



CERTIFICATE OF APPROPRIATENESS

MINOR OR MAINTENANCE ONLY

Date 8/16/24	COA 24-20
Address: 169 NW Columbia Ave, Lake City	
Parcel Number: 12684-000	
Owner: SPMV PROPERTIES LLC	
Address of Owner: 164 NW Madison St	
Description of Structure: Commercial Building	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 _____ Dave Young, CBD Director of Growth Management	
Code Edition: 2020 (7 th) Edition of the Florida Building Codes, 2020 (7 th) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
Description of Approved Construction:	
Replace the existing windows with new vinyl windows. Same style and layout.	
Special Conditions:	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



DEPARTMENT OF GROWTH MANAGEMENT
 205 North Marion Avenue
 Lake City, Florida 32055
 Telephone: (386) 752-2031
growthmanagement@lcfra.com

COA 24-20

HISTORIC PRESERVATION AGENCY (HPA)

Certificate of Appropriateness (COA) Application

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA): HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA): if work begun prior to issuance of a COA		

PROJECT TYPE

New Construction
 Addition
 Demolition
 Fence
 Paint
 Repair
 Relocation
 Re-Roof/Roof-Over
 SignShed
 Garage
 Classification of Work (see LDR 10.11.3)
 Routine Maintenance
 Minor Work
 Major Work

APPROVAL TYPE:

See [Certificate of Appropriateness Matrix](#)

Staff Approval
 Board Approval: Conceptual or Final

PROPERTY INFORMATION: Property information can be found at the Columbia County Property Appraiser's Website

Historic District: Lake Isabella Historical Residential District
 Downtown Historical District

Site Address: 169 NW Columbia Ave, Lake City

Parcel ID #(s) 12684-000

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included
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BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

Owner(s) Name	Applicant Name
Restored Holding LLC	Janet Moses
Company (if applicable)	Company (if applicable)
Street Address	Street Address
169 NW Columbia Ave	174 N Marion Ave
City State Zip	City State Zip
Lake City, FL 32055	Lake City, FL 32055
Telephone Number	Telephone Number
	386-249-4625
E-Mail Address	E-Mail Address

Historic Preservation Agency Meetings are held the 1st Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01 2022	Jan 03 2023	Feb 01 2023	Mar 01 2023	Apr 01 2023	May 01 2023	Jun 01 2023	Jul 01 2023	Aug 01 2023	Sep 01 2023	Oct 01 2023	Nov 01 2023
Meeting Date	Jan 04 2023	Feb 07 2023	Mar 07 2023	Apr 04 2023	May 02 2023	Jun 06 2023	Jul 05 2023	Aug 01 2023	Sep 06 2023	Oct 03 2023	Nov 07 2023	Dec 05 2023

IMPORTANT NOTES

PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

APPLICATION REQUIREMENTS

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows	YKK-AP	50psf Single Hung	White
Roofing			
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

DID YOU REMEMBER

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site (www.lcfla.org)

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site (www.lcfla.org)

APPEALS

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

DEMOLITIONS (if applicable)

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

RELOCATIONS (if applicable)

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, exparte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

Janet Moses

Applicant (Signature)

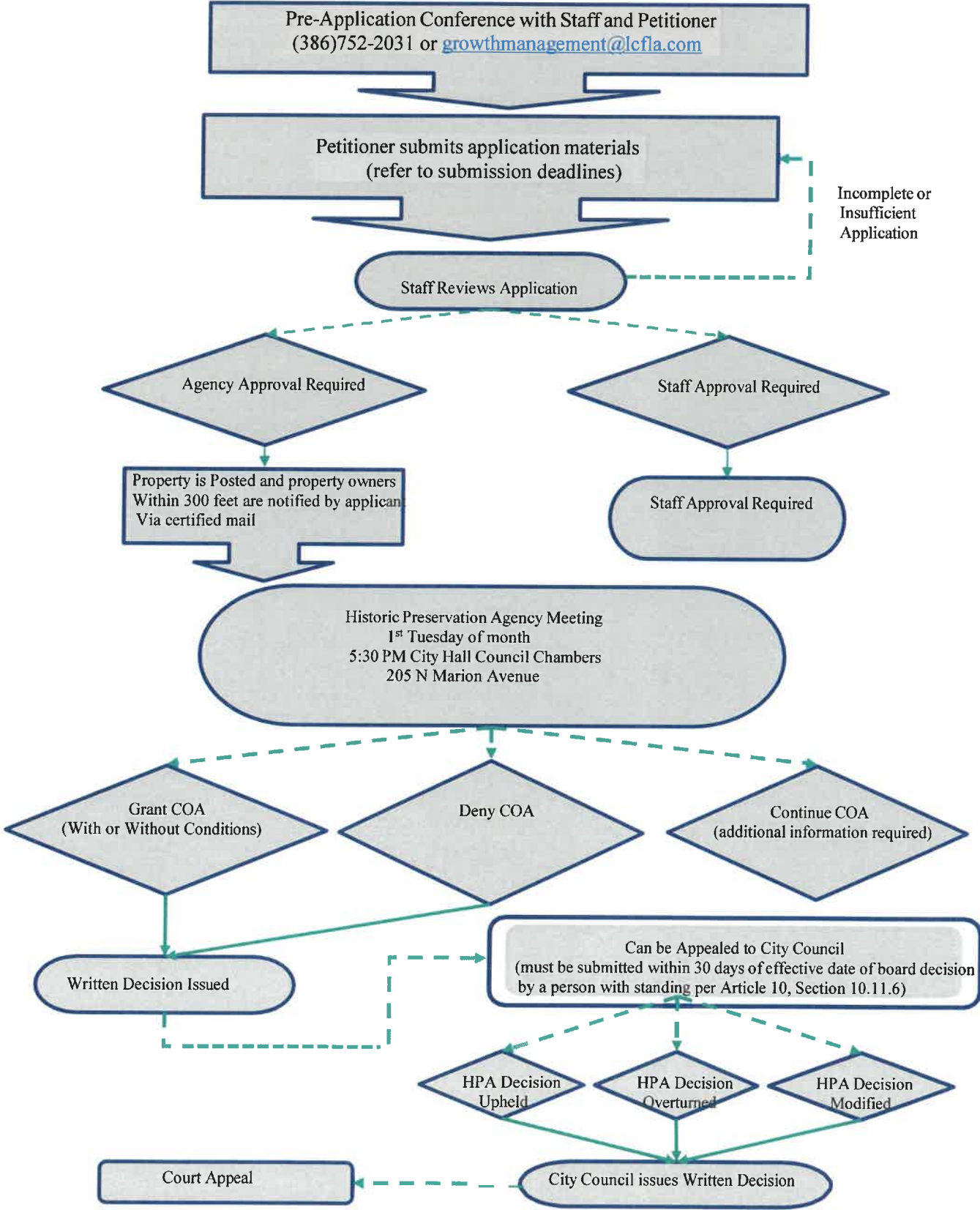
Aug. 19, 2024
Date

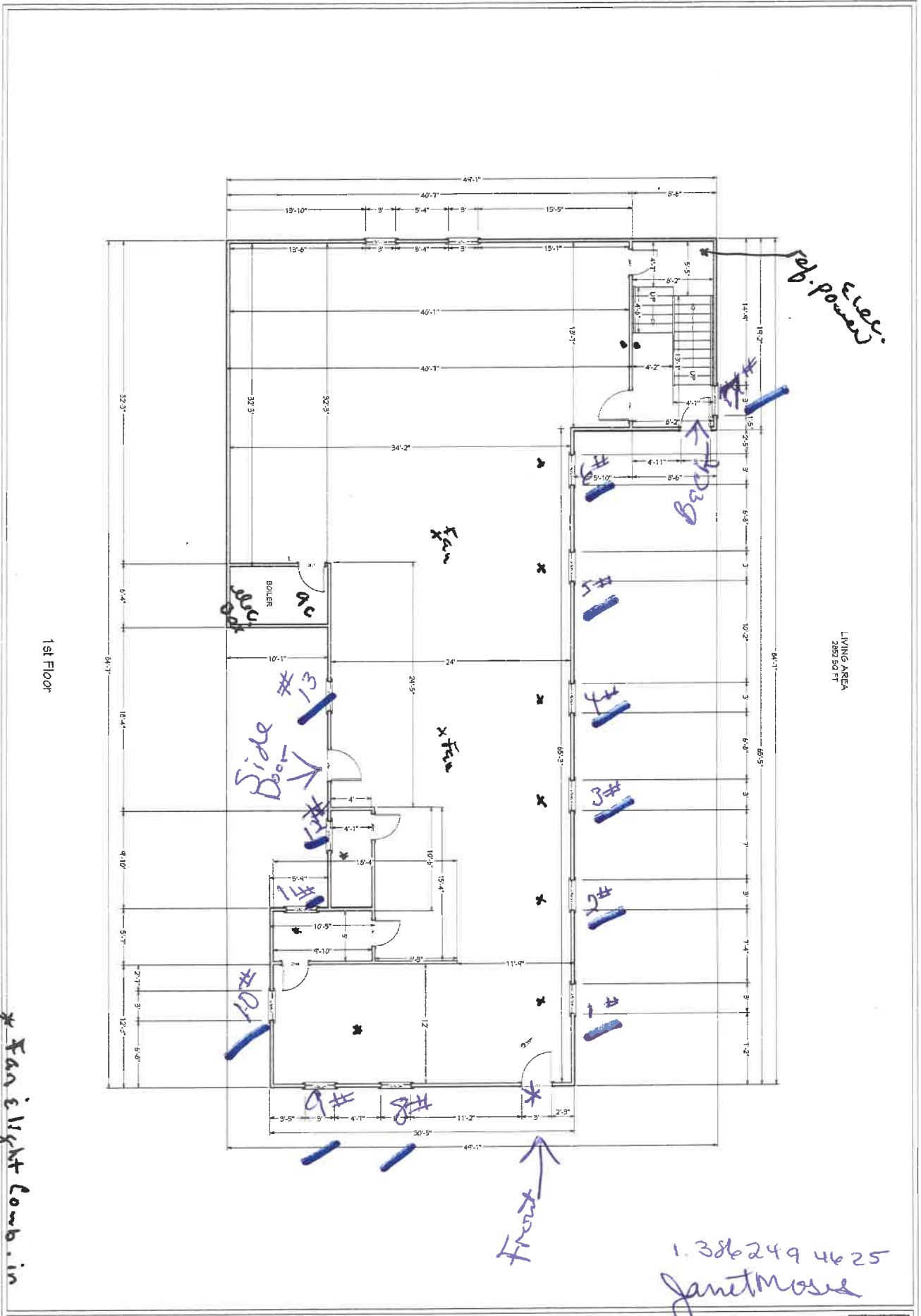
JANET MOSES.

Applicant (Print)

<p>Please submit this application And all required supporting Materials via email to:</p> <p>growthmanagement@lcfla.com</p> <p>Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.</p>	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received	Received By:
	COA <u> </u> - <u> </u>		<input type="checkbox"/> Staff Approval <input type="checkbox"/> Single Family Structure or its Accessory Structure <input type="checkbox"/> Multi-Family requiring HPA approval <input type="checkbox"/> After-The-Fact Certificate of Appropriateness	
	Zoning:			
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Pre-Conference	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Application Complete	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	Request for Modification of Setbacks	<input type="checkbox"/> Yes <input type="checkbox"/> No		

CERTIFICATE OF APPROPRIATENESS PROCESS FLOWCHART





رجوع
تحت
ب. 6

LIVING AREA
2892 SQ FT

1st Floor

* Fan & Light Comb. in
Bedrooms.

1.386249 4625
Janet Moses

SHEET: P-1	SCALE:	DATE: 7/16/2024	DRAWINGS PROVIDED BY: Columbia Construction & Maintenance	Janet Moses	REVISION TABLE		
					NUMBER	DATE	REVISION BY



Quote Only

YKK AP America Inc.
100 YKK AP Way
Macon, Ga 31216

Quote ID: 510090
Quote Name: Ken Ishler / Janet Moses
PO #:

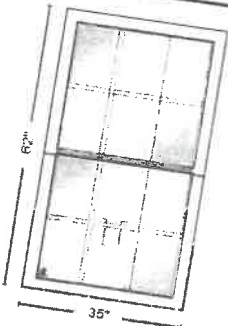
Created Date: 5/14/2024

Order Date: Quote Not Ordered

Item: 1-01

Room/Location: #1

QTY: 1



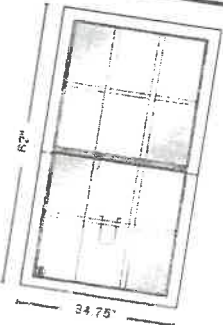
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 35.5 x 62.5
Frame Size: 35 x 62
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$401.57
Extended Price: \$401.57

Item: 2-01

Room/Location: #2

QTY: 1



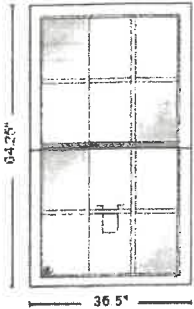
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 35.25 x 62.5
Frame Size: 34.75 x 62
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$401.52
Extended Price: \$401.52

Item: 3-01

Room/Location: #3

QTY: 1



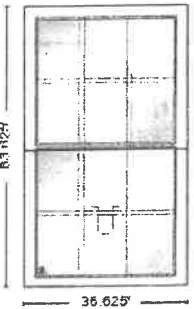
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37 x 64.75
Frame Size: 36.5 x 64.25
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.78
Extended Price: \$390.78

Item: 4-01

Room/Location: #4

QTY: 1



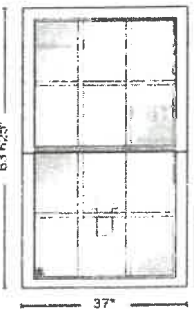
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.125 x 64.125
Frame Size: 36.625 x 63.625
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.72
Extended Price: \$390.72

Item: 5-01

Room/Location: #5

QTY: 1



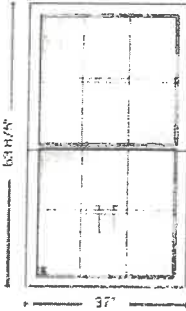
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.5 x 64.125
Frame Size: 37 x 63.625
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.76
Extended Price: \$390.76

Item: 6-01

Room/Location: #6

QTY: 1



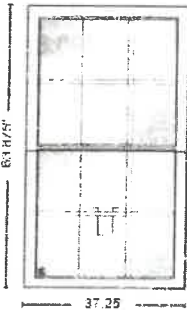
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.5 x 64.375
Frame Size: 37 x 63.875
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.81
Extended Price: \$390.81

Item: 7-01

Room/Location: #7

QTY: 1



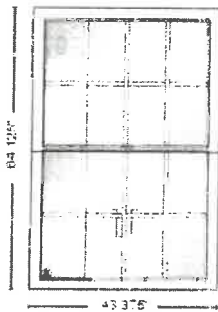
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.75 x 64.375
Frame Size: 37.25 x 63.875
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.84
Extended Price: \$390.84

Item: 8-01

Room/Location: #8

QTY: 1



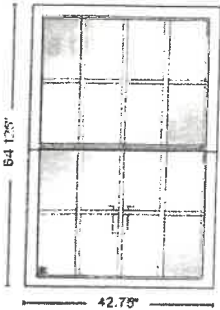
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 43.875 x 64.625
Frame Size: 43.375 x 64.125
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 4W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02076-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$439.18
Extended Price: \$439.18

Item: 9-01

Room/Location: #9

QTY: 1



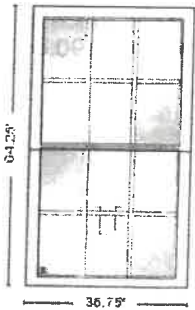
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 43.25 x 64.625
Frame Size: 42.75 x 64.125
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 4W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02076-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$439.09
Extended Price: \$439.09

Item: 10-01

Room/Location: #10

QTY: 1



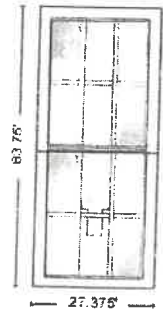
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37.25 x 64.75
Frame Size: 36.75 x 64.25
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.82
Extended Price: \$390.82

Item: 11-01

Room/Location: #11

QTY: 1



Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 27.875 x 64.25
Frame Size: 27.375 x 63.75
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$373.97
Extended Price: \$373.97



Quote ID: 510090
Quote Name: Ken Ishler / Janet Moses
PO #:

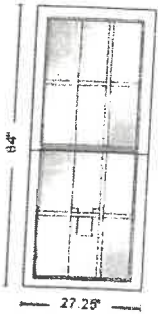
Created Date: 5/14/2024

Order Date: Quote Not Ord

Item: 12-01

Room/Location: #12

QTY: 1



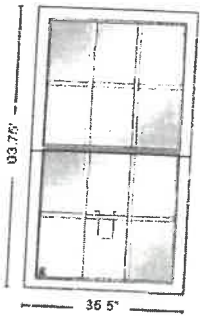
Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 27.75 x 64.5
Frame Size: 27.25 x 64
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$373.98
Extended Price: \$373.98

Item: 13-01

Room/Location: #13

QTY: 1



Precedence +/- 50psf Single Hung Equal White
Rough Opening Size: 37 x 64.25
Frame Size: 36.5 x 63.75
Glass: Dual Glazed Low-E 366 w/ Argon Annealed
Flat GBG Colonial 3W 2H
Two Locks 3/8" Balance
Hardware Finish = White
Screens: Half Screen
No Jambs
Florida Approval ID = 8114.1
CPD = YKK-A-3-02074-00002
U-Factor = 0.3 SHGC = 0.19 NAMI Code = PLB12340 VT = 0.44

Net Price: \$390.72
Extended Price: \$390.72

Janet Moses

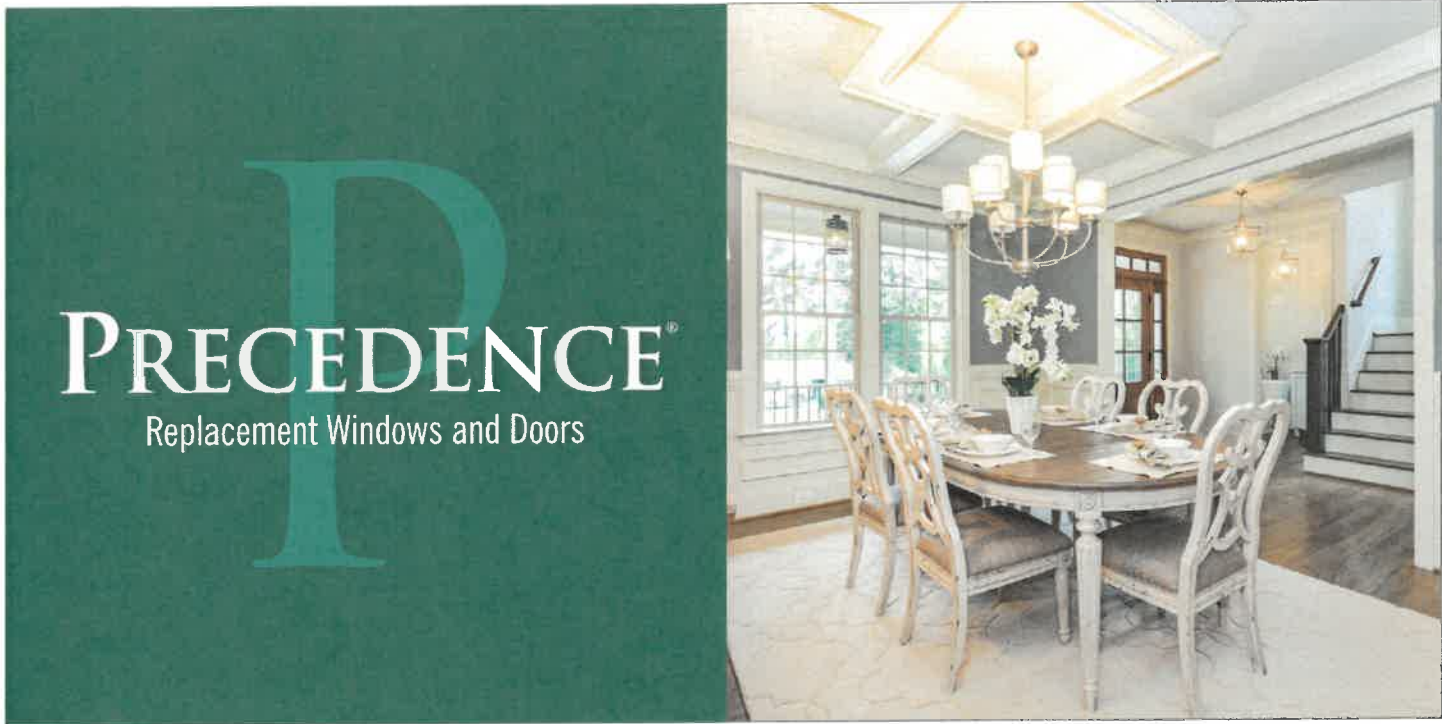
PRECEDENCE[®]

Replacement Windows and Doors



2017 Edition





Precedence® vinyl replacement windows and doors from YKK AP define a new standard for great-looking performance and value. Choose from a wide range of available styles, sizes and options—plus superior standard features, built-in energy savings and virtually no maintenance—and you'll see why Precedence replacement windows and doors are a great way to update (and upgrade) your home.



WHY PRECEDENCE® VINYL WINDOWS & DOORS FROM YKK AP?



Precedence® replacement windows and doors are ENERGY STAR-certified and—featuring high-performance Low-E glass, double weather stripping, optional argon gas, and thermal spacer system—are designed to lower energy bills and keep homeowners comfortable through the hottest summers and coldest winters.

- **Attention to architectural detail** and an enhanced “standard” feature set included with every window and door we make adds value, performance, and beauty.
- **Require no painting or sealing**, and most windows offer easy access to outside surfaces for cleaning from inside your home.
- **Optional NEAT glass coating** makes windows and doors virtually self-cleaning.
- **Reflect the very best in vinyl window and door technology and craftsmanship** available anywhere in the world. YKK AP makes the finest proprietary vinyl extrusions, formulated for superior strength, lasting appearance, and all-weather performance.
- Unlike other U.S. manufacturers, **YKK AP uses calcium zinc as a stabilizer** in its vinyl extrusion process, matching the gold-standard process of environmentally aware European manufacturers. This process is safer for workers and better for the environment.
- The National Association of Home Builders has certified YKK AP Precedence windows with its coveted **NAHB Research Center Green Approved** designation, one of only three manufacturers meeting their strict requirements.
- Every window and door we make is the result of a **near-obsessive focus** on research and development, individual component and overall finished product quality, and rigorous testing.
- Made by YKK AP, a **globally recognized manufacturer of exceptional window and door products**. In fact, many of the world’s signature buildings contain YKK AP products. That same design, engineering, and manufacturing expertise—and our globally-earned reputation for innovation and quality—are reflected in every window and door product we create for your own home.

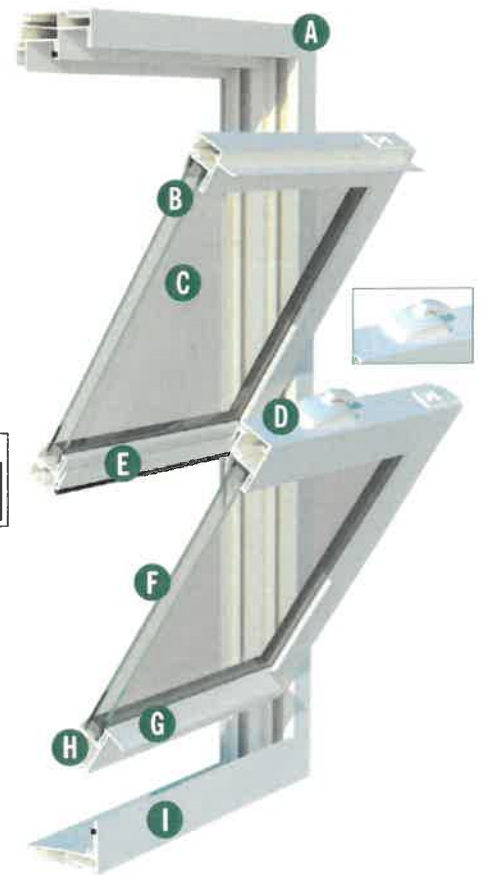


WITH PRECEDENCE[®], UPGRADED FEATURES ARE STANDARD



Precedence Single-Hung Window

- A Fusion-Welded Frame and Sash:** Provides improved structural integrity and water protection, is energy efficient, and virtually maintenance-free
- B Argon-Filled Low-E Glass:** Greatly improves thermal efficiency (optional)
- C 3/4" Insulated Glass:** Low-E and low-conductance spacers are standard for optimal thermal efficiency
- D Upgraded Hardware:** Precision-fit, corrosion-resistant locks, keepers, and latches
- E Interlocking Sash:** improves structural performance and adds security
- F Tilt-In Sash:** Makes cleaning safer and easier
- G Integral Lift Rail:** For easy sash opening and closing
- H Double Weather-Stripping:** Added protection against drafts, moisture, noise, and dust infiltration
- I Architecturally Correct Styling:** Complements your home while upgrading performance
- J Removable Upper Sash:** Renders a double-hung look while providing for simple repair or pass-through



Precedence Double-Hung Window

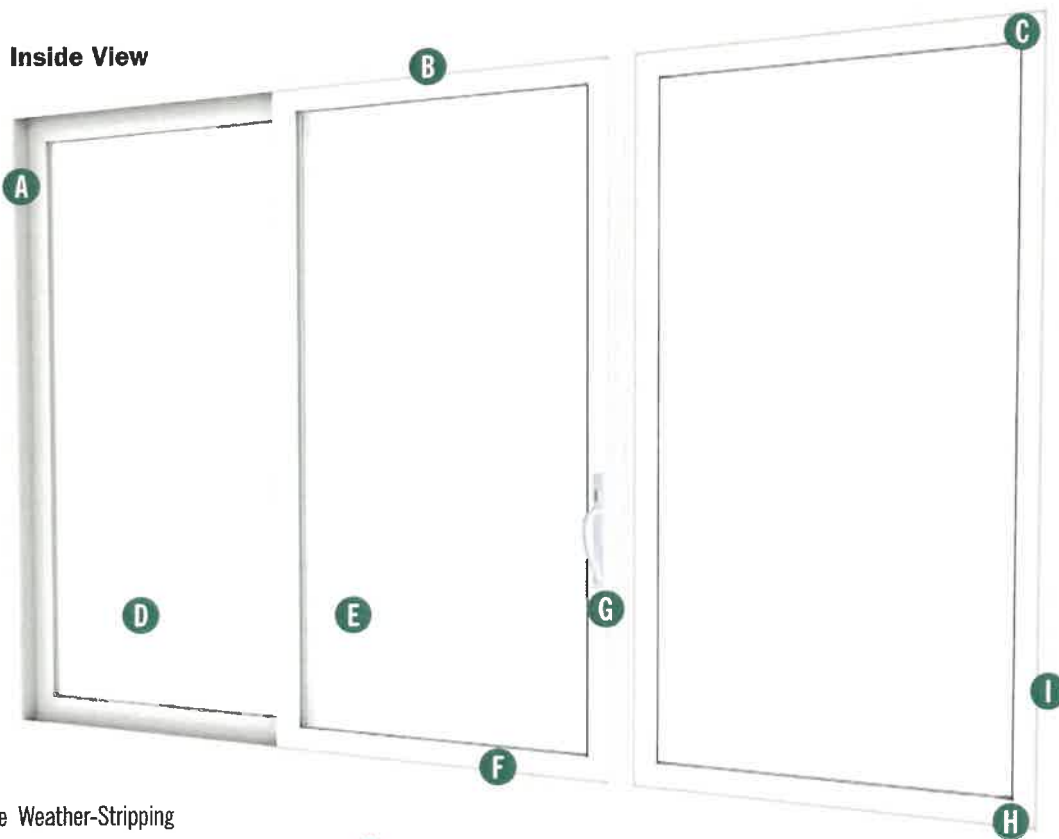


3 We'll custom-make any window to your exact size specification.

BUILT FOR THE EVERYDAY EXTRAORDINARY

P

Precedence® HD sliding doors are crafted to meet rigid standards for structural integrity, reliability, and performance established by the AAMA (American Architectural Manufacturers Association). Door sets are available in two-, three-, and four-panel configurations to 16 feet wide and 8 feet high. And, they're loaded with standard and available features that make them easy to install and maintain, help keep energy bills low and families comfortable, and add a beautiful architectural feature wherever used.



A Double Weather-Stripping

B Integral 1 1/4" Nail Fin

C Fusion-Welded Sash

D 7/8" Insulated Glass

E Argon-Filled Glazing Option

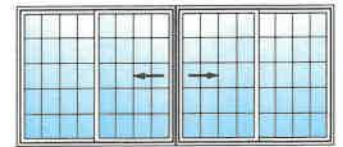
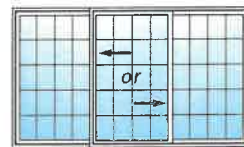
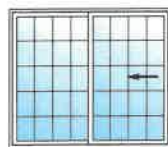
F 1 1/2" Adjustable Rollers with Precision Bearings

G Premium Handle Set with Optional Keyed Function

H 1 1/2" Brick Mould Option

I 1 1/2" Masonry Flange Option

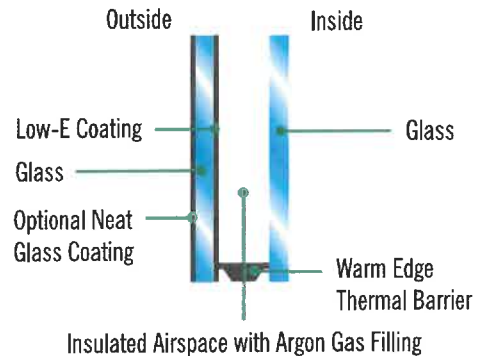
- Heavy-Duty Construction
- Heavy-duty Extruded Screen Door
- Two-Point Lock
- Corrosion-Resistant Hardware
- Coastal Hardware Package Available



IMPROVE ENERGY SAVINGS AND YEAR-ROUND COMFORT



The windows in your home are a major source of energy loss—up to 25%. While traditional double-pane insulated glass helps, it's not enough. Low emissivity (Low-E) glass, a standard feature of all Precedence® replacement windows and doors, helps to keep your home warmer in the winter and cooler in the summer by reflecting heat back to its source. Additionally, our Low-E glass blocks most of the sun's damaging ultraviolet rays to help protect home furnishings from fading.



Low-E Glass Type	UV Rays Blocked	Reduces Window Heat Gain*
Low-E 270 (standard)	86%	50%
Low-E 366 (optional)	95%	64%

* Compared to single-pane glass

For even better energy-saving performance, we fill the space between the glass panels with inert argon, a non-toxic gas more dense than air which acts as a thermal barrier and seal the space with a thermally efficient edge spacer.

Every Precedence replacement window and door is ENERGY STAR certified, your assurance they meet strict testing standards for energy efficiency. Additionally, Precedence windows have earned the coveted National Association of Home Builders Research Center Green Approved certification. Being NAHB Green Approved certifies Precedence replacement windows contribute to sustainable building practices.



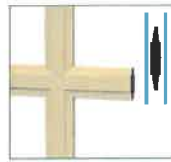
OPTIONS FOR MORE STYLE AND PERFORMANCE



GRID STYLES (FACE WIDTH: 7/8")



Flat Grids
Between Glass

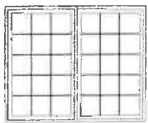


Sculptured Grids
Between Glass



Simulated Divided
Lights

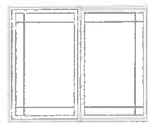
GRID PATTERNS



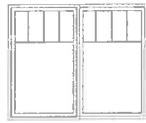
Colonial



Prairie



Perimeter
Prairie



Valance

HD SLIDING DOOR KEYED HANDLE SETS



White



Tan



Faux
Bronze



Satin
Nickel

NEAT OPTION FOR EVEN LESS MAINTENANCE

All Precedence® replacement windows and doors are available with optional Neat glass: a special coating from Cardinal Industries that renders glass virtually self-cleaning. Silicon dioxide fills in the microscopic pits found on all glass surfaces. This super-smooth finish enables water to sheet rather than bead, leaving the glass almost spotless as water dries. A titanium dioxide coating reacts with UV light (even on cloudy days) to dissolve carbon-based and organic material. When window the sheeting action simply washes decomposed dirt.



ENERGY EFFICIENCY GLASS

Select from two high-efficiency options to save energy and money:



270 Low-E (Standard)

*Reduces heat gain 50% and
blocks 86% of sun's UV rays*



366 Low-E

*Reduces heat gain 64% and
blocks 95% of sun's UV rays*

PRECEDENCE® COLORS



Stone



Tan



Tuscan Bronze*



White

Color swatches are representative only

*Not available in single-hung or sliding windows at this time

GLASS APPEARANCE

Select from three glass appearance options for enhanced style, light management, and privacy:



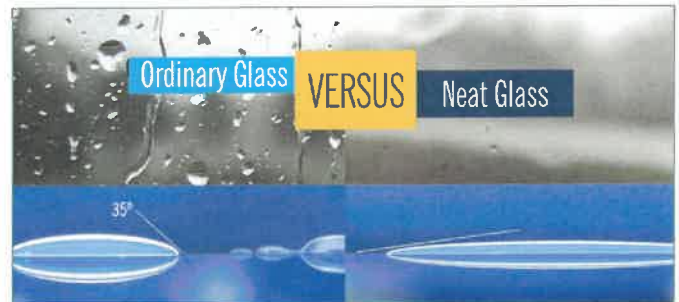
Clear



Rain



Obscure



Ordinary Glass (Hydrophobic)
Water beads higher on rough surface of ordinary glass, causing more spots and greater cleaning needs.

Neat Lo-E Glass (Superhydrophilic)
The smooth surface disperses water evenly and dirt more quickly, reducing water spots.



PRECEDENCE® PERFORMANCE GUARANTEED

YKK AP stands behind every Precedence replacement window and door product installed in your home with the strongest warranty in the industry. We provide a complete limited lifetime warranty that covers the entire window and door—no pro-rating or diminished coverage of components—for as long as you live in your home.

If anything goes wrong, it's covered per the conditions of the warranty. So you can buy with confidence, knowing that YKK AP, a leading provider of high quality architectural products around the world, stands behind your purchase. Look for the "YKK AP" etched into every glass panel, your symbol of product excellence and service.

ENERGY STAR WINDOWS AND DOORS PERFORMANCE CRITERIA

ENERGY STAR® Qualification Criteria for Residential Windows

Phase 2: Effective January, 2015

Climate Zone	U-Factor ¹	SHGC ²	
Northern	≤ 0.27	Any	Prescriptive
	= 0.28	≥ 0.32	Equivalent Energy Performance
	= 0.29	≥ 0.37	
North-Central	≤ 0.30	≤ 0.40	
South-Central	≤ 0.30	≤ 0.25	
Southern	≤ 0.40	≤ 0.25	

ENERGY STAR® Qualification Criteria for Residential Doors

Glazing Level	U-Factor ¹	SHGC ²
Opaque	≤ 0.17	No Rating
≤ 1/2-Lite	≤ 0.25	≤ 0.25
> 1/2-Lite	≤ 0.30	Northern and North-Central ≤ 0.40 South-Central and Southern ≤ 0.25

¹ Btu/h-ft²·F
² Fraction of incident solar radiation



ENERGY STAR Phase 2 provides no performance guidelines for impact-resistant windows and doors.

PRECEDENCE WINDOWS AND DOORS AIR, STRUCTURAL, WATER PERFORMANCE

Window Type	Size	Air Infiltration @ 1.57 PSF	Water PSF	Structural PSF	Structural Class	Florida Certification Number
Single-Hung	47.5 x 79.5**	0.29	7.50	52.5	DP35	17169
	52.5 x 75**	0.29	7.50	52.5	DP35	17169
	43.5 x 79.5**	0.29	7.50	75.0	DP50	17169
Triple Single-Hung (Continuous Head & Sill)	107.5 x 79.5**	0.29	7.50	52.5	DP35	17169
Double-Hung	47.5 x 79.5	0.02	7.50	37.5	DP25	—
	52.5 x 75.0	0.02	7.50	52.5	DP35	14591
	43.5 x 79.5**	0.02	7.50	75.0	DP50	11382
XX Slider	95.5 x 59.5	0.07	7.50	52.5	DP35	12286
Picture	71.5 x 95.5	0.00	7.50	75.0	DP50	11384
Casement	35.5 x 71.5**	0.01	7.50	75.0	DP50	15153
Ox HD Sliding Door	96 x 96	0.12	7.50	75.0	DP50	16605
XX HD Sliding Door	96 x 96	0.02	7.50	75.0	DP50	16605
OxO HD Sliding Door	144 x 96	0.07	6.89	75.0	DP45	16605
OxO* HD Sliding Door	144 x 96	0.07	7.50	75.0	DP50	16605
OxO HD Sliding Door	192 x 96	0.10	6.89	75.0	DP45	16605
OxO* HD Sliding Door	192 x 96	0.10	7.50	75.0	DP50	16605

* with sill dam extender
** reinforced

PRECEDENCE WINDOWS AND DOORS THERMAL PERFORMANCE

To determine thermal performance ratings, enter product specifications in



4234 Ocmulgee Blvd East
Macon, Georgia 31217
p: 866-348-9091
f: 478-744-6221

www.ykkap.com/residential

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Brick.

Concrete.

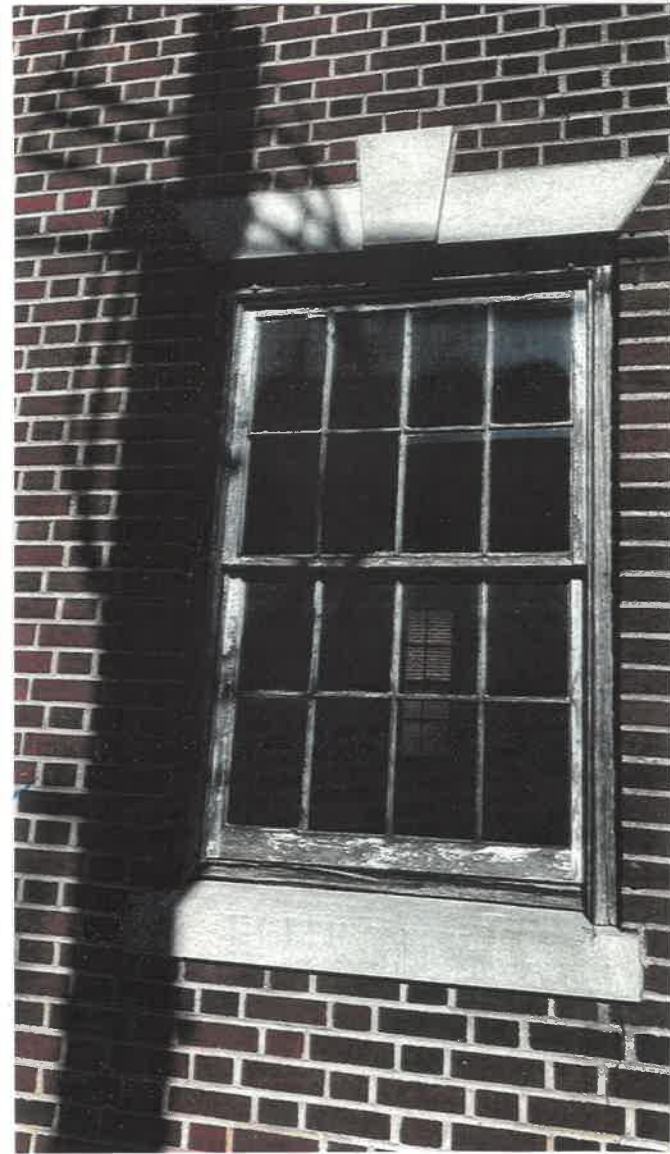
Brick.

New Window

New window
installed.

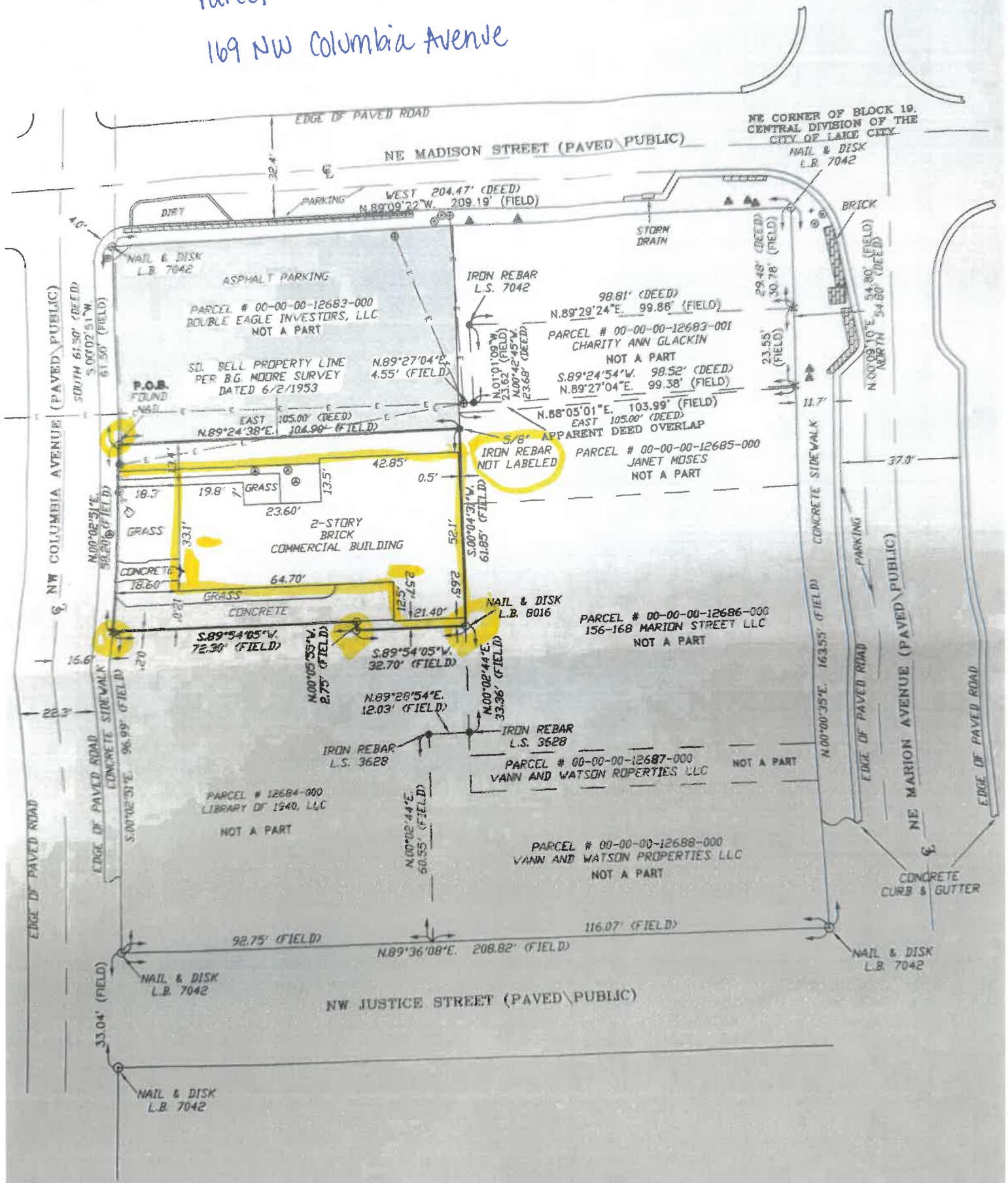
2024.

38-
Jenetmo 249.4625



Parcel # 00-00-00-12684-000

169 NW Columbia Avenue





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
RESTORED HOLDINGS LLC

Filing Information

Document Number	L24000171551
FEI/EIN Number	NONE
Date Filed	04/11/2024
Effective Date	04/10/2024
State	FL
Status	ACTIVE

Principal Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Mailing Address

405 E DUVAL STREET
LAKE CITY, FL 32055

Registered Agent Name & Address

LUTZ, JOY
405 E DUVAL STREET
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

LUTZ, JOY
405 E DUVAL ST
LAKE CITY, FL 32055

Title MGR

MOSES, JANET
174 N MARION AVE
LAKE CITY, FL 32055

Annual Reports

No Annual Reports Filed

Document Images

[04/11/2024 – Florida Limited Liability](#) [View image in PDF format](#)

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20194

Warranty Deed

This Warranty Deed is executed this 10 of June, 2024, by SPMV Properties, LLC, a Florida Limited Liability Company, whose address is 164 Northwest Madison Street, Lake City, FL 32055, hereinafter called the grantor, to Restored Holdings, LLC, a Florida Limited Liability Company, whose address is: 405 East Duval Street, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

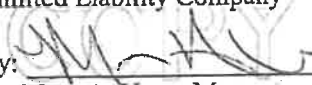
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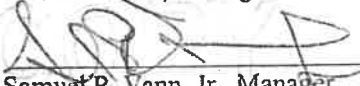
Witness Postal Address

Witness

Printed Name

Witness Postal Address

SPMV Properties, LLC, a Florida
Limited Liability Company
By: 

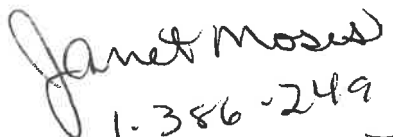
Marc A. Vann, Manager
By: 

Samuel P. Vann, Jr., Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or ()
online notarization this 10 day of June, 2024 by Marc A. Vann and Samuel P. Vann, Jr.,
Managers of SPMV Properties, LLC, a FL Limited Liability Company, on behalf of the Limited
Liability Company, who produced DL as identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary


1-386-249
4625

7-20194

EXHIBIT "A"

BEGIN AT A POINT 61.5 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 19, CENTRAL DIVISION OF THE CITY OF LAKE CITY, THENCE NORTH 89°24'38" EAST, 105.00 FEET, SOUTH 00°04'31" WEST, 61.85 FEET, THENCE SOUTH 89°54'05" WEST, 72.30 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLUMBIA STREET, THENCE NORTH 00°02'51" EAST, ALONG SAID EAST BOUNDARY LINE OF COLUMBIA STREET, 58.20 FEET TO THE POINT OF BEGINNING, LYING AND BEING SITUATED IN LOT OR BLOCK, CENTRAL DIVISION OF THE CITY OF LAKE CITY.