



**CITY OF DELAND
REGULAR MEETING OF THE
HISTORIC PRESERVATION BOARD
DECEMBER 4, 2025 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA**

CALL TO ORDER

ROLL CALL

ELECTIONS

1. Chairperson
2. Vice-Chairperson

APPROVAL OF MINUTES

1. September 4, 2025, Meeting Minutes

OLD BUSINESS

NEW BUSINESS

1. **Historic Preservation Review (Public Art Mural) on the west side of the building at 116 West New York Avenue, in the Artisan Alley.**
Application No.: HPB25-193
Applicant: Leanne Lowman
Owner: Conrad Realty Co.
2. **Certificate of Appropriateness (Exterior Alteration - Signage) for a commercial building located at 112 E. New York Ave.**
Application No.: HPB25-197
Applicant: Aspen Group
Owner: First Baptist Church Holding Company of Orange City FL, LLC
3. **Certificate of Appropriateness (Exterior Alteration - Windows) for a commercial building 119 North Woodland Blvd.**
Application No.: HPB25-202
Applicant: Ed Senez Aluminum Specialist, Inc
Owner: Dempsey Properties DeLand, Inc.

STAFF UPDATES

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE Thursday, January 1, 2026 at 5:00 PM

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD MEETING**

City Commission Chambers
120 South Florida Avenue
September 4, 2025 - 5:00 P.M.

I. CALL TO ORDER

Having been duly noticed as required by law, the September 4, 2025 meeting of the City of DeLand Historic Preservation Board was called to order at 5:00 p.m. by Solomon Greene, *Chairman*.

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: Reggie Santilli, Matthew West, Scott Price, *Vice-Chairman*, William Hoffman & West Costa

Absent: Solomon Greene, *Chairman*

City Staff: Carol Kuhn, *AICP, Planning Director*; Debi Glick, *Development Services Manager*; Emily Kunkel, *Senior Planner/Historic Resource Coordinator*; Sam Nelson, *Planner I*; Kieu Moses, *Risk/Safety/Events Manager*; & Aerial McCann, *City Attorney*.

III. APPROVAL OF MINUTES

Reggie Santilli motioned to approve the August 7, 2025 meeting minutes as presented. Matthew West seconded the motion and all approved unanimously. (4-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Historic Preservation Review (Public Art Mural) located on the north side of the building at 102 ½ West Rich Avenue.

Application No.: HPB25-145

Applicant: City of DeLand

Owner: Scott & Maria Price

Emily Kunkel provided an overview of the application and stated that review by the Historic Preservation Board shall be a recommendation only and shall be for the purpose of Historic Preservation Board providing recommendations and/or input which may serve to have the mural better fit with the historic ambiance of the district.

Kieu Moses provided a quick overview of the artist and the proposed mural.

The majority of the Board members are in favor of the mural as presented; however, they provide the following recommendations/input which shall be forwarded to the Mural Art Committee for final review:

- The new mural will remain in the same location as the existing mural, and will not cover any of the surrounding brick.
- Blend the existing window into the mural
- Change the existing flag to an American flag
- Ensure the new rendering will fit proportionately into the existing location.

No formal action required. This item only requires recommendation and input from the Historic Preservation Board to be forwarded to the Public Art Mural Committee for final approval, taking the Historic Preservation Boards recommendations and input into consideration.

VII. STAFF UPDATES

None

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next Historic Preservation Board meeting will be October 2, 2025 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:12 P.M.



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: December 4, 2025
TO: Historic Preservation Board
FROM: Emily Kunkel, *Senior Planner/Historic Resource Coordinator*
RE: **Historic Preservation Review (Public Art Mural) 116 West New York Avenue (West side of the building, in Artisan Alley)**
Application No.: HPB25-193
Applicant: Leanne Lowman
Owner: Conrad Realty Co.

Description of Proposed Work:

The proposed mural will be located in the Artisan Alley, and as described by the applicant, will be part of the Audubon Mural Project. This public-art initiative aims to raise awareness of the plight of birds threatened in areas all around the world. The project was first launched by Audubon in the Harlem neighborhood of New York City. This mural will depict a Florida Scrub Jay, which is currently listed as threatened in Central Florida, specifically Volusia County. The mural will be painted by a local artist, Leanne Lowman and the size of the mural will be approximately 9 feet wide X 10 feet height.

Process:

The process for murals within the City’s Historic District, shall first be scheduled for review by the City’s Historic Preservation Board. A review by the Historic Preservation Board shall be a recommendation only and shall be for the purpose of Historic Preservation Board providing recommendations and/or input which may serve to have the mural better fit with the historic ambiance of the district. The Historic Preservation Board shall provide and forward their recommendation and/or input to the City’s Public Mural Art Committee for final approval, taking the Historic Preservation Boards recommendations and input into consideration.

Staff Analysis

The color scheme of this mural is consistent with the approved colors for the Historic Downtown DeLand. This mural be located next to the existing Lue Gim Gong, “Citrus Wizard” mural, and will enhance the historical ambiance of the district by expanding on our historic character and expanding the artistic atmosphere of Artisan Alley.

Recommendation:

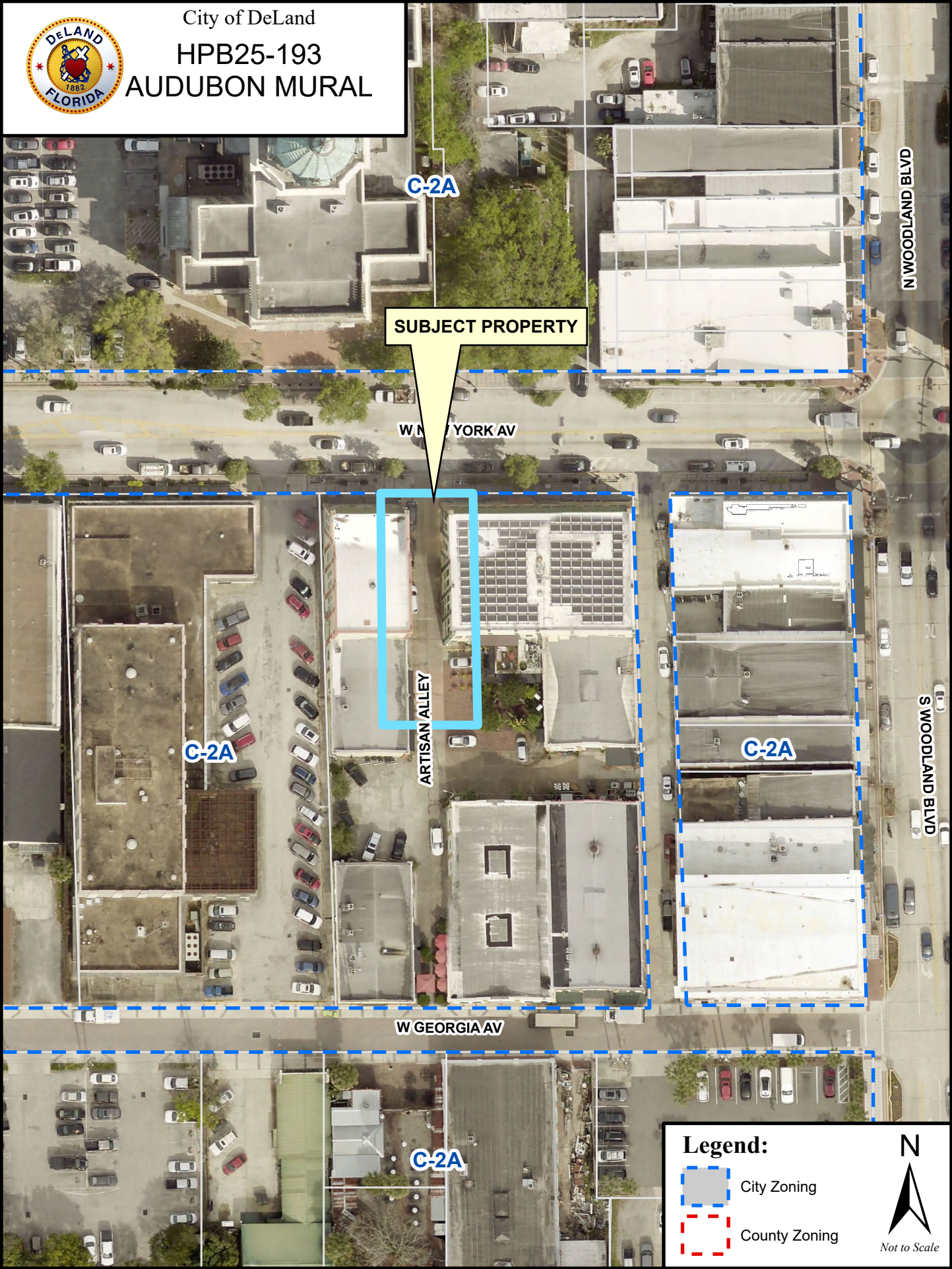
The Historic Preservation Board shall provide a recommendation and/or input which may serve to have the mural better fit with the historic ambiance of the district. Staff recommends the Historic Preservation Board forward their recommendation/input to Public Mural Art Committee for consideration.

Attachments:

Vicinity Map
Applicant’s Request






City of DeLand
HPB25-193
AUDUBON MURAL



SUBJECT PROPERTY

Legend:

-  City Zoning
-  County Zoning

 N
Not to Scale



{{tenant:description}} Mural Art Application

The following summarizes your transaction with {{tenant:description}} for {{workflow:workflowName}}

Sponsoring Organization Or Individual

Contact first name: Leanne
Contact last name: Lowman
Contact email address: llowman1@gmail.com
Contact phone number: (843) 307-3047
Address: 1519 3rd Ave
Address Line 2:
City: DeLand
State: FL
Zip code: 32724

Lead Artist

First name: Leanne
Last name: Lowman
Email address: llowman1@gmail.com
Primary phone number: (843) 307-3047
Address: 720 West Howry Ave.
Address Line 2:
City: DeLand
State: FL

Zip code: 32720

Mural Proposal

Address: Artisan Alley

Address Line 2: 116 West New York Ave

City: DeLand

State: Option 1

Zip code: 32720

Cross Street And Intersection: New York and Artisan Alley

Mural Title: Florida Scrub Jay

Dimensions: Nine Feet wide by ten feet High

Estimated Start Date: 11/12/2025

Estimated Completion Date: 11/26/2025

{{label:fsProposal}}

{{result:fsProposal}}

{{label:fsMaterials}}

{{result:fsMaterials}}

{{label:fsIndividuals}}

{{result:fsIndividuals}}

Requested Documents

Lead artist's resume, qualifications and examples of previous work:

Lead Artist Information.pdf,Pattie wall mural.jpg

**Three (3)
letters of
community
support:**

Martha Letter of Support.pdf,WV Tourist Center.pdf,WVAS Audubon Mural Project to Kieu

**Letter of
approval from
building
property
owner:**

BarbShepLetterOfApproval.pdf

**Maintenance
Plan (including
parties
responsible for
maintenance
and contact
information):**

Mural Maintenance Plan.pdf

**Color image of
design
including
dimensions,
colors and
details
(approx.10
megabytes at
300 dpi):**

DescriptionOfMuralImage.pdf,GOLDENRecommended-Colors-for-Exterior-Murals.pdf,GOLDENMuralandTheme_ColorChart.pdf,VandalGuardDoc.pdf,WatercolorPa

**Two images of
Site (one image
of the existing
wall as is and
one image of
mural
superimposed):**

area of audubon mural2.jpg,wall with mural 2.jpg

Vetting result:

**Public -
Message to
applicant:**









DATE: December 4, 2025

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner/Historic Resource Coordinator*

RE: **Certificate of Appropriateness (Exterior Alteration - Signage) for a commercial building 112 East New York Ave.**
Application No.: HPB25-197
Applicant: Aspen Group
Owner: First Baptist Church Holding Company of Orange City FL, LLC
Current Use: Journey Church
Zoning District: C-2A
Florida Master Site File: 8VO10847
District(s): Downtown Historic, Downtown Support, Historic Design, and Historic Support District.

Original Structure Information *(Provided from Florida Master Site File Structure Form)*

Date of Construction:	+/- 1922	Style:	Masonry Vernacular
Structural System:	Concrete block	Foundation Type:	Slab
Siding/Exterior Fabric:	Stucco	Stories:	1
Roof:	Composition roll	Windows:	Aluminum frame storefront
Roof Type:	Flat	Chimneys:	0
Porch:	None	Secondary Structure:	0

Description of Proposed Work:

The applicant is seeking approval for an exterior alteration of the former Dreka Theater. The detailed scope of work is attached, but the applicant is requesting to change the previously approved business signage to a new smaller sign on the front of the building.

Staff Analysis

This building is located in the Downtown Historic and Historic Design districts, which requires a Certificate of Appropriateness (COA) for any exterior work. In addition to this Certificate of Appropriateness, the applicant will need to apply for a separate building permit complying with Land Development Regulations Section 33-75 for their allowed signage, which can be reallocated to other sides of the building, but cannot exceed the allowable signage. The applicant is proposing to change the one of the previously approved signs to a new smaller sign and relocating to the side of the building, matching the previously approved signage around the building (HPB25-039).

Guidance from The City of DeLand’s Land Development Regulations, The Secretary of the Interior’s Standards for Rehabilitation and Design Guidelines for Commercial Buildings in Downtown DeLand.

Land Development Regulations Section 33-34.03 outlines the Certificate of Appropriateness requirements within the City of DeLand and the Secretary of the Interior’s Standards for Rehabilitation has criteria outlined below that is used to determine if a rehabilitation project qualifies as a certified rehabilitation. The criteria for each are outlined below, because they are similar in nature, they have been combined.

City of DeLand Land Development Regulation (LDR) Section 33-34.03. Certificates of appropriateness.

(b) Criteria for issuing.

- 1. The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows: (as outlined below in criteria 1-11)**

The Secretary of the Interior’s Standards for Rehabilitation

67.7 Standards for rehabilitation.

- b. *The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.) (as outlined below in criteria 1-10 - italicized)***

(LDR Section 33-34.03(b)(1a)) Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(36 CFR 67.7 (b)(1)) A property shall 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.

This criterion is not applicable as the proposed exterior signage will not change the use of the property.

(LDR Section 33-34.03(b)(1b)) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(36 CFR 67.7 (b)(1)) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

This criterion is not applicable as the proposed signage will not alter or destroy historic materials or features since the building currently reflects the alterations that were completed for the Orange Belt Pharmacy, which included removal of all the original architectural styling and character of the original theater.

(LDR Section 33-34.03(b)(1c)) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(36 CFR 67.7 (b)(2)) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

This criterion is not applicable as the overall building will not be altered, this request is only for an exterior sign, matching the previously approved signage.

(LDR Section 33-34.03(b)(1d)) Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(36 CFR 67.7 (b)(3)) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

This criterion is not applicable as the proposed exterior signage will not change any architectural elements of the building.

(LDR Section 33-34.03(b)(1e)) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

(36 CFR 67.7 (b)(4)) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

This criterion is not applicable as the proposed exterior signage will not alter any of the distinctive stylistic features of the building.

(LDR Section 33-34.03(b)(1f)) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(36 CFR 67.7 (b)(5)) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

This criterion is not applicable as there are no deteriorated historic features being repaired or replaced.

(LDR Section 33-34.03(b)(1g)) The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(36 CFR 67.7 (b)(6)) 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.

This criterion is not applicable as this request is for replacement of the business sign and doesn't include surface cleaning of the building.

(LDR Section 33-34.03(b)(1h)) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project.

(36 CFR 67.7 (b)(7)) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

This criterion is not applicable as there are no proposed effects to archeological resources.

(LDR Section 33-34.03(b)(1i)) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(36 CFR 67.7 (b)(8)) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed exterior signage will not destroy significant historical, architectural or cultural material, and is compatible with the size, scale, color, material, and character of the property and previously approved signage and exterior alterations.

(LDR Section 33-34.03(b)(1j)) Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(36 CFR 67.7 (b)(9)) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed exterior signage were to be removed in the future, the essential form and integrity of the structure is anticipated to be unimpaired.

(LDR Section 33-34.03(b)(1k)) The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture.

The proposed colors are consistent with the City of DeLand Historic Commercial Building Color Guide. The letters and border will be SW7005 (Pure White), and the background will be SW6006 (Black Bean).

33-75.04(d)(2) All building signs, including awning signage, inside a Historic District Overlay shall comply with the following standards:

- a. Sign material may consist of wood or other appropriate material that is compatible with the historic character of the building upon which it is located.**

The proposed exterior signage will match colors and materials of the previously approved signage around the building, which is compatible with the historic character of the building.

- b. Color of sign must be approved by the historic preservation board by either [its inclusion] on the approved color palette or direct vote of the board.**

The proposed colors are consistent with the City of DeLand Historic Commercial Building Color Guide. The letters and border will be SW7005 (Pure White), and the background will be SW6006 (Black Bean).

- c. Internally lighted signs are prohibited. Back light or front light signs are permitted.**

The provided plans for the exterior signage do not state how the sign will be illuminated, however, the applicant will be informed of this criterion and a separate building permit will be required to ensure their building signage complies with Land Development Regulations Section 33-75.

- d. Signs may be painted directly onto building, using only approved colors.**

This criterion is not applicable as the exterior signage will not be painted directly onto the building.

- e. Sign copy placed upon, or under, awnings will count towards total area for building signs in accordance with section 33-78.05 a. and b.**

The applicant will be informed of this criterion and a separate building permit will be required to ensure their building signage complies with Land Development Regulations Section 33-75.

Staff Recommendation:

Staff finds that this alteration is consistent with the City’s Land Development Regulation Section 33-34.03. Staff recommends the Historic Preservation Board approve this Certificate of Appropriateness (COA) as presented, however, in addition to this Certificate of Appropriateness, the applicant will need to apply for a separate building permit to ensure their building signage complies with Land Development Regulations Section 33-75.

Historic Preservation Board’s Action:

The historic preservation board shall use the criteria set forth in subsection (b) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall take one of the following actions:

- f. Grant the certificate of appropriateness with an immediate effective date;
- g. Grant the certificate of appropriateness with special modifications and conditions;
- h. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
- i. Deny the certificate of appropriateness.

Attachments:

- Vicinity Map
- Proposed Renderings
- Historical Structure Form (8VO10847)

Exhibit A
Existing Conditions – 112 E. New York Ave.





City of DeLand
HPB25-197
112 E NEW YORK
AVE

C-2A

C-2A

C-2A

N WOODLAND BLVD

E NEW YORK AV

C-2A

S WOODLAND BLVD

C-2A

C-2A

SUBJECT PROPERTY

W GEORGIA AV

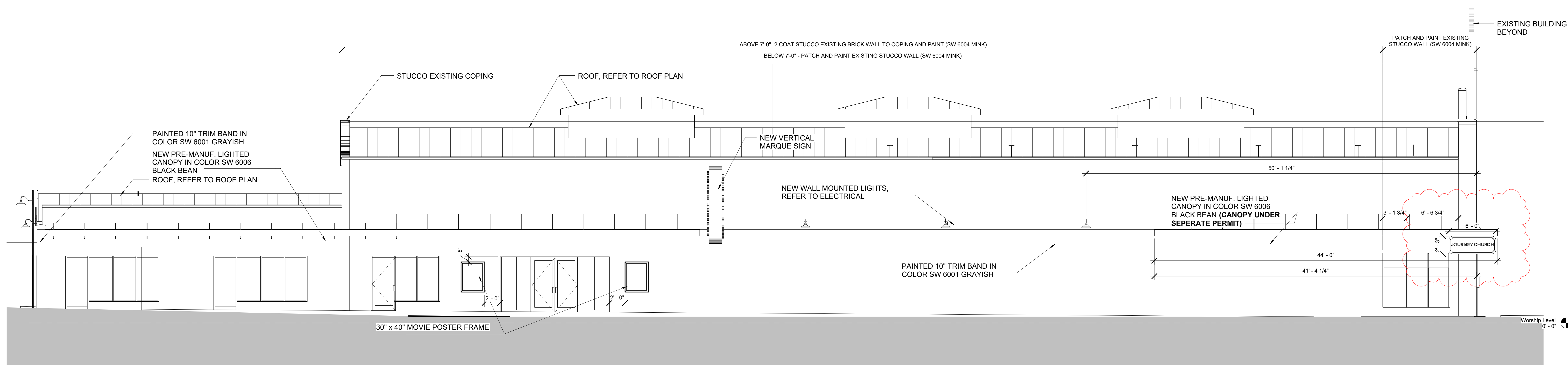
E GEORGIA AV

C-2A

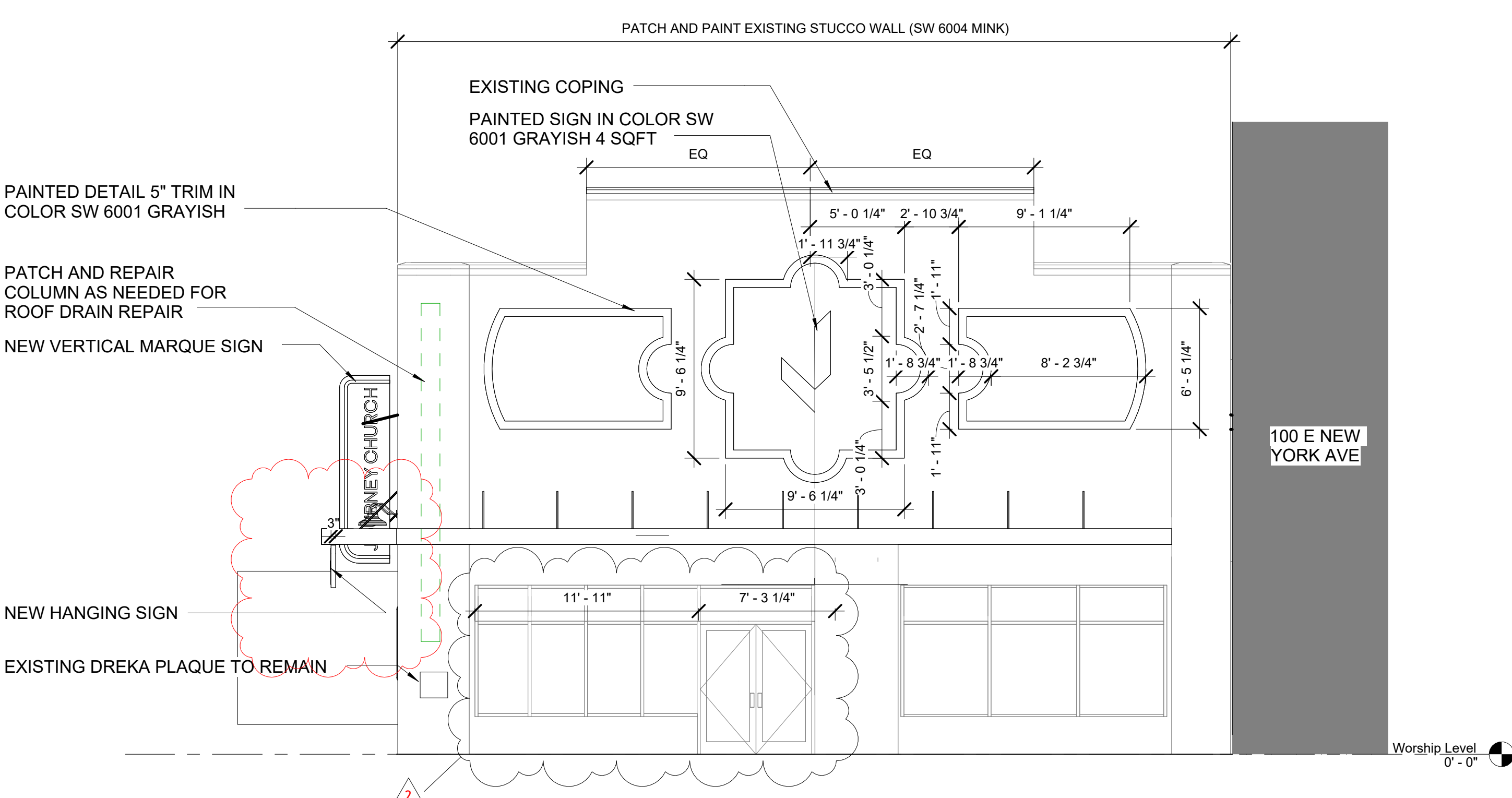
Legend:

-  City Zoning
-  County Zoning

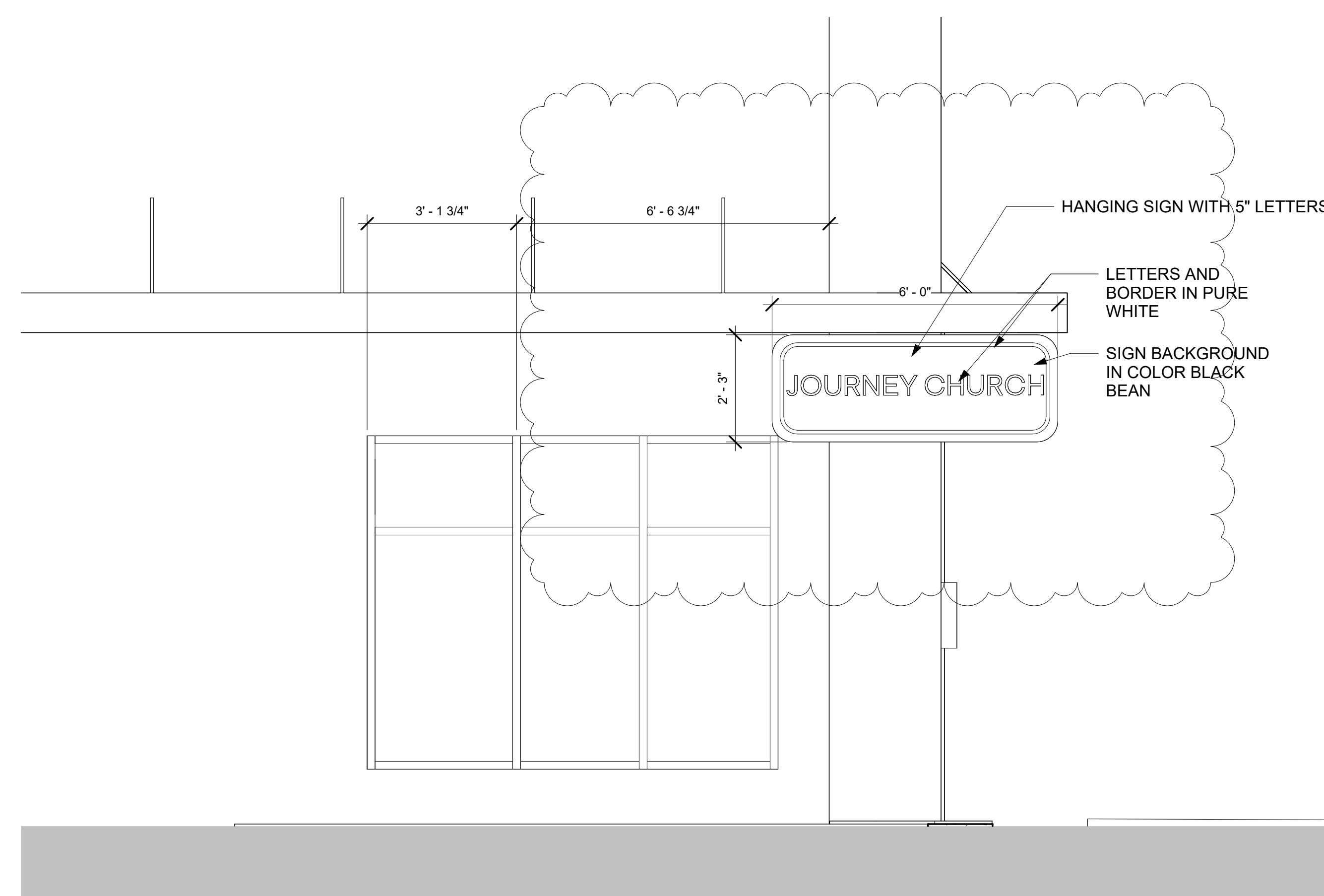




4 EAST ELEVATION Copy 1
3/16" = 1'-0"



1 NORTH ELEVATION Copy 1
3/16" = 1'-0"



2 EAST ELEVATION DETAIL
1/2" = 1'-0"

EXTERIOR ELEVATIONS SIGN REVISION

RELEASE

NO.	REVISION	DATE
2	REVISION 1	5-16-2025
0	PERMIT SET	08-22-2024



JOURNEY CHURCH

JOURNEY CHURCH



- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____

Main Entrance (stylistic details)

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet

112 E New York Ave

Opinion of Resource Significance, Explanation of Evaluation

The Dreka Theatre was built in 1922 adjacent to the Dreka Department Store and very similar in appearance, with mission-style parapet with coping and detailing. For about 34 years, the building served as a theater with a single screen and charged 9 cents for a kid's ticket under the age of 12. The main façade was decorated with tile and had a series of small double windows, the top corner sets were arched on top and the bottom corner windows were rectangular. The recessed entryway had corner decorative molding and a line of electric bulbs across the top. Above the rounded-top ticket booth was a painted decorative motif. Two double entry doors with large single lites flanked the ticket booth. These entrances had decorative columns on each side and faux balconies on top. Above these doors were sets of double rectangular outswing windows with small square motifs surrounding the single large pane to match the square tile decoration on the building façade.

While photos do not show the awning, some residents report that sometime during the 1940s or 50s, the theater also featured a glass marquee.

Unfortunately, the theater closed in 1956 and apparently sat vacant for a time. Later, the property was purchased by the owner of the Orange Belt Pharmacy to be used as the pharmacy's new home. The front façade of the building was removed in order to provide space for construction crews to fill the theater's seating area with dirt and level it for the building's new occupant. In addition to the pharmacy, the building also provided space for a soda fountain, which later was expanded to provide a slightly larger menu, and a rental unit leased to the owner of a barber shop. Shortly following this renovation, a rear addition was made to rent small units to other business owners.

After the Orange Belt Pharmacy was purchased by Walgreens, the building became an event space owned by Collective Church. It operated as a venue for weddings and other events for a time before eventually, the building was vacated, and now it awaits its next reuse.

The West Volusia Historical Society erected a historic marker on the Dreka Theater with an inscription that reads:

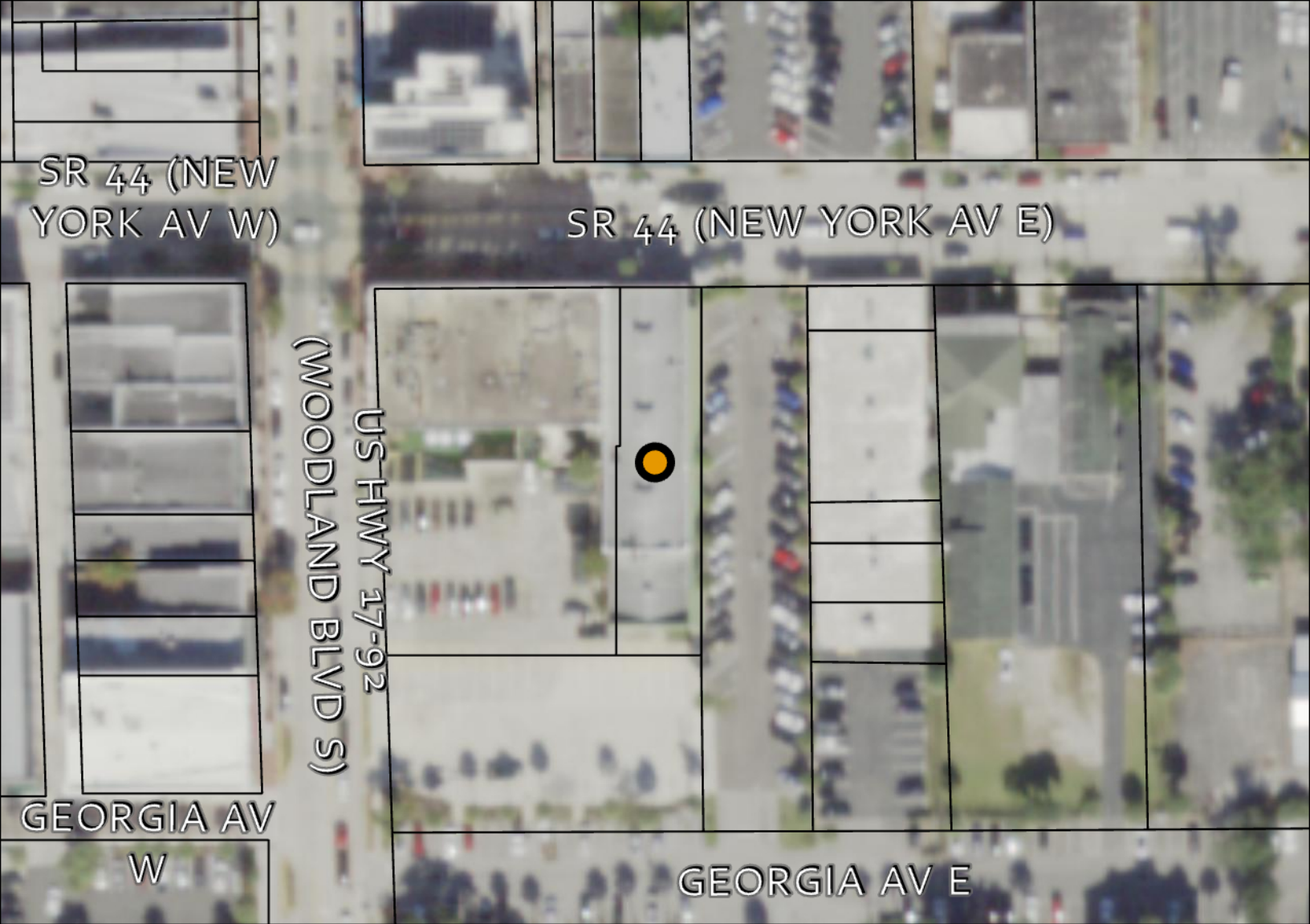
"Imagine the front of this now-modern building with parapets, decorative geometric tiles, and elaborate curvilinear windows on the façade. At the center was an ornate kiosk ticket office. Naming it for the popular department store adjacent to it, Walter Geissinger developed the theater to capitalize on the emerging movie industries which boomed following World War I. For at least three generations of patrons, the Dreka Theater was DeLand's most popular spot on Saturday afternoons. Double features always included a western movie, often with a 'singing cowboy,' and a scary mystery or zany comedy. At least two cartoons and an exciting weekly serial kept kids on the edge of their seats. Tickets under 12 years of age: 9 cents. The theater closed in 1956."

Sources

<https://www.hmdb.org/m.asp?m=50089>

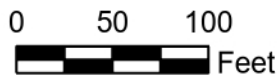
<https://beacononlinenews.com/2020/04/21/west-volusia-memories-how-the-dreka-theatre-became-a-drugstore/>

<https://cinematreasures.org/theaters/10563>



City of DeLand, FL Downtown CRA Historic Property Survey Update December 2023

 Historic Structure



DeLand Quadrangle (2021); Florida - Volusia County; 7.5-Minute Series

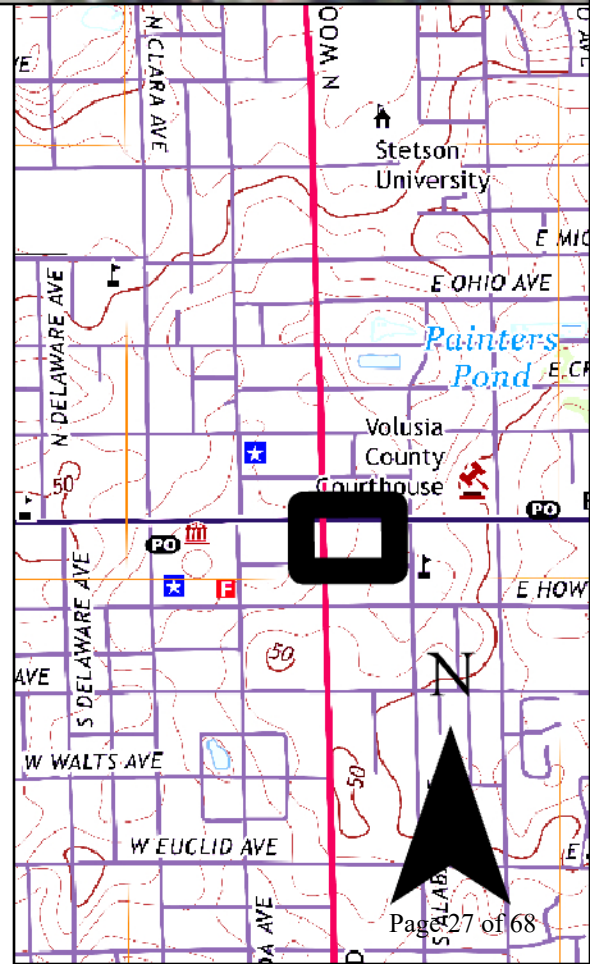
Address:
112 E New York Ave,
DeLand, FL

Spatial Reference
PCS: NAD 1983 2011 StatePlane Florida East
FIPS 0901 Ft US
Datum: NAD 1983 2011
Projection: Transverse Mercator

VO Number:
VO10847

Property name:

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, USDA Farm Service Agency







Old Drake Theater

WEST VOLUSIA HISTORICAL SOCIETY

DREKA THEATER 1922

IMAGINE THE FRONT OF THIS NOW-MODERN BUILDING WITH PARAPETS, DECORATIVE GEOMETRIC TILES, AND ELABORATE CURVILINEAR WINDOWS ON THE FAÇADE. AT THE CENTER WAS AN ORNATE KIOSK TICKET OFFICE. NAMING IT FOR THE POPULAR DEPARTMENT STORE ADJACENT TO IT, WALTER GEISSINGER DEVELOPED THE THEATER TO CAPITALIZE ON THE EMERGING MOVIE INDUSTRIES WHICH BOOMED FOLLOWING WORLD WAR I. FOR AT LEAST THREE GENERATIONS OF PATRONS, THE DREKA THEATER WAS DELAND'S MOST POPULAR SPOT ON SATURDAY AFTERNOONS. DOUBLE FEATURES ALWAYS INCLUDED A WESTERN MOVIE, OFTEN WITH A "SINGING COWBOY," AND A SCARY MYSTERY OR ZANY COMEDY. AT LEAST TWO CARTOONS AND AN EXCITING WEEKLY SERIAL KEPT KIDS ON THE EDGE OF THEIR SEATS. TICKETS UNDER 12 YEARS OF AGE: 9 CENTS. THE THEATER CLOSED IN 1956.

WEST VOLUSIA HISTORICAL SOCIETY

DREKA THEATER 1922

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THE
Dreka
THEATER

Christian St. Reading Room

FOR SALE
407.540.7737

112
THE
Dreka
THEATER

collective

100

PACE

DPW

DPW

DPW

DPW

DPW

THE Dreka THEATER

FOR SALE
407.540.7737
Joey Bakley

112

THE Dreka
THEATER

collective





THE
Dreka
THEATER

Christian St. Reading Room
FOR SALE
407.540.7737
112
collective

100

PACE

DPW

DPW

DPW

DPW

DPW



112



DATE: December 4, 2025

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner/Historic Resource Coordinator*

RE: **Certificate of Appropriateness (Exterior Alteration - Windows) for a commercial building 119 North Woodland Blvd.**
Application No.: HPB25-202
Applicant: Ed Senez Aluminum Specialist, Inc
Owner: Dempsey Properties DeLand, Inc.
Current Use: Commercial/Vacant
Zoning District: C-2A
Florida Master Site File: 8VO1658
District(s): Downtown Historic, Downtown Support, Historic Design, and Historic Support District.

Original Structure Information *(Provided from Florida Master Site File Structure Form)*

Date of Construction:	+/- 1892	Style:	Masonry Vernacular
Structural System:	Masonry: Brick	Foundation Type:	Slab
Siding/Exterior Fabric:	Stucco, Brick, Concrete Block	Stories:	2
Roof:	Composition roll	Windows:	Aluminum frame storefront on first floor, original wood frame fixed 5 panes on second floor
Roof Type:	Flat	Chimneys:	0

Description of Proposed Work:

The applicant is seeking approval for an exterior alteration, which includes removing and replacing eight (8) exterior windows on the second floor of the building from the original wood-frame windows to “single hung” and “picture window” vinyl windows. The eight (8) exterior windows include three (3) on the front of the building, two (2) on the south side, two (2) on the rear and one (1) on the north side of the building.

Staff Analysis

This building is located in the Downtown Historic and Historic Design districts, which requires a Certificate of Appropriateness (COA) for any exterior work. In addition to this Certificate of Appropriateness, the applicant will need to apply for a separate building permit complying with Land Development Regulations and Florida Building Code for the replacement of the windows. Staff has reviewed the Florida Master Site Files (1986, 2018, and 2024) and found that the three (3) front façade windows on the second floor appear to have remained as the original wood-frame, fixed five-pane windows, therefore staff does not support the replacement of these windows to be solid windows and not include windows panes or window grilles.

Guidance from The City of DeLand’s Land Development Regulations, The Secretary of the Interior’s Standards for Rehabilitation and Design Guidelines for Commercial Buildings in Downtown DeLand.

Land Development Regulations Section 33-34.03 outlines the Certificate of Appropriateness requirements within the City of DeLand and the Secretary of the Interior’s Standards for Rehabilitation has criteria outlined below that is used to determine if a rehabilitation project qualifies as a certified rehabilitation. The criteria for each are outlined below, because they are similar in nature, they have been combined.

City of DeLand Land Development Regulation (LDR) Section 33-34.03. Certificates of appropriateness.

(b) Criteria for issuing.

- 1. The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows: (as outlined below in criteria 1-11)**

The Secretary of the Interior’s Standards for Rehabilitation

67.7 Standards for rehabilitation.

- b. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.) (as outlined below in criteria 1-10 - italicized)***

(LDR Section 33-34.03(b)(1a)) Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(36 CFR 67.7 (b)(1)) A property shall 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.

The proposed exterior alteration to the second-floor windows does not change the use of the property, the existing first-floor commercial use and second-floor use will remain.

(LDR Section 33-34.03(b)(1b)) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(36 CFR 67.7 (b)(1)) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The applicant is proposing to remove and replace eight (8) exterior windows on the second floor, all of which appear to be original to the building. This includes three (3) original wood-frame, fixed five-pane windows on the front façade. Based on the provided photographs, the existing windows appear to be in poor condition and the wood framing appears to be deteriorated, suggesting that repair or replacement may be necessary. However, removing these windows would result in the loss of original architectural character. If replacement is ultimately deemed necessary, the new windows must match the existing configuration, pane pattern, and overall appearance.

Using windows that replicate the original design would best preserve the historic character of the building and would maintain consistency with surrounding properties within the Downtown Historic District.

(LDR Section 33-34.03(b)(1c)) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(36 CFR 67.7 (b)(2)) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The subject building was built around 1892 in the Masonry Vernacular architectural style, which uses locally available materials, such as brick and stone. The proposed new vinyl impact windows would have no historical basis and would create a later appearance of the building, but could be designed to match and maintain consistency with surrounding properties within the Downtown Historic District, provided the five-pane window element is retained.

(LDR Section 33-34.03(b)(1d)) Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(36 CFR 67.7 (b)(3)) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

This criterion is not applicable as this building has not had very few exterior alterations completed recently, especially the second floor, as it appears to be original materials.

(LDR Section 33-34.03(b)(1e)) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

(36 CFR 67.7 (b)(4)) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Similar to other buildings in the Downtown Historic District that feature multi-pane windows on the front façade, the existing windows on the second-floor front façade are a defining architectural element. If replacement is ultimately deemed necessary, all the new windows must match the existing configuration, pane pattern, and overall appearance.

(LDR Section 33-34.03(b)(1f)) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(36 CFR 67.7 (b)(5)) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The applicant is requesting to replace all original wood-frame windows with new vinyl impact windows. Although some buildings in the Downtown Historic District have installed vinyl or aluminum-frame replacements, the standards require that new window materials and characteristics match the historic windows as closely as possible. Staff supports the applicant's intent to prevent further deterioration; however, staff is concerned that eliminating the original multi-pane configuration would significantly alter the front façade, as these window panes are a defining architectural element. If replacement is ultimately necessary, staff recommends that the new windows replicate the existing configuration, pane pattern, and overall appearance to ensure the building's historic character is preserved.

(LDR Section 33-34.03(b)(1g)) The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(36 CFR 67.7 (b)(6)) *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.*

At this time, the applicant has not provided documentation if any surface cleaning is proposed.

(LDR Section 33-34.03(b)(1h)) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project.

(36 CFR 67.7 (b)(7)) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

This criterion is not applicable as there are no proposed effects to archeological resources.

(LDR Section 33-34.03(b)(1i)) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(36 CFR 67.7 (b)(8)) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed removal of the original wood frame windows and replacement with vinyl impact windows would destroy the historic materials that characterize the property. However, if replacement is ultimately deemed necessary, all the new windows must match the existing configuration, pane pattern, and overall appearance of the existing windows to protect the historic integrity of the property and maintain consistency with surrounding properties within the Downtown Historic District.

(LDR Section 33-34.03(b)(1j)) Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(36 CFR 67.7 (b)(9)) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The replacement of the windows will be in the existing size openings of the building; therefore, the essential form and integrity of the structure would be unimpaired.

(LDR Section 33-34.03(b)(1a)) The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture.

At this time, the applicant has not indicated whether painting is proposed. Staff recommends that the new windows match the existing trim color or, if future repainting is planned, be integrated into the building's overall color scheme.

Staff Recommendation:

Staff is supportive of the applicant's efforts to prevent further deterioration of the windows; however, staff does not support removal of all the existing window panes, specifically the second-floor front façade windows. Staff recommends that all the new windows must match the existing configuration, pane pattern, and overall appearance of the existing windows to protect the historic integrity of the property and maintain consistency with surrounding properties within the Downtown Historic District; and consider using wood framed windows rather than vinyl.

Historic Preservation Board's Action:

The historic preservation board shall use the criteria set forth in subsection (b) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall take one of the following actions:

- a. Grant the certificate of appropriateness with an immediate effective date;
- b. Grant the certificate of appropriateness with special modifications and conditions;
- c. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
- d. Deny the certificate of appropriateness.

Attachments:

Vicinity Map

Site Plan

Window Specs

Florida Master Site File (8VO1658) (1986)

Florida Master Site File (8VO1658) (2018)

Florida Master Site File (8VO1658) (2024)

Exhibit A
Existing Conditions – 119 North Woodland Blvd

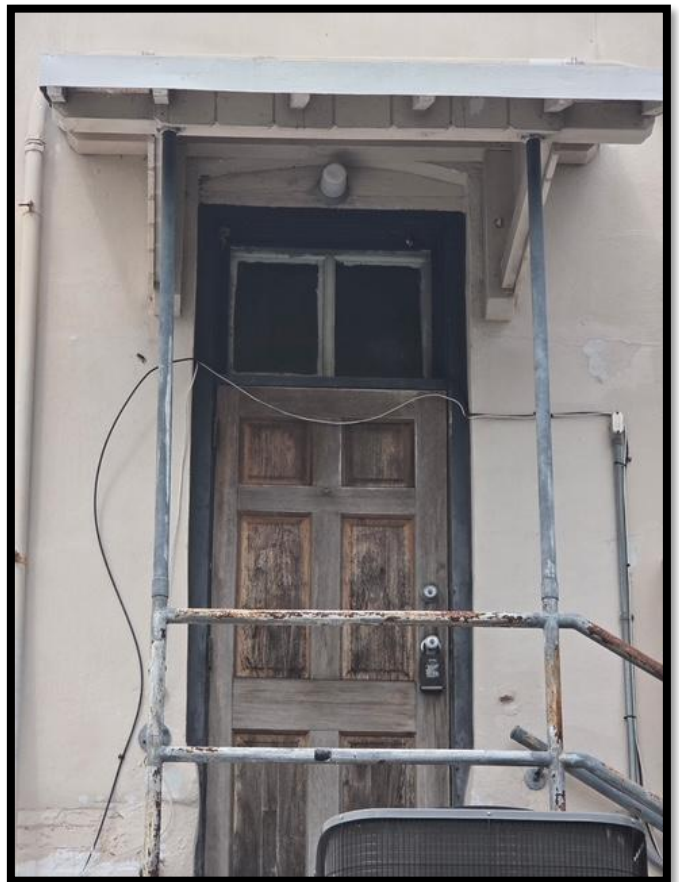


Exhibit A
Existing Conditions – 119 North Woodland Blvd



Exhibit A
Existing Conditions – 119 North Woodland Blvd

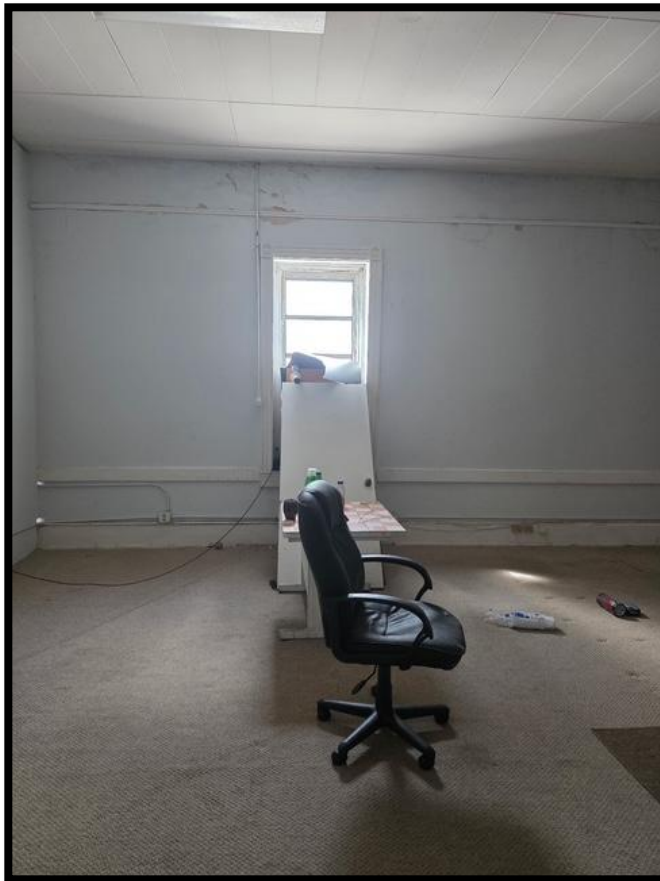


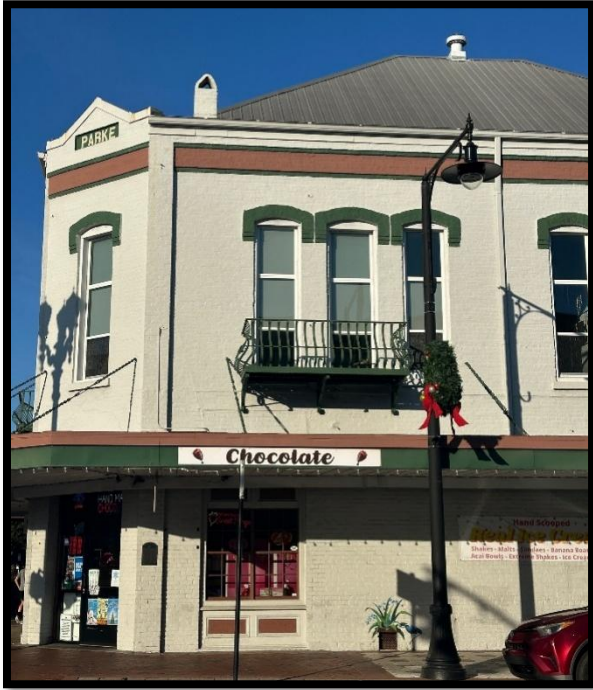
Exhibit A
Existing Conditions – 119 North Woodland Blvd



Exhibit B Downtown Historic District Examples



Exhibit B Downtown Historic District Examples



Figures 3 & 4 (below)

Showing two examples of buildings along Woodland Blvd in the Downtown Historic District that have fixed windows and zero window grilles on the second floor.

101 North Woodland Blvd.

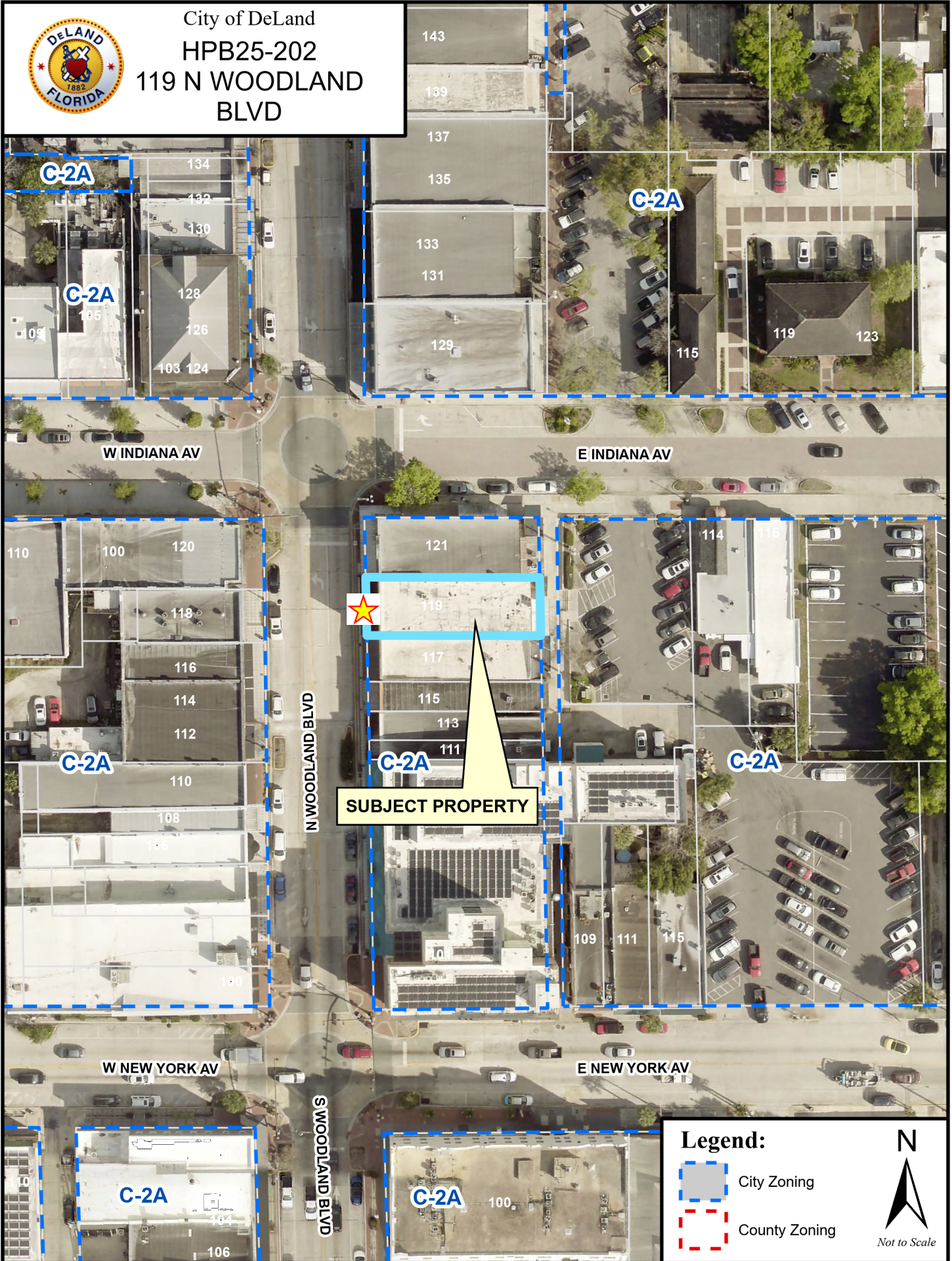


131 North Woodland Blvd.







City of DeLand
 HPB25-202
 119 N WOODLAND
 BLVD



Legend:

-  City Zoning
-  County Zoning

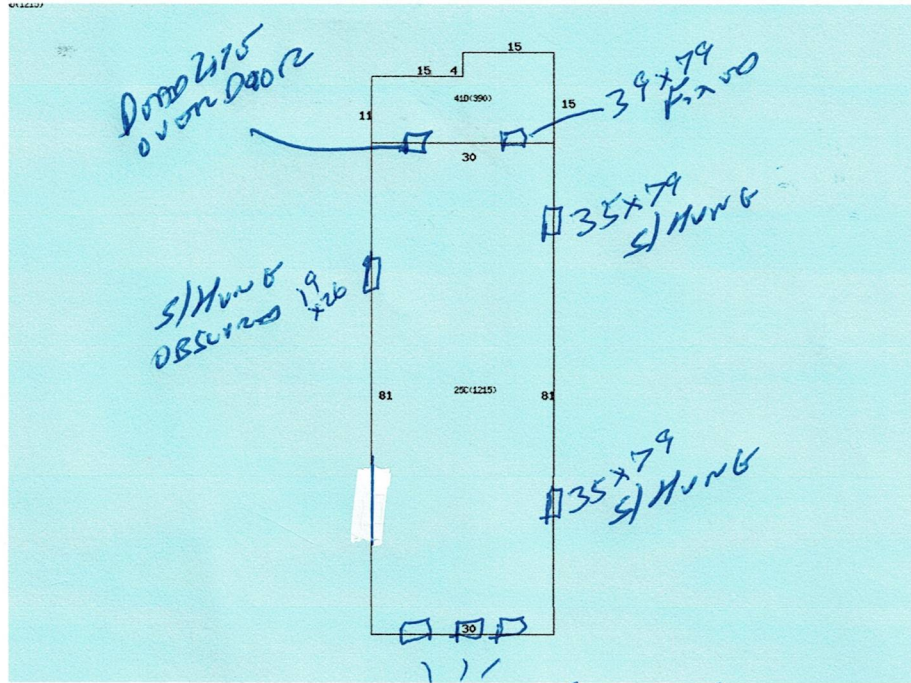


Year: Total / 5250 / 5250 Factor Cost Value \$353,208
 Business Area

119 N. Woodland

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	41D - LIGHT MANUFACTURING, MIN FIN	1	390	390	390	
2	01 -02	25C - SERVICE SHOP	2	1,215	2,430	2,430	
3	01 -02	03D - APARTMENT, FAIR	2	1,215	2,430	2,430	
					5,250	5,250	



Miscellaneous Improvement(s)

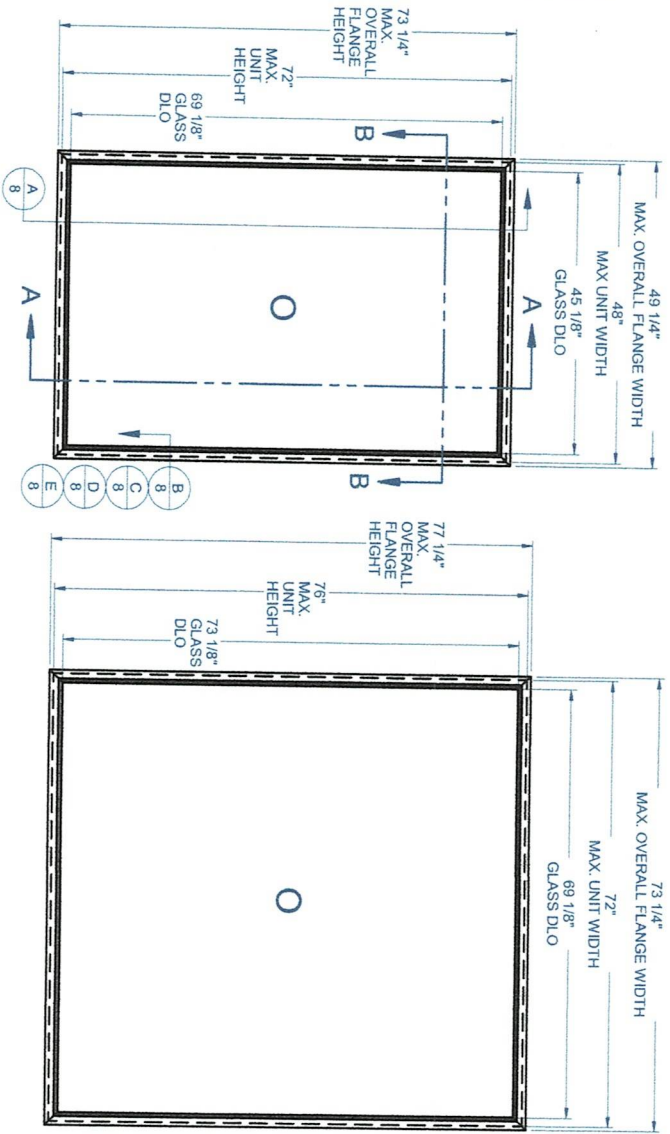
#	Type	Year	Area	Units	L x W	Depreciated Value
Total Miscellaneous Value:						\$0

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6555 / 0397	2011008007	01/13/2011	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
6541 / 4256	2010217555	11/24/2010	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$221,525
5566 / 4679	2005143628	05/05/2005	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
5553 / 2174	2005125294	05/05/2005	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$236,800

PICTURE WINDOW - LARGE MISSILE IMPACT



GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AND IS RATED FOR WIND ZONE 4 MISSILE LEVEL D IMPACT USE AS DEFINED IN ASTM E 1996 PER THE FBC.
2. GLAZING OPTIONS: (SEE SHEET 3)
3. CONFIGURATIONS: "O", ARCHITECTURAL SHAPES INCLUDE, BUT ARE NOT LIMITED TO, THOSE SHOWN ON SHEET 2.
4. DESIGN PRESSURE RATING:
-NEGATIVE DESIGN LOADS: BASED ON, TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04/01/09.
-POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300-04/01/09.
5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEET 8 FOR ANCHOR DETAILS. WINDLOAD DURATION FACTOR CD=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
6. PRODUCT APPROVED FOR IMPACT RESISTANCE. SHUTTERS ARE NOT REQUIRED.
7. ALL FRAMES ARE FULLY WELDED.
8. SERIES / MODEL DESIGNATION PW-8300.
9. THE DESIGNATION X AND O STAND FOR THE FOLLOWING:
O = FIXED SASH.
10. SECTION CALLOUTS APPLY TO ALL ELEVATIONS IN A SIMILAR LOCATION.
11. PICTURE WINDOWS CAN BE INSTALLED IN ANY ORIENTATION

Lucas Turner
2023.08.04
11:52:00
-05'00"

TABLE OF CONTENTS

- GENERAL NOTES & ELEVATIONS.....1
 ARCHITECTURAL SHAPES.....2
 GLAZING DETAILS.....3
 SECTION VIEWS.....4
 EXTRUSIONS & B.O.M.....5
 ANCHOR SCHEDULE & NOTES.....6-7
 INSTALLATION DETAILS.....8

LOCATION	MAX. UNIT SIZE	DESIGN PRESSURE RATING	IMPACT RATING
ANY	48" x 72"	+/- 55 PSF	LARGE MISSILE IMPACT
NON-HVHZ	72" x 76"	+/- 65 PSF	
HVHZ		+/- 67.5 PSF	



8300 PVC
PICTURE WINDOW
IMPACT

PROPRIETARY AND CONFIDENTIAL

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FLORIDA APPROVAL NO.: 13010



LUCAS A. TURNER, P.E.
FL PE # 58201
Turner Engineering & Consulting, Inc.
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:

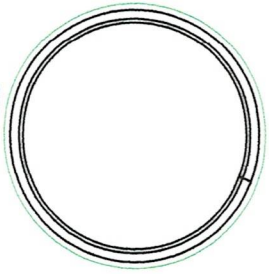
GENERAL NOTES AND ELEVATIONS

DRAWN BY: MCS DATE: 8/1/2023

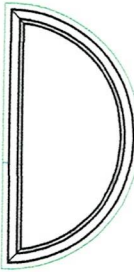
DWG #: CWS-159 REV: G

SCALE: 1:20 SHEET 1 OF 8

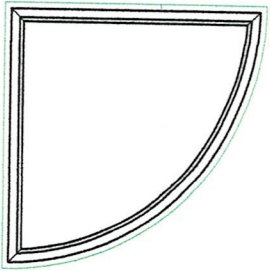
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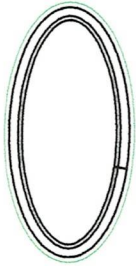
FULL CIRCLE



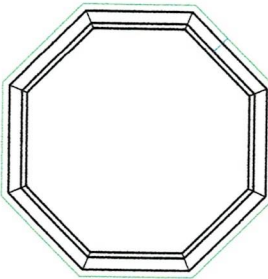
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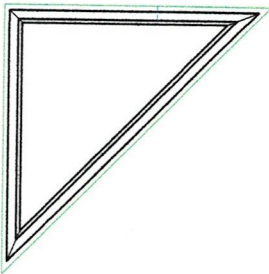
1/4 CIRCLE



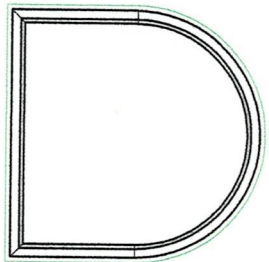
FULL ELLIPSE ("OVAL")



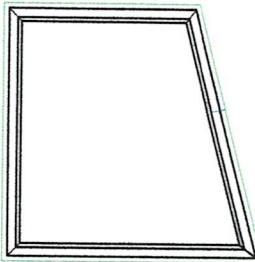
OCTAGON



TRIANGLE



TOMBSTONE



TRAPEZOID

NOTES:

- 1. SEE SHEETS 6 & 7 FOR DETAILED ANCHOR INSTALLATION REQUIREMENTS.
- 2. THRU FRAME - MASONRY, WOOD OR METAL OPENING. THRU FIN - WOOD OPENING.
- 3. OVERALL SIZE MUST NOT EXCEED THE MAX. WIDTH AND HEIGHT OF RECTANGULAR WINDOWS ON SHEET 1.
- 4. ANCHOR SPACING FOR ARCHITECTURAL FLANGE AND FIN WINDOWS MUST FOLLOW THE LAYOUTS SHOWN ON SHEETS 6 & 7 WITH ANCHOR SPACING MEASURED ALONG THE LENGTH OF THE PRODUCT.



1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8300 PVC
PICTURE WINDOW
IMPACT

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8/3/2023

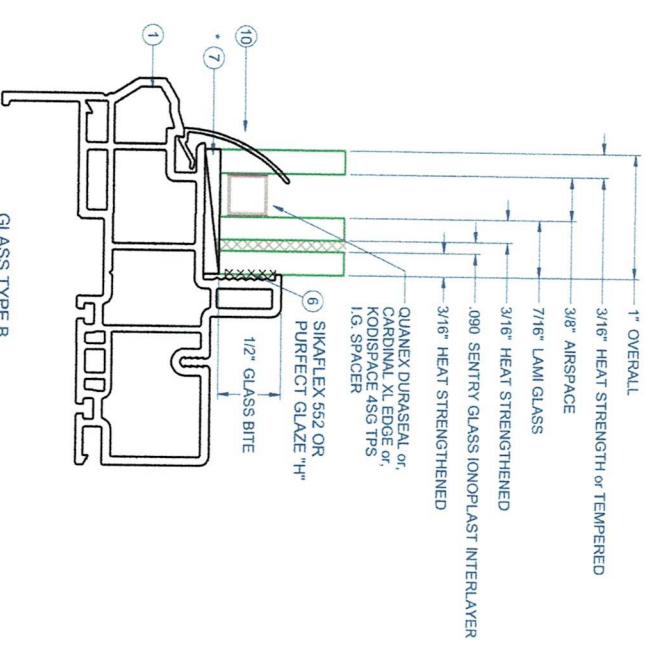
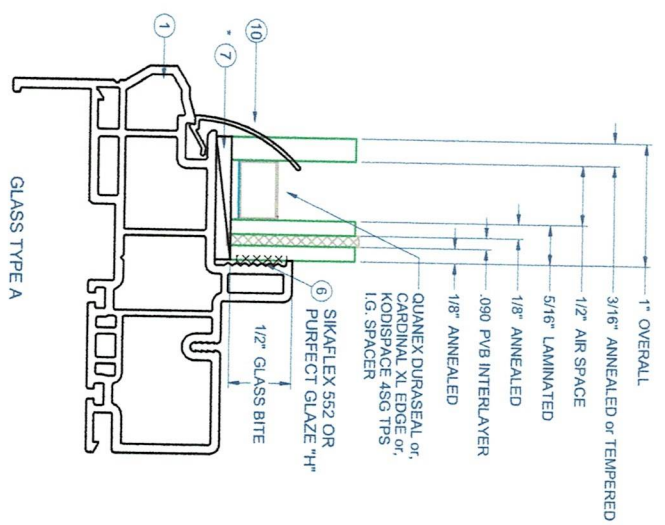
LUCAS A. TURNER, P.E.
FL PE # 58201
Turner Engineering & Consulting, Inc.
2428 Old Natchez Trc T11
Camden, TN 38320
PH. 941-380-1574

ARCHITECTURAL SHAPES

DRAWN BY: MCS DATE: 8/1/2023

DWG #: CWS-159 REV: G

SCALE: 1:20 SHEET 2 OF 8



SETTING BLOCKS PER FBC 2411.3.3.1

GLASS TYPE	MAX SIZE W x H
DP +/-55	A 48 X 72
DP +/-67.5	B 72 X 76



8300 PVC PICTURE WINDOW IMPACT

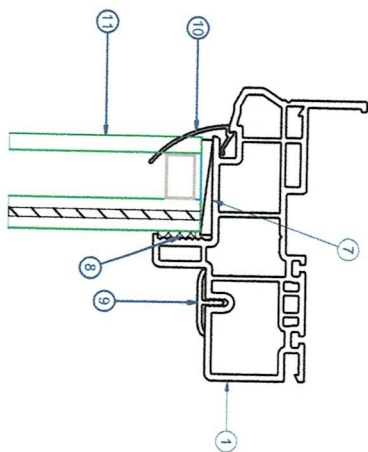
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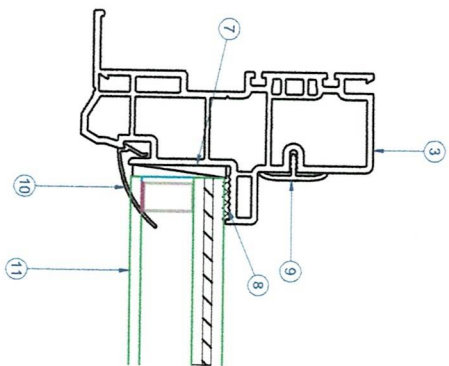
8/3/2023
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 2428 Old Natchez Trc Ttl
 Camden, TN 38320
 PH. 941-380-1574

GLAZING DETAILS

DRAWN BY: MCS	DATE: 8/1/2023
DWG #: CWS-159	REV: G
SCALE: 1:1	SHEET: 3 OF 8

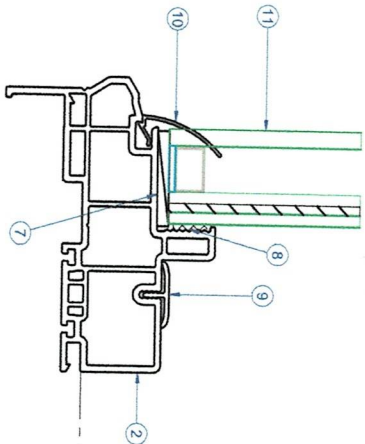
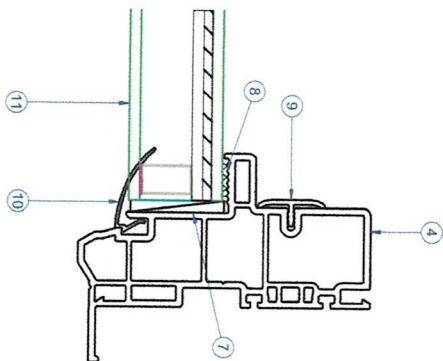


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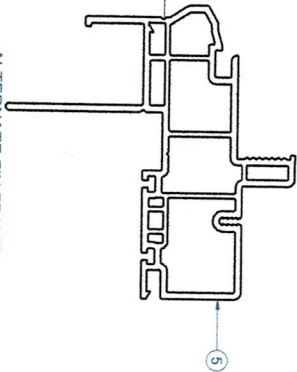


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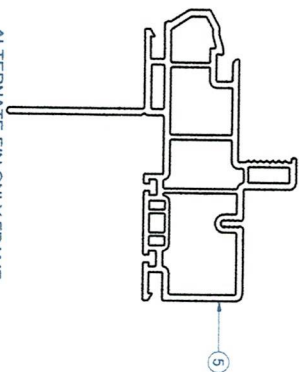
SECTION VIEW B-B



SECTION VIEW A-A



ALTERNATE FIN FRAME



ALTERNATE FIN ONLY FRAME

CWS
 1900 SW 44TH AVE.
 Ocala, Florida 34474
 WWW.CWS.CC

**8300 PVC
 PICTURE WINDOW
 IMPACT**

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FLORIDA APPROVAL NO.: 130110



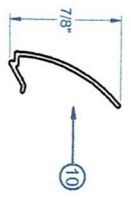
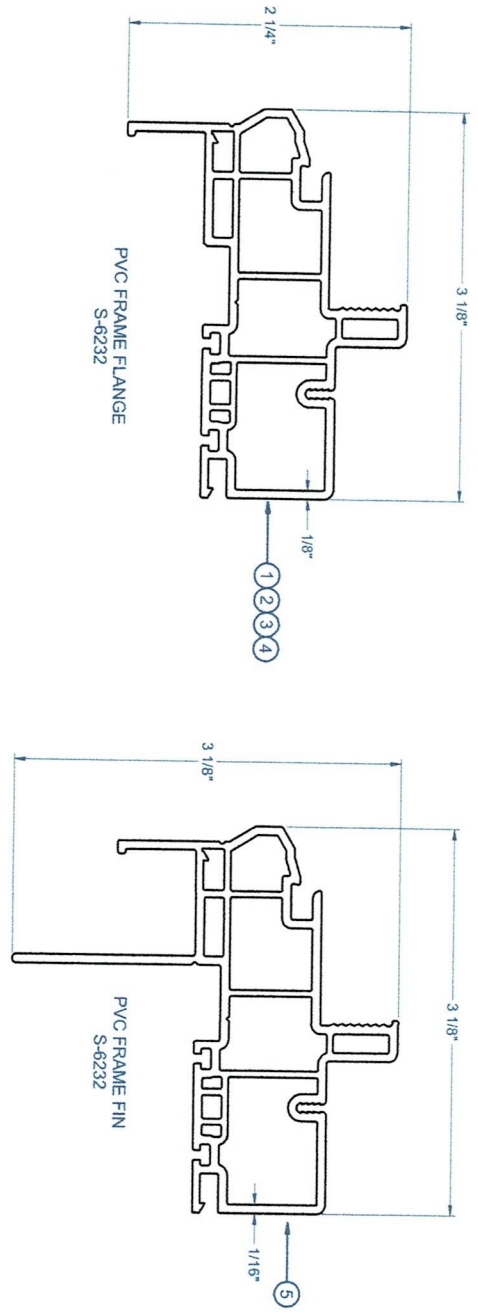
8/3/2023
 LUCAS A. TURNER, P.E.
 FL PE # 58201
 Turner Engineering & Consulting, Inc.
 2428 Old Natchez Trc Trl
 Camden, TN 38320
 PH. 941-380-1574

SHEET DESCRIPTION:
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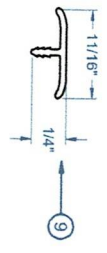
DRAWN BY: MCS	DATE: 8/1/2023
DWG #: CWS-159	REV: G
SCALE: 1:1	SHEET 4 OF 8

ITEM	PART #	DESCRIPTION	MATERIAL
1	H-6232	FRAME, PVC, FIN/FLANGE	PVC
2	H-6232	FRAME, PVC, FIN/FLANGE	PVC
3	H-6232	FRAME, PVC, FIN/FLANGE	PVC
4	H-6232	FRAME, PVC, FIN/FLANGE	PVC
5	H-6232	FRAME, PVC, FIN/FLANGE	PVC
7	P-5531	Setting Block, .09 x 1 x 2	RUBBER
8	S-6233	SIKAFLEX 552 OR PURPERFECT GLAZE "H"	
9	S-6233	TRIM COVER	PVC
10	S-6237	GLAZING BEAD, FIXED	PVC
11	GLASS	SEE SHEET 3	

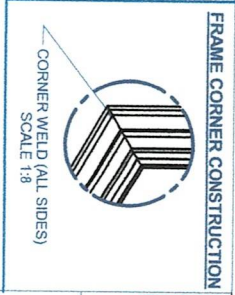
PARTS LIST



PVC GLAZING BEAD
S-6237



PVC TRIM COVER
S-6233



8300 PVC PICTURE WINDOW IMPACT

1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

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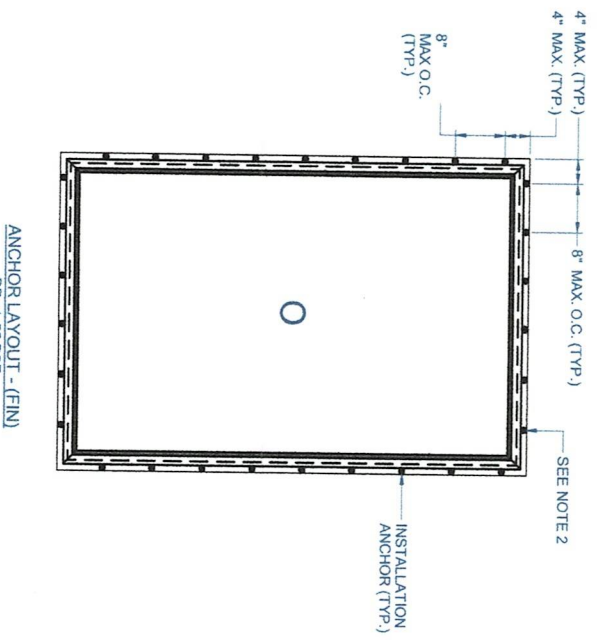
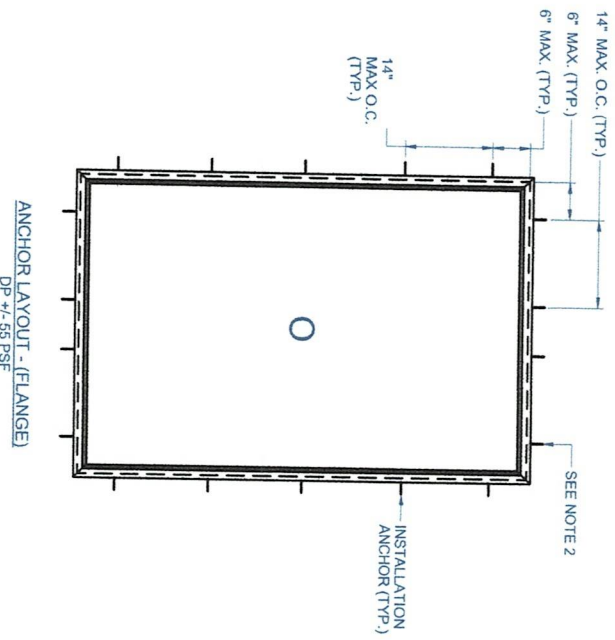
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FL PE # 58201
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2428 Old Natchez Trc Trl
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EXTRUSIONS & B.O.M.

DRAWN BY:	DATE:
MCS	8/1/2023
DWG #:	REV:
CWS-159	G
SCALE:	SHEET
1:1	5 OF 8



- NOTES:
1. INSTALL ONE ANCHOR AT EACH INSTALLATION LOCATION. ANCHOR SPACING APPLIES TO ALL SHAPES (SEE SHEET 2) ALONG ALL FRAME EDGES. ALL ANCHOR SPACING SAME AS HEAD.
 2. SHIM AS REQ. AT EACH INSTALLATION ANCHOR USING LOAD BEARING SHIMS. MAX. ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/16" IS PRESENT. LOAD BEARING SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER. WOOD SHIMS ARE NOT ALLOWED.
 3. ANCHOR TYPE, SIZE, SPACING AND EMBEDMENT SHALL BE AS SPECIFIED IN THESE DRAWINGS. SEE TABLE 1, SHEET 8.
 4. ALL INSTALLATION ANCHORS MUST BE MADE OF OR PROTECTED WITH A CORROSION RESISTANT MATERIAL OR COATING. DISSIMILAR METALS OR MATERIALS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE PROTECTED TO PREVENT REACTION.
 5. INSTALLATION ANCHORS SHALL BE IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM SPECIFIED IN TABLE 1, SHEET 8.
 6. ANCHOR EMBEDMENT TO SUBSTRATE SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR CONCRETE/CMU OPENINGS, EMBEDMENT SHALL BE BEYOND WOOD BUCKS, IF USED, INTO SUBSTRATE. INSTALLATIONS TO SOLID CONCRETE OR GROUT-FILLED CMU MAY INCLUDE BUT DO NOT REQUIRE 1X WOOD BUCKS BETWEEN THE PRODUCT AND SUBSTRATE.
 7. A MINIMUM CENTER-TO-CENTER SPACING SHALL BE MAINTAINED BETWEEN ALL FASTENERS: 3" FOR MASONRY, 1" FOR WOOD AND METAL.
 8. WOOD OR MASONRY OPENINGS, BUCKS AND BUCK FASTENERS SHALL BE PROPERLY DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD AND INSTALLED TO TRANSFER WIND LOADS TO THE STRUCTURE. SUBSTRATES SHALL MEET THE MINIMUM STRENGTH REQUIREMENTS AS SHOWN IN TABLE 1, SHEET 8. CONCRETE AND MASONRY SUBSTRATES MAY NOT BE CRACKED.
 9. SEALING AND FLASHING STRATEGIES FOR OVERALL WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS FOLLOWING THE CURRENT VERSION OF THE REFERENCE DOCUMENTS:
 - FMA/AMA 100(FIN WINDOWS), FMA/AMA 200(FLANGE WINDOWS), FMA/AMA/WDMA 300(EXTERIOR DOORS)



**8300 PVC
PICTURE WINDOW
IMPACT**

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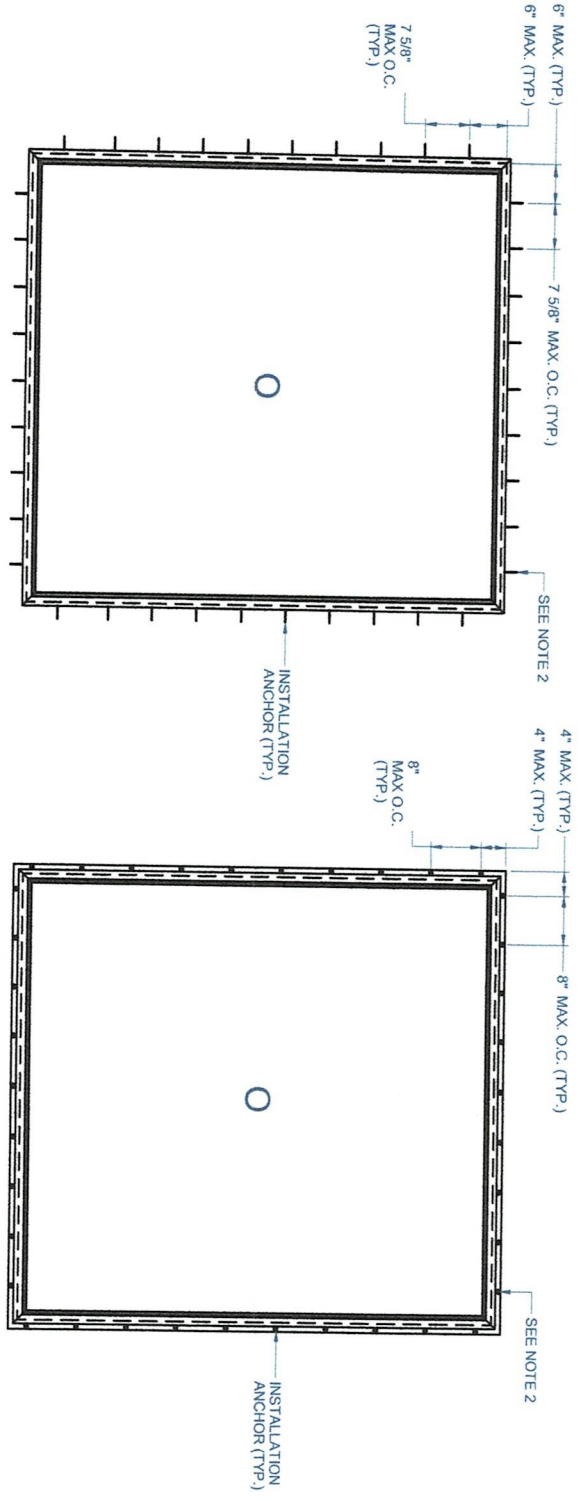
FLORIDA APPROVAL NO: 13010



8/3/2023
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 FL PE # 58201
 Turner Engineering & Consulting, Inc.
 2428 Old Natchez Trc Tr 14
 Camden, TN 38320
 PH. 941-380-1574

SHEET DESCRIPTION:
ANCHOR SCHEDULE & NOTES

DRAWN BY:	DATE:
MCS	8/1/2023
DWG #:	REV:
CWS-159	G
SCALE:	SHEET
1:20	6 OF 8



ANCHOR LAYOUT - (FLANGE)
DP +/- .65 PSF

ANCHOR LAYOUT - (FIN)
DP +/- .65 PSF

NOTES:

1. INSTALL ONE ANCHOR AT EACH INSTALLATION LOCATION. ANCHOR SPACING APPLIES TO ALL SHAPES (SEE SHEET 2) ALONG ALL FRAME EDGES. SILL ANCHOR SPACING SAME AS HEAD.
2. SHIM AS REQ. AT EACH INSTALLATION ANCHOR USING LOAD BEARING SHIMS. MAX. ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/16" IS PRESENT. LOAD BEARING SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER. WOOD SHIMS ARE NOT ALLOWED.
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8. WOOD OR MASONRY OPENINGS, BUCKS AND BUCK FASTENERS SHALL BE PROPERLY DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD AND INSTALLED TO TRANSFER WIND LOADS TO THE STRUCTURE. SUBSTRATES SHALL MEET THE MINIMUM STRENGTH REQUIREMENTS AS SHOWN IN TABLE 1, SHEET 8. CONCRETE AND MASONRY SUBSTRATES MAY NOT BE CRACKED.
9. SEALING AND FLASHING STRATEGIES FOR OVERALL WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS FOLLOWING THE CURRENT VERSION OF THE REFERENCE DOCUMENTS: FMMA/MAMA 100(FIN WINDOWS), FMMA/MAMA 200(FLANGE WINDOWS), FMMA/MAMA 250(BOX WINDOWS), FMMA/MAMA 300(EXTERIOR DOORS)



**8300 PVC
PICTURE WINDOW
IMPACT**

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FL PE # 58201
Turner Engineering & Consulting, Inc.
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
ANCHOR SCHEDULE & NOTES

DRAWN BY:	DATE:
MCS	8/1/2023
DWG #:	REV:
CW/S-159	G
SCALE:	SHEET
1:20	7 OF 8

TYPICAL HEAD ANCHORAGE

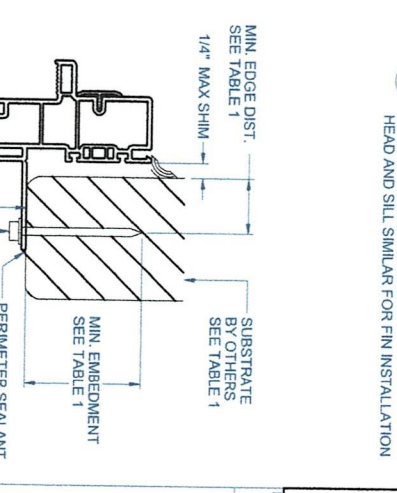
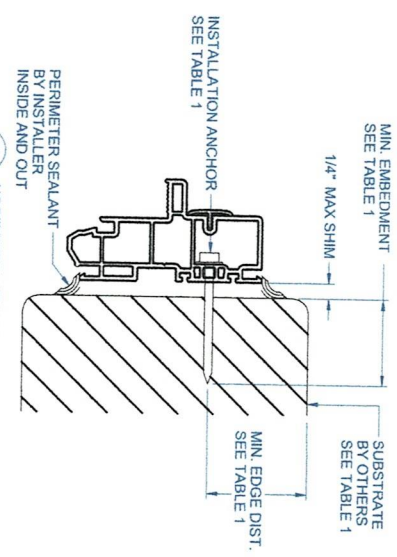
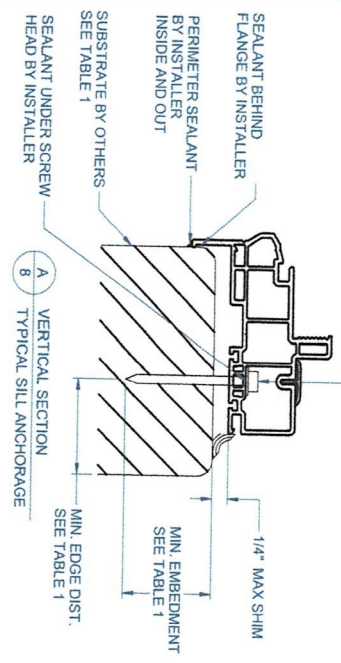
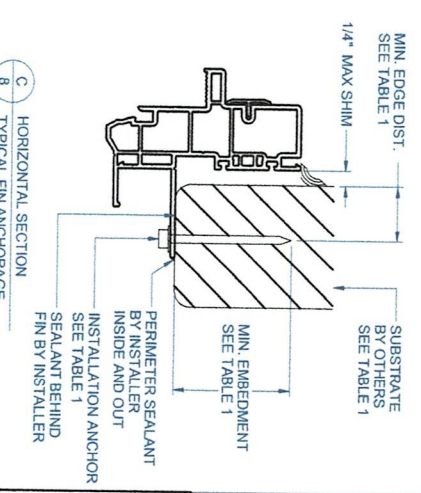
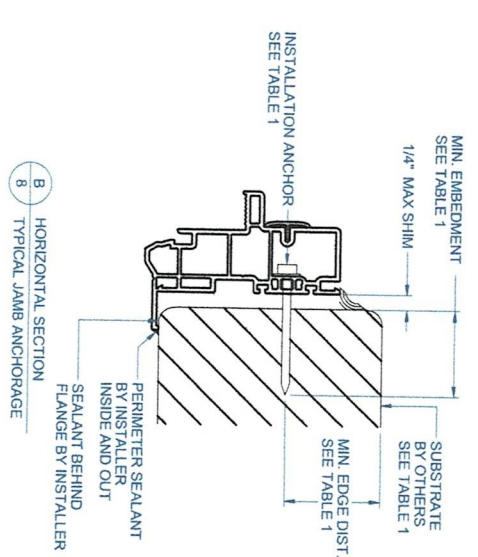
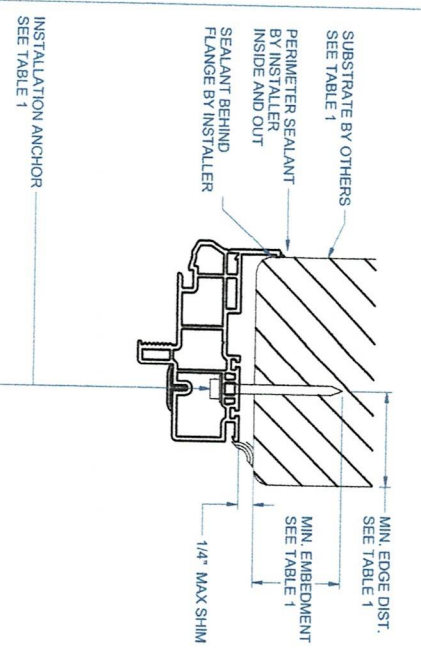


TABLE 1: APPROVED INSTALLATION FASTENERS

FRAME TYPE	SUBSTRATE TYPE	ANCHOR TYPE	MIN. EMBEDMENT	MIN. EDGE DIST.
FLANGE	CONCRETE (2.0 KSI MIN.)	3/16" TW TAPCON	1-1/2"	1-1/8"
FLANGE	HOLLOW OR GROUT-FILLED CMU (117 PCF MIN.)	3/16" TW TAPCON	1"	2"
FLANGE	CONCRETE (3.05 KSI MIN.)	3/16" DEWALT UL TRACON+	1-3/4"	1"
FLANGE	HOLLOW OR GROUT-FILLED CMU (ASTM C-90)	3/16" DEWALT UL TRACON+	1-1/4"	2-1/2"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	3/16" TW TAPCON OR DEWALT UL TRACON+	1-3/8"	7/8"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	#10 WOOD SCREW	1-3/8"	7/8"
FLANGE	16 GAUGE (0.060") MIN. STEEL STUD (33 KSI YIELD MIN.)	#10-16 HIT TIT KWK-FLEX OR TW TEKS SELF-DRILLING SCREW	FULL THREAD THRU 0.080"	7/16"
FLANGE	1/8" ALUM. (6063-T5 MIN.) OR 1/8" STEEL (33 KSI MIN.)	#10 GRADE 5 SELF-TAPPING / DRILLING SCREW	FULL THREAD THRU 0.125"	7/16"
FIN	2X MIN. SOUTHERN PINE (G=0.55)	#8 WOOD SCREW	1-1/2"	7/16"

FLANGE REMOVAL NOTE: PARTIALLY OR FULLY REMOVING THE FLANGE UP TO AND INCLUDING A BOX-FRAME APPLICATION IS ACCEPTABLE PROVIDED:
 - MIN. 1/4" FILLET OF CONSTRUCTION-GRADE ADHESIVE CAULK IS APPLIED INSIDE AND OUT, FULL PERIMETER, BY INSTALLER.
 - PRODUCT ANCHORAGE IS IN ACCORDANCE WITH REQUIREMENTS AS SHOWN FOR FLANGE WINDOWS.



8300 PVC
 PICTURE WINDOW
 IMPACT

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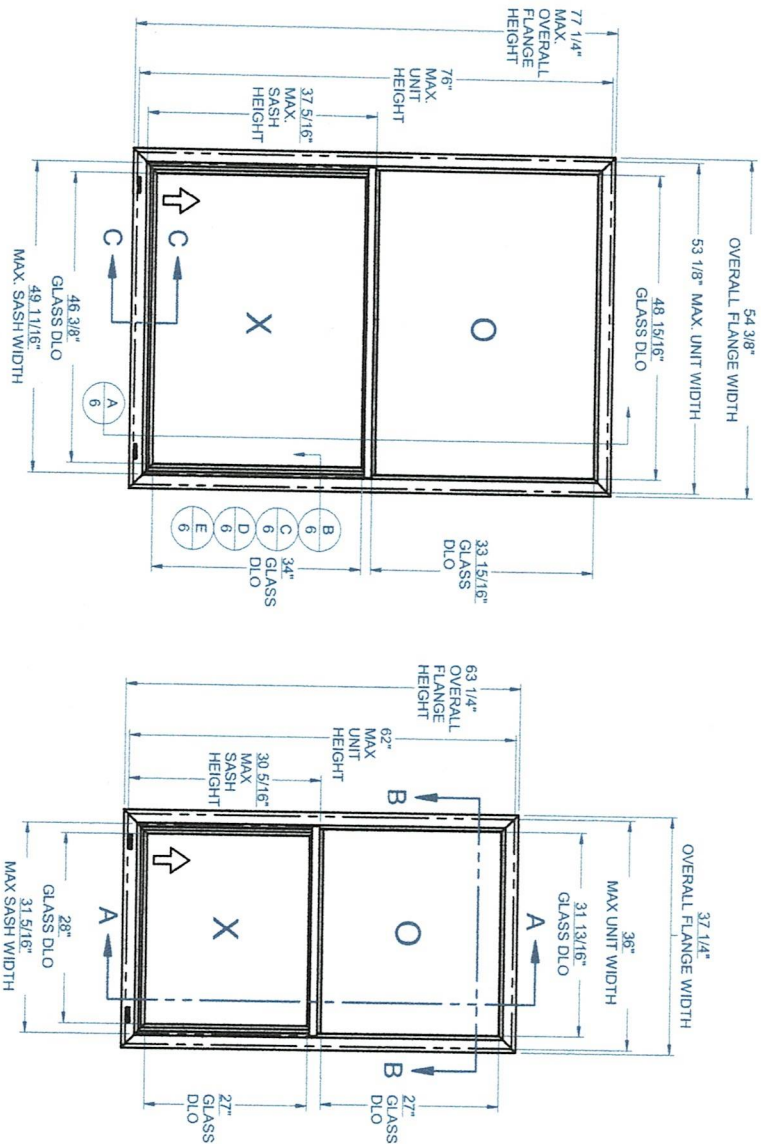


LUCAS A. TURNER, P.E.
 FL PE # 58201
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 2428 Old Natchez Trl Trl
 Camden, TN 38320
 PH. 941-380-1574

INSTALLATION DETAILS
 DRAWN BY: MCS
 DATE: 8/1/2023
 DWG #: CWS-159
 REV: G
 SCALE: 1/2"
 SHEET 8 OF 8

SINGLE HUNG - LARGE MISSILE IMPACT

(SHOWN W/ DIFFERENT OPTIONS)



GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AND IS RATED FOR WIND ZONE 4 MISSILE LEVEL D IMPACT USE AS DEFINED IN ASTM E 1996 PER THE FBC.
2. GLAZING OPTIONS: (SEE SHEET 2)
3. CONFIGURATIONS: "O"/"X".
4. DESIGN PRESSURE RATING:
-NEGATIVE DESIGN LOADS BASED ON, TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04&01/09
-POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300-04&01/09.
5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEET 6 FOR ANCHOR DETAILS. WINDLOAD DURATION FACTOR CD=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
6. PRODUCT APPROVED FOR IMPACT RESISTANCE. THE IMPACT SWEEP LOCKS ARE INTENDED TO BE LEFT UNLATCHED DURING NORMAL OPERATION BUT MUST BE ENGAGED PRIOR TO EXPOSURE TO HURRICANE WINDS AND FLYING DEBRIS.
7. ALL FRAMES AND VENTS FULLY WELDED. SMALL JOINT SEAM SEALANT USED AT FIXED MEETING RAIL AND JAMB.
8. SERIES / MODEL DESIGNATION SH-8100.
9. THE DESIGNATION X AND O STAND FOR THE FOLLOWING:
X = OPERABLE SASH, O = FIXED SASH
10. SECTION CALLOUTS APPLY TO ALL ELEVATIONS IN A SIMILAR LOCATION.
11. EXTERNAL WEEP SLOT = 1/4" x 1-1/4" LOCATED 4" FROM BOTH ENDS.
12. SWEEP LOCKS INSTALLED ON WINDOWS OVER 36" x 62".

Lucas Turner
2023.09.14
13:12:21
-05'00"

LOCATION	MAX. UNIT SIZE	DESIGN PRESSURE RATING	IMPACT RATING
NON-HVHZ	53-1/8" x 76"	+/- 65 PSF	LARGE MISSILE IMPACT
HVHZ		+/- 67.5 PSF	
NON-HVHZ	36" x 62"	+65 / -75 PSF	
HVHZ		+67.5 / -75 PSF	

TABLE OF CONTENTS

- 1 GENERAL NOTES & ELEVATIONS.....1
- 2 GLAZING DETAILS.....2
- 3 SECTION VIEWS.....3
- 4 BOM & EXTRUSIONS.....4
- 5 ANCHOR SCHEDULE & NOTES.....5
- 6 INSTALLATION DETAILS.....6



8100 PVC SINGLE HUNG IMPACT

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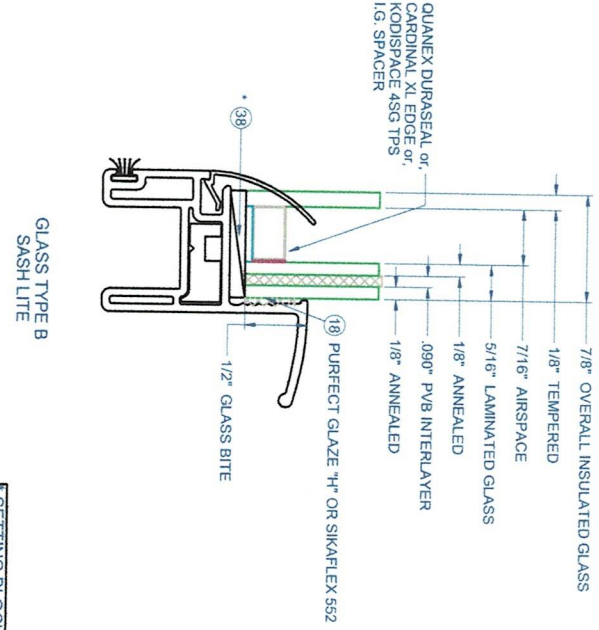
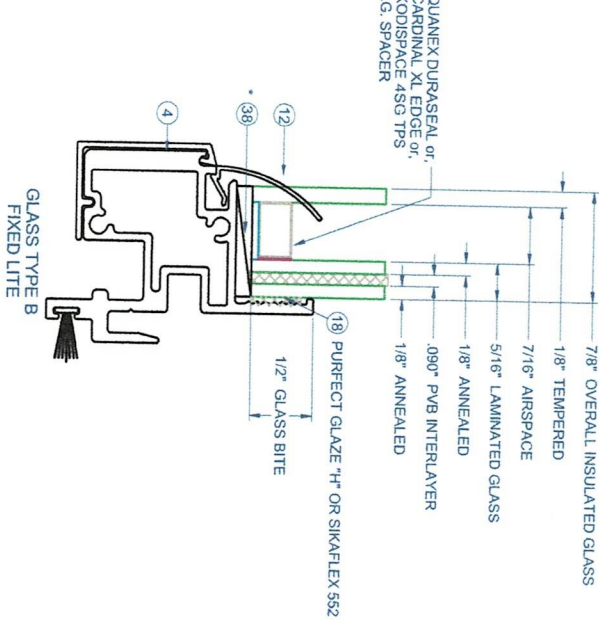
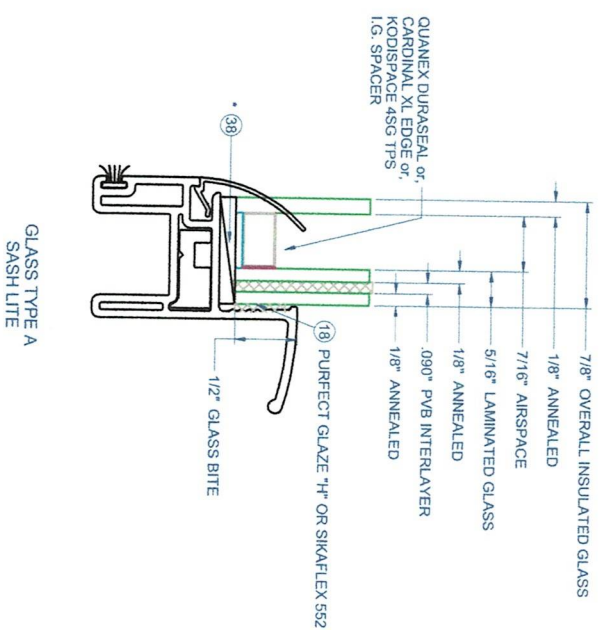
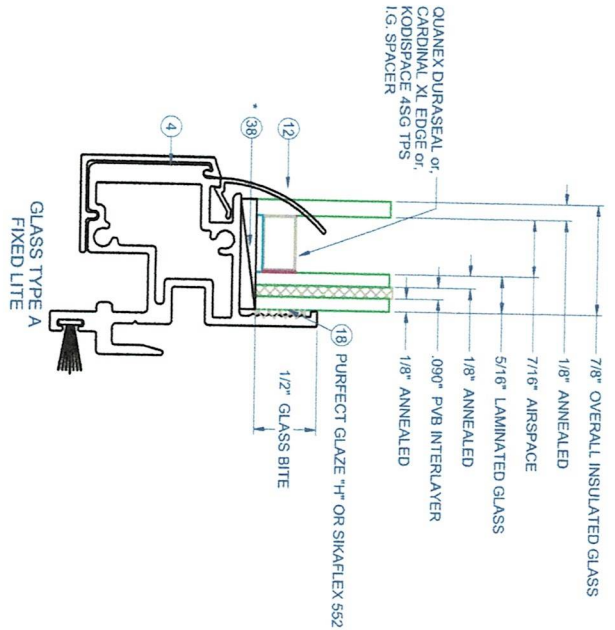
FLORIDA APPROVAL NO.: 5823



9/13/2023
LUCAS A. TURNER, P.E.
FL PE # 58201
Turner Engineering & Consulting, Inc.
2428 Old Natchez Trc Trl
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
GENERAL NOTES AND ELEVATIONS

DRAWN BY: MCS	DATE: 8/23/2023
DWG #:	REV: G
CWS-155	
SCALE: 1/20	SHEET 1 OF 6



SETTING BLOCKS PER FBC 24111.3.3.1



**8100 PVC
SINGLE HUNG
IMPACT**

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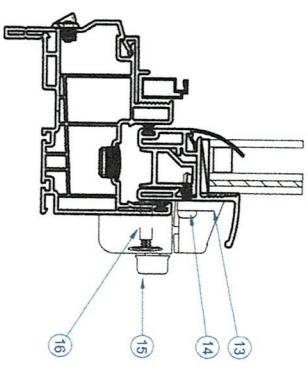
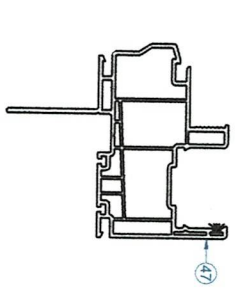
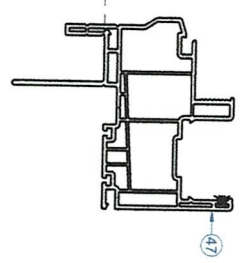
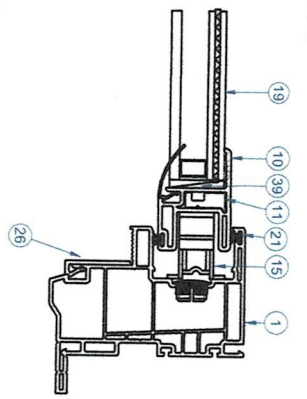
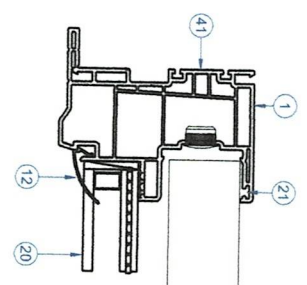
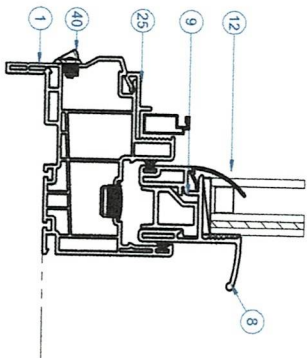
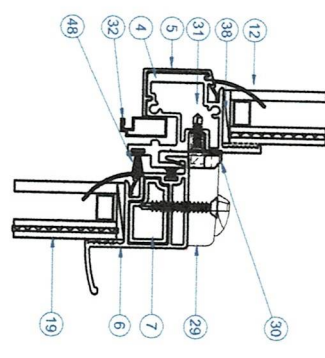
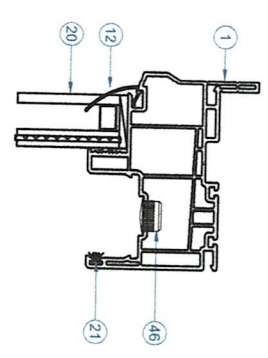


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2428 Old Natchez Trc Trl
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SHEET DESCRIPTION:
GLAZING DETAILS

DRAWN BY:	DATE:
MCS	8/23/2023
DWG #:	REV.:
CWS-155	G

SCALE: 1:1
SHEET 2 OF 6



SECTION VIEW A-A
NO SWEEP LOCKS ALLOWED
FOR UNITS 36" x 62" AND UNDER.

ALTERNATE FIN FRAME

ALTERNATE FIN ONLY FRAME

SECTION VIEW C-C
SWEEP LOCK REQUIRED
FOR SIZES OVER 36" x 62".

NOTE: LEFT SIDE SHOWS FIXED SECTION VIEW,
RIGHT SIDE SHOWS SASH SECTION VIEW.

INTERIOR

INTERIOR

SECTION VIEW B-B

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**8100 PVC
SINGLE HUNG
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2428 Old Natchez Trc Tr
Camden, TN 38320
PH: 941-380-1574

SECTION DESCRIPTION:
SECTION VIEWS

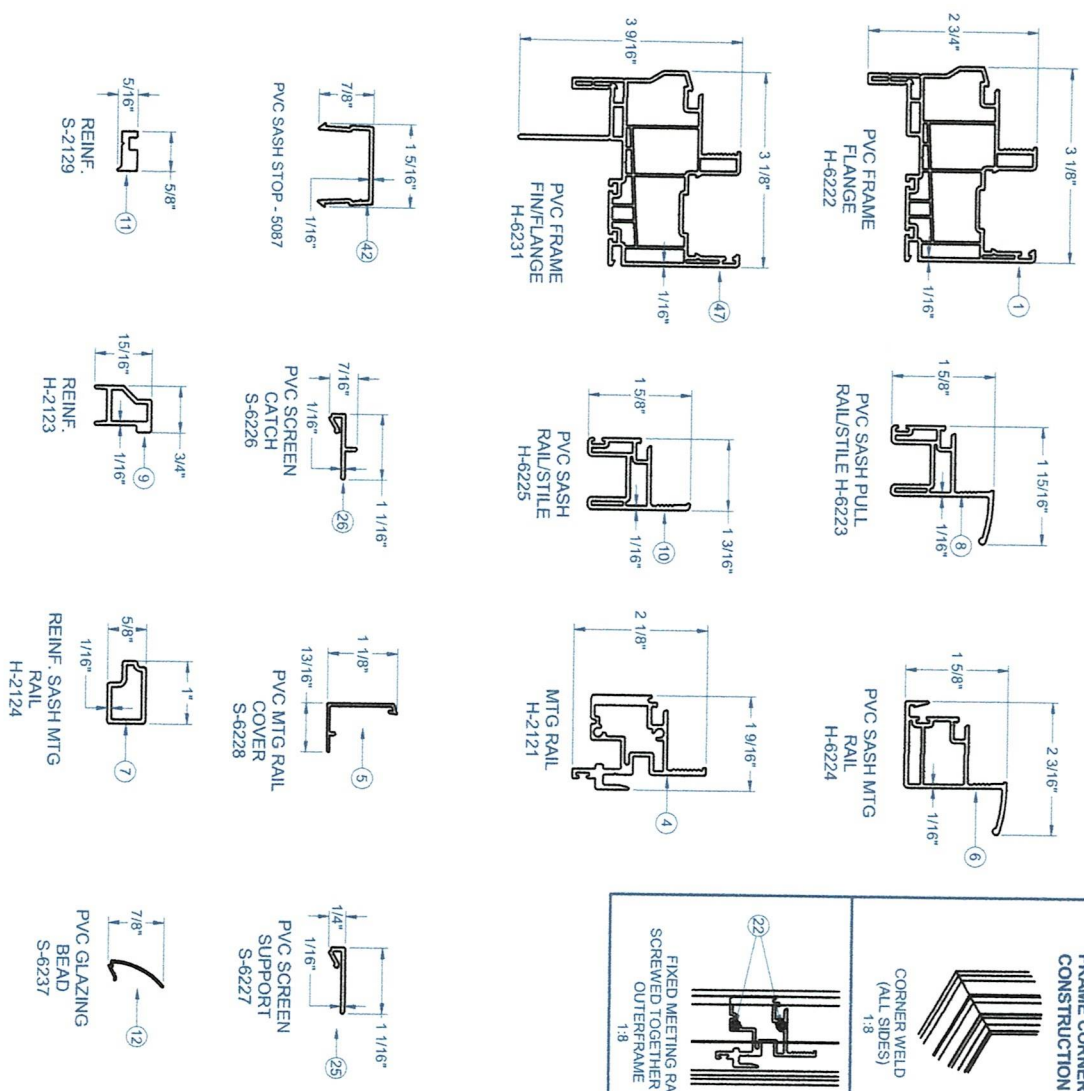
DRAWN BY: MCS DATE: 8/23/2023

DWG #: CWS-155 REV: G

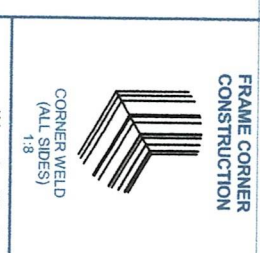
SCALE: 1:2 SHEET 3 OF 6

ITEMS NOT SHOWN FOR CLARITY:
22, 27-28, 33-37, 43-45

ITEM	PART #	DESCRIPTION	MATERIAL
1	H-6222	Main Frame, Fig. Single Hung	PVC
4	H-2121	Alum. Fixed Meet. Rail	ALUMINUM
5	S-6228	Fixed Rail Cover	PVC
6	H-6224	Sash Top Rail	PVC
7	H-2124	Reinforcement for STR	ALUMINUM
8	H-6223	Sash Bottom Rail	PVC
9	H-2123	Reinforcement for SBR	ALUMINUM
10	H-6225	Sash Side Rail	PVC
11	S-2129	Reinforcement for SSR	ALUMINUM
12	S-6237	Glazing Bead	PVC
13	P-4952	SWEEP KEEPER	ZINC
14	P-3541	#8 x 1/2" Pan Head, Tek	STEEL
15	P-4951	SWEEP LOCK	STEEL
16	P-4633	Barrel Fastener	ZINC
17		Sash Balance	STEEL
18		Purged Glaze, 1/4" or Sikaflex 552	SILICONE
19		Sash	SEE SHEET 2
20	Fixed	SEE SHEET 2	GLASS
21	P-3306	Wstf., 0.270 x 0.187 High Density	NYLON
22	P-4638	#8 x 2-1/2 PH Mod. Tuss, Type A, TEK	STEEL
25	S-6227	Screen Support	PVC
26	S-6226	Screen Support	PVC
27	P-4051	#8 x 1 1/4" Ph. Fh. TEK, WHt.	ZINC
28	P-3748	#6 x 0.625" Quad Fh. TEK, WHt.	ZINC
29	P-3783	Impact, Lock	STEEL
30	P-4089	Impact, Keeper	STEEL
31	P-3539	#8 x 3/4" Phillips Square SMS	STEEL
32	P-3218	Screen Frame	ALUMINUM
33	P-4794	SCREEN CORNER KEY (Rollform Screen)	PLASTIC
34	P-5576	Screen Spline, 1.25" Black PE Rib.	RUBBER
35	P-4770	30" Bellvue Insect Screen, 18 x 16	VINYL
36	P-3195	Screen Spring, SS	STEEL
37	P-4755	SCREEN CORNER KEY (Rollform Scm)	STEEL
38	P-5612	Setling Block, .12 x 1 x 2	RUBBER
39	P-3541	#8 x 1/2" Quadrex PH TEK	ZINC
40	P-4479	Weepcover	PLASTIC
42	P-5087	SASH STOP, PVC 8100 FRAME, PREC	PVC
43	P-4056	SASH CAM FOR PVC WINDOW	PLASTIC
44	P-3295	Take Out Clip	STEEL
45	P-3342	Seam Sealer	SILICONE
46	P-5588	Hole Plug	PLASTIC
47	H-6231	Frame Head, FIN, Single Hung	PVC
48	P-4959	Wstf., 0.420 x 0.187 bead	NYLON



NOTE: ALL ALUMINUM EXTRUSIONS ARE 6063-T6 UNLESS OTHERWISE NOTED.



FRAME CORNER CONSTRUCTION

1300 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CC

8100 PVC SINGLE HUNG IMPACT

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF CUSTOM WINDOW SYSTEMS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF CUSTOM WINDOW SYSTEMS, INC IS PROHIBITED.

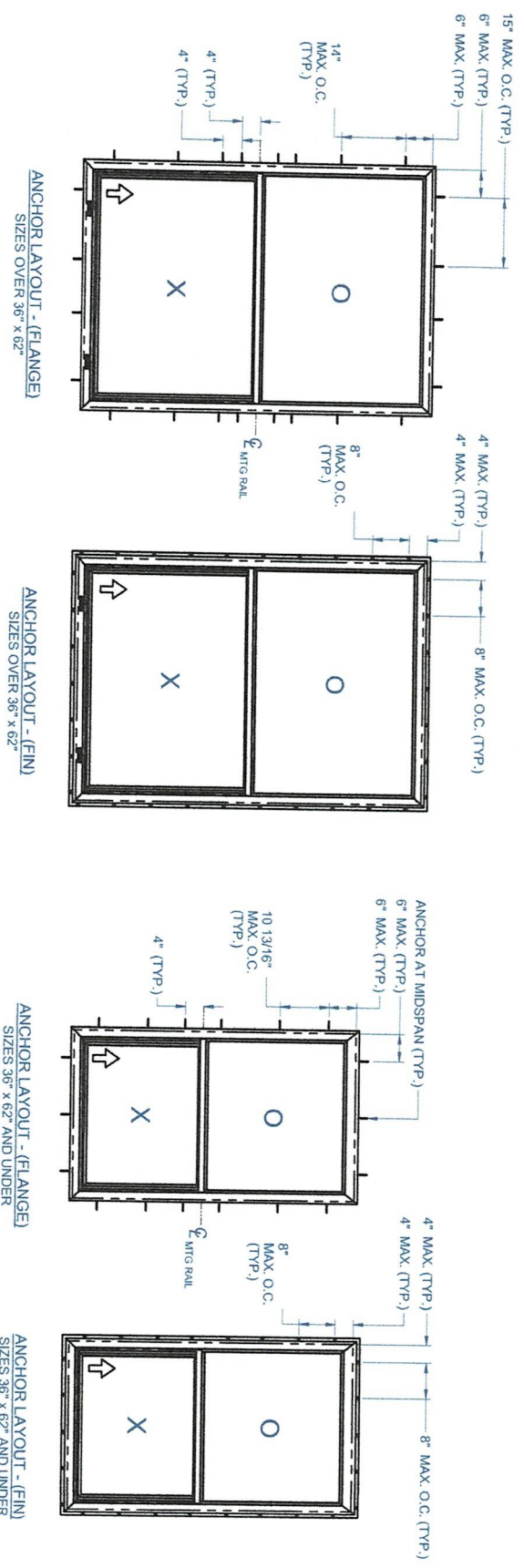
FLORIDA APPROVAL NO.: 5823

9/13/2023



LUCAS A. TURNER, P.E.
FL PE # 58201
Turner Engineering & Consulting, Inc.
2428 Old Natchez Trc Trd
Camden, TN 38320
PH. 941-380-1574

SHEET DESCRIPTION:
BOM AND EXTRUSIONS

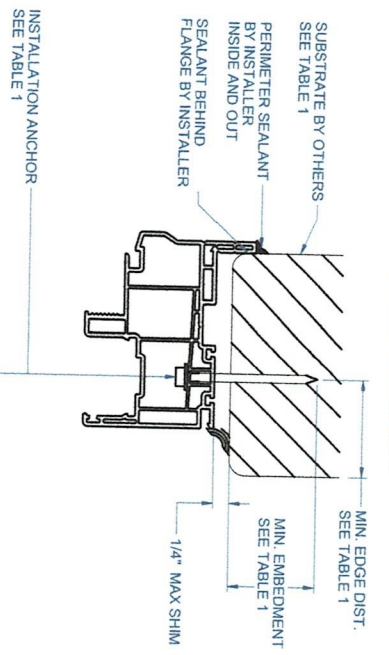
DRAWN BY: MCS DATE: 8/23/2023
DWG #: CWS-155 REV: G
SCALE: 1:2 SHEET 4 OF 6



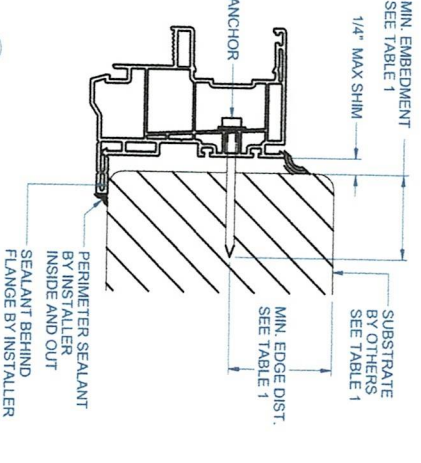
- NOTES:
1. INSTALL ONE ANCHOR AT EACH INSTALLATION LOCATION. SILL ANCHOR SPACING SAME AS HEAD.
 2. SHIM AS REQ. AT EACH INSTALLATION ANCHOR USING LOAD BEARING SHIMS. MAX. ALLOWABLE SHIM STACK TO BE 1/4". USE SHIMS WHERE SPACE GREATER THAN 1/16" IS PRESENT. LOAD BEARING SHIMS SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER. WOOD SHIMS ARE NOT ALLOWED.
 3. ANCHOR TYPE, SIZE, SPACING AND EMBEDMENT SHALL BE AS SPECIFIED IN THESE DRAWINGS. SEE TABLE 1, SHEET 6.
 4. ALL INSTALLATION ANCHORS MUST BE MADE OF OR PROTECTED WITH A CORROSION RESISTANT MATERIAL OR COATING. DISSIMILAR METALS OR MATERIALS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE PROTECTED TO PREVENT REACTION.
 5. INSTALLATION ANCHORS SHALL BE IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM SPECIFIED IN TABLE 1, SHEET 6.
 6. ANCHOR EMBEDMENT TO SUBSTRATE SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR CONCRETE/CMU OPENINGS, EMBEDMENT SHALL BE BEYOND WOOD BUCKS. IF USED, INTO SUBSTRATE. INSTALLATIONS TO SOLID CONCRETE OR GROUT-FILLED CMU MAY INCLUDE BUT DO NOT REQUIRE 1X WOOD BUCKS BETWEEN THE PRODUCT AND THE SUBSTRATE.
 7. A MINIMUM CENTER-TO-CENTER SPACING SHALL BE MAINTAINED BETWEEN ALL FASTENERS: 3" FOR MASONRY, 1" FOR WOOD AND METAL.
 8. WOOD OR MASONRY OPENINGS, BUCKS AND BUCK FASTENERS SHALL BE PROPERLY DESIGNED BY THE ARCHITECT OR ENGINEER OF RECORD AND INSTALLED TO TRANSFER WIND LOADS TO THE STRUCTURE. SUBSTRATES SHALL MEET THE MINIMUM STRENGTH REQUIREMENTS AS SHOWN IN TABLE 1, SHEET 6. CONCRETE AND MASONRY SUBSTRATES MAY NOT BE CRACKED.
 9. SEALING AND FLASHING STRATEGIES FOR OVERALL WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS FOLLOWING THE CURRENT VERSION OF THE REFERENCE DOCUMENTS: FMAAAMA 100(FIN WINDOWS), FMAAAMA 200(FLANGE WINDOWS), FMAAWDMA 230(BOX WINDOWS), FMAAWDMA 300(EXTERIOR DOORS)

 <p>1900 SW 44TH AVE. OCALA, FLORIDA 34474 WWW.CWS.CC</p> <p>8100 PVC SINGLE HUNG IMPACT</p>		<p>PROPRIETARY AND CONFIDENTIAL</p> <p>THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF CUSTOM WINDOW SYSTEMS, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF CUSTOM WINDOW SYSTEMS, INC IS PROHIBITED.</p> <p>FLORIDA APPROVAL NO.: 5823</p>	<p>9/13/2023</p> <p>LUCAS A. TURNER, P.E. FL PE # 58201 Turner Engineering & Consulting, Inc. 2428 Old Natchez Trc Trl Camden, TN 38320 PH. 941-380-1574</p> <p>SHEET DESCRIPTION: ANCHOR SCHEDULE AND NOTES</p>		<p>DRAWN BY: MCS</p> <p>DATE: 8/23/2023</p> <p>DWG #: CWS-155</p> <p>REV.: G</p> <p>SCALE: 1:25</p> <p>SHEET 5 OF 6</p>
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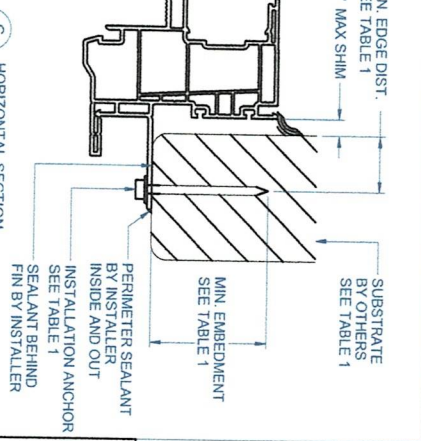
TYPICAL HEAD ANCHORAGE



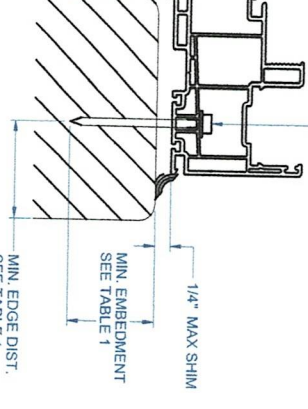
B TYPICAL HORIZONTAL SECTION
MIN. EMBEDMENT SEE TABLE 1
1/4\"/>



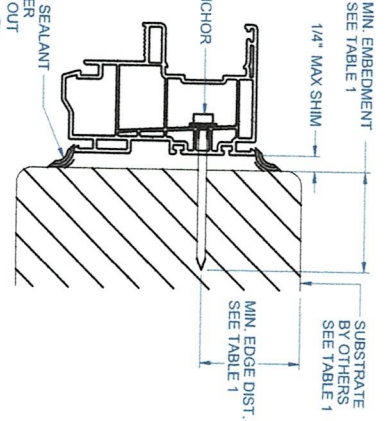
C TYPICAL FIN ANCHORAGE
MIN. EDGE DIST. SEE TABLE 1
1/4\"/>



A TYPICAL VERTICAL SECTION
MIN. EDGE DIST. SEE TABLE 1
1/4\"/>



D TYPICAL BOX FRAME INSTALLATION
MIN. EMBEDMENT SEE TABLE 1
1/4\"/>



E TYPICAL FIN ANCHORAGE
MIN. EDGE DIST. SEE TABLE 1
1/4\"/>

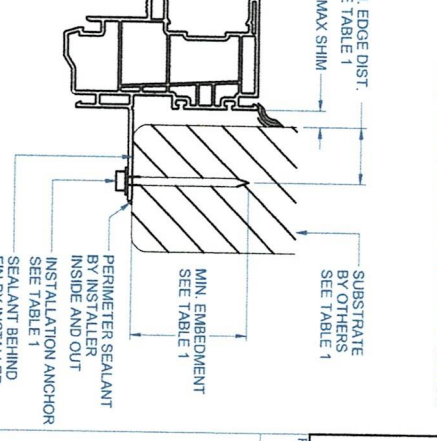


TABLE 1: APPROVED INSTALLATION FASTENERS

FRAME TYPE	SUBSTRATE TYPE	ANCHOR TYPE	MIN. EMBEDMENT	MIN. EDGE DIST.
FLANGE	CONCRETE (2.0 KSI MIN.)	3/16" TW TAPCON	1-1/2"	1-1/8"
FLANGE	HOLLOW OR GROUT-FILLED CMU (117 PCF MIN.)	3/16" TW TAPCON	1"	2"
FLANGE	CONCRETE (3.05 KSI MIN.)	3/16" DEWALT ULTRACON+	1-3/4"	1"
FLANGE	HOLLOW OR GROUT-FILLED CMU (ASTM C-90)	3/16" DEWALT ULTRACON+	1-1/4"	2-1/2"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	3/16" TW TAPCON OR DEWALT ULTRACON+	1-3/8"	7/8"
FLANGE	2X MIN. SOUTHERN PINE (G=0.55)	#10 WOOD SCREW	1-3/8"	7/8"
FLANGE	16 GAUGE (0.060") MIN. STEEL STUD (33 KSI YIELD MIN.)	#10-16 HILTI KWIK-FLEX OR TW TKS SELF-DRILLING SCREW	FULL THREAD THRU 0.060"	7/16"
FLANGE	1/8" ALUM. (6063-15 MIN.) OR 1/8" STEEL (33 KSI MIN.)	#10 GRADE 5 SELF-TAPPING / DRILLING SCREW	FULL THREAD THRU 0.125"	7/16"
FIN	2X MIN. SOUTHERN PINE (G=0.55)	#8 WOOD SCREW	1-1/2"	7/16"

FLANGE REMOVAL NOTE: PARTIALLY OR FULLY REMOVING THE FLANGE UP TO AND INCLUDING A BOX-FRAME APPLICATION IS ACCEPTABLE PROVIDED:
 - MIN. 1/4" FILET OF CONSTRUCTION-GRADE ADHESIVE CAULK IS APPLIED INSIDE AND OUT, FULL PERIMETER, BY INSTALLER.
 - PRODUCT ANCHORAGE IS IN ACCORDANCE WITH REQUIREMENTS AS SHOWN FOR FLANGE WINDOWS.



8100 PVC SINGLE HUNG IMPACT

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 Camden, TN 38320
 Ph. 941-380-1574

INSTALLATION DETAILS

SHEET DESCRIPTION:
 DRAWN BY: MCS
 DATE: 8/23/2023
 DWG #: CWS-155
 REV: G
 SCALE: 1:2
 SHEET 6 OF 6

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. ___ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- FMSF record search (sites/surveys) library research building permits Sanborn maps
FL State Archives/photo collection city directory occupant/owner interview plat maps
property appraiser / tax records newspaper files neighbor interview Public Lands Survey (DEP)
cultural resource survey (CRAS) historic photos interior inspection HABS/HAER record search
other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Continuation Sheet

119 N Woodland Blvd

Opinion of Resource Significance, Explanation of Evaluation

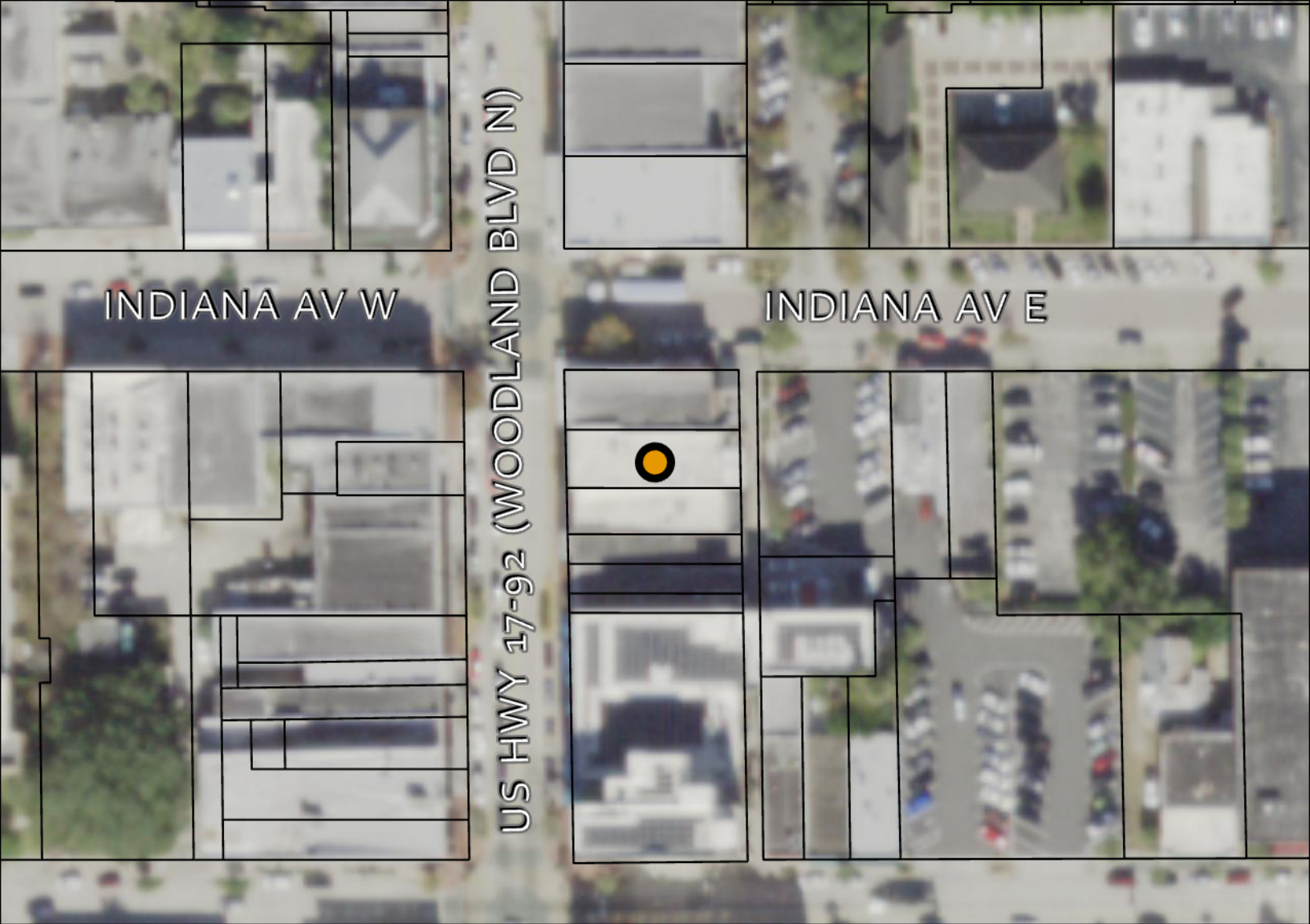
This retail building has not undergone significant changes over its lifetime, and has kept its original second-story windows, retaining its historic character.

From 1986 FMSF:

“This two-story masonry vernacular commercial building is located at 119 North Woodland Boulevard. It has a flat roof and second story segmental arch window openings. A prominent flat roof overhang runs the length of the front façade over a plate glass store front.

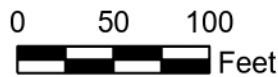
“Sanborn maps indicate that this building was constructed in 1892. It was initially used as a restaurant and office building. In 1921 it served as a restaurant and lodging house.

“The building is located in DeLand, Florida, the Volusia County seat of government, situated in the mid-central part of the peninsula, five miles east of the St. Johns River. Settlement of the community began a decade after the Civil War, encouraged by Henry DeLand, a New York manufacturer. Development of the town in the late nineteenth century grew largely upon an expanding citrus industry. Stetson University, founded in 1884 and later named for its chief benefactor, hat manufacturer and citrus grower John A. Stetson, reflected Henry DeLand’s wish to make the town the ‘Athens of Florida.’ Incorporated in 1882, the town experienced steady expansion around the turn-of-the-century and explosive growth in the early 1920s. The 1926 crash was aggravated in DeLand by citrus disease, though the city rebounded more quickly than most on the basis of its tourist industry. DeLand contributed many political leaders to Florida in the 1930s and 1940s. Although the city has experienced dramatic expansion in recent decades, the downtown area retains much of its early twentieth century character, particularly reflected in masonry vernacular storefronts.”



City of DeLand, FL Downtown CRA Historic Property Survey Update December 2023

 Historic Structure



DeLand Quadrangle (2021); Florida - Volusia County; 7.5-Minute Series

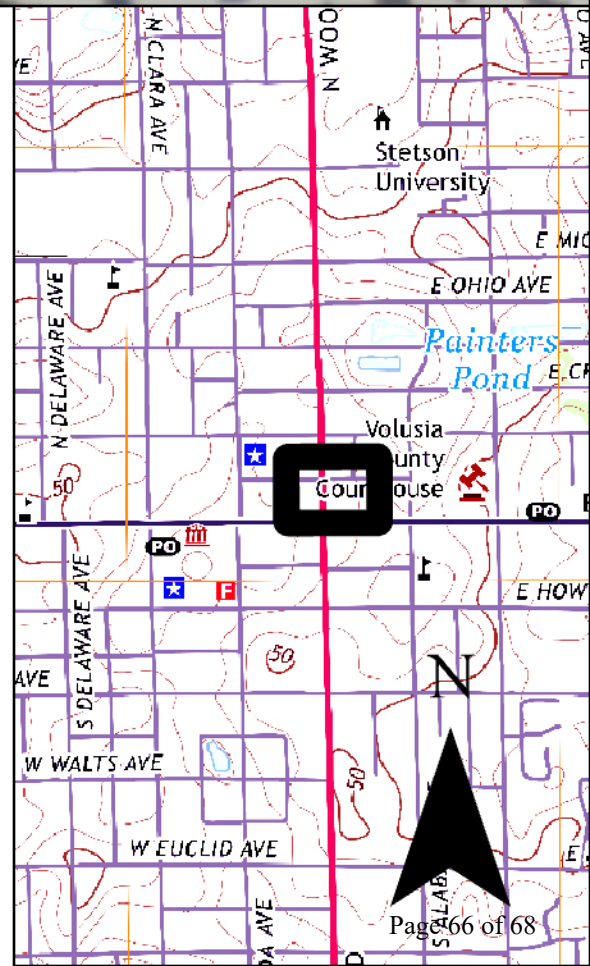
Address:
119 N Woodland Blvd,
DeLand, FL

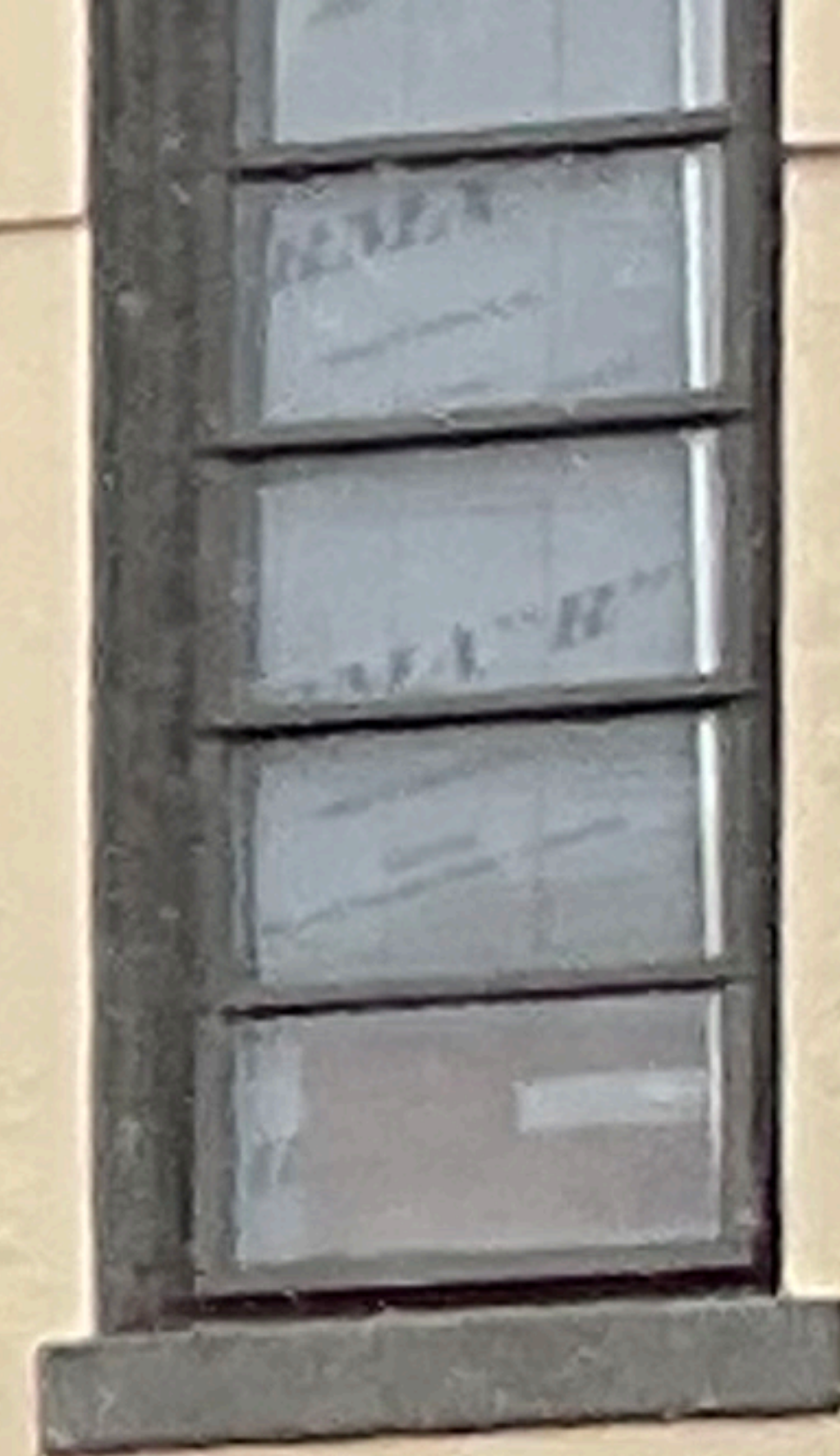
Spatial Reference
PCS: NAD 1983 2011 StatePlane Florida East
FIPS 0901 Ft US
Datum: NAD 1983 2011
Projection: Transverse Mercator

VO Number:
VO10858

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, USDA Farm Service Agency

Property name:





LAW
OFFICE

BLANCHARD

BELAND PILATES
Pilates.com
Open

LONG
Run
UP
BOR

CRA



