



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **January 10, 2023, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at <https://www.stpete.org/connect-with-us/stpete-tv.php>.

According to Planning & Development Services Department records, no Commission member or his or her spouse has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.



Case No.:	22-90200109
REQUEST:	Review of a Certificate of Appropriateness application for the replacement of 33 windows with vinyl sash windows in existing openings in the Robert McCutcheon House, a local historic landmark
OWNERS:	Jeffrey Johnson and Terry Farmer
APPLICANT:	Peter Urso, Bay Glass Window
ADDRESS:	4727 6 th Avenue North
LEGAL DESCRIPTION:	OAK RIDGE NO. 4 BLK C, LOT 7

PARCEL ID NO.: 16-31-16-63540-003-0070
LOCAL LANDMARK: Robert McCutcheon House (HPC 02-04)

Historical Context and Significance

The Robert McCutcheon House was listed as a local historic landmark in the St. Petersburg Register of Historic Places in 2003. The house and detached garage at 4727 6th Ave N ("the subject property") were constructed c.1926 in the Central Oak Park neighborhood. The McCutcheon House is significant for its association with Robert McCutcheon, a former mayor of St. Petersburg who helped acquire parkland around Lake Maggiore. The McCutcheon House is also noted for its Mission Revival architecture. The two-story dwelling has many of the characteristics indicative of the Mission Revival style including a smooth-finish stucco exterior and is marked by a Mission style parapet, tile roofed window and entry hoods, clay-tile vigas for roof drainage, a covered entry loggia with ceramic tile used liberally on the deck and risers. The house has three-over-one, wood, double hung sash windows, which appear to be original to the structure.



Figure 1: 1927 photograph of the house from the landmark designation application. Source unknown.

Project Description and Review

Project Description

COA application 22-90200109 proposes the replacement of 33 wood, three-over-one, double-hung sash windows throughout the entirety of the house with vinyl, impact windows in the same configuration as the existing windows.



Figure 2: One window proposed to be replaced.

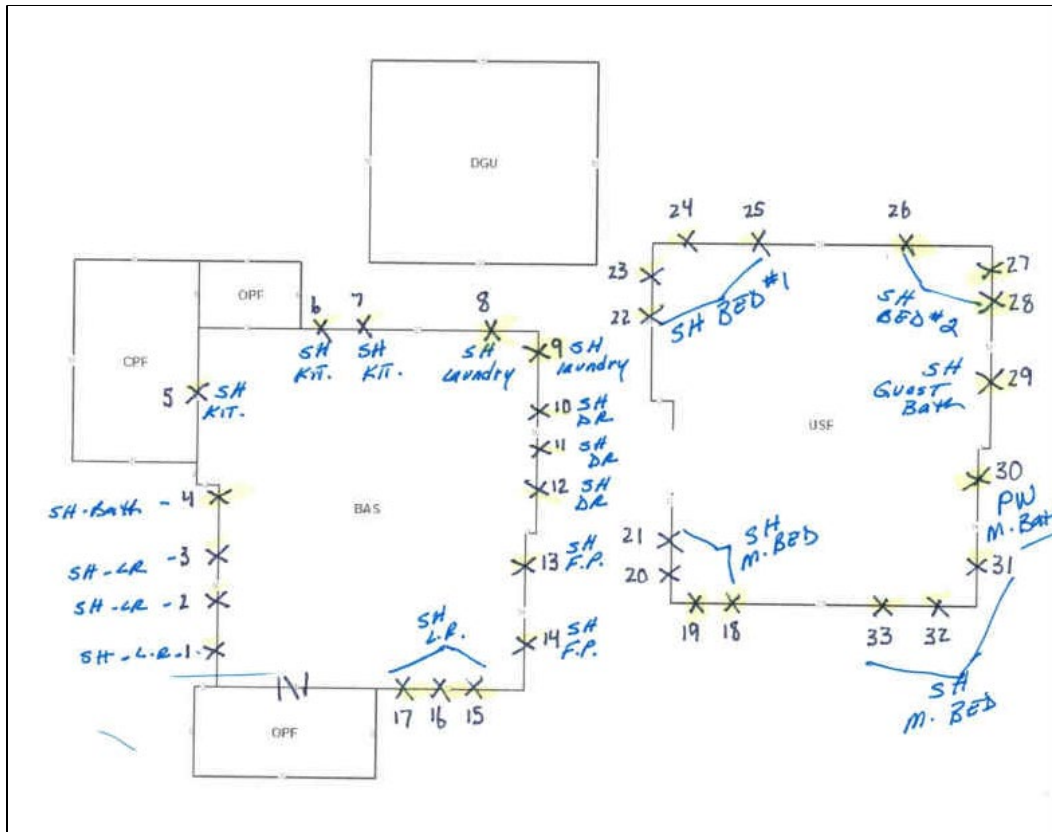


Figure 3: Site plan showing the windows to be replaced on the west elevation.

General Criteria for Granting Certificates of Appropriateness and Staff Findings

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

Partially Consistent The proposal will not substantially affect the integrity of the local historic landmark, but the proposed replacement of the historic windows will lessen the integrity of the property.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

Consistent The replacement windows replicate historic openings and therefore appropriately retain the district's overall rhythm.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

Somewhat Inconsistent The proposal includes the removal and replacement of the historic windows. While the proposed replacements will retain the same style, design, and arrangement, they will not be made of the same materials.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

Information not provided

5. *Whether the plans may be reasonably carried out by the applicant.*

Consistent There is no indication that the applicant cannot carry out the proposal.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

Not applicable The building is a local historic landmark.

Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Consistent The subject property is, and will continue to be, a single-family residence.

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2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

Inconsistent The proposal does include the removal of the historic windows, which are also considered distinctive architectural features.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

Consistent The proposal does not incorporate conjectural features or elements from other properties.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

Not Applicable This application only addresses original windows.

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

Inconsistent The application does propose the removal of the historic windows, which are considered character defining features.

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, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Inconsistent The application includes photographs of the windows, but they do not depict the rot, termite damage, and mold that is mentioned in the application. Staff requested a site visit to see the windows in person.

Staff notes that some of the windows do show significant deterioration, which could warrant replacement, but the applicant did not provide a condition assessment of each window to demonstrate that the windows were beyond repair and that replacement is necessary. Staff also identified that several windows did not have visible signs of deterioration to indicate why replacement was necessary.



Figure 4: Windows that show some water intrusion and rot on the bottom sill and window casing. Poorly conducted repairs are visible in the bottom corner of the sash on the left.



Figure 5: Window to be replaced. Significant deterioration is not visible.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Consistent No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable The subject property is not located within a known archaeological sensitivity area.

Additional Guidelines for Window Replacement

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. *Impact resistance. The replacement window and glass shall be impact resistant;*

Consistent The windows will be impact resistant, per information provided by the application.

2. *Energy performance. The replacement window shall be Energy Star qualified for southern climate zones;*

Consistent

3. *Depth in wall. The replacement window shall be setback into the wall the same distance as the historic window;*

Information Not Provided The application does not specify that the windows will be installed at the same distance as the historic window, but the structure is masonry, where windows are typically installed with a recess similar to historic windows.

4. *Frame size, shape and exterior trim. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable;*

Consistent The applicant is not proposing to change the window openings.

5. *Configuration. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;*

Consistent The three-over-one configuration will be replicated in the new windows.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
- Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
 - Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
 - Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.*

Inconsistent In general, replacement windows with the same operation as the historic window can have similar proportions to the historic window, particularly window replacement lines that are specifically designed for historic buildings. Unfortunately, staff has observed that impact vinyl windows do have thicker rails and stiles due to the increased structural components of impact windows. The application package includes two different types of vinyl windows – PGT SH5500 is listed in the order form, but the brochure is for Custom Window Systems – Windpact Plus Series. Custom Window Systems does not provide grid styles that accurately replicate traditional muntin design. Their exterior muntins are flat and don't replicate the traditional triangle shape of a historic wood, sash window.

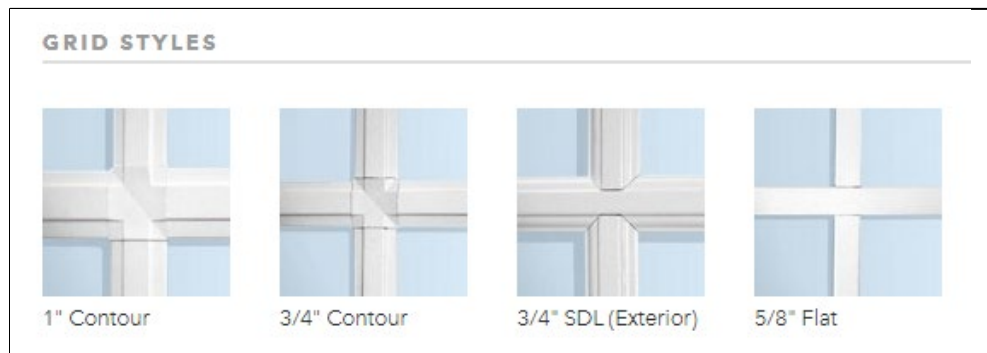


Figure 6: The 3/4" SDL (Exterior) grid pattern doesn't replicate the traditional triangle form of a historic muntin.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

Inconsistent The window frames are vinyl, which is a visually modern material. Staff has inquired about painting the windows to create a finish more compatible with the historic windows. The applicant has indicated that the windows can be painted, but that they do not want to paint the windows.

Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 3 of 4 relevant criteria fully or partially satisfied.

- Additional Guidelines for Alterations: 3 of 6 relevant criteria met or partially met.
- Additional Guidelines for Window Replacement: 4 of 6 relevant criteria met.

Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the Robert McCutcheon House, a local historic landmark, subject to the following:

1. Windows will be installed to be setback within the wall plane and feature a reveal of approximately 3 inches, to match the window reveal on the other extant historic windows on the house.
2. Proposed windows will replicate existing design and configuration of each window, and feature contoured, exterior three-dimensional muntins that match traditional muntin shape and profile.
3. Staff recommends the approval for the installation of PGT windows, and not the Custom Window Systems that was also included in the application package.
4. Windows will be painted to have a traditional finish more compatible with historic wood windows.
5. The exterior casing, drip edge, and trim shall be preserved and reinstalled after window installation.
6. A historic preservation final inspection is required.
7. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
8. This approval will be valid for 24 months from the date of this hearing, with an expiration date of January 10, 2025.

Report Prepared By:



01/05/2023

Kelly Perkins, Historic Preservationist II
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Report Approved By:



01/05/2023

Derek S. Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department

Date

Appendix A:

Application 22-90200109

Appendix B:

Maps of Subject Property

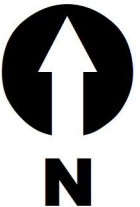


Community Planning and Preservation Commission

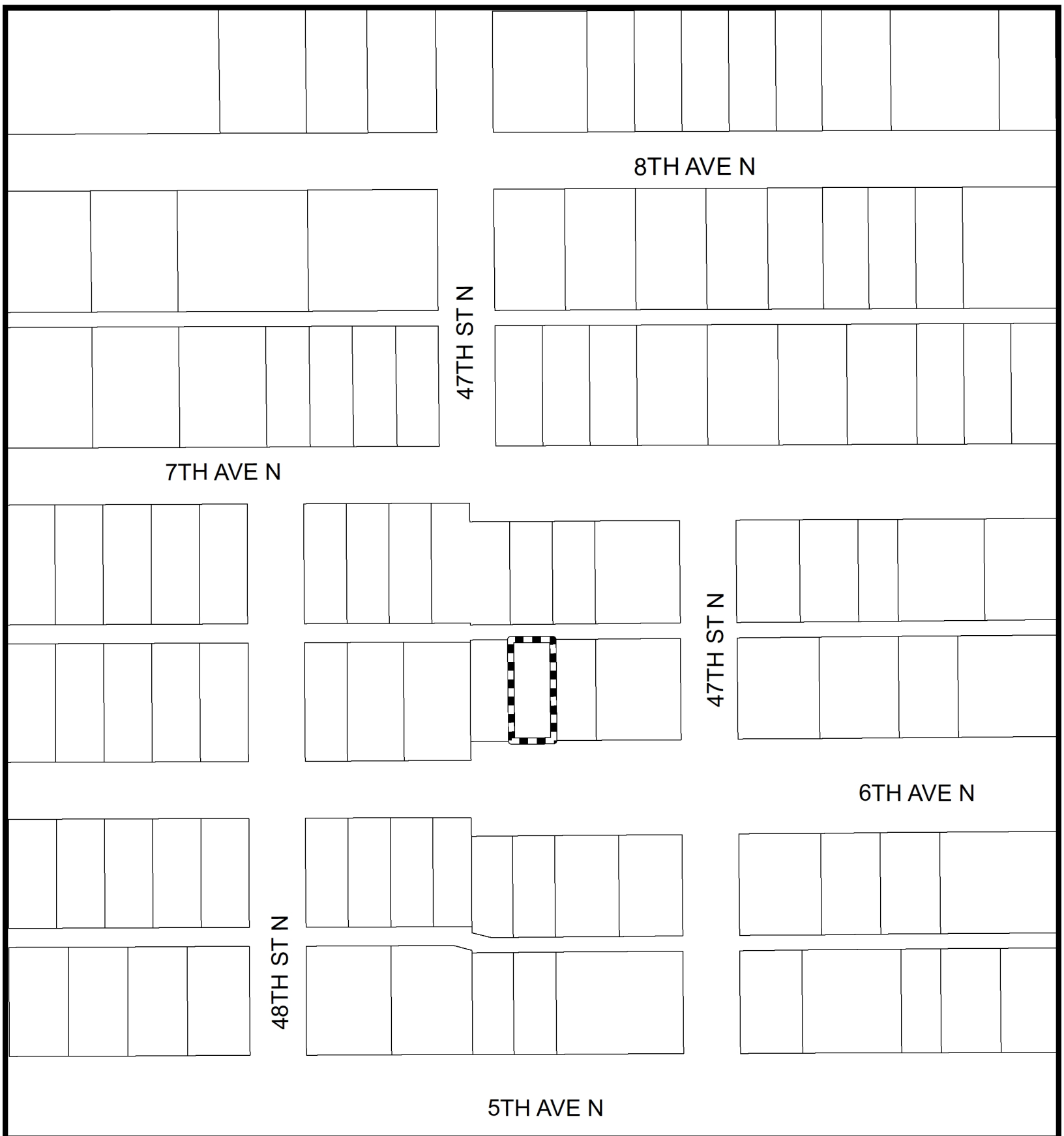
4727 6th Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
22-90200109**



**SCALE:
1" = 150'**



Community Planning and Preservation Commission

4727 6th Ave N

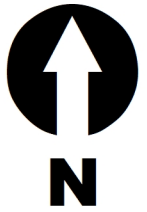
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

22-90200109



SCALE:
1" = 150'



CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

4727 6th AVE N St Petersburg
 Property Address 163116635400030070
Parcel Identification No.
 OAK Ridge
 Historic District / Landmark Name
 Jeffrey Johnson Terry Former
 Owner's Name Corresponding Permit Nos.
727 400 0082
Property Owner's Daytime Phone No.
 4727 6th AVE N St Petersburg
 Owner's Address, City, State, Zip Code jpjt1f@gmail.com
Owner's Email
 Peter Urso Bay Glass Window
 Authorized Representative (Name & Title), if applicable 727-656-3240
Representative's Daytime Phone No.
 3150 29th AVE N St Pete FL 33714
 Representative's Address, City, State, Zip Code Representative's Email

APPLICATION TYPE (Check applicable)	
<input type="checkbox"/>	Addition
<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Other:
<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Mechanical (e.g. solar)

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input type="checkbox"/>	New Installation
<input type="checkbox"/>	Other:

AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: Date: 8-8-22

Signature of Representative: Date: 8-8-22



CERTIFICATE OF APPROPRIATENESS

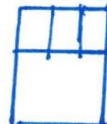
APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvokot (Laura.Duvokot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

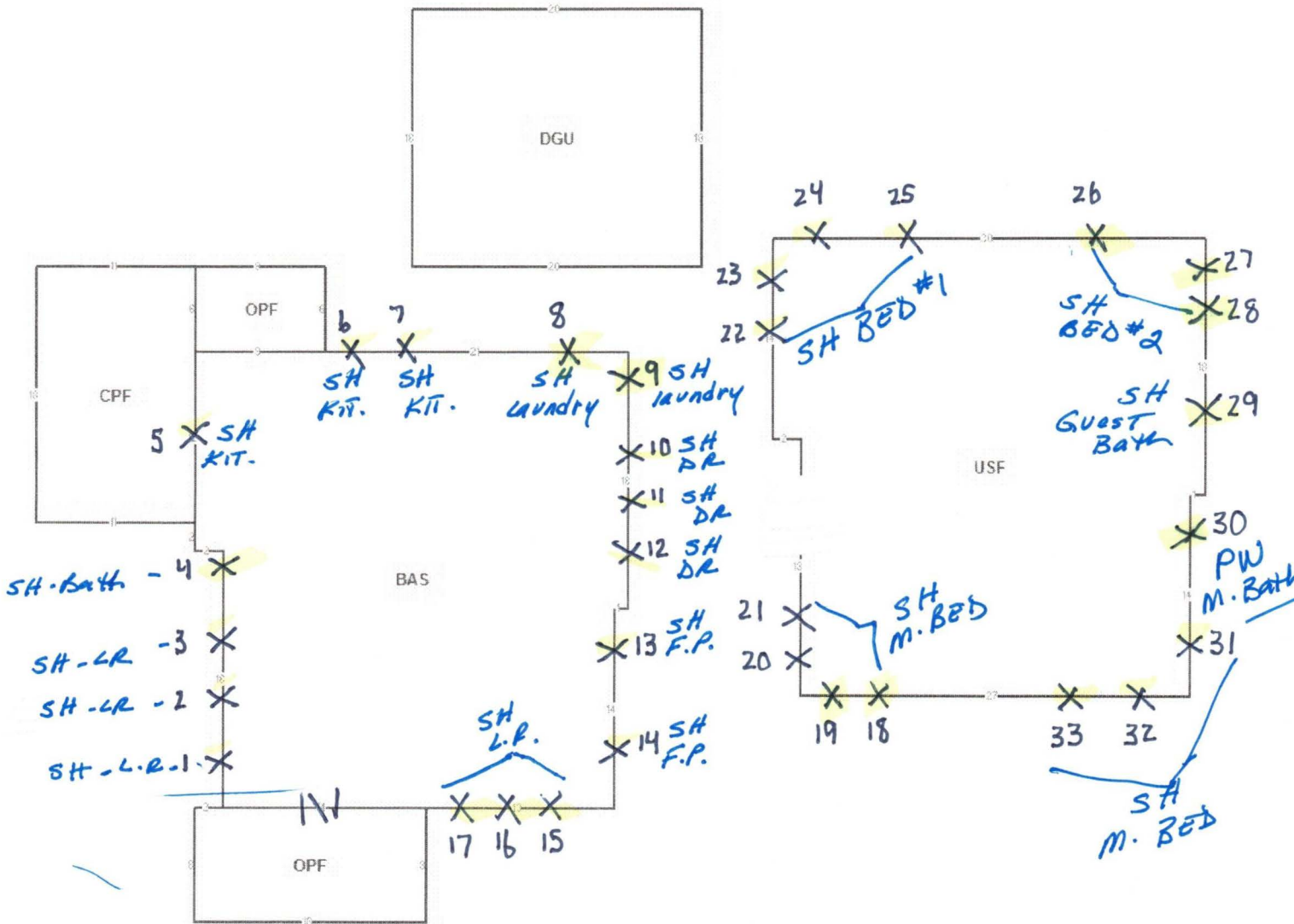
Building or Site Feature	Photo No.	Proposed Work
Single Hung windows	1	Replace (33) windows size / size with white vinyl impact contour external grids → 
same as above	↓ 29	same as above
Picture window	30	↓
Single Hung	31	
same as above	↓ 33	

REASON FOR WINDOWS BEING REPLACED VS. REPAIRED

The reason the windows are being replaced rather than repaired is because they are creating health concerns as well as not being cost effective, e.g., they are rotting, moldy and full of lead along with termite damage.

Additionally, the utility bills are in excess of \$600 per month.

JEFFREY JOHNSON
4727 6th AVE. N.





www.pgtwindows.com

NFRC Report

Sales Order # 2066408
 PO Number: Jeffrey Johnson
 Job Name: Jeffrey Johnson
 Job Address:

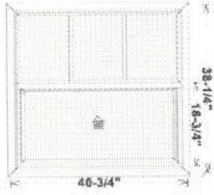
Line #	Item Description	Quantity	Location
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500 29.25X61.25X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES Max 7/8" TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL	Ordered: 10.00	
	Certification Type: MIAMI Frame Type: EQUAL Window Style: STD Size Ref: ACTUAL Height: 61 1/4 Rough Masonry: 31 X 62 1/4 Egress Opening: 25 X 26 (4.5086 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 20-0401.03 NegativeDesignPressure: 50.0000 EnergyStar: 123.0000 UF: 0.2900 VT: 0.4300	NOA Selection: 20-0401.03 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 29 1/4 Actual Size: 29 1/4 X 61 1/4 Wood Frame Opening: 29 1/2 X 61 1/2 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: B.HU54.55 Acc Glass Breakage: N Vent Ht: 30.2680 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 59.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300	
0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500 27.25X37.625X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES Max W ILYR,7/8" TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL	Ordered: 1.00	bath 1 #4
	Certification Type: MIAMI Frame Type: EQUAL Window Style: STD Size Ref: ACTUAL Height: 37 5/8 Rough Masonry: 29 X 38 5/8 Egress Opening: 23 X 14 3/16 (2.2612 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Privacy Glass Location: UNIT Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: B.HU54.55 Acc Glass Breakage: N Vent Ht: 18.4554 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 59.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300	NOA Selection: 20-0401.03 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 27 1/4 Actual Size: 27 1/4 X 37 5/8 Wood Frame Opening: 27 1/2 X 37 7/8 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: WH - WHITE Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 20-0401.03 NegativeDesignPressure: 50.0000 EnergyStar: 123.0000 UF: 0.2900 VT: 0.4300	

0003
(3.00)

SH5500 VINYL SINGLE HUNG 5500
40.75X38.25X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ARG,ES Max,7/8"
TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL

Ordered:
1.00

laundry #8



Certification Type: MIAMI
Frame Type: .625FLANGE
Window Style: STD
Size Ref: ACTUAL
Height: 38 1/4
Rough Masonry: 42 1/2 X 39 1/4
Egress Opening: 36 1/2 X 14 1/2 (3.6677 SQFT)
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN)
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Boxing Options: BS - Box Screen
Decralite: N
CAR#: 20-0401.03
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

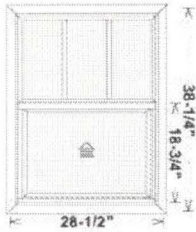
NOA Selection: 20-0401.03
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 40 3/4
Actual Size: 40 3/4 X 38 1/4
Wood Frame Opening: 41 X 38 1/2
Frame Color: W - White
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A1D LITES (2V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Anchor Group: B.HU54.55
Acc Glass Breakage: N
Vent Ht: 18.7680
PositiveDesignPressure: 50.0000
PANumber: FL-239
CondensationResistance: 59.0000
SolarHeatGainCoeff: 0.1900
VTCOG: 0.6300

0004
(4.00)

SH5500 VINYL SINGLE HUNG 5500
28.5X38.25X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ARG,ES Max,7/8"
TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL

Ordered:
1.00

laundry #9



Certification Type: MIAMI
Frame Type: .625FLANGE
Window Style: STD
Size Ref: ACTUAL
Height: 38 1/4
Rough Masonry: 30 1/4 X 39 1/4
Egress Opening: 24 1/4 X 14 1/2 (2.4367 SQFT)
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN)
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Boxing Options: BS - Box Screen
Decralite: N
CAR#: 20-0401.03
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

NOA Selection: 20-0401.03
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 28 1/2
Actual Size: 28 1/2 X 38 1/4
Wood Frame Opening: 28 3/4 X 38 1/2
Frame Color: W - White
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A1D LITES (2V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Anchor Group: B.HU54.55
Acc Glass Breakage: N
Vent Ht: 18.7680
PositiveDesignPressure: 50.0000
PANumber: FL-239
CondensationResistance: 59.0000
SolarHeatGainCoeff: 0.1900
VTCOG: 0.6300

0005
(5.00)


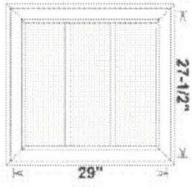
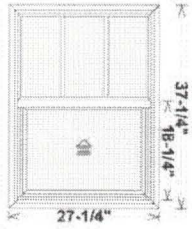
SH5500 VINYL SINGLE HUNG 5500
29.25X57.5X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES Max,7/8"
TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL

Ordered:
11.00

18- 25 m b 31 32 33

Certification Type: MIAMI
Frame Type: EQUAL
Window Style: STD
Size Ref: ACTUAL
Height: 57 1/2
Rough Masonry: 31 X 58 1/2
Egress Opening: 25 X 24 1/8 (4.1831 SQFT)
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN)
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Boxing Options: BS - Box Screen

NOA Selection: 20-0401.03
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 29 1/4
Actual Size: 29 1/4 X 57 1/2
Wood Frame Opening: 29 1/2 X 57 3/4
Frame Color: W - White
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A1D LITES (2V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Anchor Group: B.HU54.55
Acc Glass Breakage: N

	<p>Decralite: N CAR#: 20-0401.03 NegativeDesignPressure: 50.0000 EnergyStar: 123.0000 UF: 0.2900 VT: 0.4300</p>	<p>Vent Ht: 28.3930 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 59.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p>	
<p>0006 (6.00)</p>	<p>PW5520 PW5520 VINYL PICTURE WINDOW 29.X27.5,J-CHAN,W,7/8 LIG,CL,ARG,ES Max,OUTSIDE GLZ,7/8" TDL,2V0H</p>	<p>Ordered: 1.00</p>	<p>m bath #30</p>
	<p>Certification Type: MIAMI Frame Type: JCHANNEL Size Ref: ACTUAL Height: 27.5000 Rough Masonry Opening: 30 3/4 X 28 1/2 Frame Color: W - White Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Style: U.COL.LITES Boxing Options: N - None Acc Glass Breakage: N CAR#: 20-0401.16 NegativeDesignPressure: 50.0000 EnergyStar: 1234.0000 UF: 0.2400 VT: 0.4700</p>	<p>NOA Selection: 20-0401.16 Size Selection: CUSTOM Width: 29.0000 Actual Size: 29 X 27 1/2 Wood Frame Opening: 29 1/4 X 27 3/4 Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Color: W Grid Pattern: - 3A1D LITES (2V0H BARS) Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL243 CondensationResistance: 61.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300</p>	
<p>0007 (7.00)</p>	<p>SH5500 VINYL SINGLE HUNG 5500 27.25X37.25X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES Max,7/8" TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL</p>	<p>Ordered: 2.00</p>	<p>kit #6 7</p>
	<p>Certification Type: MIAMI Frame Type: EQUAL Window Style: STD Size Ref: ACTUAL Height: 37 1/4 Rough Masonry: 29 X 38 1/4 Egress Opening: 23 X 14 (2.2313 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 20-0401.03 NegativeDesignPressure: 50.0000 EnergyStar: 123.0000 UF: 0.2900 VT: 0.4300</p>	<p>NOA Selection: 20-0401.03 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 27 1/4 Actual Size: 27 1/4 X 37 1/4 Wood Frame Opening: 27 1/2 X 37 1/2 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCOD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: B.HU54.55 Acc Glass Breakage: N Vent Ht: 18.2679 PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 59.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p>	
<p>0008 (8.00)</p>	<p>SH5500 VINYL SINGLE HUNG 5500 29.125X57.25X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES Max,7/8" TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL</p>	<p>Ordered: 3.00</p>	<p>26-27-28</p>
	<p>Certification Type: MIAMI Frame Type: EQUAL Window Style: STD Size Ref: ACTUAL Height: 57 1/4 Rough Masonry: 30 7/8 X 58 1/4 Egress Opening: 24 7/8 X 24 (4.1406 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: SDLT0875 - 7/8" Traditional SDL Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000</p>	<p>NOA Selection: 20-0401.03 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 29 1/8 Actual Size: 29 1/8 X 57 1/4 Wood Frame Opening: 29 3/8 X 57 1/2 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCOD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: B.HU54.55</p>	



Lock Quantity: 2.0000
 Boxing Options: BS - Box Screen
 Decralite: N
 CAR#: 20-0401.03
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

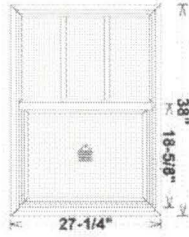
Anchor Group: B,HU54.55
 Acc Glass Breakage: N
 Vent Ht: 28.2680
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 59.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

0009
(9.00)

SH5500 VINYL SINGLE HUNG 5500
 27.25X38.X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES Max,7/8"
 TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL

Ordered:
1.00

bath #29



Certification Type: MIAMI
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: ACTUAL
 Height: 38.0000
 Rough Masonry: 29 X 39
 Egress Opening: 23 X 14 3/8 (2.2912 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: BS - Box Screen
 Decralite: N
 CAR#: 20-0401.03
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

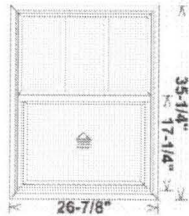
NOA Selection: 20-0401.03
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 27 1/4
 Actual Size: 27 1/4 X 38
 Wood Frame Opening: 27 1/2 X 38 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COLLITES
 Summary Top: 3A1D LITES (2V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOOD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B,HU54.55
 Acc Glass Breakage: N
 Vent Ht: 18.6430
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 59.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

0010
(10.00)

SH5500 VINYL SINGLE HUNG 5500
 26.875X35.25X.,STD,EQUAL,W,EQUAL,7/8 LIG,CL,ARG,ES
 Max,7/8" TDL,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT
 HNDL

Ordered:
2.00

#13 14 fire place



Certification Type: MIAMI
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: ACTUAL
 Height: 35 1/4
 Rough Masonry: 28 5/8 X 36 1/4
 Egress Opening: 22 5/8 X 13 (2.0378 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: BS - Box Screen
 Decralite: N
 CAR#: 20-0401.03
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

NOA Selection: 20-0401.03
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 26 7/8
 Actual Size: 26 7/8 X 35 1/4
 Wood Frame Opening: 27 1/8 X 35 1/2
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COLLITES
 Summary Top: 3A1D LITES (2V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOOD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: B,HU54.55
 Acc Glass Breakage: N
 Vent Ht: 17.2679
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 59.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

PO Number:



CGC-150878

3150 39th Ave N St.
Petersburg, FL 33714
727.525.3828

www.bayglassandwindow.com Style: PW, AR, CA, HR, SH, DH, FD, SGD Grid: AP, GBG, SDL Screen: STD, BV, N

Customer Name JEFFREY JOHNSON Date 6/16/22 By Amos
 Project Address 4727 6th AVE. N. Floor 2 Const. Type RETRO-WOOD
 Cell number 727-400-0082 Other _____ email _____
 Assoc. App. Req. YES NO Elevator Dim: W _____ D _____ Diag. _____
 Window Mfg. PBT SGD Mfg. _____ Swing door Mfg. _____
 Window Mat. _____ SGD Mat. _____ Swing door Mat. _____

ID#	LOCATION	QTY	STYLE	SIZE W x H Interior	SIZE W x H Exterior	FRAME TYPE	COLOR	GLASS	GRIDS	SCREEN	UNIT PRICE	TOTAL PRICE
1	LR	1	SH	29 1/4 x 61 1/4		BOX	W	LOWE	3/1	Y		
COMMENTS: WOOD ROT AT THE SILL AND EXTERIOR JAMS # 1, 2 AND 3												
2	LR	1	SH	29 1/4 x 61 1/4		BOX	W	LOWE				
COMMENTS: "												
3	LR	1	SH	29 1/4 x 61 1/4		BOX	W	LOWE				
COMMENTS: "												
4	BATH 1	1	SH	27 1/4 x 37 5/8		BOX	W	WHITE INTER				
COMMENTS:												
5	KIT	1	SH	29 1/4 x 61 1/4		BOX	W	LOWE				
COMMENTS:												
6	KIT	1	SH	27 1/4 x 37 1/4		BOX	W	LOWE				
COMMENTS:												
7	KIT	1	SH	27 1/4 x 37 1/4		BOX	W	LOWE				
COMMENTS:												
8	LAUNDRY	1	SH	40 3/4 x 38 1/4		FLANGE	W	LOWE				
COMMENTS:												

Customer Name _____

ID#	LOCATION	QTY	STYLE	SIZE W x H Interior	SIZE W x H Exterior	FRAME TYPE	COLOR	GLASS	GRIDS	SCREEN	UNIT PRICE	TOTAL PRICE
9	LAUNDRY	1	SH	28½ x 38¼		FLANGE	W	LOWE	3/1			
COMMENTS:												
10	DR	1	SH	29¼ x 61¼		BOX	W					
COMMENTS:												
11	DR	1	SH	29¼ x 61¼		BOX	W					
COMMENTS:												
12	DR	1	SH	29¼ x 61¼		BOX	W					
COMMENTS:												
13	FIREPLACE	1	SH	26⅞ x 35¼		BOX	W					
COMMENTS:												
14	FIREPLACE	1	SH	26⅞ x 35¼		BOX	W					
COMMENTS:												
15	LR	1	SH	29¼ x 61¼		BOX	W					
COMMENTS:												
16	LR	1	SH	29¼ x 61¼		BOX	W					
COMMENTS:												
17	LR	1	SH	29¼ x 61¼		BOX	W					
COMMENTS:												
18	M BED	1	SH	29¼ x 57½		BOX	W					
COMMENTS:												
19	M BED	1	SH	29¼ x 57½		BOX	W					
COMMENTS:												

ID#	LOCATION	QTY	STYLE	SIZE W x H Interior	SIZE W x H Exterior	FRAME TYPE	COLOR	GLASS	GRIDS	SCREEN	UNIT PRICE	TOTAL PRICE
20	M BED	1	SH	29 1/4 x 57 1/2		BOX	W	LOWE	3/1	YES		
COMMENTS: WOOD ROT EXTERIOR SILL												
21	M BED	1	SH	29 1/4 x 57 1/2								
COMMENTS: WOOD ROT EXTERIOR SILL												
22	BED 1	1	SH	29 1/4 x 57 1/2								
COMMENTS:												
23	BED 1	1	SH	29 1/4 x 57 1/2								
COMMENTS:												
24	BED 1	1	SH	29 1/4 x 57 1/2								
COMMENTS:												
25	BED 1	1	SH	29 1/4 x 57 1/2								
COMMENTS:												
26	BED 2	1	SH	29 1/8 x 57 1/4								
COMMENTS:												
27	BED 2	1	SH	29 1/8 x 57 1/4								
COMMENTS:												
28	BED 2	1	SH	29 1/8 x 57 1/4								
COMMENTS:												
29	GUEST BATH	1	SH	27 1/4 x 38								
COMMENTS:												
30	M BATH	1	PW	29 x 27 1/2								
COMMENTS:												

Customer Name _____

ID#	LOCATION	QTY	STYLE	SIZE W x H Interior	SIZE W x H Exterior	FRAME TYPE	COLOR	GLASS	GRIDS	SCREEN	UNIT PRICE	TOTAL PRICE
31	M BED	1	SH	29 1/4 x 57 1/2		BOX	W	LOWE	3/1	Y		
COMMENTS:												
32	M BED	1	SH	29 1/4 x 57 1/2		BOX	W	LOWE	3/1	Y		
COMMENTS:												
33	M BED	1	SH	29 1/4 x 57 1/2		BOX	W	LOWE	3/1	Y		
COMMENTS:												
COMMENTS:												
COMMENTS:												
COMMENTS:												
COMMENTS:												
COMMENTS:												
COMMENTS:												

#1,2,3.
LIVING ROOM



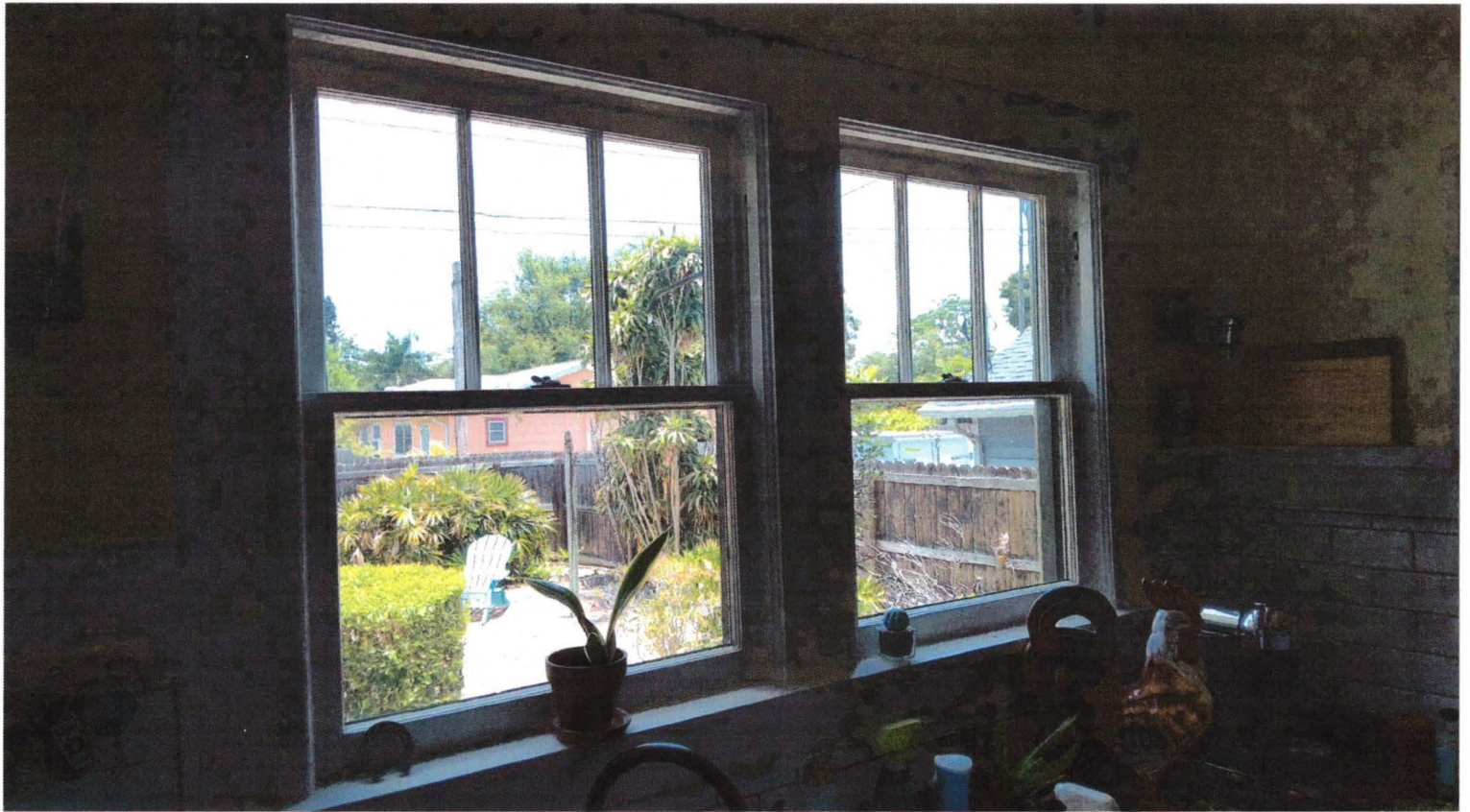
4 Bath



#5 Kitchen



#617
Kitchen



#8 laundry



#9 laundry



10, 11, 12
Dining Room



#13, 14
Fireplace



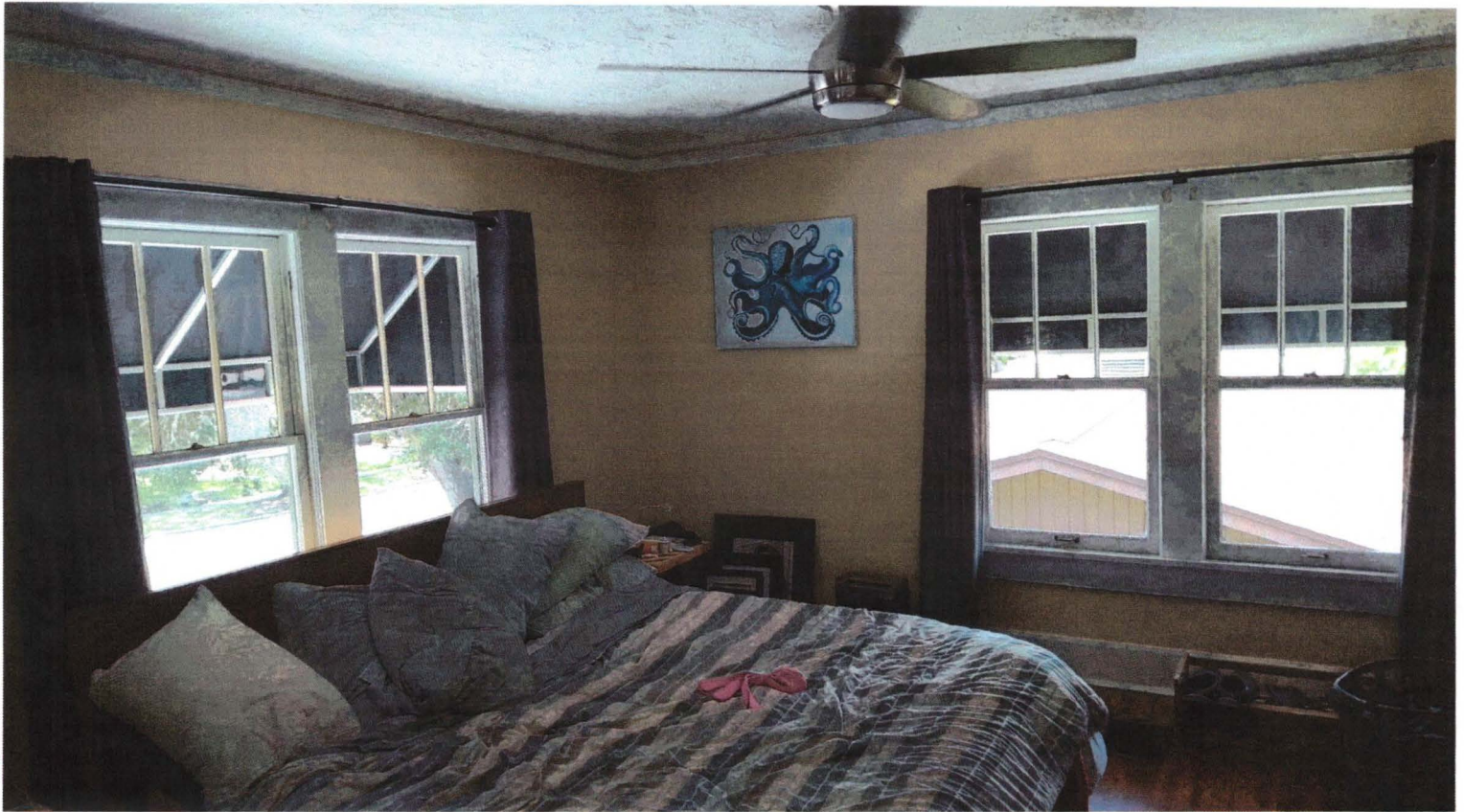
15, 16, 17 LIVING ROOM



18, 19
M. Bedroom



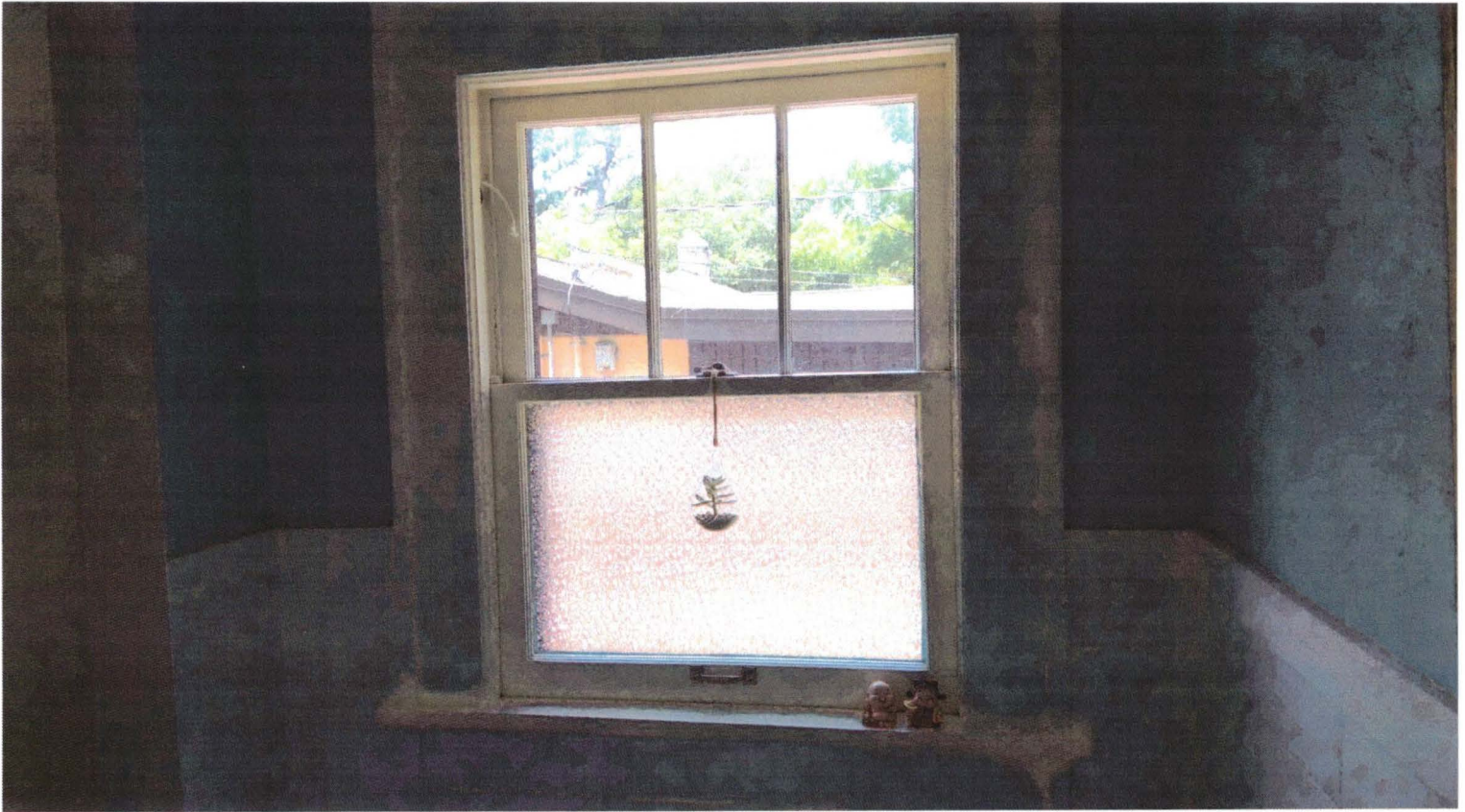
22, 23, 24, 25
Bedroom #1



26, 27, 28
BEDROOM #2



#29
GUEST Bath



30
M. Bath



31, 32, 33
Master
Bedroom



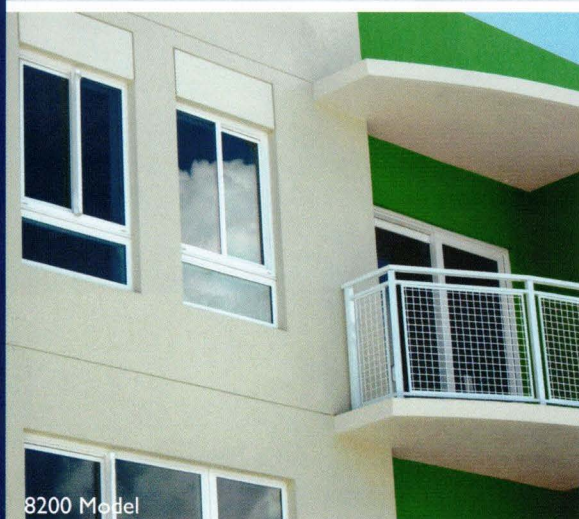
VINYL IMPACT WINDOWS

CHOOSE THE STRONGEST AND SAFEST VINYL IMPACT-RESISTANT SINGLE HUNG ON THE MARKET.

The WindPact Plus® single hung has been designed specifically for the coastal impact-resistant market not to tilt in, resulting in the strongest and safest vinyl impact-resistant single hung on the market. The sash recesses back into the frame, allowing for a much higher design pressure, instead of relying on small tilt latches to keep your sash intact when impacted. The average weight of a sash in an impact-resistant window is 35 lbs. By not tilting in, you are protected from having a very heavy piece of glass to support. ►



8100 Model



8200 Model



VINYL WINDOWS

8100 SINGLE HUNG

- Oriel, Arch Top and Half Circle configurations available
- Continuous head and sill twin options
- Exterior beveled frame for architectural style (Single & Horizontal windows)
- Our Single Hung sliding windows are designed to slide effortlessly up or down on heavy duty block-and-tackle sash balances
- Integral lift handles on top and bottom rails for ease of operation
- Large sizes – up to 53.125" wide and 96" tall

8200 HORIZONTAL SLIDER

- Configuration options: OX, XO, XOX
- XOX window is available as 1/3 1/3 1/3 or 1/4 1/2 1/4
- XOX sliders maximum width is 111" x 63"
- For large areas, our three lite slider opens at both ends for optimal visibility and ventilation
- Integral lift handles on both side rails for ease of operation

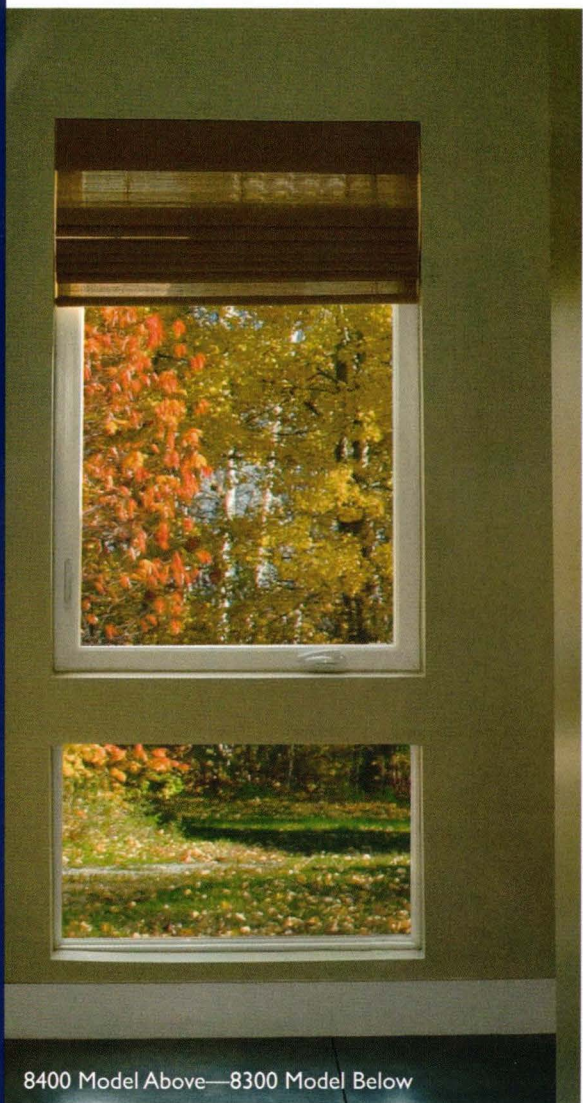
CONFIGURATIONS:



VINYL IMPACT WINDOWS

OFFERING A PICTURE PERFECT WINDOW WITH STYLE, SOPHISTICATION AND DURABILITY.

Our WindPact Plus® Casement and Awning windows offer style, sophistication and durability. Mix them with our Picture window model for maximum viewing possibilities and add some architectural shapes for elegant curb appeal. **These windows will offer both beauty and style, free of viewing obstructions.** ▶



8400 Model Above—8300 Model Below



VINYL WINDOWS

8150/8300 **PICTURE WINDOW**

- Combination units available
- Also specializing in windows for historical districts
- 8150 flange profile has a 1/2" lower beveled architectural protrusion on the face of the flange than the 8300 frame
- 8150 frame has same outer frame extrusion as 8100 SH and 8200 HS
- 8300 resembles the 8400 Casement and 8450 Awning

8400 **CASEMENT**— 8450 **AWNING**

- Combination units available
- Exterior beveled frame for architectural style
- Extruded Florida flange, nail fin or box frame

CONFIGURATIONS:

