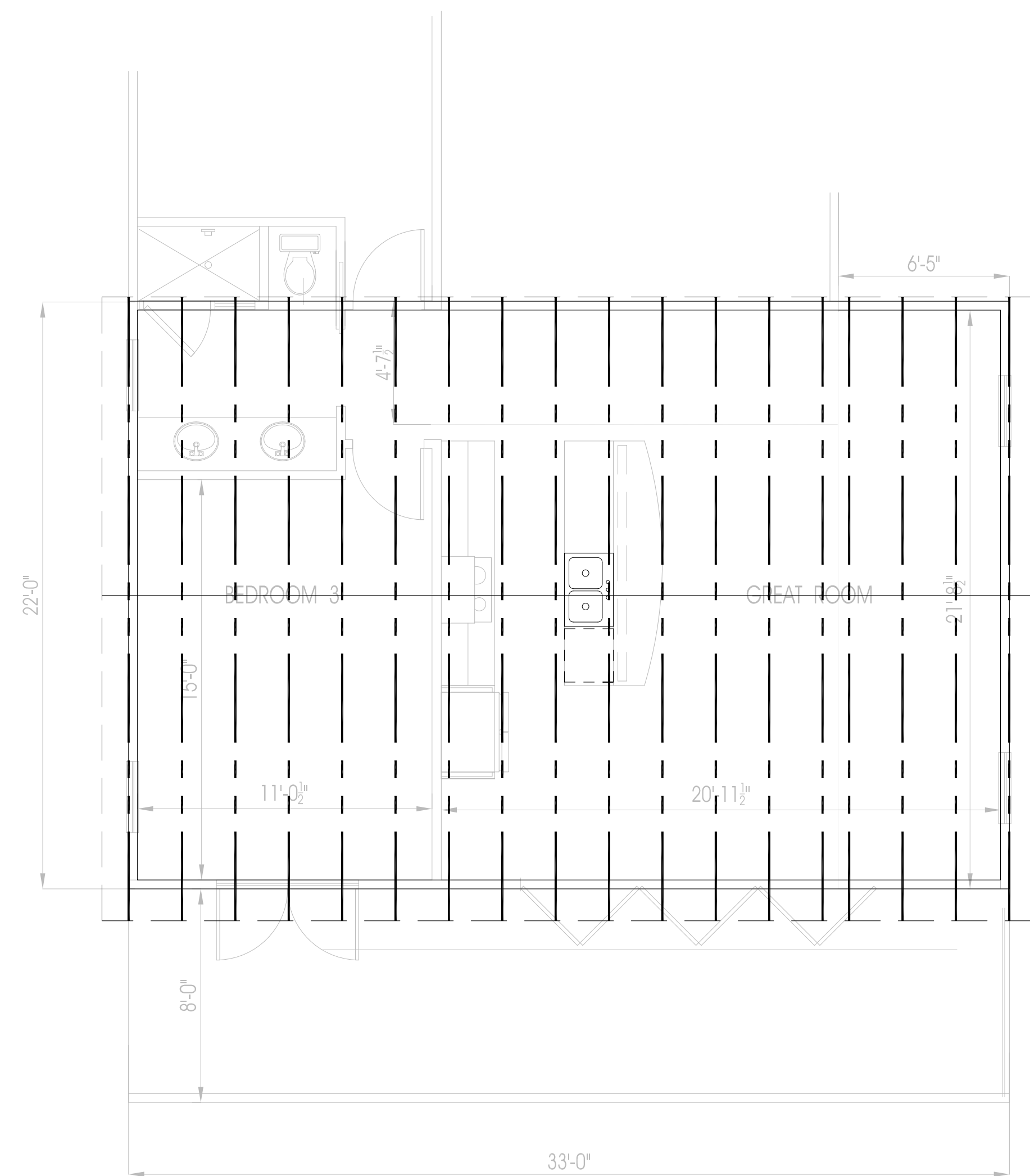
A2
 SHEET



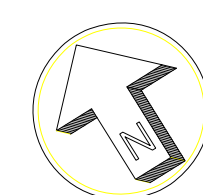
PROPOSED 2nd LEVEL PLAN
scale 1/4" = 1'-0"

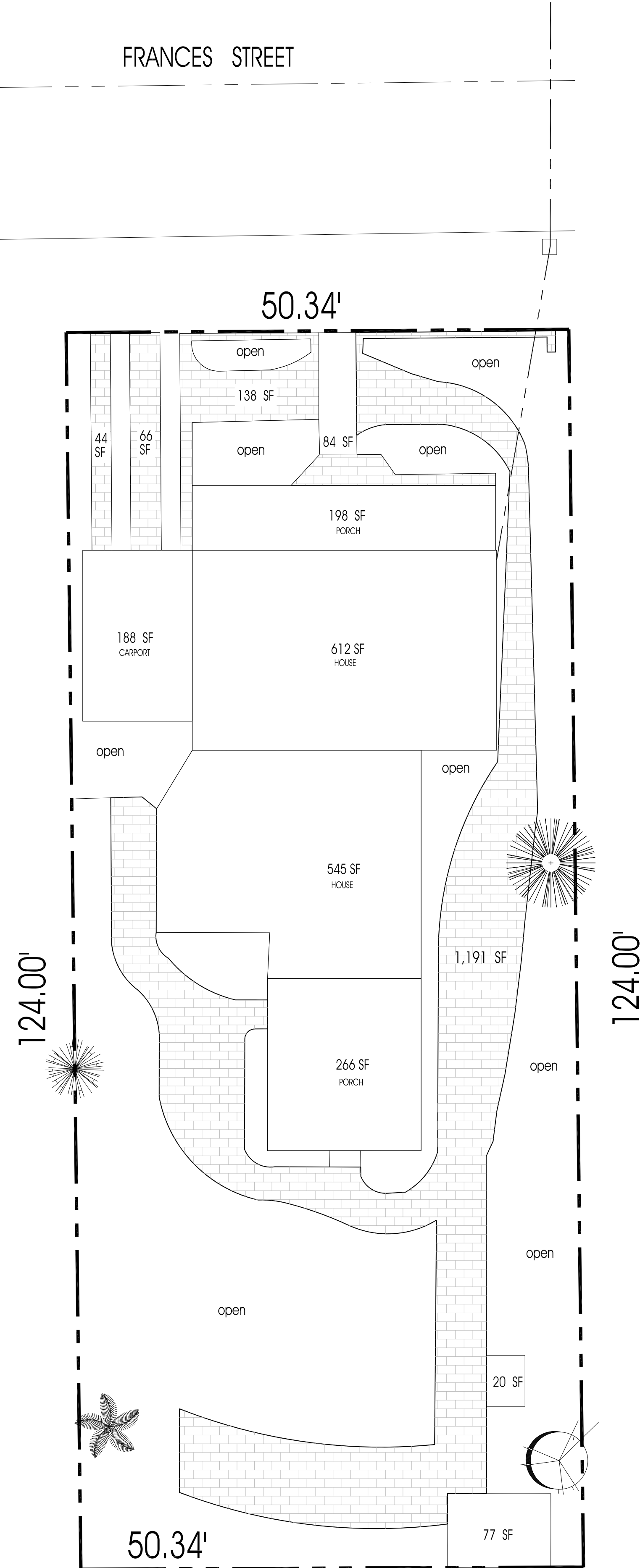


EXISTING 2nd LEVEL PLAN
scale 1/4" = 1'-0"



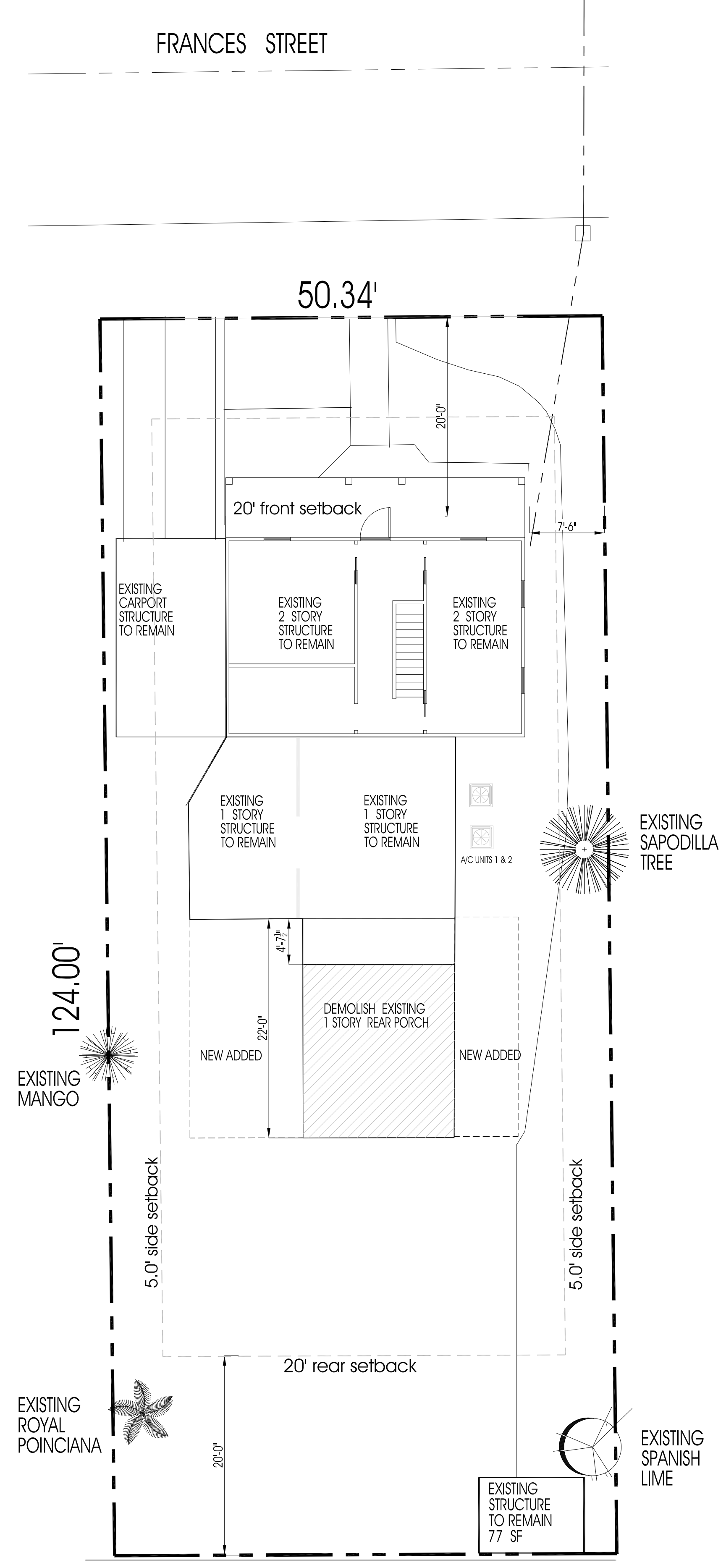
PROPOSED ROOF FRAMING PLAN





EXISTING SITE IMPERVIOUS AREAS
 scale 1/8" = 1'-0"

PROJECT DATA					
		EXISTING		PROPOSED	REQUIRED
SETBACKS	FRONT	20 FT			
	REAR	20 FT			
	SIDE	7.5 FT			
LOT AREA	6242 SF				
BUILDING COVERAGE	1886 SF	30.2 %	2464 SF	40.0 %	50.0 % MAXIMUM
FLOOR AREA RATIO	2421 SF	.39	3076 SF	.49	1.0
BUILDING HEIGHT	26'-4" EXISTING		26'-4" EXISTING		30 FT MAXIMUM
IMPERVIOUS AREA	3231 SF	51.7 %	3550 SF	57. %	60.0 % MAXIMUM
OPEN SPACE	1886 SF	30.2 %	2188 SF	35.0 %	35.0 % MINIMUM



EXISTING SITE PLAN
 scale 1/8" = 1'-0"

DEMOLISH EXISTING REAR PORCH	266 SF (1 STORY)
EXISTING 1 STORY TO REMAIN	1157 SF
EXISTING 2 STORY TO REMAIN	612 SF
EXISTING CARPORT REMAINS	188 SF
EXISTING FRONT PORCH REMAINS	198 SF

FORM WORKS ARCHITECTURE
 P O BOX 540344 407-422-1999 fax 407-422-5545
 ORLANDO, FL 32854-0344

A RESIDENTIAL REMODELING & ADDITION for
Arroyo Residence
 514 FRANCES STREET, CITY of KEY WEST, FL 32804-5745

DRAWN
 SH
 DATE
 OCTOBER 30, 2018

S1
 SHEET

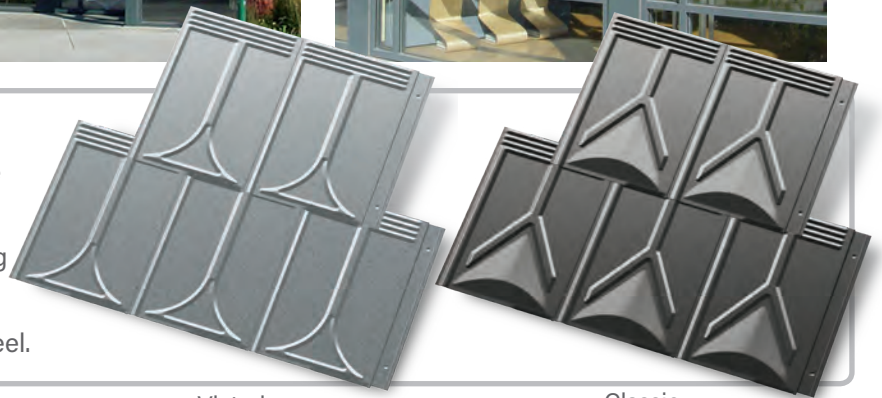
MISCELLANEOUS INFORMATION

Berridge Victorian & Classic Shingles

SHINGLE SYSTEM



The Berridge Victorian and Classic Shingles create a traditional design look. This versatile product can be used in residential or commercial applications over solid wood sheathing on both roofs and walls making it ideal for restoration projects or new construction requiring a historic Victorian or classical traditional feel.



Materials

24 Gauge Steel

Specifications

Uses: Roof, Wall, Fascia

Finishes: Victorian or Classic embossed pattern

Fasteners: Concealed

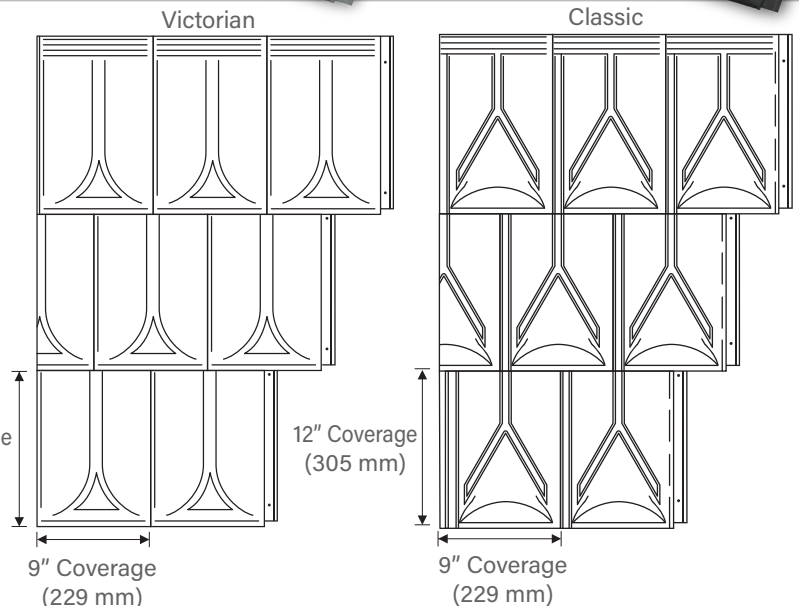
Applications: Solid sheathing

Coverage: 9" wide and 12" tall

Installation

- Factory formed prefinished tiles
- 133 Shingles per square, must order in full square quantities, minimum order of one square
- Use J-Clip continuously at ridge, hip, gables, endwalls, valleys, etc.*
- Use 4" ridge/hip cap continuously at ridges and hips*
- Use drip flashing continuously at eaves and gables*

* Trim drawings with dimensions, specified angle or roof pitch, and finish side required for all Berridge manufactured trim pieces



Pictured Above
Panel: Classic
Project: Sinclair Hille Studio
Architect: Sinclair Hille
General Contractor and Installer:
Brester Construction
Color: Zinc Grey

Pictured Right
Panel: Victorian



All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

© Berridge Manufacturing Company 2018 • 800-669-0009 • www.berridge.com

BERRIDGE VICTORIAN & CLASSIC SHINGLES TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	■ Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
ROOF LISTINGS	■ Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.2 (24 GA-Wood Deck) FL# 11241.3 (24 GA-Plywood)
	■ Miami Dade	TAS 125	Miami Dade County approval of building products directly related to the structural wind resistance	NOA # 17-0808.05
	■ TDI Listed	UL 580	Texas Department of Insurance Listing for wind capacities	RC-231 (24 GA-Plywood)

■ - Steel only □ - Steel and Aluminum
 For further details please visit www.berridge.com



CORPORATE HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (800) 669-0009
www.Berridge.com



SITELINE®

WOOD & CLAD-WOOD
WINDOWS & PATIO DOORS



JELD-WEN
WINDOWS & DOORS



GREAT HOMES START WITH JELD-WEN™

Your home is where all the big events happen — where you gather for holiday meals, watch the big game and celebrate birthdays and anniversaries. To be part of your home is something we take very seriously.

We believe that a home is much more than the sum of its parts and that what you put into it really does matter. That's why our Sitaline® wood windows and patio doors are designed to be more than simply beautiful. They're crafted to be reliable and efficient, and they're backed by a warranty that gives you and your family peace of mind.

Every home is different, and JELD-WEN offers Sitaline wood products in a wide variety of styles, colors and finishes to complement your unique style and perform for years.

Because it's not just a house. It's your home.





TABLE OF CONTENTS

Why Buy JELD-WEN	4
WINDOWS	
Casement	8
Awning	11
Push-Out Casement and Awning	13
Casement and Awning High Performance Features	14
Double-Hung	16
Segment Top and Radius Top Rail	19
Double-Hung Replacement Options	20
Horizontal Sliding Windows	23
Fixed, Radius and Geometric	24
PATIO DOORS	
Swinging	26
Sliding	29
Folding	30
OPTIONS	
Interior Finishes and Trim	32
Exterior Finishes and Trim	33
Glass	34
Hardware	36
Divided Lites	40
Screen Technology	41
SPECIFICATIONS	
Warranty	42
About JELD-WEN	46



WHY BUY JELD-WEN

Siteline® wood and clad-wood windows and patio doors offer more than just beautiful style. This collection is the result of more than a decade of research and development. They're made with care and an uncompromised commitment to quality that you can rely on for years to come. Beautifully made, intelligently built and available in a wide range of styles, colors and finishes, Siteline wood window and patio door products fit your unique style and meet your demand for superior quality.

SUPPORTING SUSTAINABILITY

Responsible Forestry

We recognize that our future success as a wood products manufacturer is dependent upon responsible and sustainable forestland management. With that in mind, we proudly offer Ponderosa Pine wood windows and doors that are either SFI® or FSC® certified. Our dual-certification is testament to a desire to offer products you can feel good about.



The mark of
responsible forestry





AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. [Visit jeld-wen.com](http://jeld-wen.com) to view the full warranty.*



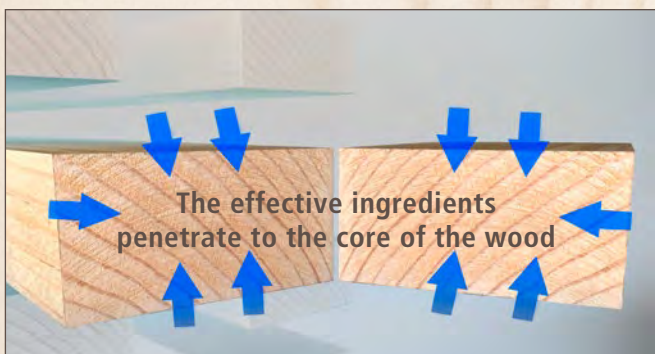
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.



Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.



Virtually 100% Surface-to-Core Protection



AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

[Visit jeld-wen.com/auralast](http://jeld-wen.com/auralast) for more information

***AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

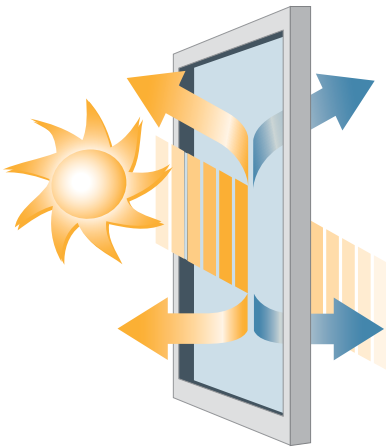
JELD-WEN products made from pine AuraLast wood will not rot.

Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitrine® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

Energy Efficiency Designed to Last

Can a door or window be called high-performance? Definitely. Sitrine wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

Clearly Better

All Sitrine wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitrine wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitrine wood products are available with energy efficient options, including argon-filled or high-altitude glass.

Fit Plus Finish

A wide range of colors, hardware and hardware finishes help you make the statement you want, right down to the last detail. Our many clad color finishes are guaranteed not to chalk or fade for 10 years, even in coastal environments. Optional anodized finishes bring extra durability, and nine interior finish options make it easy to coordinate your Sitaline products with your home's trim, cabinetry and furnishings. Decorative glass choices, divided lites and multiple screen options offer styles ranging from contemporary to classic.

Great Views Inside and Out

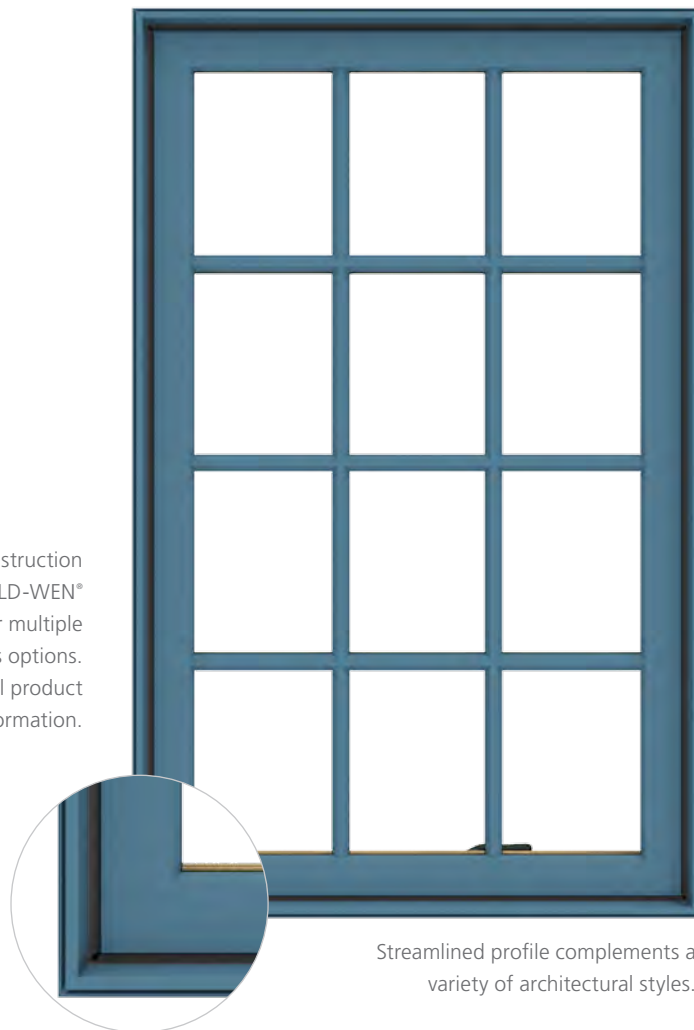
Your home is as unique as you are. Sitaline wood windows and patio doors offer many ways to help you save energy without compromising on design and style. JELD-WEN wood products provide the beauty, options and long-lasting performance that you and your family deserve. We wouldn't have it any other way.



CASEMENT WINDOWS

This clean, modern design is a simple and beautiful way to accent different rooms in your home in addition to maximizing ventilation. This type of window can be hinged on either the left or right so that the sash opens outward in a swinging motion. The streamlined design of the profile detail complements historic, traditional, Craftsman and contemporary architecture.

A great choice for new construction or replacement, JELD-WEN® casement windows offer multiple sizes, colors and glass options. See dealer for additional product details and ordering information.



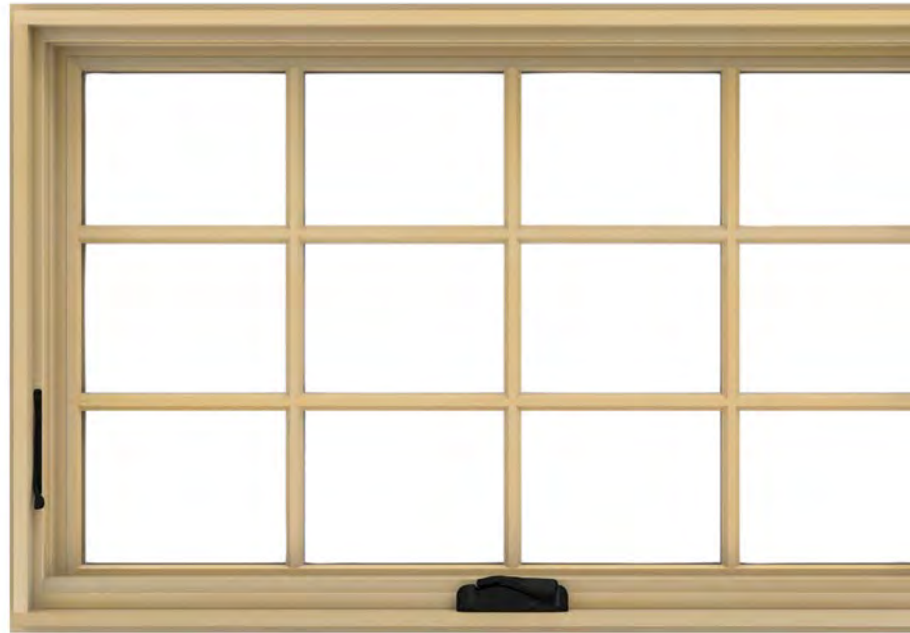
Streamlined profile complements a variety of architectural styles.





AWNING WINDOWS

A versatile option for many architectural styles, the awning window provides an intriguing look alone or when grouped with other window types. It is hinged at the top and opens out from the bottom in an outward swing for a unique light and ventilation source.



Ease of operation and greater energy efficiency with standard LoE³-366[®] insulated glass make JELD-WEN[®] awning windows a great addition to any room. See dealer for additional product details and ordering information.



PUSH-OUT CASEMENT AND AWNING WINDOWS

Simplicity is at the core of these stylish window options. They open like our other casement windows (hinged at the side) and awning windows (hinged at the top) yet they do so without a hardware crank. Just unlatch the lock to open for ventilation.

SWINGING SCREEN

Historically detailed swinging screen matches wood and hardware finishes

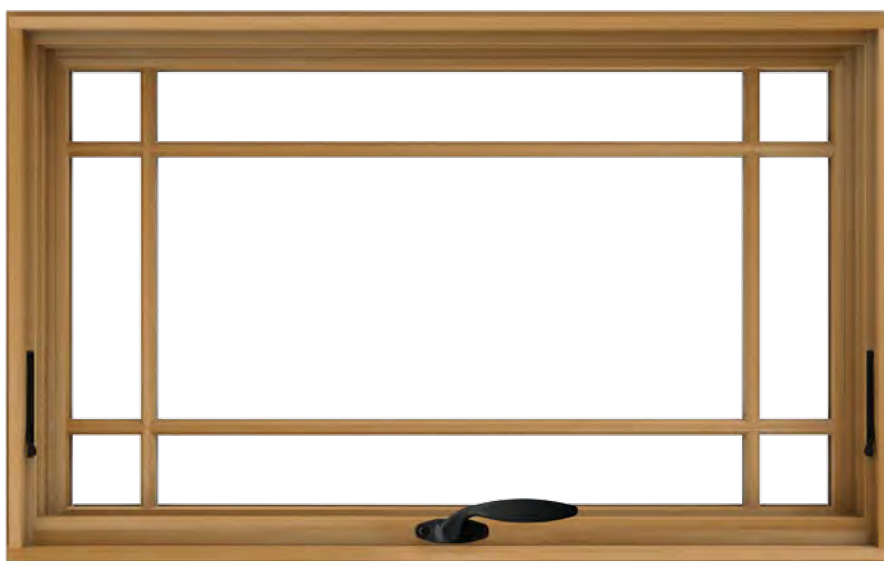
PUSH-OUT HANDLE

Simple and secure, this handle is reminiscent of old world charm but with the added benefits of modern security



HIDDEN MAGNETIC CLOSURES

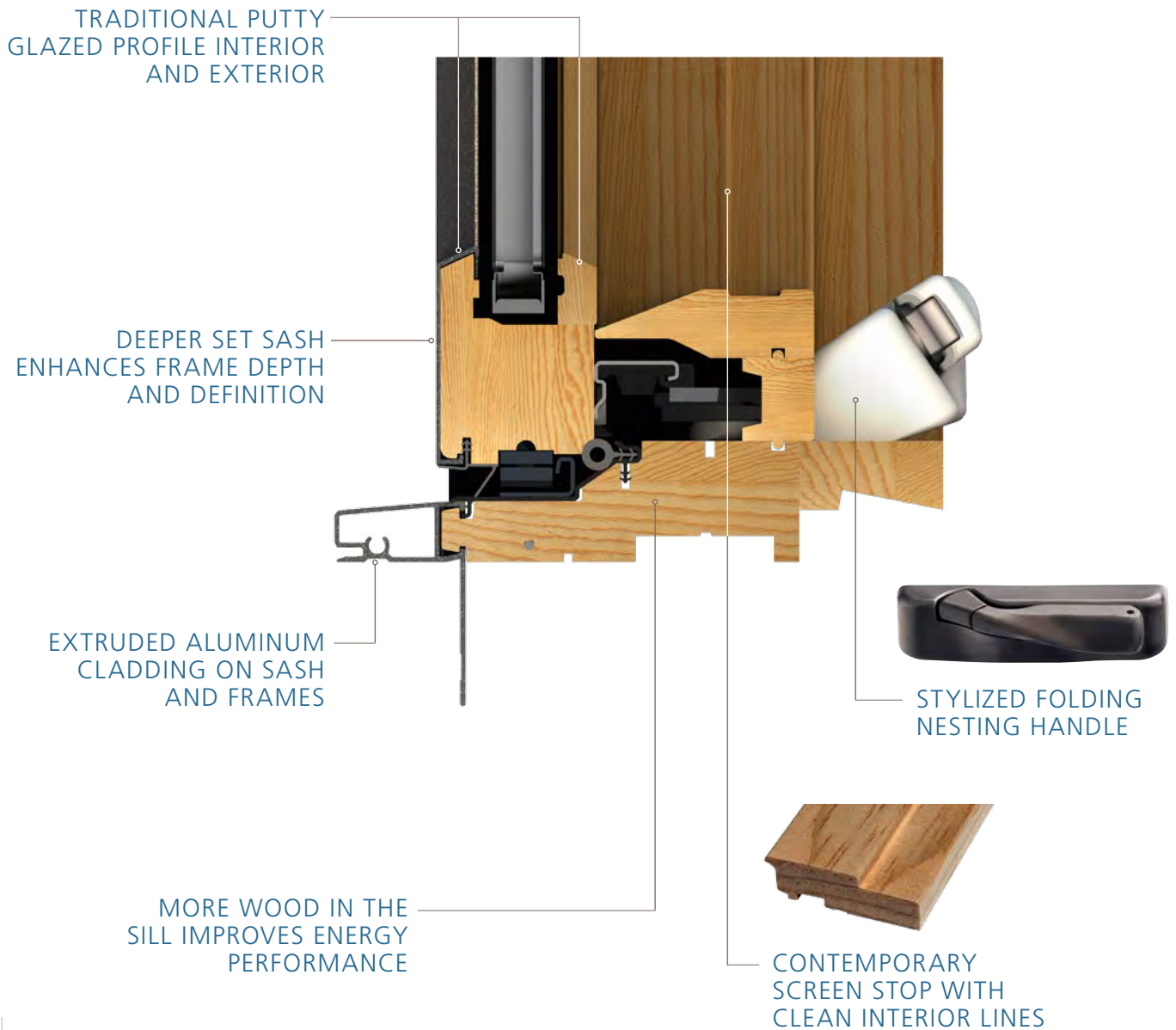
For a clean unobstructed look.



Clean lines, proven operation and multiple options for screens, finishes and hardware make these windows a great choice for your home. See dealer for additional product details and ordering information.

CASEMENT AND AWNING HIGH PERFORMANCE FEATURES

Our goal of achieving a window design that meets the 2016 ENERGY STAR® 6 criteria has allowed us to take advantage of the latest in high performance engineering and design. The new Sitaline design includes heavier hardware and greater thermal performance. The traditional putty glaze and deeper set sash features give this window an architecturally enriched appearance that works well in modern, historical, new construction, historical renovation and light commercial.

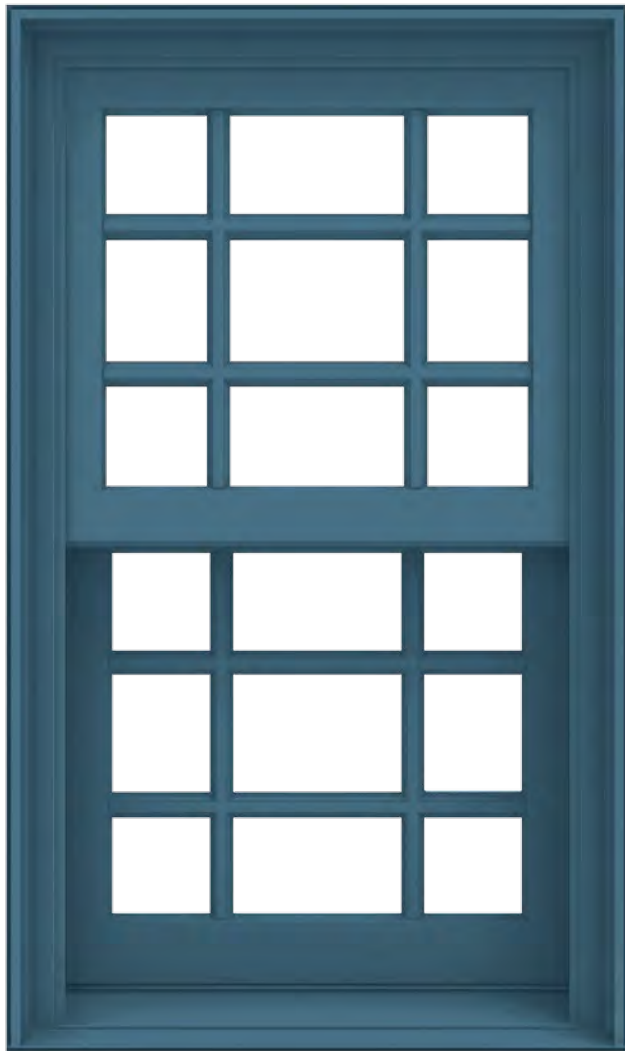




DOUBLE-HUNG WINDOWS

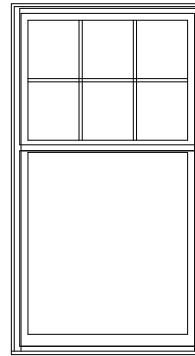
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

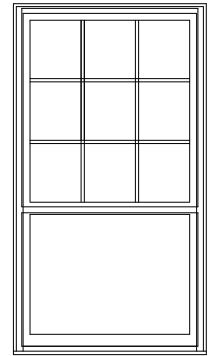


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

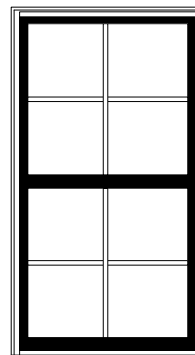
OPTIONAL DESIGNS



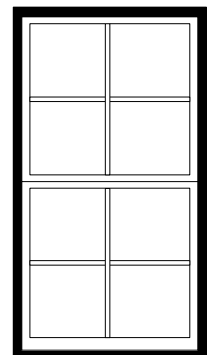
COTTAGE



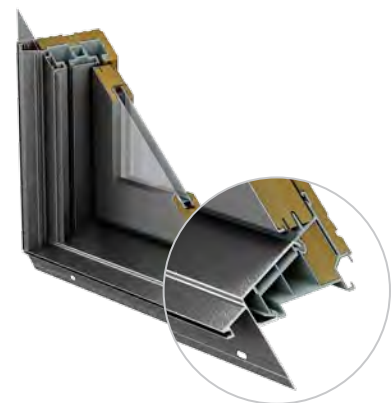
REVERSE
COTTAGE



HYBRID
WOOD FRAME/
CLAD SASH



HYBRID
CLAD FRAME/
WOOD SASH



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

Concealed Jamb Liner
provides a clean
uniform appearance



TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.

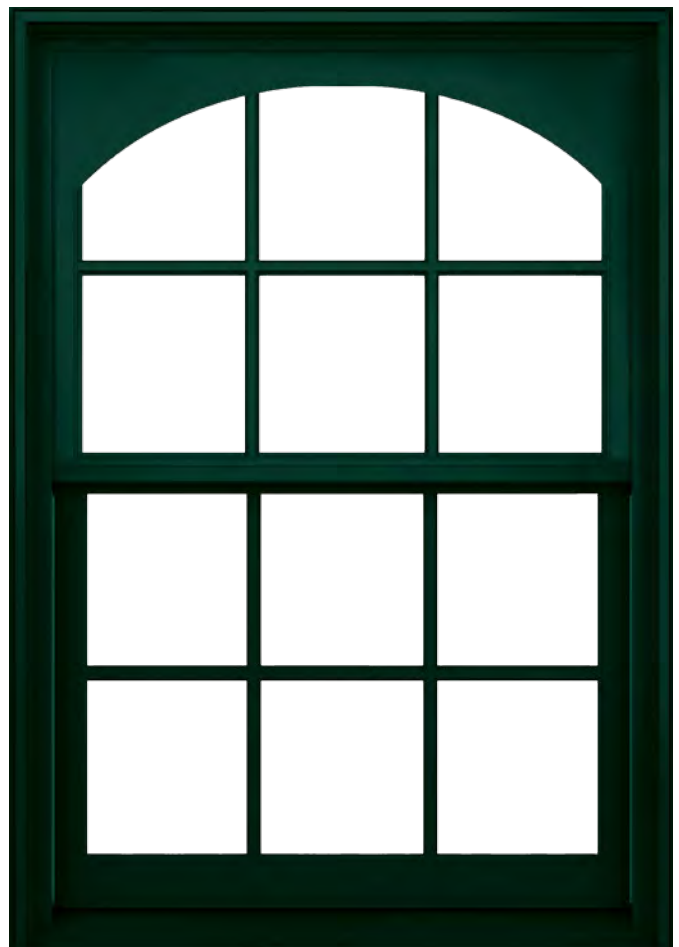




SEGMENT TOP AND RADIUS TOP RAIL WINDOWS

Some rooms call for more than a typical window configuration. A JELD-WEN® segment top window offers a unique shape to accent any home and has an operating bottom sash. On the radius top rail window, both sashes easily slide up and down to provide ventilation.

A variety of styles, colors and hardware add to the elegance of this window. See dealer for additional product details and ordering information.



DOUBLE-HUNG SASH REPLACEMENT KIT*

Upgrade old, single-pane sash windows using our sash replacement kit with energy efficient insulated glass. When you use your existing frame and our sash and jamb liners, you'll be enjoying beautiful, energy efficient windows in no time.



Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact. Plus, there is no need to replace existing siding, mouldings or stucco.

DOUBLE-HUNG POCKET REPLACEMENT WINDOWS*

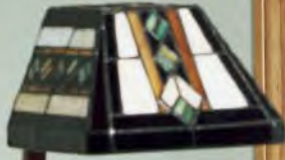
Replacing drafty, old windows with new, JELD-WEN® pocket replacement double-hung windows is an easy way to make a big impact in your home. You'll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation project years of reliability and beauty.



Add style and efficiency to your home in no time with our easy-to-install pocket replacement windows.

* Featuring Tradition Plus profile, new Sitrine profile coming soon





HORIZONTAL SLIDING WINDOWS*

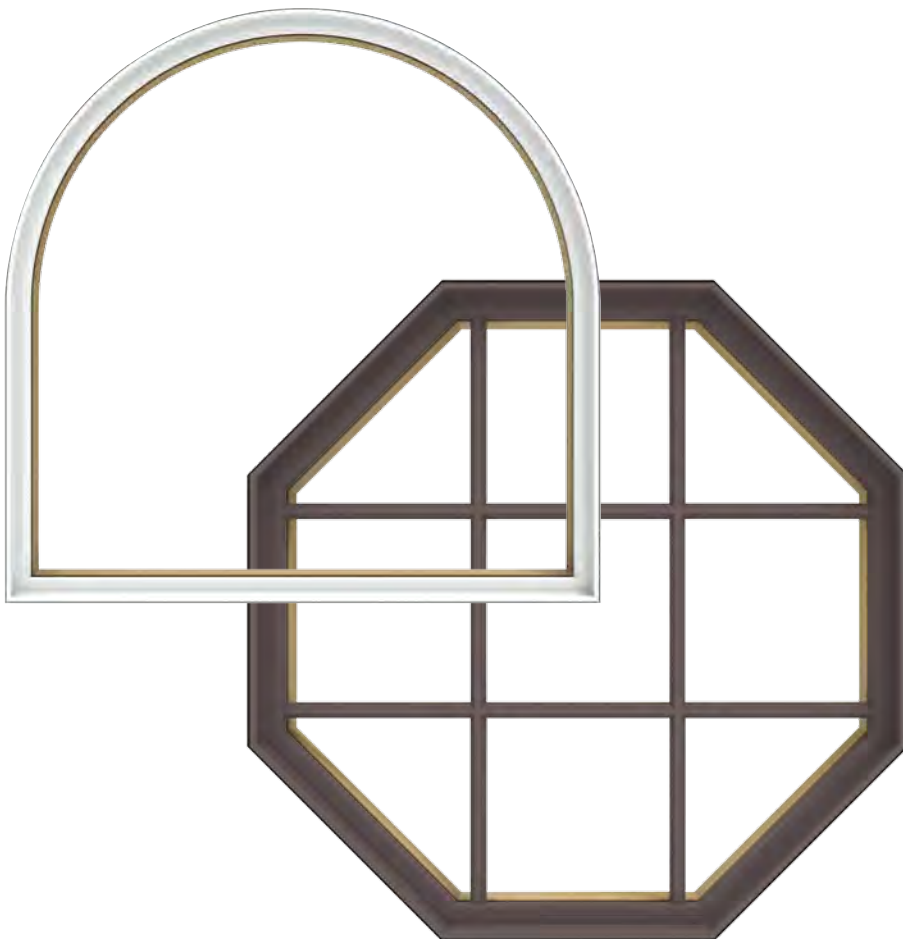
Beauty, versatility and practicality come together in this clean, streamlined style. The sash slide horizontally, offering varied ventilation options. Smooth operation and durable design make this a smart, functional choice for any home that will last for years.



The JELD-WEN® horizontal sliding window offers multiple hardware options to match your style. See dealer for additional product details and ordering information.

FIXED, RADIUS AND GEOMETRIC WINDOWS

Add an air of distinction to any home, showcase beautiful views and create an intriguing look with other window types. Radius and geometric in-sash windows are available as fixed or operating units in a variety of half-round and rectangular shapes and sizes.



Multiple shapes, styles and sizes ensure that you'll enjoy these windows for years to come. See dealer for additional product details and ordering information.



SWINGING PATIO DOORS

Create a dramatic entrance to your home on as grand of a scale as you like. Our swinging patio doors are available with one to four panels that swing either out or in on side hinges. This includes French doors, which open in the middle with no center mullion. Optional venting sidelites are hinged to let in the breeze and can help with cleaning.



With beautiful hardware options and a variety of colors available, these doors truly make a statement. See dealer for additional product details and ordering information.

CONFIGURATIONS



4-PANEL (INTERIOR VIEW)



2-PANEL WITH TRANSOMS
(INTERIOR VIEW)



2-PANEL WITH VENTING
SIDELITES (INTERIOR VIEW)



WIDE STILE



NARROW STILE

REDESIGNED SILL, FRAME & WEATHER-STRIP SYSTEM

We have completely redesigned the sill, frame and weather-strip systems. The new high performance and energy efficient fiberglass sill allows water to drain away from the door, but also prevents high winds and rain from entering. This feature, along with silicone injected corner keys and a double weather-strip system, contribute to its enhanced air and water infiltration performance. Sills can be designed at PG 35 (standard), PG 50, or ADA ratings.

Optional ADA-compliant sill for wheelchair accessibility on inswinging and outswinging patio doors.

Check with your local JELD-WEN representative for specific sizes.





SLIDING PATIO DOORS

These doors open by sliding along horizontal tracks at the head and sill, which do not take up any floor space. With both narrow and wide stiles and rails, these sliding patio doors can be configured to fit most any space as well as architectural style. And that can open up even greater ideas when you consider designing matching windows in the rest of your home.



WIDE STILE



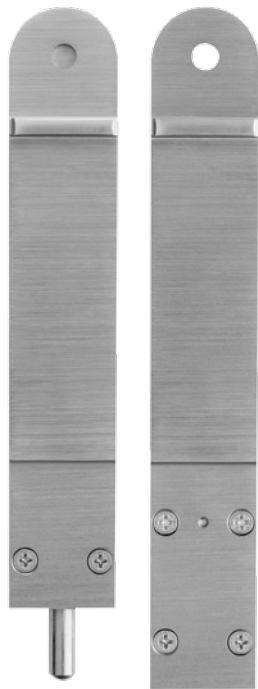
NARROW STILE

Simple, elegant and built to last. JELD-WEN® sliding doors can make a big impression in new or existing homes. See dealer for additional product details and ordering information.

FOLDING DOORS

The latest innovation in JELD-WEN® folding doors offers clean lines, modern style and versatility, opening new possibilities for any home. Because these are bottom load units, no support beams are needed for the doors. This unique design helps bring the outdoors inside and can be configured in a number of ways including 2-, 3- and 4-panel configurations. For new construction or in an existing home, you can create a one-of-a-kind look.

FLUSH BOLTS



STAINLESS*

MAGNETIC DOOR STOPS



STAINLESS**



These new doors offer multiple design, color and hardware options to help open up spaces as well as your imagination. See dealer for additional product details and ordering information.



INTERIOR OPTIONS

Let's start on the inside. Here, you can choose your wood type, finish and trim options.

INTERIOR WOOD OPTIONS

Increase a home's sense of visual harmony by choosing one of our interior wood options to coordinate with trim, cabinetry and furnishings. In addition to AuraLast® wood pine or primed we offer mixed grain Douglas fir, or alder, a grain that blends well with cherry, maple or birch.



AURALAST®
WOOD PRIMED
OR PINE



MIXED GRAIN
DOUGLAS FIR



ALDER

STANDARD INTERIOR FINISHES*

Custom options available.

- | | |
|--------------------|--------------|
| 1. BRILLIANT WHITE | 6. CIDER |
| 2. IVORY | 7. FRUITWOOD |
| 3. DESERT SAND | 8. CORDOVAN |
| 4. CLEAR LACQUER | 9. WALNUT |
| 5. WHEAT | |



INTERIOR TRIM

Interior radius casings are available in pine for radius windows and patio doors. These casings come in several patterns.



INTERIOR GLAZING STOPS

Our Traditional sash profile replicates the look of an historical putty glazed window. The optional Contemporary profile brings a simple clean line for modern interior design.



CONTEMPORARY



TRADITIONAL

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available or upgrade your standard color to include PVDF protection against color fade with a 10-Year Limited Warranty.

STANDARD CLAD COLORS



OPTIONAL CLAD COLORS



ANODIZED FINISH COLORS*



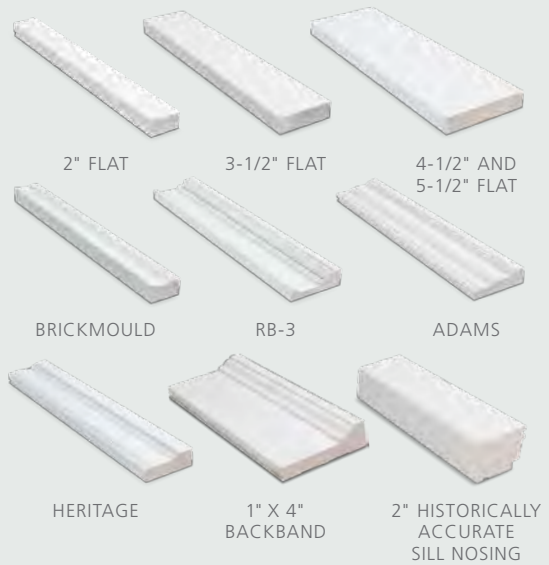
EXTERIOR WOOD OPTIONS



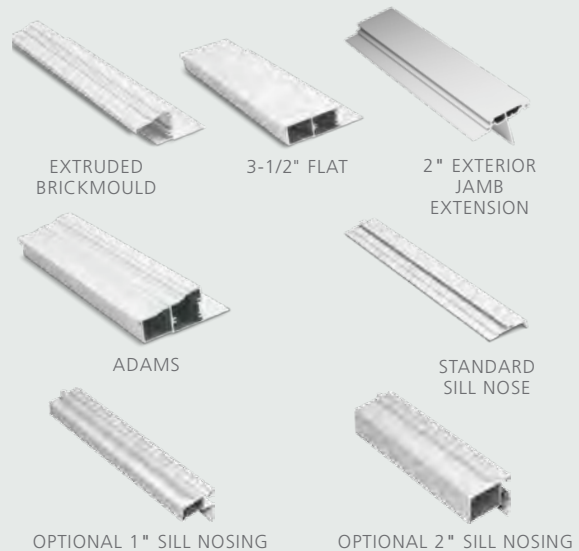
AURALAST® WOOD
PINE OR PRIMED

EXTERIOR TRIM

PRIMED WOOD



CLAD

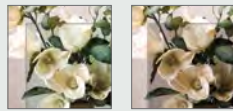


GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.



GREEN

GREY



BRONZE

REFLECTIVE
GREY



REFLECTIVE
BRONZE

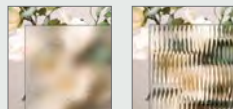
TEXTURED GLASS

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.



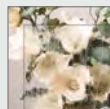
GLUE CHIP

RAIN



OBSCURE

NARROW
REED



SEEDY REAMY

SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.



STAINLESS
STEEL

BLACK

GRAY

ENERGY SAVING GLASS OPTIONS

LoE³-366® AND LoE EC INSULATING GLASS

Our standard high-performance LoE³-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE³-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR® in certain regions of the country.

NEAT® GLASS

This is a natural cleaning convenience that comes standard for all Sitrine wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

PRESERVE® PROTECTIVE FILM

Standard for all Sitrine® wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

TEMPERED GLASS

This type of glass is treated with heat, so it can withstand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.

DECORATIVE GLASS

With multiple design options, you can add elegance and personal style to your JELD-WEN® Sitrine wood and clad-wood windows and patio doors. Choose from glass and coming options here, or we'll work with you to create your one-of-a-kind design. We can build nearly anything you can imagine.



CLASSIC
COLLECTION

This elegant collection adds a distinct and timeless design element to any home.



CRAFTSMAN
COLLECTION

Tried and true designs represent a theme that has stood the test of time.



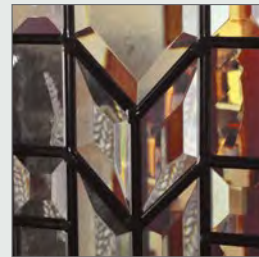
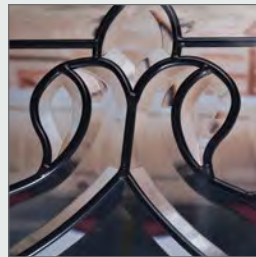
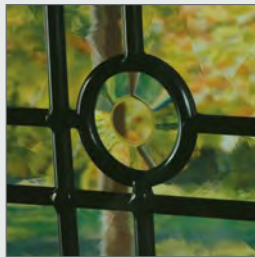
ESTATE
COLLECTION

Fits many types of architecture and has straight bold lines that add to the decor of any home.



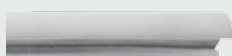
CONTEMPORARY
COLLECTION

Modern and bold with a unique look certain to complement modern-day homes.



CAMING SELECTIONS

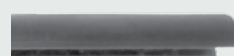
Choose one of our five coming selections to determine how your glass design will appear.



SATIN NICKEL



COPPER



DARK PATINA



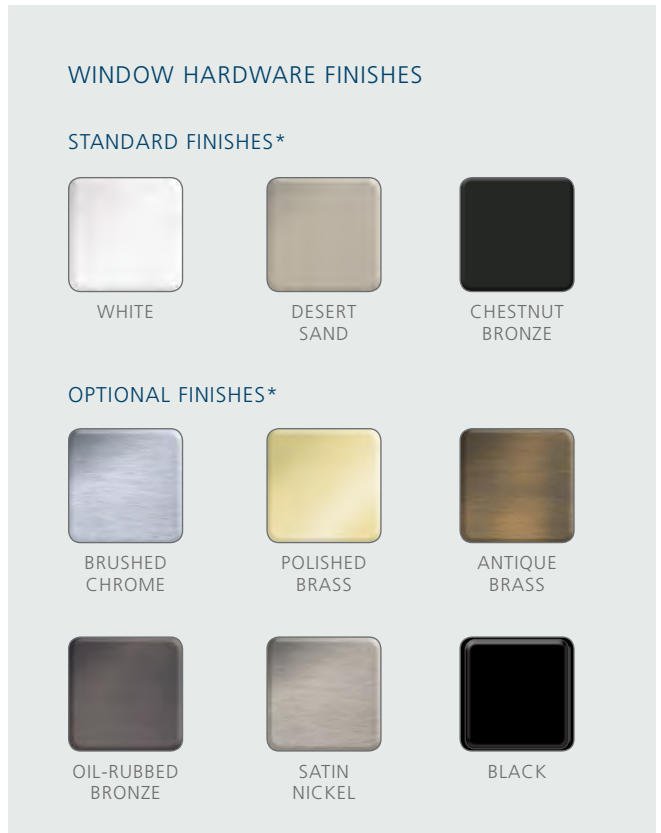
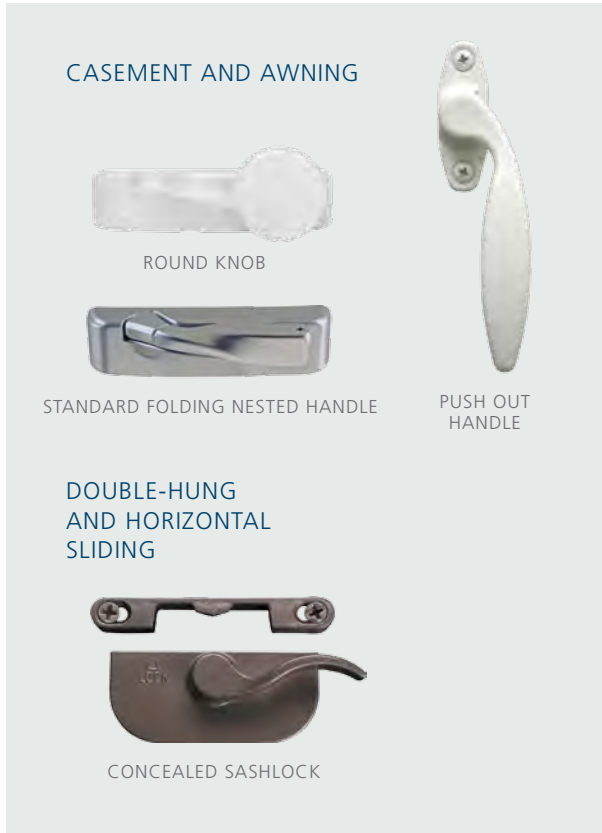
BRASS



ZINC

HARDWARE OPTIONS

WINDOW HARDWARE



JELD-WEN® WOCD MERGE FORM AND FUNCTION

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN® WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Available on double-hung, casement and sliding windows.

CASEMENT AND DOUBLE-HUNG WOCD



WINDOW OPEN



WINDOW CLOSED







INTERIOR VIEW. WOCD LIMITS THE SASH OPENING TO LESS THAN 4 INCHES

FEATURES & BENEFITS

- » Streamlined design won't obstruct views like many after-market options
- » Automatically limits sash opening to less than 4 inches
- » Manual override for full operation and for emergency escape and rescue
- » Device automatically resets by closing the window
- » Meets the ASTM F2090-10 standard
- » Potential alternative to minimum sill height requirement (consult local building codes)

HARDWARE OPTIONS

SLIDING PATIO DOOR HARDWARE

	<p>ASHLAND (MULTI/SINGLE-POINT)</p> <p>Available in keyed and keyed-alike.</p> <p>Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel[†], PVD Polished Brass and Satin Nickel</p>
	<p>LEGACY (DUAL)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Oil-Rubbed Bronze and Satin Nickel</p>
	<p>OLYMPUS (DUAL)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White and Satin Nickel</p>
	<p>CONTEMPORARY* (MULTI-POINT)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Brushed Chrome, PVD Satin Nickel</p>

* Coming in Summer 2015



SWINGING AND FOLDING DOOR HARDWARE



CLASSIC
(MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Chestnut Bronze, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel[†], and PVD Polished Brass[†]



CONTEMPORARY
(MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Brushed Chrome, PVD Satin Nickel[†]



RUSTIC
(MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Oil-Rubbed Bronze











TRADITIONAL
(MULTIPOINT)

Available in keyed and keyed-alike.
Folding door only.

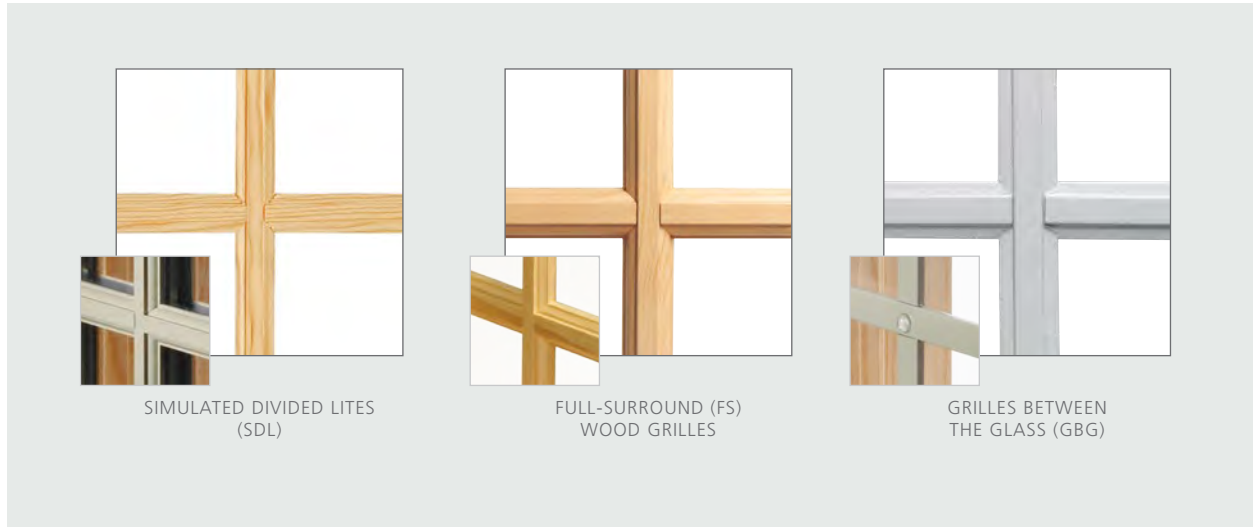
Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Polished Chrome, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Oil-Rubbed Bronze[†], and PVD Satin Nickel[†]

DOOR HARDWARE FINISHES*

	
ANTIQUE BRASS	POWDER-COAT BLACK
	
BRUSHED CHROME	POWDER-COAT WHITE
	
OIL-RUBBED BRONZE	SATIN NICKEL
	
POLISHED BRASS	POLISHED CHROME
	
CHESTNUT BRONZE	

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)

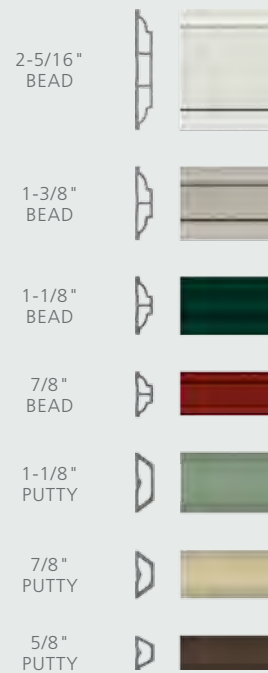
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.

SCREEN TECHNOLOGY

Today's screen options are capable of much more than keeping out insects. Here you'll find an option that's right for you.

PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide wide-open views when you want them or breezy protection from the outdoors when you need it. They're durable and easy to operate. Phantom Screens are available on awning, casement and double-hung windows. Screens for double-hung windows also have a removable track that allows the sash to tilt in for easy cleaning.

SCREEN OPTIONS*

Let the natural light flood in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue®, fiberglass, and aluminum mesh screens are available in charcoal or silver finishes.

PATIO DOOR SCREENS

As on our windows, BetterVue screens are standard on patio doors. However, you can also choose from bottom rolling extruded (both regular and heavy-duty), or a top-hanging screen.



SWINGING SCREEN

Historically detailed swinging screen for push-out casement and awning windows matches wood and hardware finishes. See image on page 13.



REGULAR SCREEN

VIEW THROUGH REGULAR
FIBERGLASS INSECT SCREEN

BETTERVUE® SCREEN

VIEW THROUGH BETTERVUE®
INSECT SCREEN (STANDARD)

ULTRAVUE® SCREEN

VIEW THROUGH OPTIONAL
ULTRAVUE® INSECT SCREEN

*Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

JELD-WEN® products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **February 1, 2014** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	WOOD & CLAD WOOD	VINYL	ALUMINUM (EXCEPT SUMMIT)	SUMMIT ALUMINUM
BASIC PRODUCT COVERAGE Owner-Occupied Single-Family Residence	20 years	As long as you own and occupy your residence	10 years	1 year
BASIC PRODUCT COVERAGE Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	2 years	1 year
SKILLED LABOR ² COVERAGE	2 years	2 years	1 year	No coverage
TRANSFERABILITY This length of coverage applies if you sell your residence or it becomes occupied by someone other than the original owner	10 years	10 years	Non-transferable	Non-transferable

SPECIAL COVERAGES (APPLIES TO BOTH OWNER-OCCUPIED AND COMMERCIAL)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

GLASS OPTIONS	COVERAGE	NOTES
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades between the Glass	10 years	Includes the seal, external control mechanism and operation of the shade/blind.
Spontaneous Glass Breakage	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass for one year. (Spontaneous breakage occurs when the glass develops a crack without sign of impact.)
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to vinyl Products ordered with the "RS" glass package. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

FINISH OPTIONS	COVERAGE	NOTES
Clad Finish on Wood Products	Kynar®: 20 years Polyester: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking or exhibiting excessive chalk, fade or color change ³ .
Factory applied Select Finish™ exterior finish on Wood Products	10 years; 5 years at 100%, 50% thereafter	Coverage is for failure of adhesion, peeling, checking, flaking, cracking or blistering.
	5 years	Coverage is for exhibiting excessive chalk, fade or color change ³ .
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored Exterior and Laminated Interior on Vinyl Products	10 years	Coverage is for peeling, blistering or flaking and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

OTHER SPECIAL COVERAGES	COVERAGE	NOTES
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	5 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	
Accidental Screen Damage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Bravo, Primo and Ipex Replacement window and patio door product lines. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage or handling.

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

IN THE UNITED STATES:	IN EASTERN CANADA:	IN WESTERN CANADA:	IN ONTARIO CANADA
JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Department 90, rue Industrielle Saint-Apollinaire, Quebec Canada G0S 2E0	JELD-WEN Service Department 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Department 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954
EMAIL jeldwenwarranty@jeldwen.com		EMAIL wpgservice@jeld-wen.com	
www.jeld-wen.com/contact-us			

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected and d) a description of the apparent problem and the product (photographs are helpful).

WHAT WE WILL DO

Upon receiving your notification, we will send out an acknowledgment within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an on-site inspection that is required or requested by you.

If your claim is accepted and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts and natural tarnishing of copper cladding are not considered defects.
 - Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
 - Exposure to chemicals (e.g., brick wash) or a harsh environment (e.g., salt spray or airborne pollutants) unless otherwise stated above.
 - Misuse, abuse or failure to properly finish and provide maintenance.
 - Alteration or modification to the Product (e.g., customer applied tints or films, paint finishes, security systems).
 - Any cause beyond the reasonable control of JELD-WEN (e.g., fire, flood, earthquake, other acts of third parties outside of our control).
 - Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources;
- for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
 - Installation into a condition that exceeds product design standards and/or air certified performance specifications and/or is not in compliance with building codes.
 - Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present.)
 - Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
 - Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help.)

- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN IS ALSO NOT LIABLE FOR:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g., related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.

- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

IMPORTANT LEGAL INFORMATION — PLEASE READ THIS CAREFULLY. IT AFFECTS YOUR RIGHTS.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

ABOUT JELD-WEN

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as the driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function flawlessly for years to come.

Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers. Whether it's a modern or classic style, a unique hardware option or an advance in the way our products operate — Great Homes Start with JELD-WEN.™





© 2015 JELD-WEN, inc.; Window and door designs and this publication are owned by JELD-WEN, inc. and are protected under the U.S. Copyright Act and other intellectual property laws. Phantom Screens® is a registered trademark of Phantom Mfg. (Int'l.) Ltd. All trademarks, service marks, logos and the like (whether registered or unregistered) are owned by JELD-WEN, inc. or others. Unauthorized use or duplication of JELD-WEN intellectual property is prohibited. JELD-WEN reserves the right to change product specifications without notice. For current information, please visit our website, jeld-wen.com. See dealer associate for option information and product availability.

11-93329 05/15 (HPS 05/15 15M)

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., November 27, 2018 at Key West City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO EXISTING HOUSE INCLUDING SIDING, WINDOWS, ROOF, AND FOOTINGS. NEW ONE-STORY REAR ADDITION AND REAR PORCH. DEMOLITION OF REAR PORCH.

FOR #514 FRANCES STREET

Applicant – Daniel Arroyo

Application #H2018-0014

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00007300-000000
 Account # 1007561
 Property ID 1007561
 District Group PT of Key West
 Millage Group 1 - SCHOOL STATE - SCHOOL STATE - (1)
 Location Address 514 FRANCES St , KEY WEST
 Legal Description KW PT LOT 2 SQR 45 H2-235 OR716-800/02 OR820-1435D/C OR1398-1759R/S OR2911-2442/43
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

NORMA DOPP LLC
 PO Box 12152
 Brooksville FL 34603

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$192,951	\$196,114	\$167,403	\$165,938
+ Market Misc Value	\$8,217	\$8,229	\$8,253	\$7,189
+ Market Land Value	\$777,285	\$777,285	\$688,701	\$556,579
= Just Market Value	\$978,453	\$981,628	\$864,357	\$729,706
= Total Assessed Value	\$978,453	\$896,169	\$814,699	\$492,509
- School Exempt Value	\$0	\$0	\$0	(\$25,500)
= School Taxable Value	\$978,453	\$981,628	\$864,357	\$484,116

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,241.00	Square Foot	50.3	124

Buildings

Building ID 491
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2472
 Finished Sq Ft 1737
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 258
 Functional Obs 0
 Economic Obs 0
 Depreciation % 39
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1938
 EffectiveYearBuilt 1980
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 550
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	300	0	0
OPX	EXC OPEN PORCH	435	0	0
FLA	FLOOR LIV AREA	1,737	1,737	0
TOTAL		2,472	1,737	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1945	1946	1	70 SF	1
FENCES	1964	1965	1	320 SF	5
CONC PATIO	1974	1975	1	126 SF	2
BRICK PATIO	1974	1975	1	1289 SF	2
WALL AIR COND	1985	1986	1	2 UT	2
CONC PATIO	2003	2004	1	80 SF	1

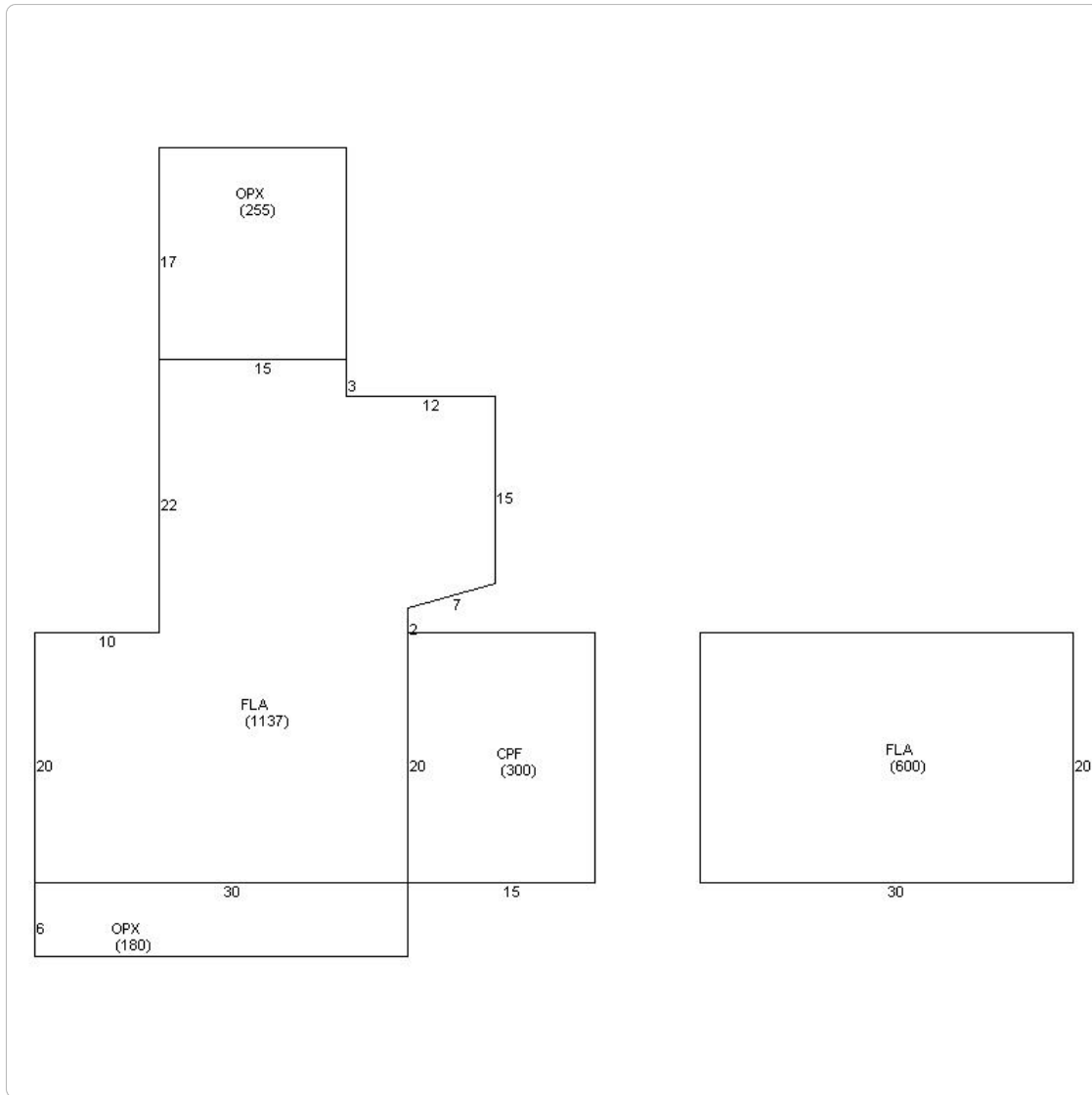
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/7/2016	\$100	Warranty Deed	2173739	2911	2442	30 - Unqualified	Improved
8/25/2015	\$0	Death Certificate	2168080	2905	1549	88 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
04-3761	12/9/2004	10/19/2005	\$1,500		ROLL ROOFING
04-1463	5/4/2004	9/27/2004	\$1,600		ELECTRICAL
03-1743	5/15/2003	8/8/2003	\$1,000		REPAIR SEWER LATERAL

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 11/20/2018, 1:46:42 AM

Developed by
 Schneider
GEOSPATIAL