



Agenda Item #1

Application 2025-57-CA

DETAILS

Location:

12 S Julia St

Summary of Request:

- Repair damaged materials to match existing.
- Enclose section of porch on south and west elevations
- Install new custom French doors on the south and west elevations.
- Install French casement windows on the gables of the south and north elevations.

Summary of Analysis:

- The proposal to enclose the porch on the south and west elevation would be consistent with the *Guidelines* as the materials and design used will match existing.
- Installation of the new custom French doors and French casement windows would align with the Guidelines call to incorporate design elements of original windows and doors.

Applicant (as applicable):

Darrel J Williams Associates

Property Owner:

Daniel McGhee- Dan Van Nostrand

Historic District:

Old Dauphin Way

Classification:

Contributing

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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The property at 12 S Julia Street is a 1 ½ story Queen Anne frame cottage that was built for John W Hanlein on July 21, 1899. Character defining features of the home include: a steeply pitched hipped roof, patterned masonry chimney, the façade also has a cross gable with a single hung ribbon window and arched window, central dormer above a gabled entry, shingled tower, and asymmetrical porch that features turned spindles and columns.

Sanborn maps from 1925 show a single-story secondary structure on the same plot as the subject residence. The 1956 Sanborn map shows that the secondary structure from 1925 was demolished and replaced by a two-story structure identified as an apartment at 16 S Julia Street. The building identified as an apartment was later separated from the shared plot and was later demolished in 2021 due to damage sustained from a fire. Both Sanborn maps show that the footprint of the subject residence has largely been unmodified. However, sometime after 1956 portions of the northwest section of the porch were enclosed and can be seen as the shingled section of the rear elevation.

The property has not appeared before the Architectural Review Board.

SCOPE OF WORK

All Elevations:

1. Repair damaged materials to match existing, including architectural details.
2. Re-roof with architectural shingles
3. Repaint exterior in approved colors

Porch enclosure/alteration:

1. Enclose a portion of the south (side) porch that measures 14’4 L x 7’4” W
Original porch posts will be incorporated into the design of the exterior wall to maintain the appearance of the porch design.
2. Enclose west section of the porch that measures approximately 5’11” L x 14’9” W
3. Porch will be enclosed with wood lap siding to match existing
4. Construct new steps the length of the enclosed porch on the west (rear) elevation to match front steps in finish, material, and detail

Fenestrations Alterations:

East Façade:

1. 1st floor
 - a. Refurbish all existing windows on this elevation
 - b. Refurbish the existing wood French door
2. 2nd floor



- a. Refurbish existing windows

South elevation (from west to east):

1. 1st floor

- a. Install two double-hung wood one-over-one windows that measure 3' W x 6'H (or reuse existing if possible). Windows would be centered on the projecting rear porch bay.
- b. Install one double hung window that measures 2'6" W x 4'0" H on west end of the main block's elevation which will match existing windows in material and profile
- c. Install one new louvered shutter to match existing in material and profile. Shutter would be located adjacent to the above window
- d. Remove two existing triple hung windows
- e. Install custom French doors between present location of triple hung windows. The 2 French doors which will measure 2'6" W x 9' H each and will emulate the proportions and design of the removed windows.
- f. Install new louvered shutters to match existing which will flank the French doors

2. 2nd floor

- a. Remove existing gable vents
- b. Replace gable vents with wood French casement windows to meet egress
 - i. The windows will measure 2' W x 3'H
 - ii. The windows to match existing sash size
 - iii. Trim and architectural details to match existing

West elevation (from north to south):

- 1. Remove 1 existing window on north end of elevation. Infill opening with wood lap siding to match existing
- 2. Install 2 new windows measuring 3' W x 6'H to match existing
- 3. Fenestration changes on enclosed porch
 - a. Install 2 full glass French doors measuring 2'6"W x approximately 9'0" H across enclosed porch wall
 - b. Install 3 new door/window units that will measure 2'6" W x 9'H
 - c. Construct new steps the length of the enclosed porch to match front steps in finish, material, and detail

North elevation (from east to west beginning at cross gable):

1. 1st floor

- c. Refurbish 3 existing windows
- d. Install 1 new window, measuring 2'6" W x 5'6"H to match existing in material, profile, and configuration (or reuse existing window if possible)

2. 2nd floor

- a. Remove existing gable vents
- b. Install wood French casement windows to meet egress
 - i. They will both measure 2' W x 3' H?
 - ii. The windows will match existing sash size
 - iii. Trim and architectural details will match existing



APPLICABLE STANDARDS (*DESIGN REVIEW GUIDELINES FOR MOBILE'S HISTORIC DISTRICT*)

1. **5.3** Preserve the key historic walls of a building.
 - Maintain significant historic façades in their original form.
 - Maintain historic façade elements.
 - Pay special attention to maintaining the historic appearance of building walls of corner buildings
2. **5.4** Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
3. **5.5** Preserve and restore the visibility of original historic materials.
 - Consider removing later covering materials that have not achieved historic significance.
 - Once a non-historic siding is removed, repair the original, underlying material.
 - Carefully remove a later stucco finish if the process does not damage the underlying original building material if possible.
 - Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
 - Do not cover or obscure original building materials.
4. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
 - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
5. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
 - Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials.



6. **5.17** Preserve historic stylistic and architectural details and ornamentation.
 - Repair historic details and ornamentation that are deteriorated.
7. **5.19** Where repair is impossible, replace details and ornamentation accurately.
 - When replacing historic details, match the original in profile, dimension, and material.
 - A substitute material may be considered if it appears similar in character and finish to the original.
 - Do not apply architectural details that were not part of the original structure.
8. **5.20** Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
9. **5.21** When historic windows are not in repairable condition, match the replacement window design to the original.
 - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.

ACCEPTABLE WINDOW MATERIALS

Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS

Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
 - Mill-finished aluminum
 - Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)
10. **6.4** Preserve an original porch or gallery on a house.
 - Maintain the height and pitch of a porch roof.
 11. **6.6** If replacement is required, design it to reflect the time period of the historic structure.
 - Replace a historic porch element to match the original.
 - Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
 - Match the balustrade of a historic porch to the design and materials of the porch.



- Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
12. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
- Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
 - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
13. **6.46** Design shutters and awnings to be compatible with the building.
- Use a shutter that fits the reveal of a window opening precisely.
 - Use an awning that fits proportionately over the window or door opening with an appropriate overlap at the side.
 - Use an awning with a simple design and material.
 - Use an awning with a color that is compatible with the overall building's color scheme. Canvas is preferred.
14. **6.47** Design shutters and awnings to be compatible with the district.
- Use operable blinds or shutter units hung with hinges.
 - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
 - Use an operable shutter where feasible.
 - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
 - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

ACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
- Louvered or solid panel wood (shutter)
- Louvered or solid panel composite
- Fabric (awning)

UNACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
- Lightweight plastic (shutter)
- Metal (awning)



STAFF ANALYSIS

The subject property is a contributing structure to the Old Dauphin Way Historic District. The application under review proposes enclosing a section of the porch on the south and west elevations to create additional living space; in-kind repair or replacement of original materials and architectural details on all elevations; and fenestration alterations on the south, west, and north elevations. The proposal also includes: reroof with architectural shingles, and repainting exterior in approved color that has yet to be decided.

All Elevations

The *Guidelines* call for the preservation of original materials to the extent possible (5.4). The subject proposal includes repair to original exterior materials with replacement in-kind for materials found to be beyond reasonable repair. This aligns with guideline 5.6 that directs replacement of damaged materials on primary surfaces with original materials where possible, guideline 5.7 that says to “match the original material in composition, scale and finish”, and guideline 5.19 that states when repair is impossible, to replace details and ornamentation accurately. The subject project also includes the repair of architectural details such as the turned posts and handrails with spindles which follows guideline 5.17 that says to, “preserve historic stylistic and architectural details and ornamentation”.

Porch Enclosure/Alterations

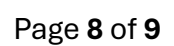
The original layout of the porch as seen in the 1925 Sanborn map shows that it wrapped around the residence from the east elevation entrance to the northwest projection to the rear. The section of the porch on the northwest extension was enclosed sometime after 1956. The proposed porch enclosure would be located to the rear of the property and would have minimal visual impact on the architectural integrity of the structure.

The proposed enclosure of the porch on the south and west elevation includes the incorporation of the original turned columns and spindles, which aligns with guideline 5.5 which calls for the preservation of visible original features. Guideline 5.3 states that the design should, “maintain historic façade elements”. The turned columns and spindle handrails are character defining components of the Queen Anne design. By using the original porch ornamentation, the rhythm of the porch will be maintained and will ensure that the south elevation of the structure will read similar to its original expression.(6.11).

Fenestration Changes

The *Guidelines* say to, “preserve the functional and decorative features of a historic window” (5.20). The subject project includes the comprehensive refurbishment of the existing windows, with limited new windows and doors which will primarily be installed on the newly enclosed porch space on the south and west elevations, and in existing gable vent openings on the north and south elevations to meet egress. All new and replacement windows match the existing in material and are sympathetic to the original window designs. (5.21).

The triple hung window on the south elevation will be reused on the west elevation and the French doors that will be installed in the windows place will be designed to replicate the design of the window. The shutters that will be installed on the south elevation will match in material and design the existing shutters (6.46).





SITE PHOTOS



1. East (primary) façade, facing west



2. Southeast profile, facing northwest



3. Northeast corner facing southwest.



4. South elevation



5. South elevation, triple hung window that will be removed and location of where the custom French doors will be installed



6. Extension on west elevation, location of original porch profile and previous porch enclosure (shingled area)



City of Mobile • Historic Development

Architectural Review Board Application

19 November, 2025

Date of Application
12 South Julia. Mobile, AL 36604

Date Received

Address of Property

Does any party hold a façade easement on this property? ☒ No ☐ Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

\$350,000

Fee Paid: ☐ \$ _____ Check # _____

Cost of Project (Required)

Daniel McGhee-Dan Van Nostrand 732.890.8838 (Dan) dvannostrand@gmail.com

Owner Name

Phone

Email

1157 Government Street

36604

Address

Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

Darrel J. Williams Associates 251.479.2884 djwilliams@darreljwilliamsassociates.com

Owner's Representative Name

Phone

Email

1714 Dauphin Street

36604

Address

Zip Code

Describe the Proposed Work:

Repair Existing Damage to match Existing materials, architectural details. Enclose a portion of

the South (Side) Porch and a portion of the West (Rear)Porch. Remove some existing

Windows and Replace Custom French Doors that emulate the proportions and design of the

removed triple hung windows. Remove the existing North and South facing Gable windows/vents

and replace with new French Casement Windows to meet Egress. New French Casements will

match Existing windows sashes in size and detail. Replace Roof with architectural Shingles. see attached Proposed Construction Documents.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

Does the work involve demolition of a structure? ☒ **No** ☐ **Yes** Please fill out demolition portion of application.

Does the proposed work involve signage? ☒ **No** ☐ **Yes**

Will the proposed work require the removal of any trees from the site? ☒ **No** ☐ **Yes**

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

1. **One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
 - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ☐ Paint samples and plan keyed to location of each color. (See below)
2. **Photographs of the subject property to be worked on and surrounding buildings are required.**
☐ Subject Property photographs
☐ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. ☐ Elevation drawings with dimensions and material details
2. ☐ Floor plans
3. ☐ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

<u>Sherwin Williams</u>	Manufacturer
<u>To Be Determined and Coordinated with Annie Allen</u>	main body color
<u>To Be Determined and Coordinated with Annie Allen</u>	trim or decorative features
<u>To Be Determined and Coordinated with Annie Allen</u>	porch deck
<u>To Be Determined and Coordinated with Annie Allen</u>	accent areas: lattice, shutters, etc.
<u>To Be Determined and Coordinated with Annie Allen</u>	other areas

FENCES, DRIVES AND GATES

1. ____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ____ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ____ A description of the materials to be used.
4. ____ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign ____ feet ____ inches

Height of sign: ____ feet ____ inches

Single Face ____ Double Face ____

Height (from ground level to top of sign) ____ feet ____ inches

Height (from ground level to bottom of sign) ____ feet ____ inches

Total Square Footage of Signage: ____ square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☐ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review

Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: ____ feet ____ inches.

Square footage of Existing Signage: ____ feet ____ inches N/A ____

Include in Application:

____ Scaled colored renderings of the requested sign; or photographs with dimensions

____ Photographs of the building

____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ (N/A if Not Available)

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? _____

How many offers did you receive? _____

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? _____

What are the dates of these expenditures? _____

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

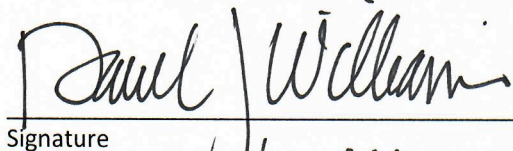
**"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."
Ordinance #44-084**

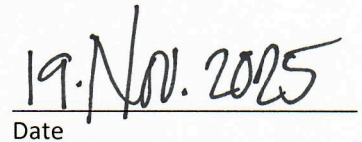
An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

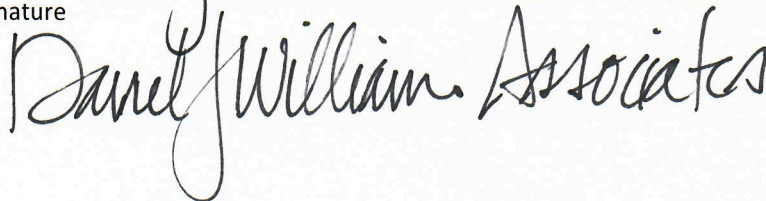
SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.


Signature


Date

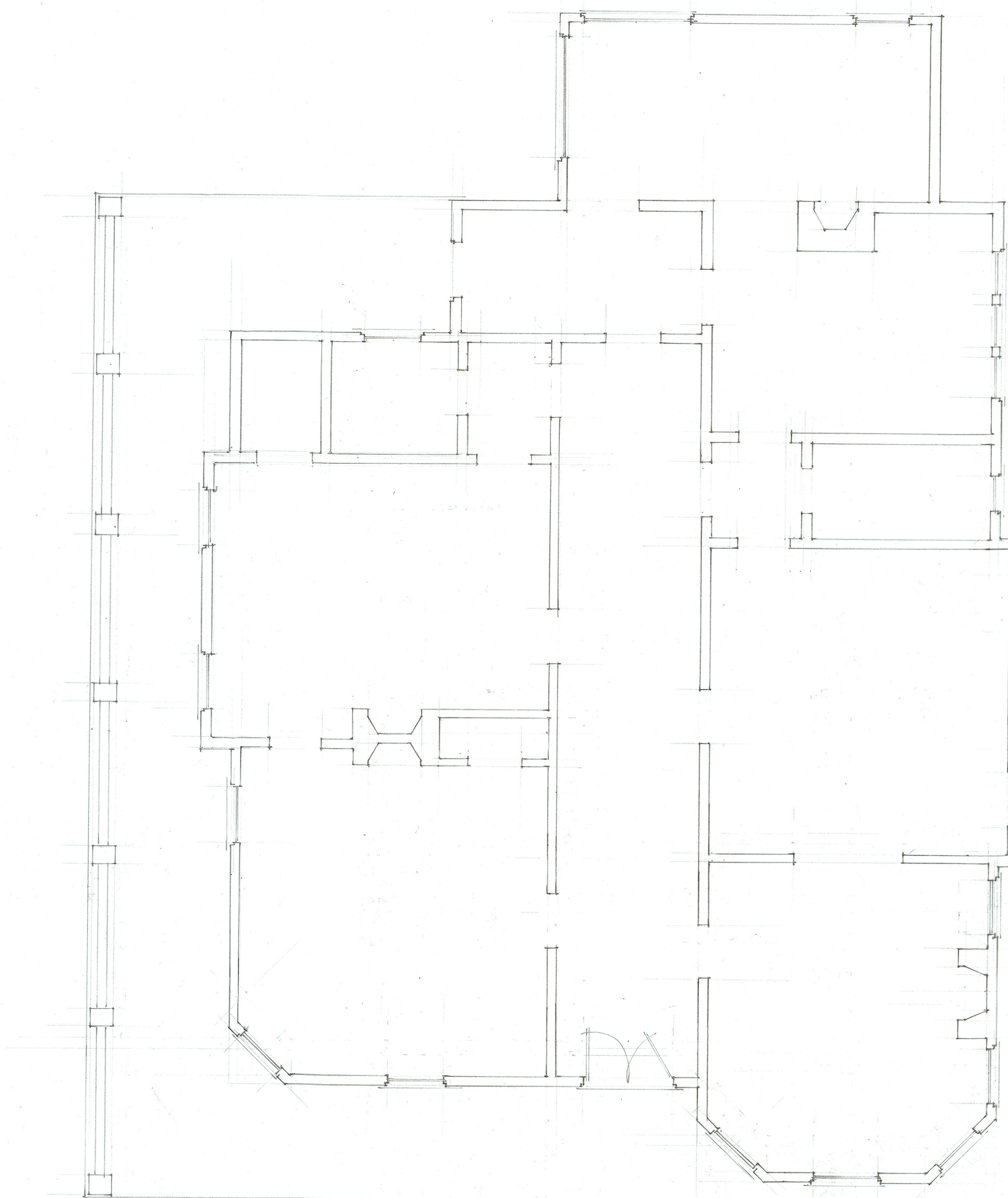


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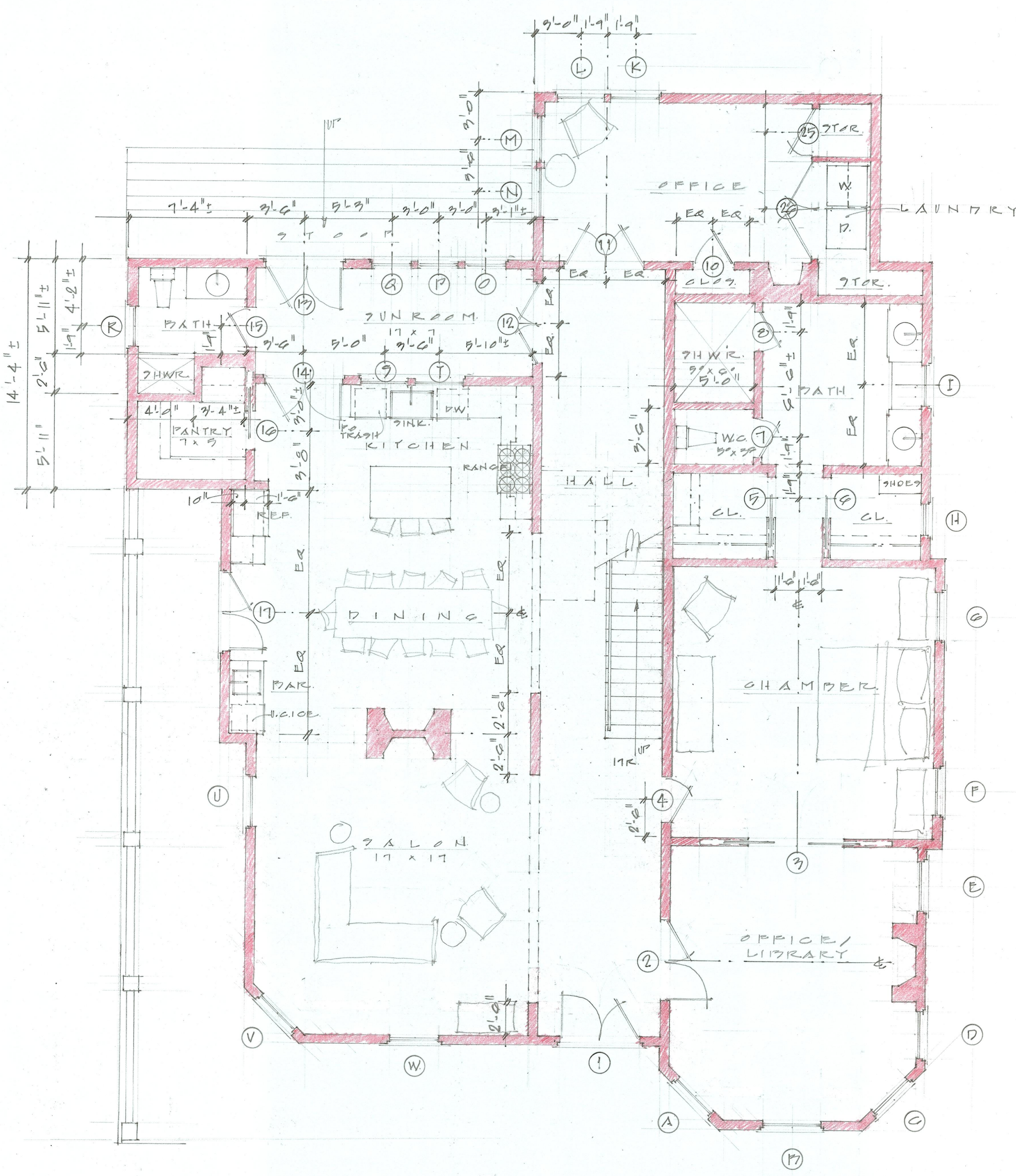
McGHEE-VAN HOSRAND RESIDENCE
RENOVATIONS - ADDITIONS
12901 H ALEXANDER ROAD
MOBILE, ALABAMA 36684

DARREL J. WILLIAMS
ASSOCIATES
251.479.2884

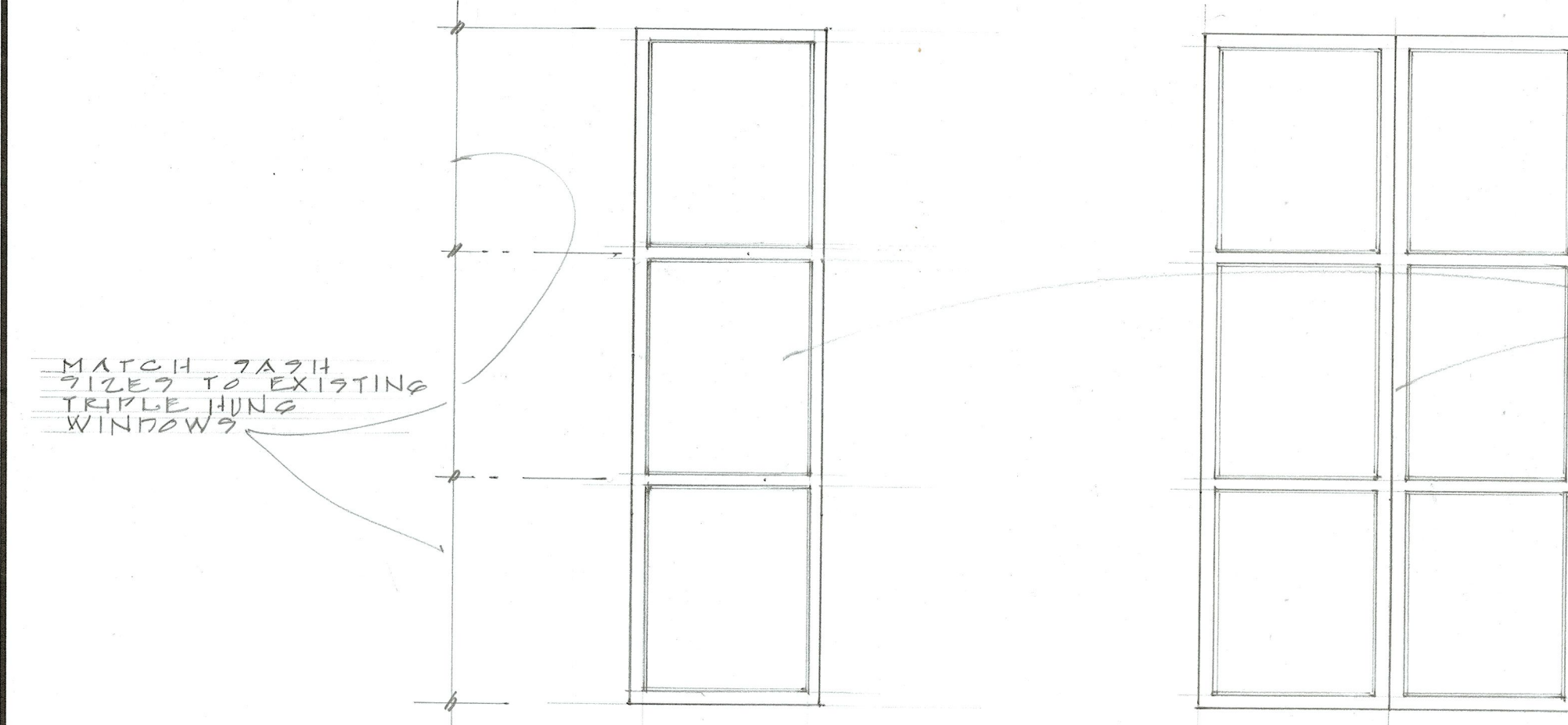
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Of	Sheets



EXISTING
FIRST FLOOR
3/16" = 1'-0"



PROPOSED
FIRST FLOOR
3/16" = 1'-0"



A.P.O.
DOOR TYPES
13, 14, 11

NEW DOOR UNITS SHALL
MIMIC THE EXISTING
TRIPLE HUNG WINDOW UNITS
THAT ARE BEING REMOVED
FROM THE SOUTH ELEVATION
AS INDICATED IN NOTE 5 ON
THE DEMOLITION PLAN.

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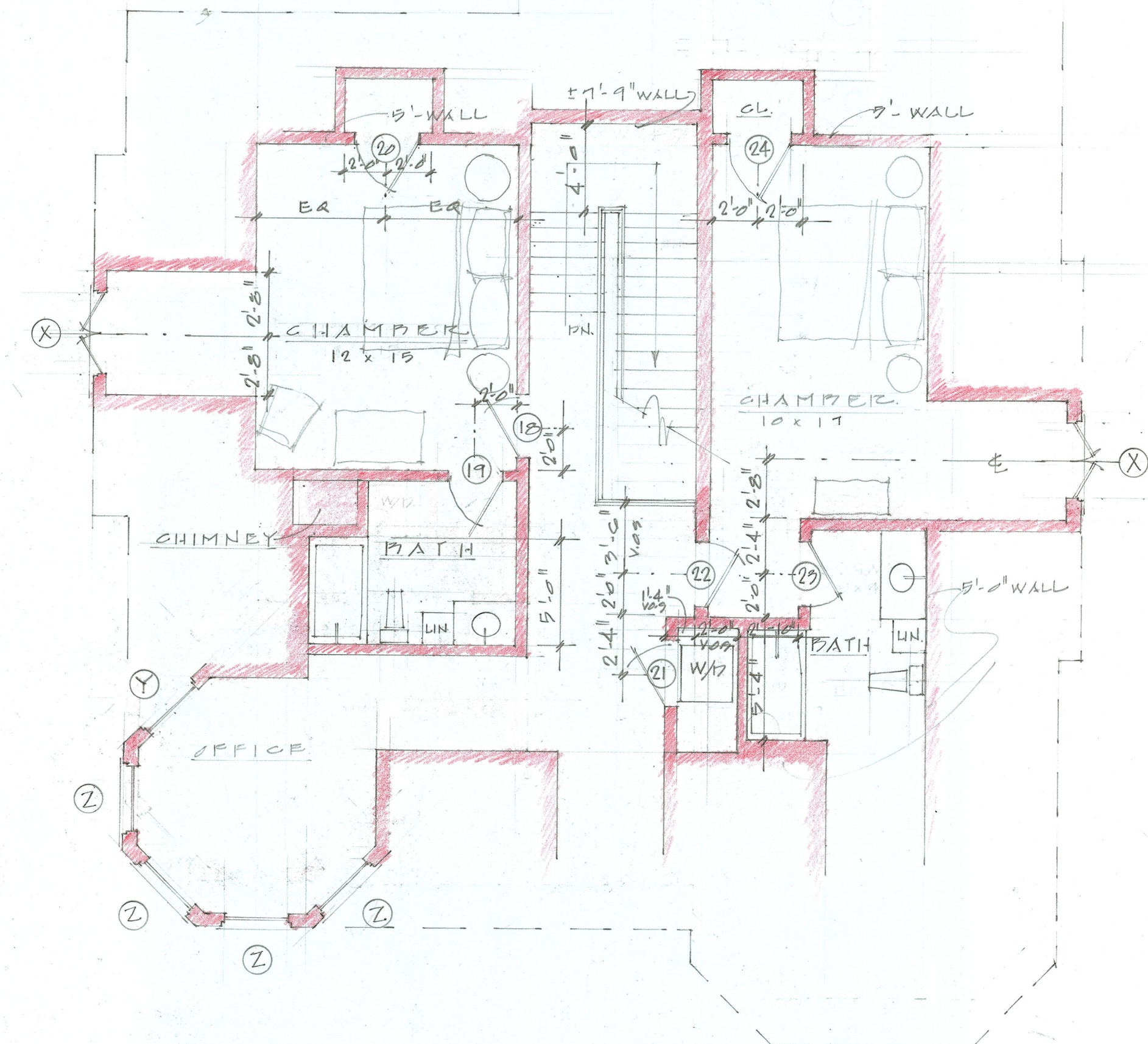
McGHEE-VAN NOSTRAND RESIDENCE
 RENOVATIONS & ADDITIONS
 12 SOUTH JULIA
 MOBILE, ALABAMA 36604

DARREL J. WILLIAMS
 ASSOCIATES
 251.479.2884

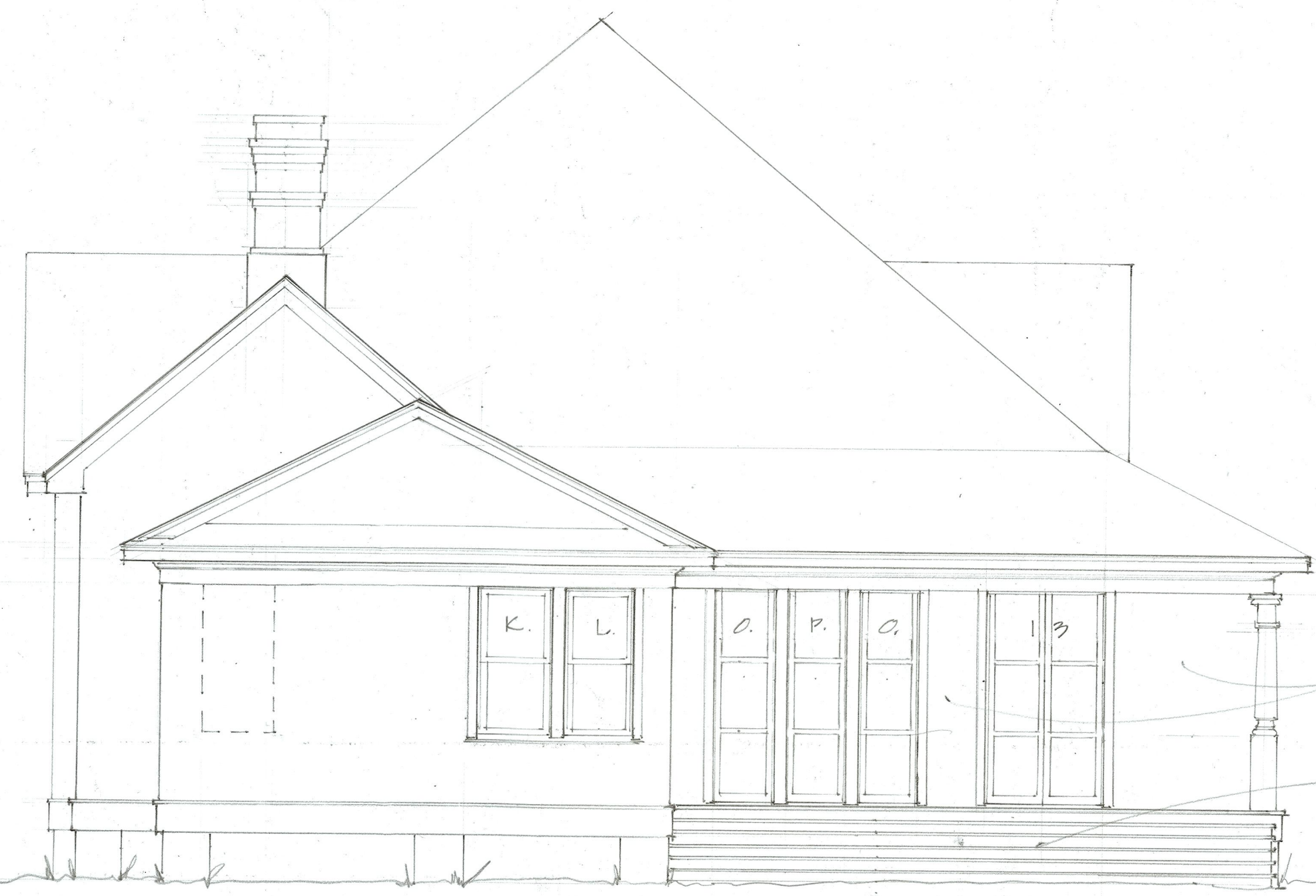
Date
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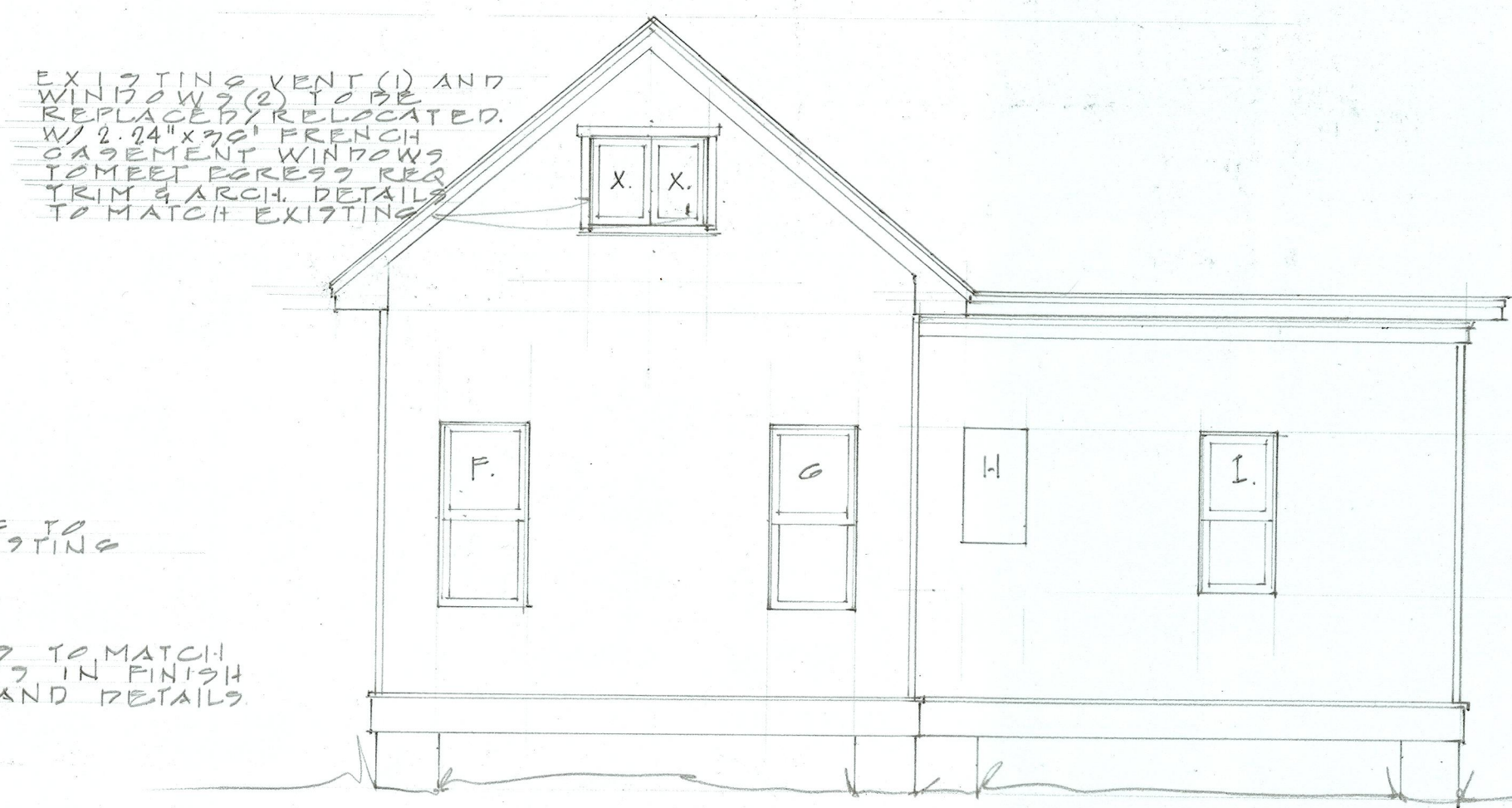
PARTIAL
 SOUTH
 ELEVATION
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PROPOSED
 SECOND FLOOR-ATTIC
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WEST
 ELEVATION
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PARTIAL NORTH
 ELEVATION
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Door Schedule - Page 1

McGhee-Van Nostrand Residence

DOOR NUMBER	DOOR TYPE	SIZE	DESCRIPTION	REMARKS
1		Existing	Existing Pair of French Doors - Refurbished and Re-painted	
2		2'-6" x Existing (pair)	<i>Solid Wood to Match Existing in Style and Material</i>	
3		Existing	Existing Pocket Doors - Refurbished	
4		Existing	Existing Room for to be relocated, refurbished and re-used	
5		2'-6" x Existing	Solid Wood to Match Existing in Style and Material	Pocket
6		2'-6" x Existing	Solid Wood to Match Existing in Style and Material	Pocket
7		2'-6" x Existing	Full Glass Frosted, Frameless, Tempered	
8		2'-6" x Existing	Full Glass Frosted, Frameless, Tempered	
9		2'-6" x 7'-0"	Solid Wood to Match Existing in Style and Material	
10		2'-6" x 7'-0"	Solid Wood to Match Existing in Style and Material	
11		2'-6" x Existing (pair)	Full Glass French - Coordinate Light Pattern with Owner	
12		2'-6" x Existing (pair)	Full Glass French - Coordinate Light Pattern with Owner	
13		2'-6" x Existing (pair)	Full Glass French - Coordinate Light Pattern with Owner	
14		2'-6" x Existing (pair)	Full Glass French - Coordinate Light Pattern with Owner	
15		2'-6" x <i>Existing</i>	Solid Wood to Match Existing in Style and Material	
16		2'-6" x Existing	Solid Wood to Match Existing in Style and Material	Pocket
17		2'-6" x <i>Existing</i> (pair)	Custom French Door - See Detail	
18		3'-0" x 8'-0"	Solid Wood to Match Existing in Style and Material	

Door Schedule - Page 2

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WINDOW SCHEDULE - Page 1

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WINDOW LETTER	SIZE	DESCRIPTION	REMARKS
A	Existing	Existing - Refurbished	
B	Existing	Existing - Refurbished	
C	Existing	Existing - Refurbished	
D	Existing	Existing - Refurbished	
E	Existing	Existing - Refurbished	
F	Existing	Existing - Refurbished	
G	Existing	Existing - Refurbished	
H	Existing	Existing - Refurbished	
I	2'-6" x 5'-6"	New DH Window to Match Existing in Material and Style	Re-Use Existing Window if Possible
J	NA		
K	3'-0" x 6'-0"	New DH Window to Match Existing in Material and Style	Re-Use Existing Window if Possible
L	3'-0" x 6'-0"	New DH Window to Match Existing in Material and Style	Re-Use Existing Window if Possible
M	3'-0" x 6'-0"	New DH Window to Match Existing in Material and Style	Re-Use Existing Window if Possible
N	3'-0" x 6'-0"	New DH Window to Match Existing in Material and Style	Re-Use Existing Window if Possible
O	2'-6" x 9'-0"	New Door/Window Unit - Fixed - See Door Types	Confirm Height
P	2'-6" x 9'-0"	New Door/Window Unit - Fixed - See Door Types	Confirm Height
Q	2'-6" x 9'-0"	New Door/Window Unit - Fixed - See Door Types	Confirm Height
R	2'-6" x 4'-0"	New DH Window to Match Existing in Material and Style	Re-Use Existing Window if Possible

WINDOW SCHEDULE - Page 2

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