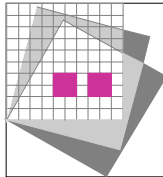


ARCHITECTURAL DOCUMENTATION

DORIS GREEN RESIDENCE

CORTEZ VILLAGE, MANATEE COUNTY, FLORIDA

PREPARED FOR:
CORTEZ WATERFRONTS FLORIDA PARTNERSHIP COMMUNITY
AND FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS



PREPARED BY:

**RENKER-EICH-PARKS
ARCHITECTS**

ARCHITECTURE / HISTORIC PRESERVATION



This report funded in part, through a grant agreement from the Florida Department of Environmental Protection, Florida Coastal Zone Management Program. By a grant provided by the Office of Oceanic and Coastal Resource Management under the Coastal Zone Management Act of 1972, as amended, National Oceanic and Atmospheric Administration Award No. NA06NOS4190129. The views, statements, findings, conclusions and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the state of Florida, NOAA or any of its subagencies.

August 2007

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Prepared for:
CORTEZ WATERFRONTS FLORIDA PARTNERSHIP COMMUNITY
AND FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS



Prepared By:
Renker Eich Parks Architects Inc.
Architecture and Historic Preservation

John Parks, AIA
Kathryn Younkin, AICP, LEED AP
Sally Siegel
Valeria Diaz-Viana

This report funded in part, through a grant agreement from the Florida Department of Environmental Protection, Florida Coastal Zone Management Program. By a grant provided by the Office of Oceanic and Coastal Resource Management under the Coastal Zone Management Act of 1972, as amended, National Oceanic and Atmospheric Administration Award No. NA06NOS4190129. The views, statements, findings, conclusions and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the state of Florida, NOAA or any of its subagencies.

August 2007

ABSTRACT

This is Architectural Documentation for the Doris Green Residence located in Cortez, Florida. This is the first report for a pilot project for the Historic Cortez Fishing Village, a designated Waterfronts Florida Community in Manatee County.

In order to assist Cortez in meeting its historic preservation objectives outlined in their Waterfronts Florida vision, this pilot project will support proposed comprehensive plan and code changes in order to create an overlay district which would allow reconstruction. The amended codes have been proposed by the Manatee County Board of County Commissioners.

The objective is to conduct a thorough architectural documentation of houses that are contributing structures for the Cortez National and State Register of Historic places by using a modification of level one (1) documentation as described in the Historic American Building Survey and as carried out by the Library of Congress. The information provided by the survey will support a modification of building and land use codes in the Cortez Historic Overlay District which would allow for reconstruction of the buildings in the event of disaster. The purpose of the project is to complete a test case of one typical building in the district, The Doris Green Residence, in order to produce drawings that will serve as a standard format for required drawings for subsequent work. The drawings produced can be used by an architect as a basis to prepare complete construction documents that would be code compliant within the provisions of the special overlay district. The project is also to provide information from which an estimate of costs for the larger effort can be generated for grant writing purposes.

This report details the findings of Renker Eich Parks Architects of field work completed in July and August 2007 and the conclusions as shown in the Proposed Reconstruction Drawing Section of the Report.

Should the house be reconstructed after a catastrophic episode it would be necessary to determine a historical period for the reconstruction. For this structure it is hereby suggested that its original appearance circa 1926 would be the most appropriate. This is the most readily recognizable date for the house and was a time of prominence of the fishing village of Cortez. This is also the time that the house was in the most coherent and pristine condition.

There are four sections of the report covering field notes, existing condition drawings, proposed reconstruction drawings and photo documentation. The report is delivered in both hard copy and digital format. The sections of the report are:

1- Hand Written Field Notes: existing floor plan and details of windows, doors and roof conditions.

2 – As Built Documentation/Existing Condition Drawings: This section contains existing foundation plan, existing floor plan, existing roof plan, existing building sections, existing exterior elevations and existing door and window schedules with details.

3 - Reconstruction Drawings – With Materials List and Construction Information: This section contains reconstruction foundation plan, reconstruction floor plan, reconstruction roof plan,

reconstruction building section, reconstruction door and window schedules with details and reconstruction details to explain special conditions.

4 – Photo Documentation: This section contains photos divided into exterior and interior elevations, door and window details and any special conditions.

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ACKNOWLEDGEMENTS

Acknowledgments

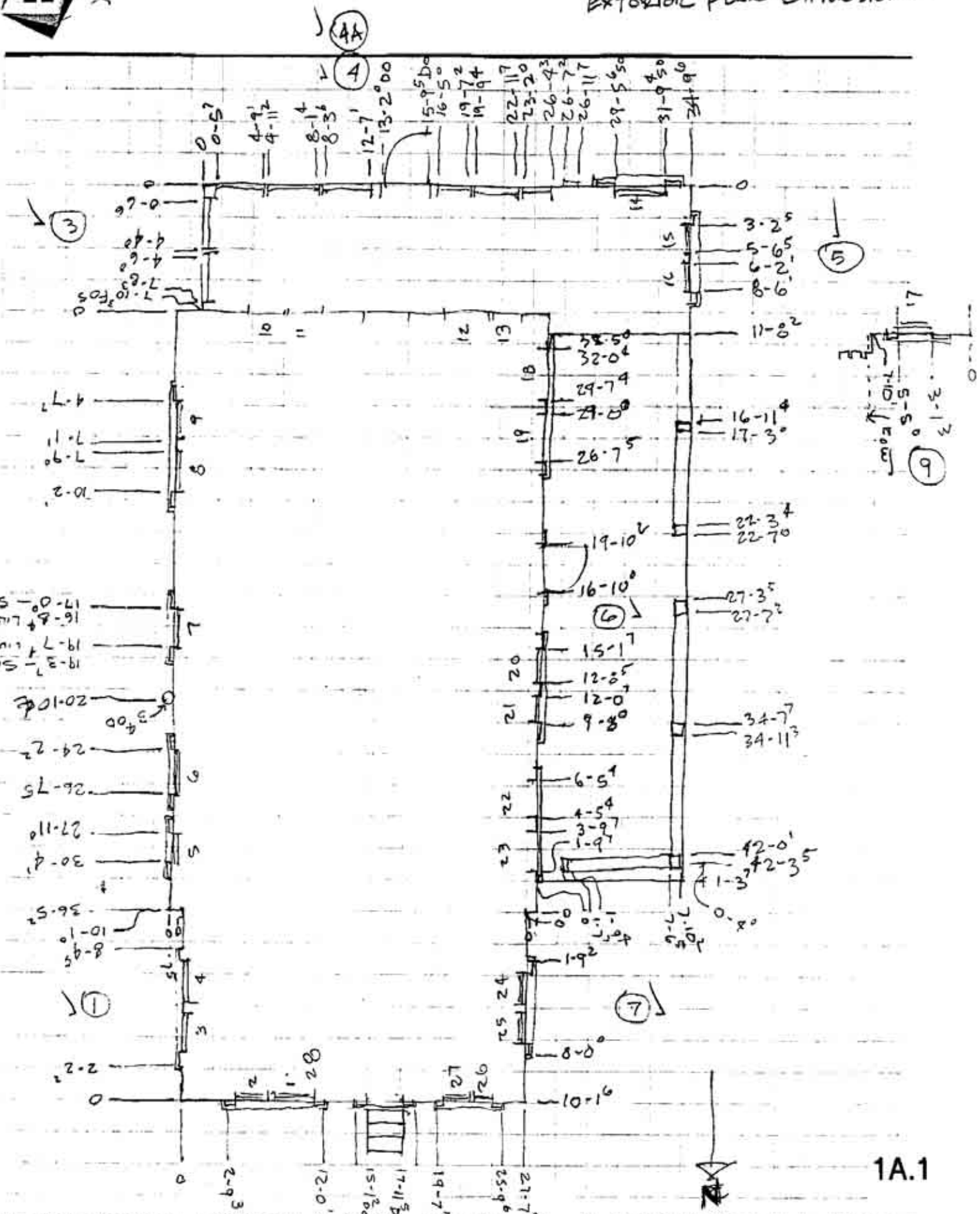
The Department of Community Affairs (DCA) through the Waterfronts Florida Partnership Program funded this report. Jennifer Z. Carver, AICP, Waterfronts Florida Coordinator and Shawna Beji, Planner II with the Waterfronts Florida Partnership represented DCA on this project. Roger Allen, Historic Sites Manager Cortez, Manatee County Clerk of Circuit Court, Historical Resources Department was also of assistance.

Conversations with Mary Green led to enhanced understanding of the history of the house. We thank Mary Green for the information, access to the house and for her time.

Team

The preparation of this report was accomplished by Renker Eich Parks Architects Incorporated of St. Petersburg Florida. The principal Architect leading the team was John Parks. Kathryn Younkin was the Project Manager for the project. Sally Siegel and Valeria Diaz-Viana produced the drawings and graphics contained in the report. Architectural field work was completed by John Parks.

MARY GREEN RESIDENCE
 CORTEZ FLORIDA
 8.13.07
 EXTERIOR PLAN DIMENSIONS

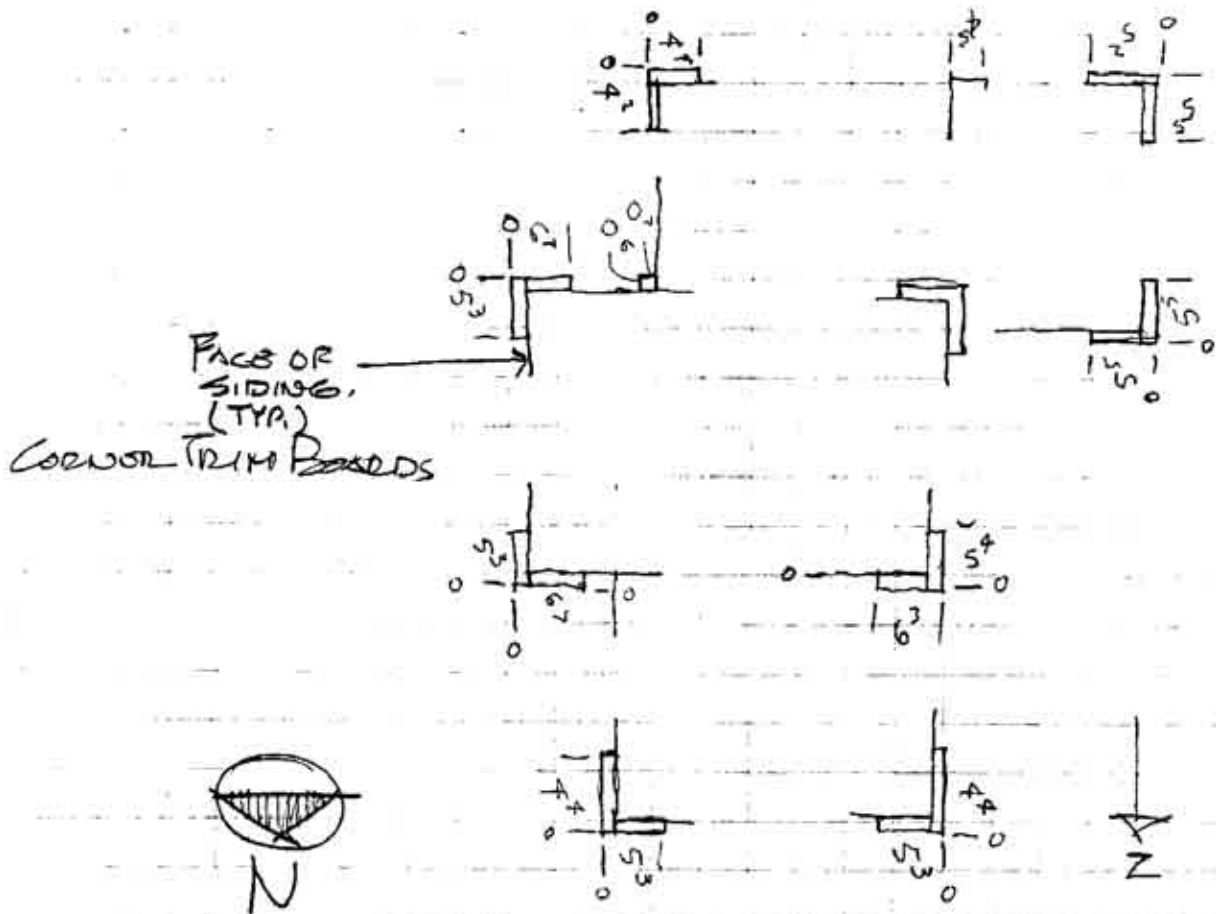


1A.1

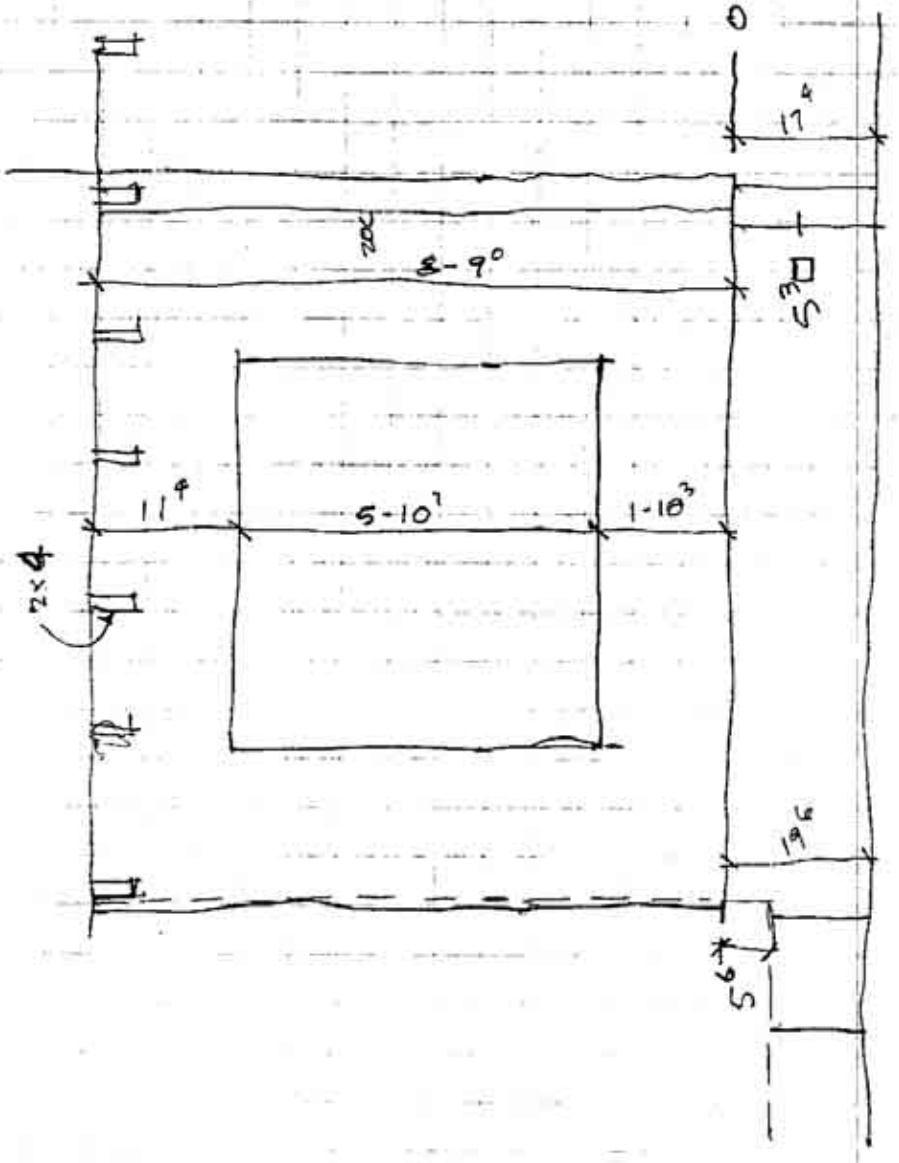


MGR
8.13.07
CORNER TRIM BOARD PLAN

(2)



1A.2

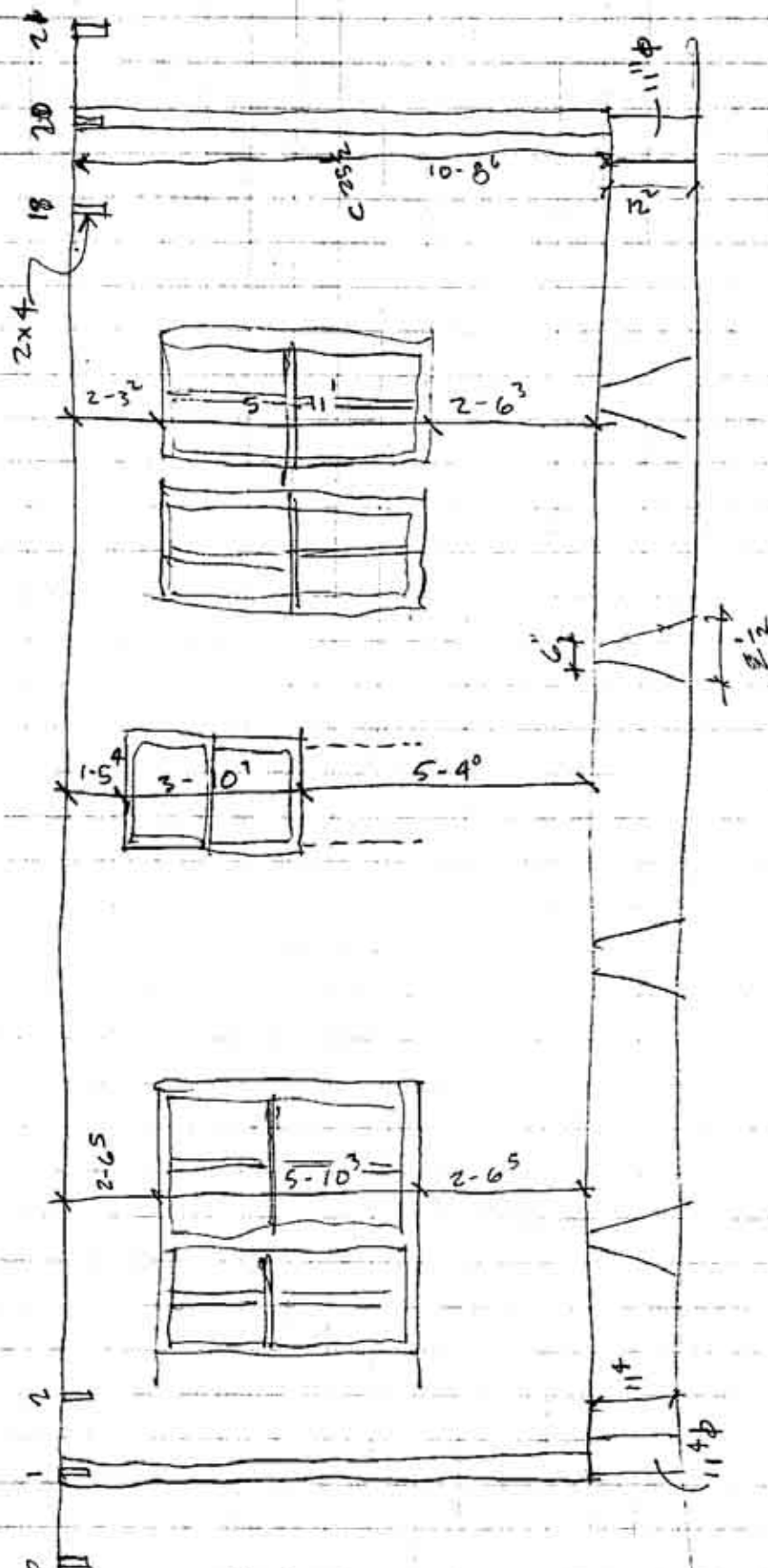


(1)

1A.5



FIG 2
8.13.07
EXTERIOR ELEVATION

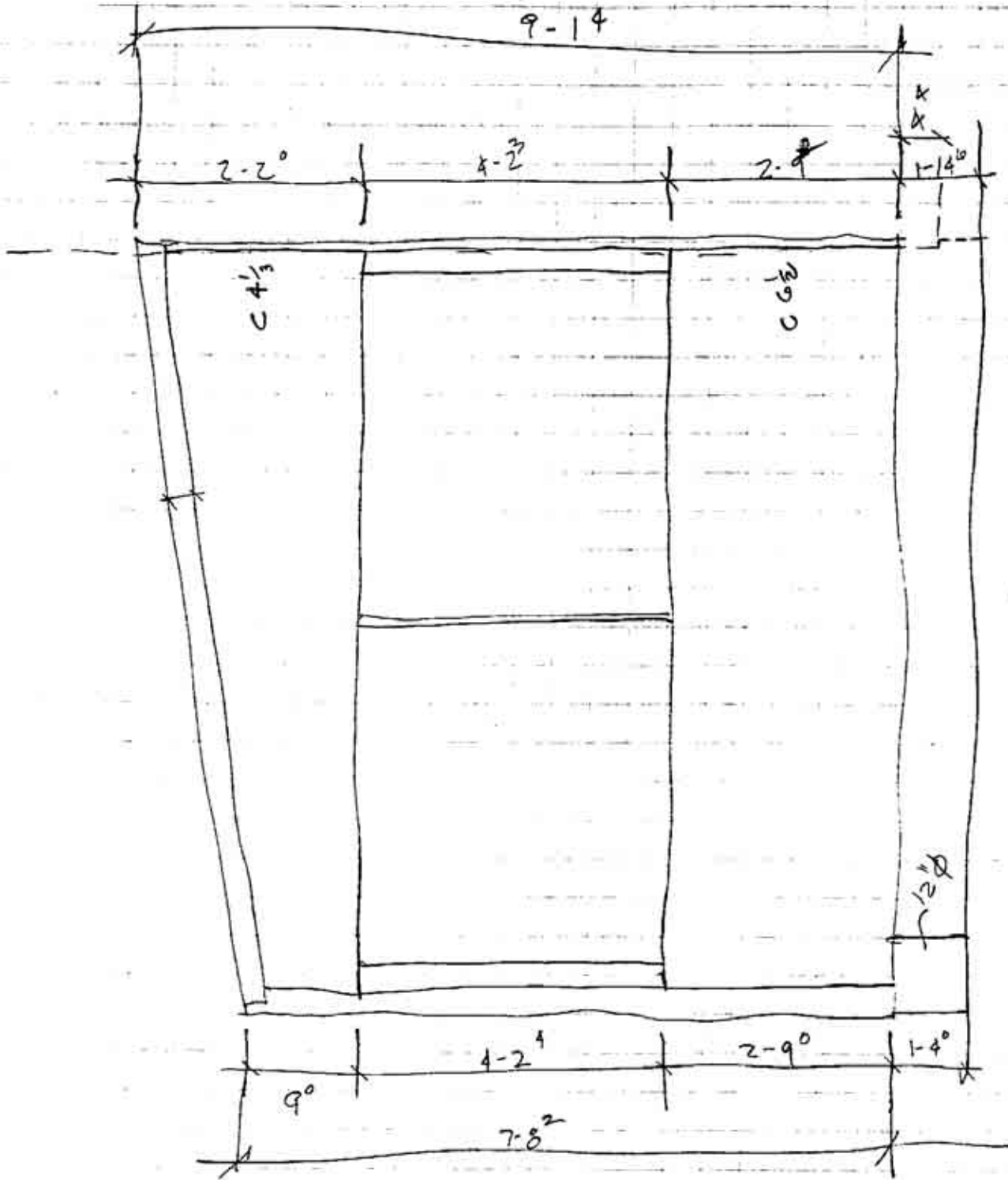


1A.6



MOR
8.13.07
EXTERIOR ELEVATION

7



3

1A.7

FIG 8
8.13.09
EXTERIOR ELEVATION

(8)



727-247-4593

CHC JOIST & DECK
888-319-4348 DETAIL
800-706-6476 FAB

GAUBS
STARKS

29062725

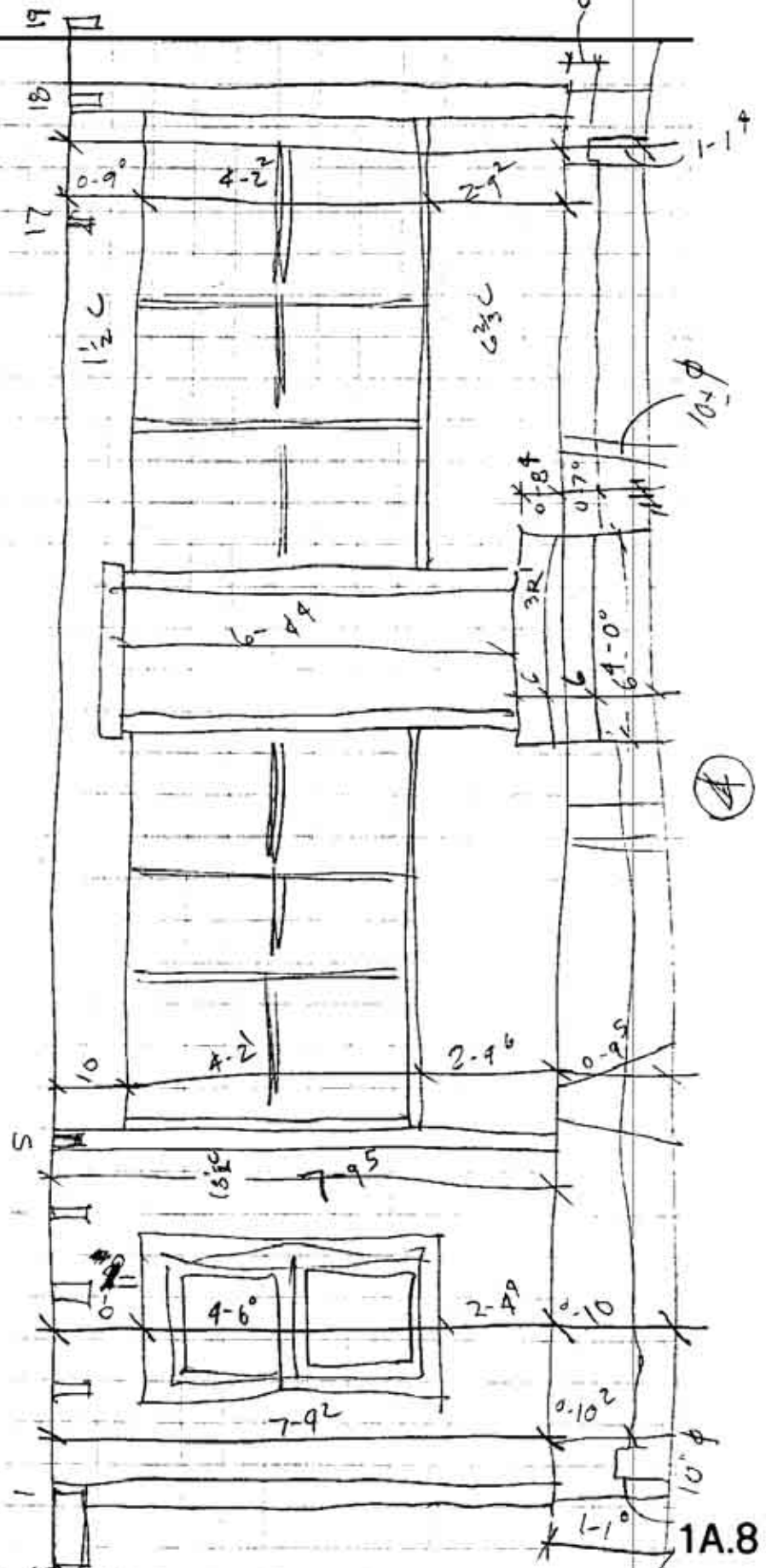
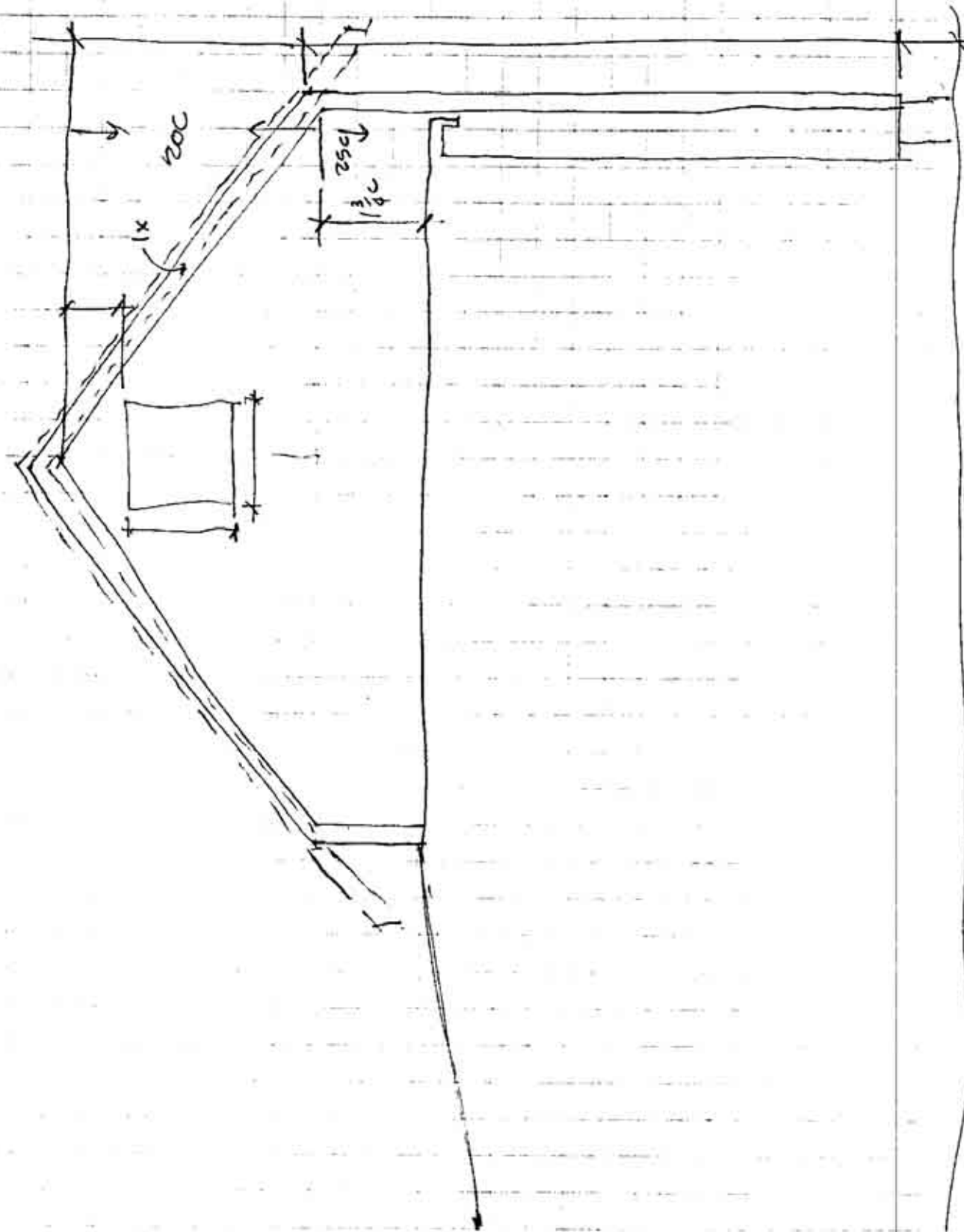




FIG 2
8.13.07
EXTERIOR ELEVATION

9

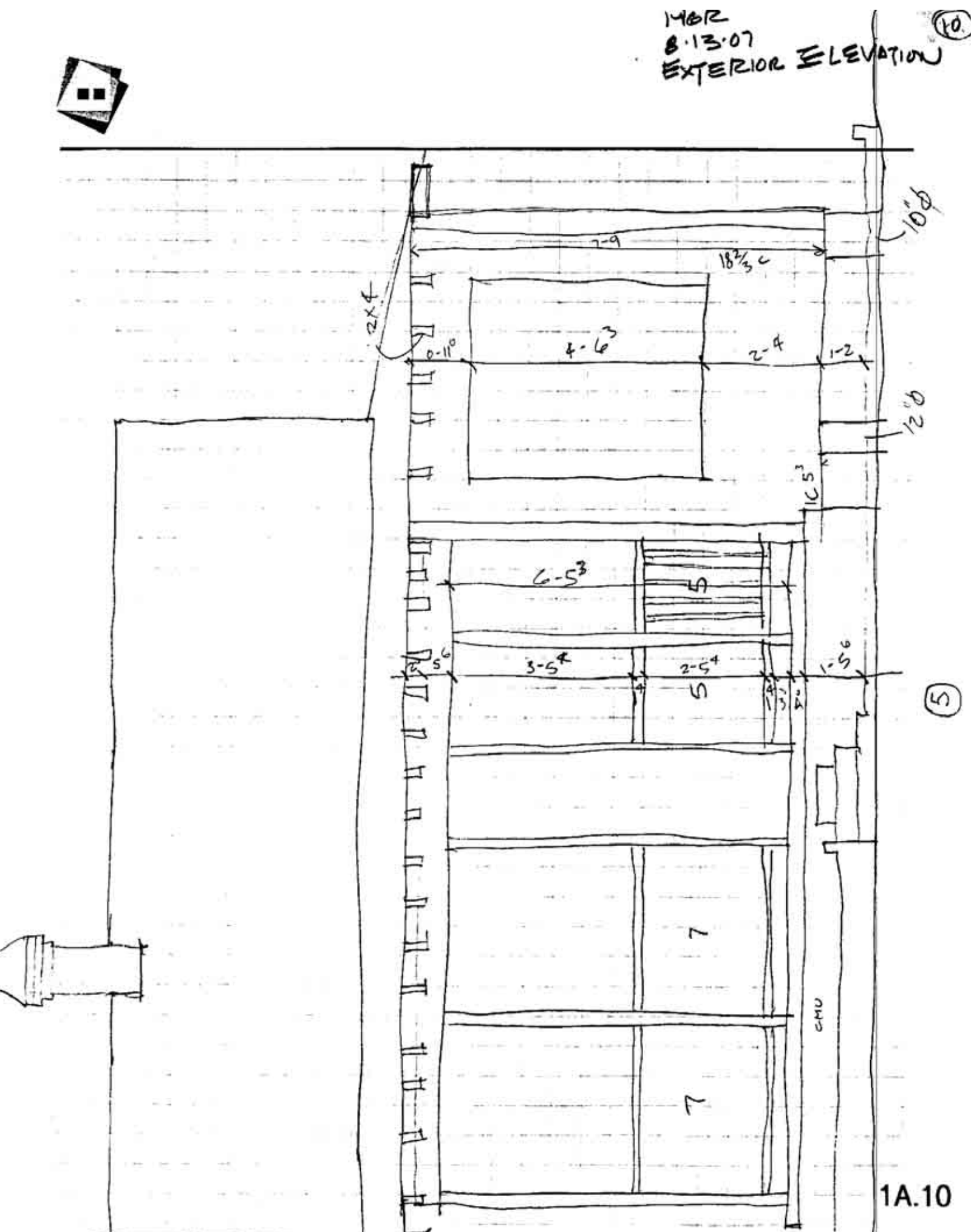


4A

1A.9

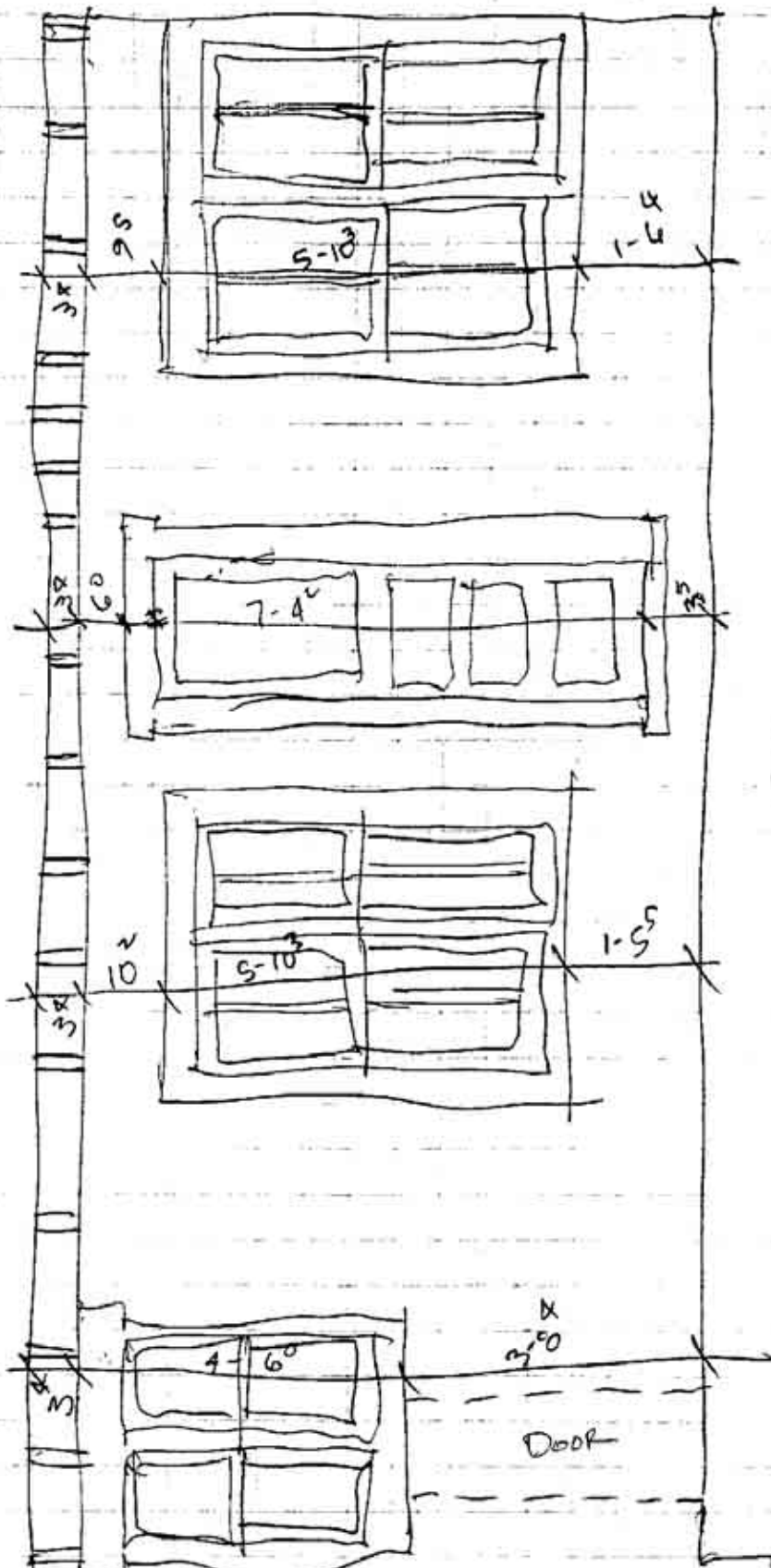


14612
8.13.07
EXTERIOR ELEVATION (10)





MGR
8.13.07
EXTERIOR ELEVATION

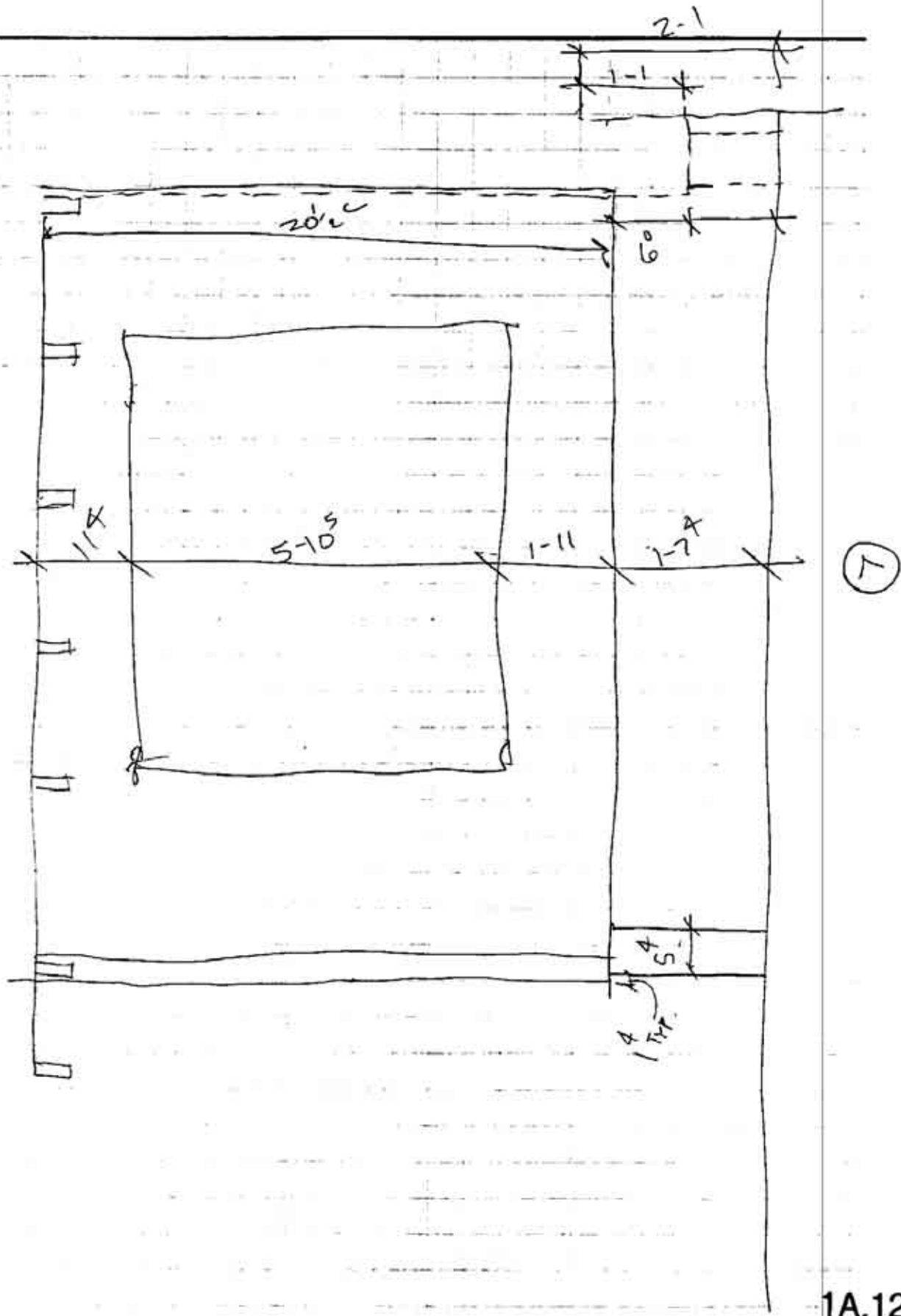


6

1A.11



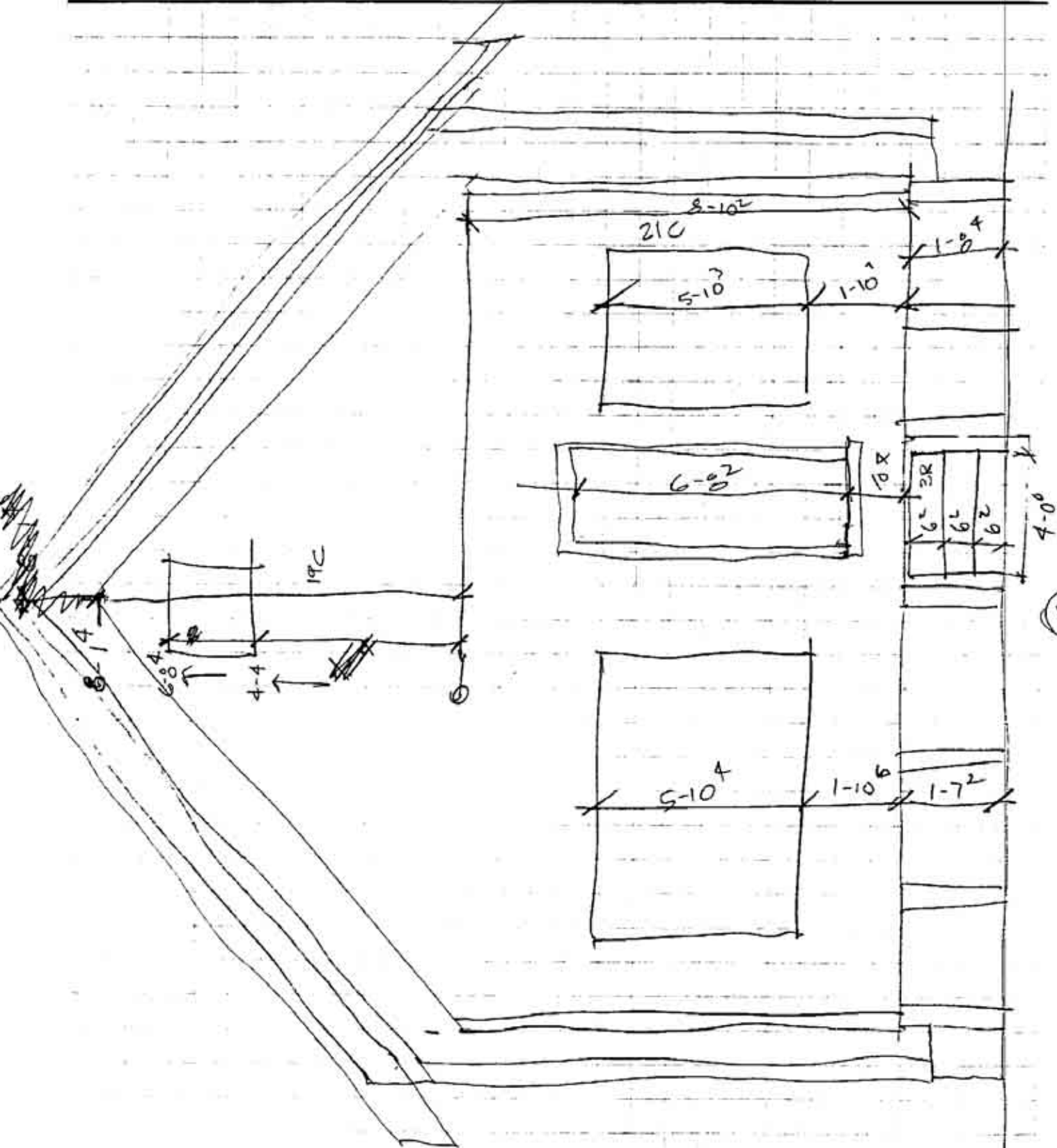
MO. 8.13.07
EXTERIOR ELEVATION (12)



1A.12

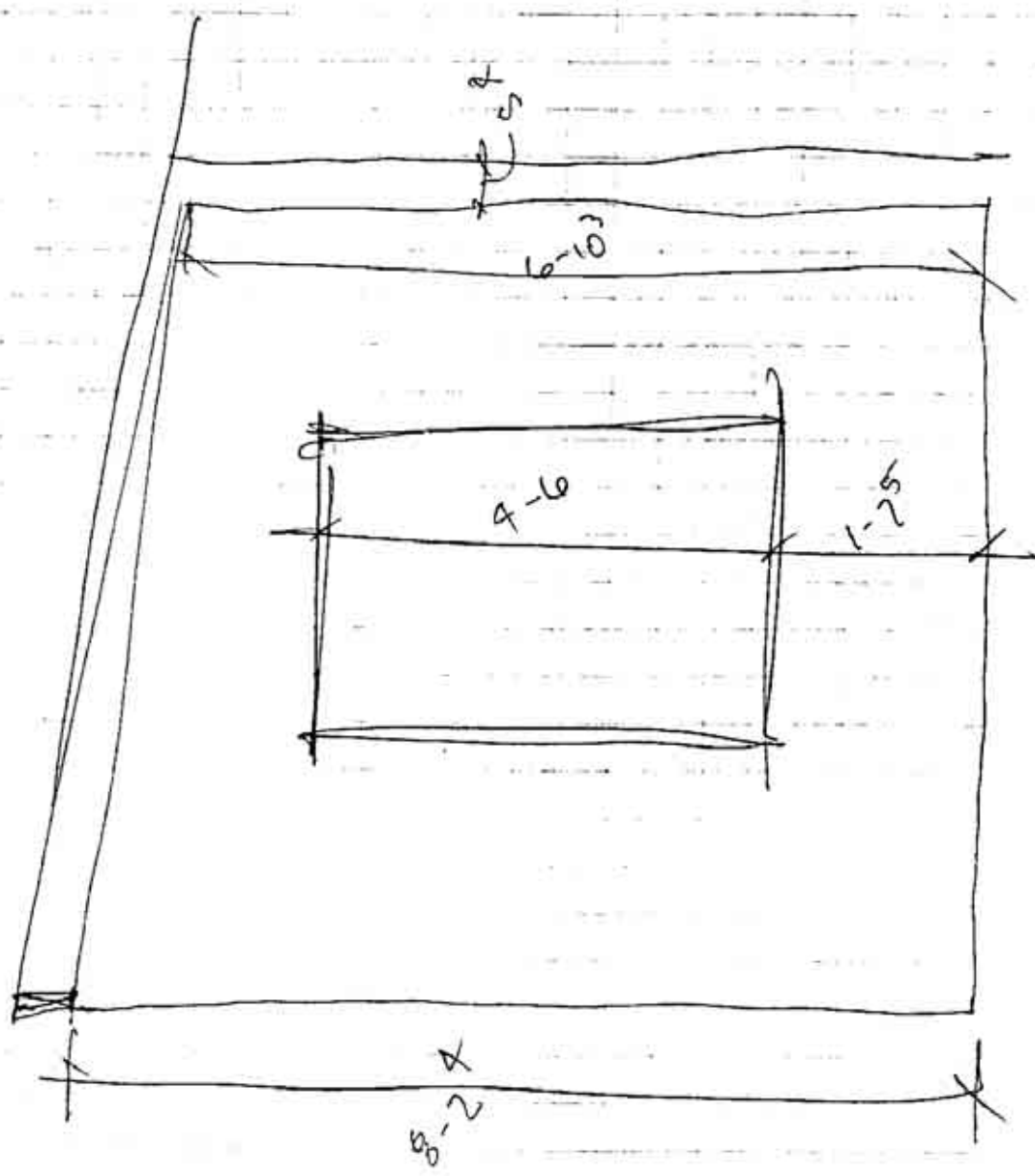


P101C
6.13.07
EXTERIOR ELEVATION (B)



8

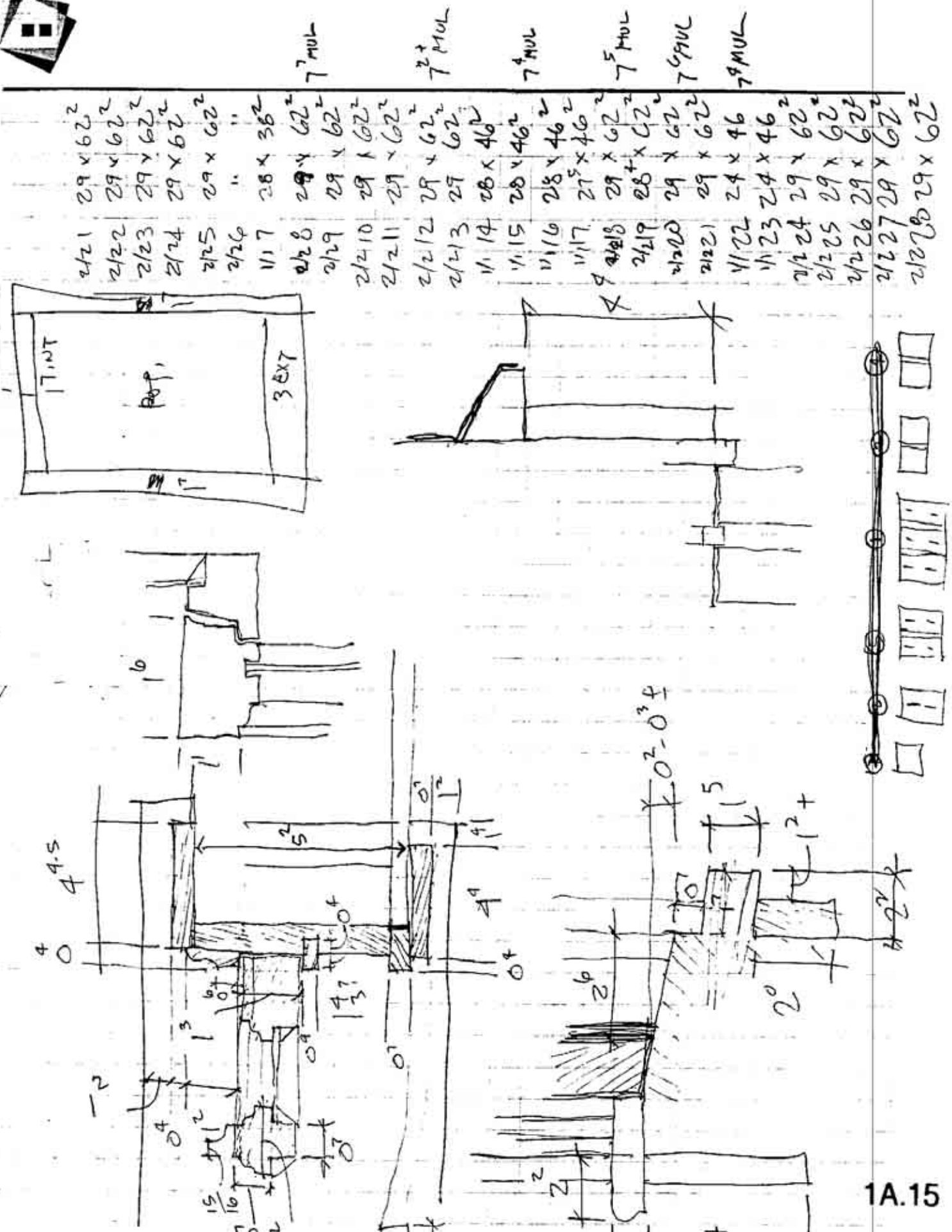
1A.13



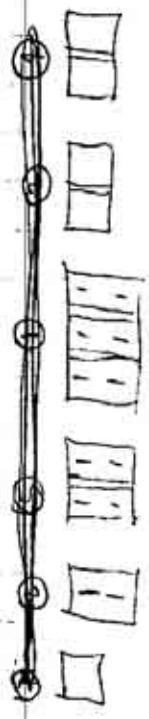
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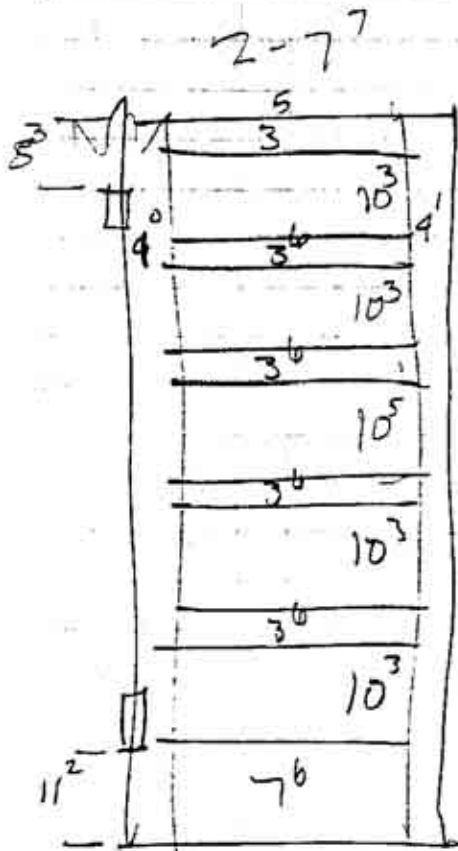
B.13.07
WINDOW DETAILS



2/21	29 x 62 ²	7 MUL
2/22	29 x 62 ²	7 MUL
2/23	29 x 62 ²	7 MUL
2/24	29 x 62 ²	7 MUL
2/25	29 x 62 ²	7 MUL
2/26	" "	7 MUL
1/17	28 x 38 ²	7 MUL
2/28	29 x 62 ²	7 MUL
2/29	29 x 62 ²	7 MUL
2/210	29 x 62 ²	7 MUL
2/211	29 x 62 ²	7 MUL
2/212	29 x 62 ²	7 MUL
2/213	29 x 62 ²	7 MUL
1/14	28 x 46 ²	7 MUL
1/15	28 x 46 ²	7 MUL
1/16	28 x 46 ²	7 MUL
1/17	27 ⁵ x 46 ²	7 MUL
2/218	29 x 62 ²	7 MUL
2/219	28 ⁺ x 62 ²	7 MUL
2/220	29 x 62 ²	7 MUL
2/221	29 x 62 ²	7 MUL
1/122	24 x 46	7 MUL
1/123	24 x 46 ²	7 MUL
2/224	29 x 62 ²	7 MUL
2/225	29 x 62 ²	7 MUL
2/226	29 x 62 ²	7 MUL
2/227	29 x 62 ²	7 MUL
2/228	29 x 62 ²	7 MUL

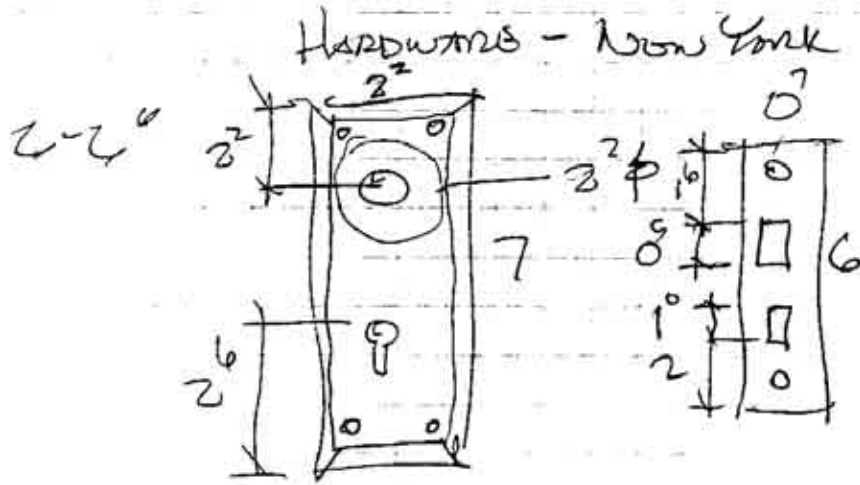
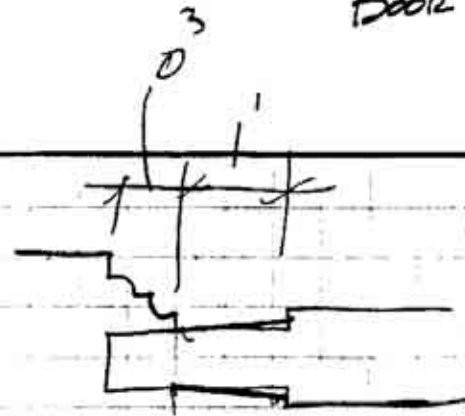


1A.15



1 5/16 THICK

Typ Rm Door

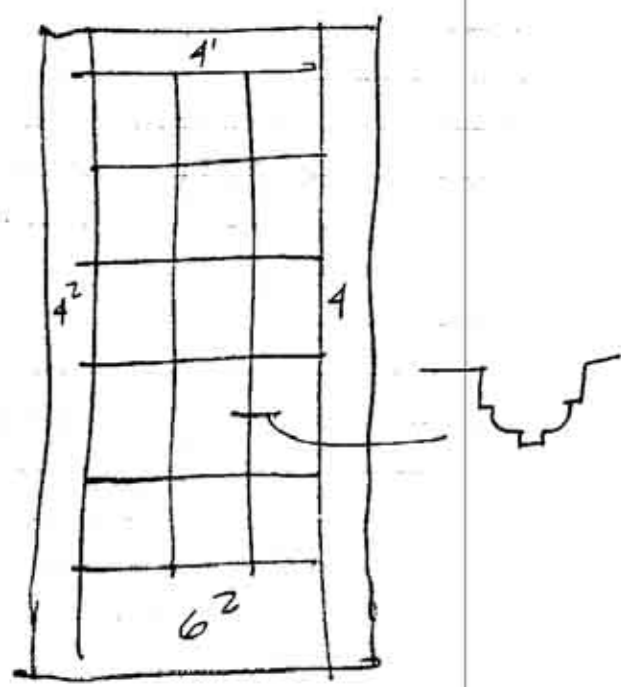


Hinges
3" x 3" 5K-BT

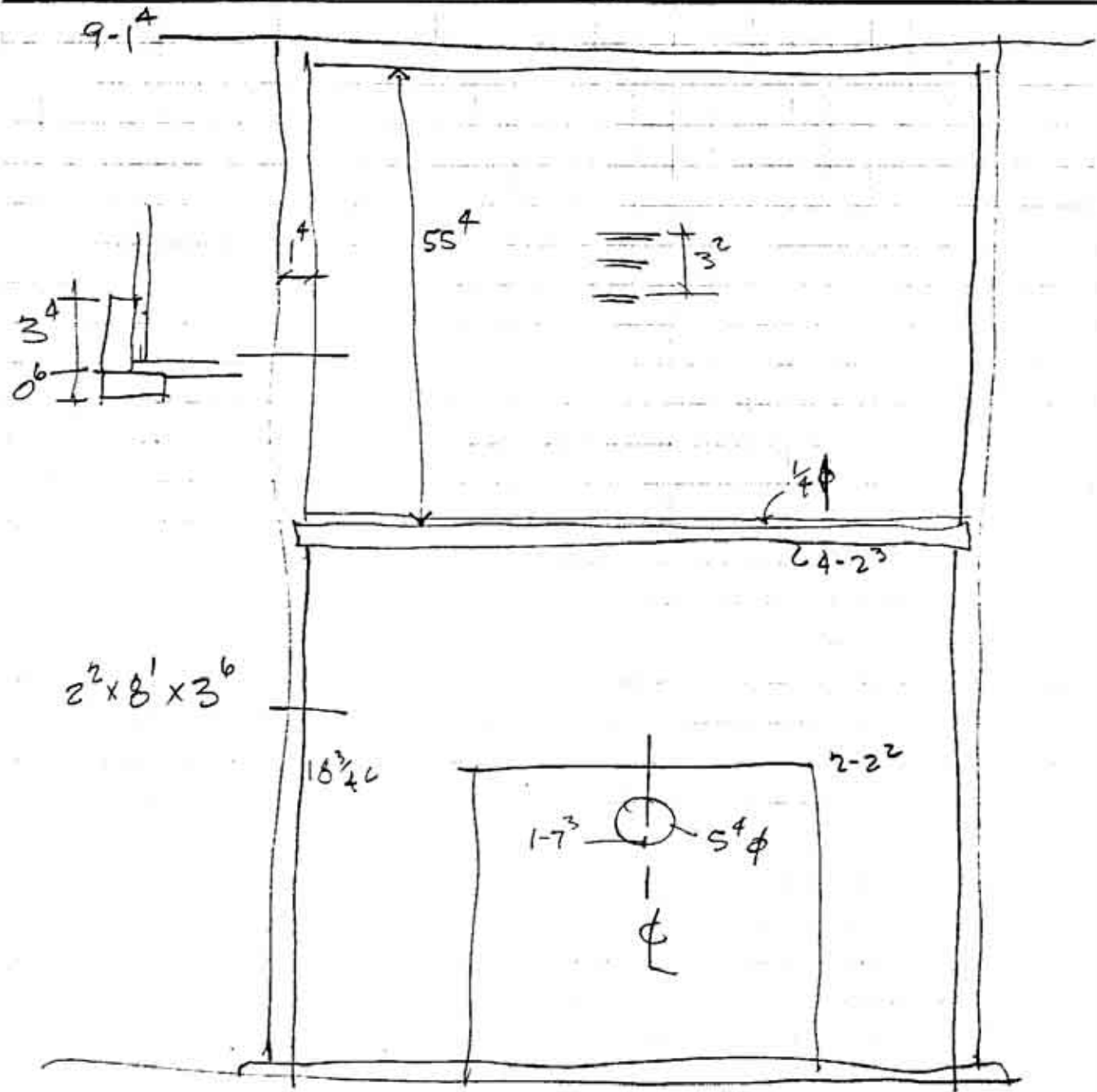


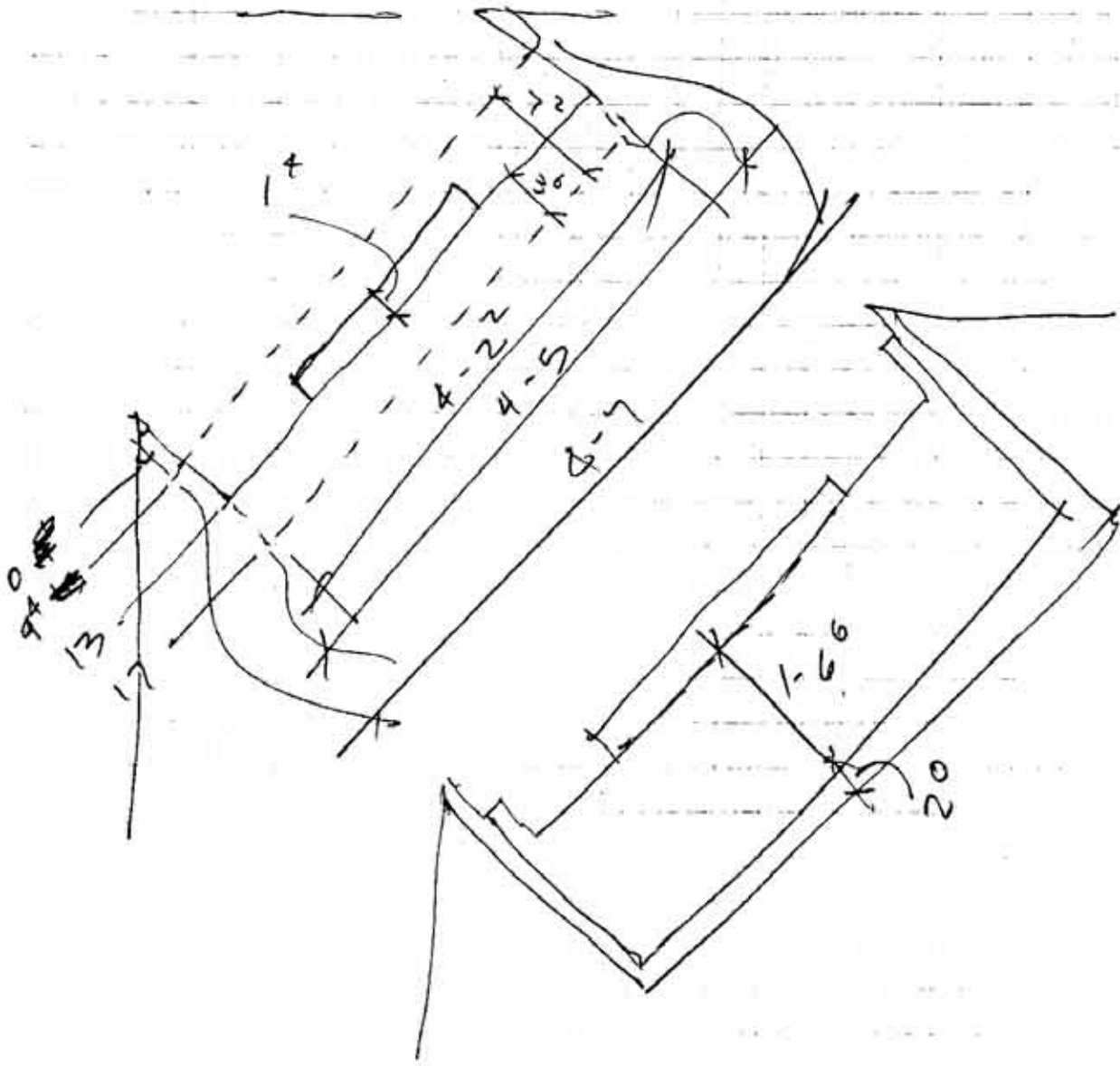
EXT DOOR (TYP)

door & window casing
 2x4 4x5 NON 5 4
 door case AT 6-8 4



POST & BEAM DOOR





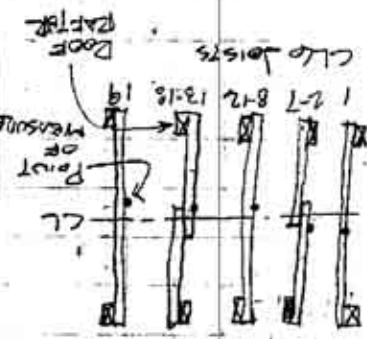
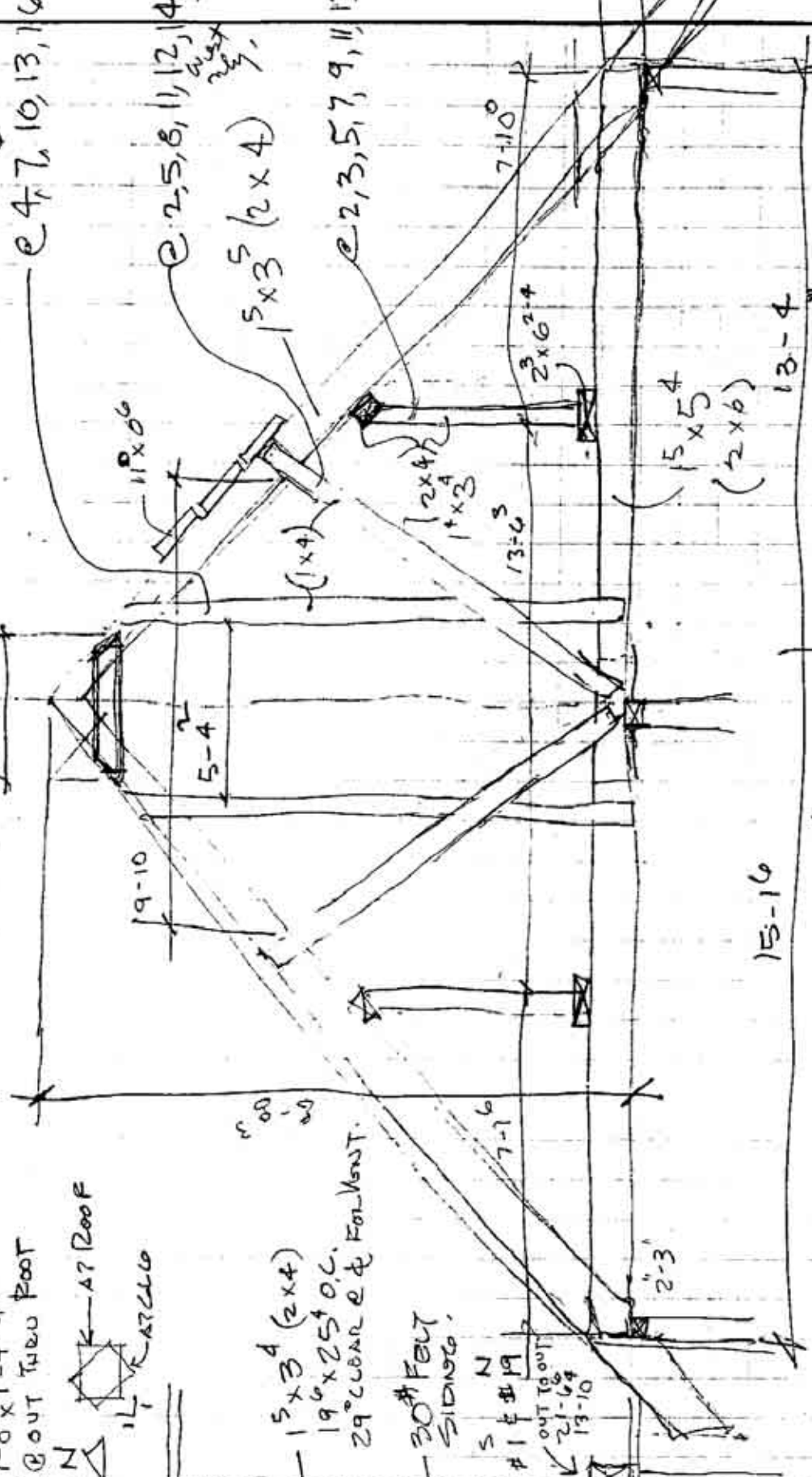


MAINT GREEN RESIDENCE
 CORCORAN, FLORIDA
 8-23-07

20

OUT TO OUT OF FAN FASSENS
 46 x 46
 DAYTON MOTOR. CLO JOIST
 BOX #.

CHIMNEY
 UP TO DITIC
 BETWEEN
 #14 & 15
 1-8 x 1-4 N/S
 @ OUT TUB ROOF



TRANSVERSE SECTION

19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

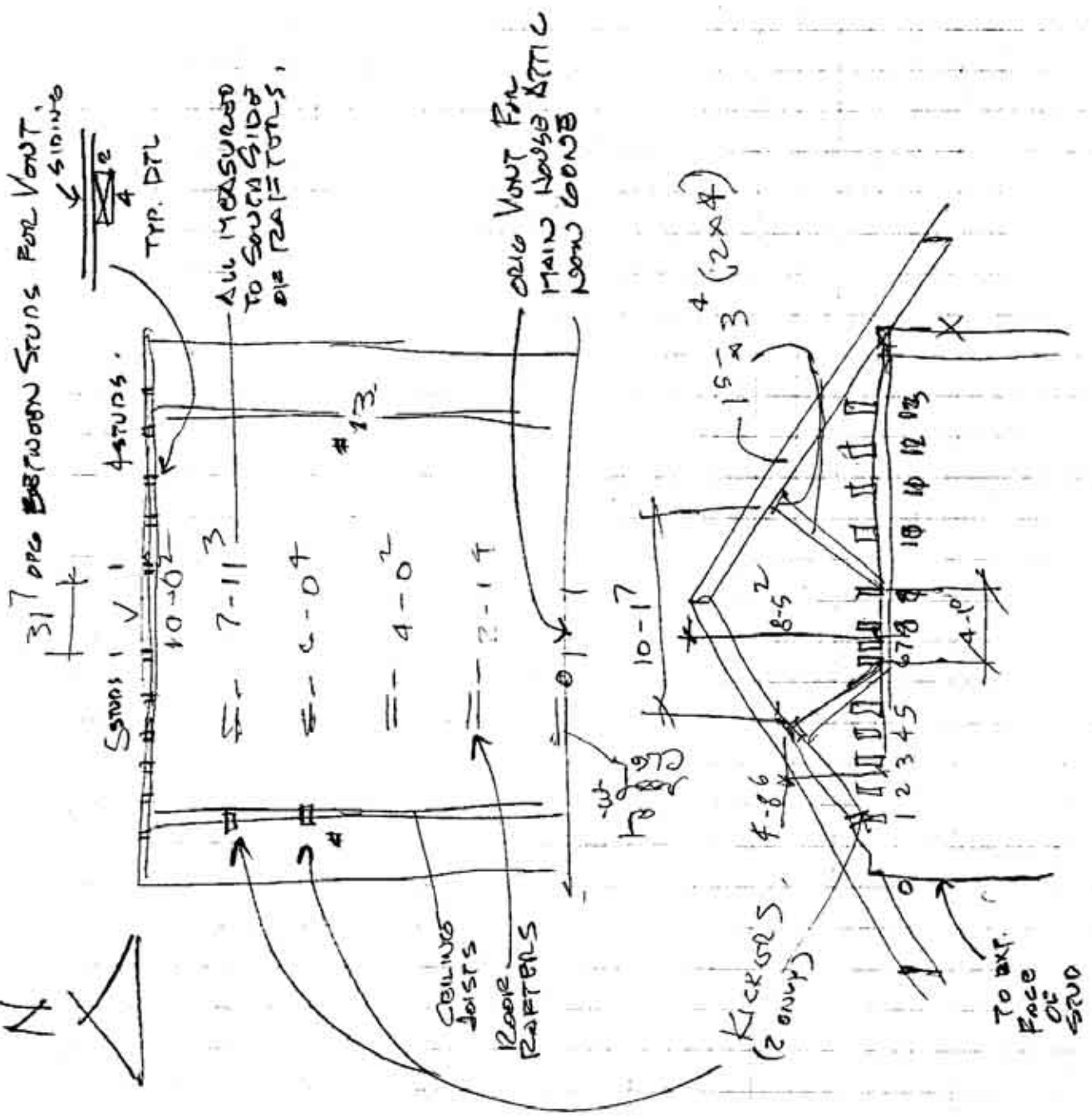
BACK SIDE OF
 13-1/2" VENT
 13-1/2" VENT
 13-1/2" VENT
 13-1/2" VENT

TYP WALL/FLOOR
 RAFTER DETL.

MIAMI BEACH RESIDENCE
 CORNER, FLORIDA (21)
 8.23.07



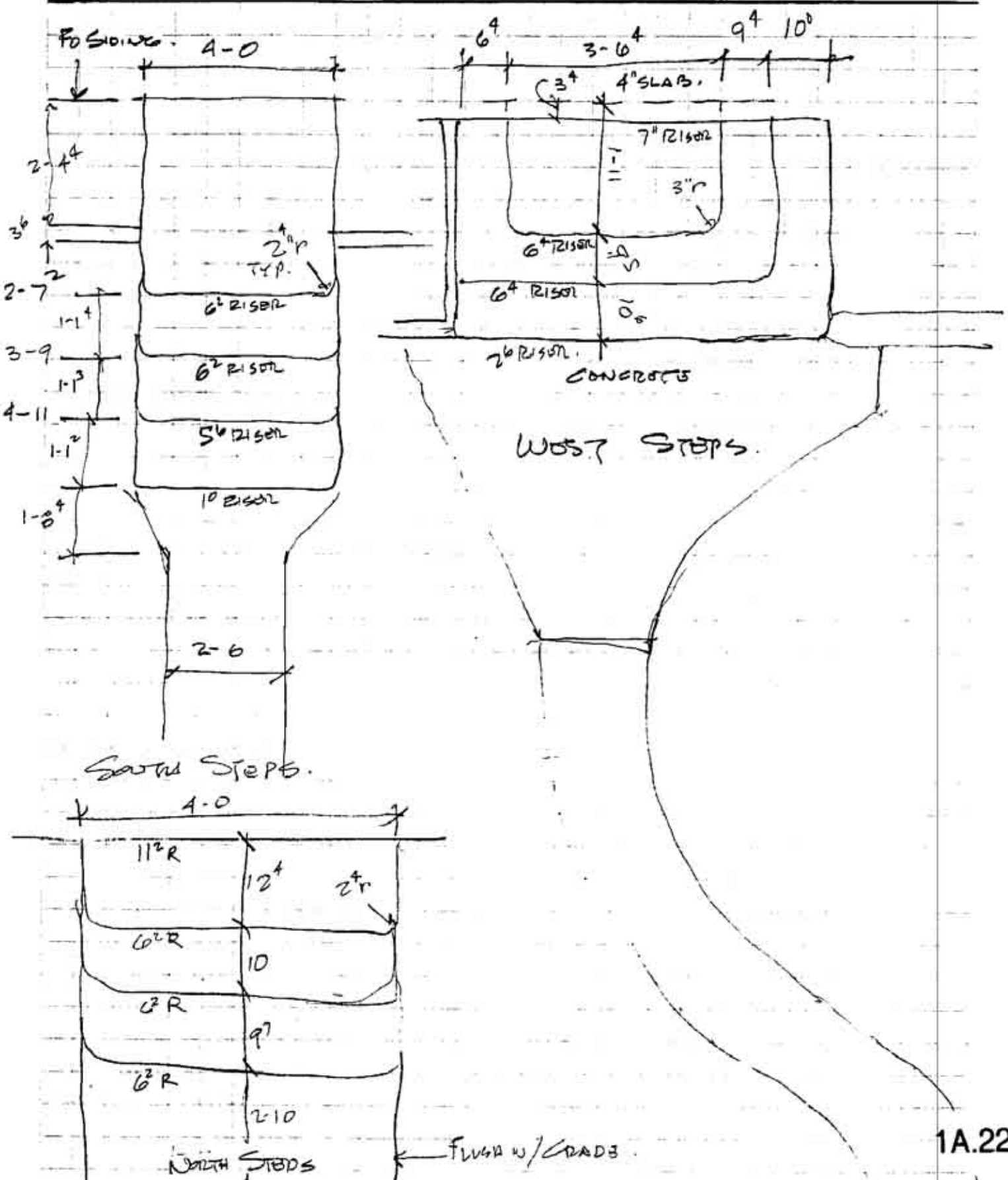
- CLG JOISTS
- # 0-0
 - 1-2-1²
 - 2-4-1²
 - 3-6-1³
 - 4-8-1⁵
 - 5-10-1⁵
 - 6-12-1⁴
 - 7-13-1⁰
 - 8-14-1⁵
 - 9-16-1²
 - 10-18-1⁵
 - 11-6-1⁴
 - 12-4-1⁴
 - 13-2-1⁰
 - X
- ALL MEASURED TO WEST SIDE OF JOIST.



1A.21



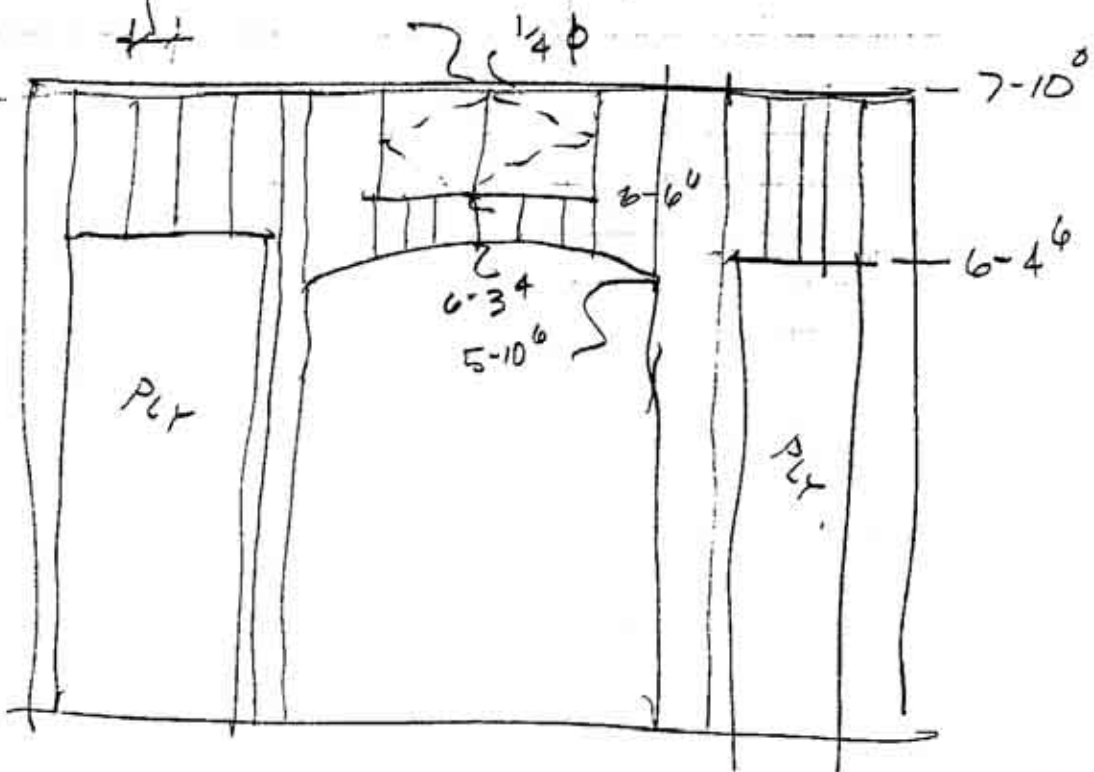
MARY GREEN RESIDENCE
CANTON, FLORIDA (22)
8-23-07
CONCRETE STEPS



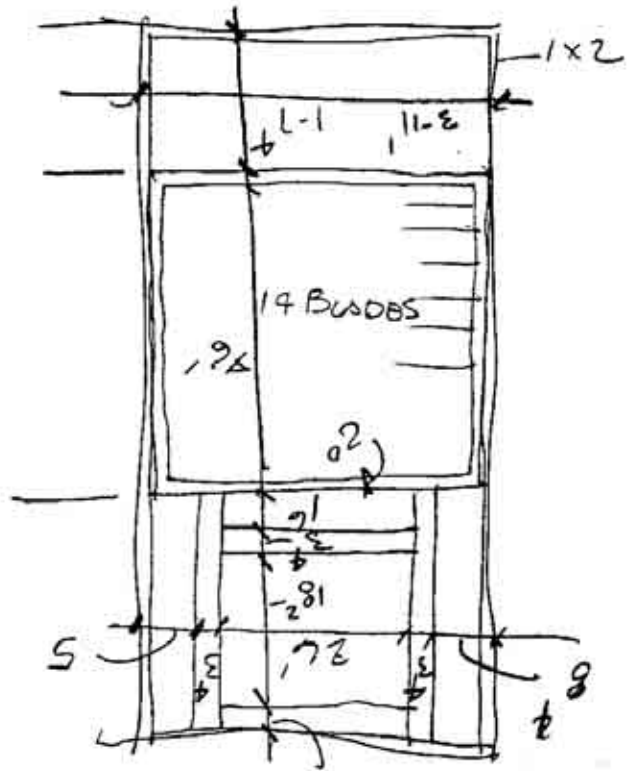
1A.22



ALL EQUAL WIDTH.

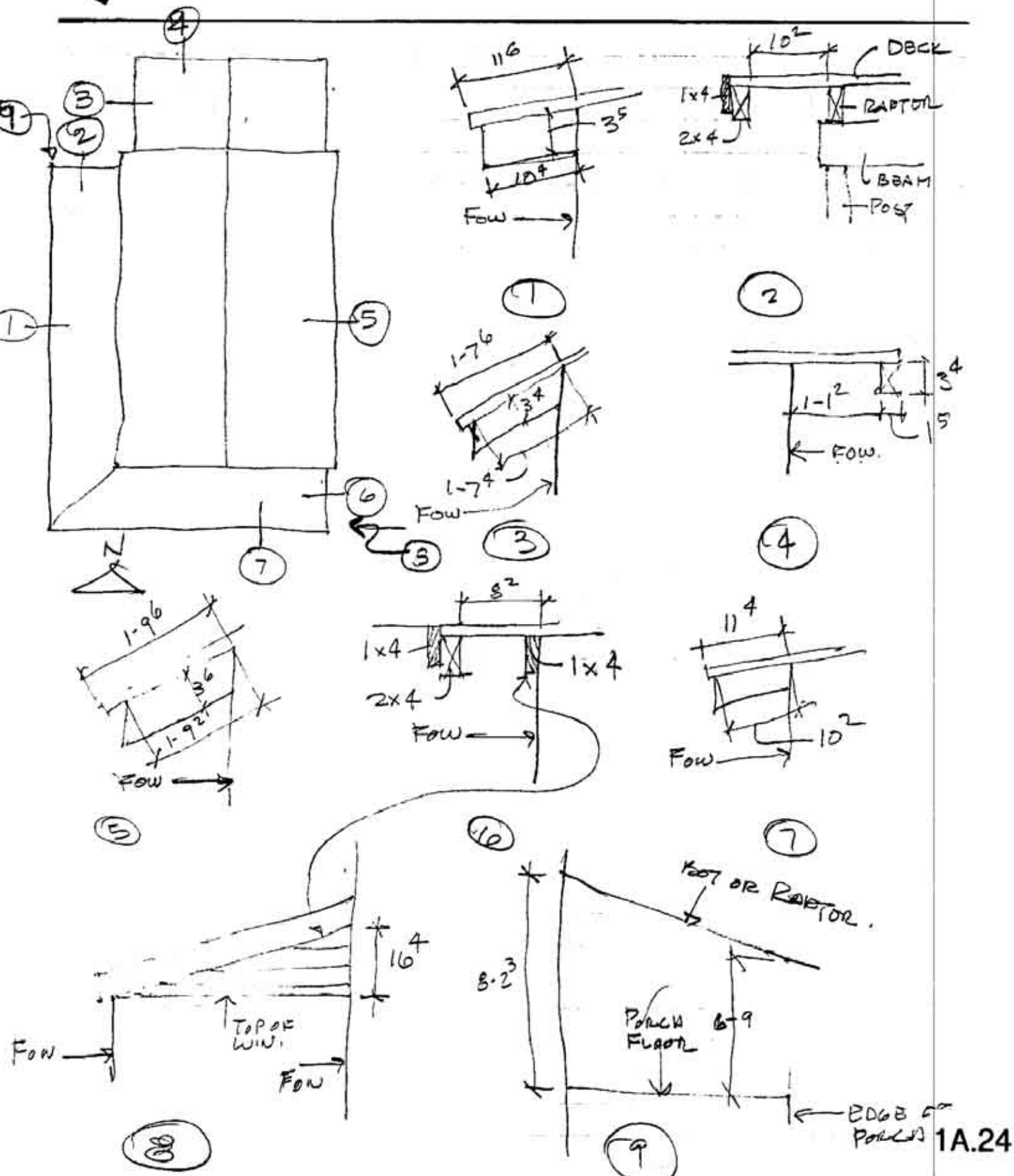


WEST WALL OF
NE BEDROOM.



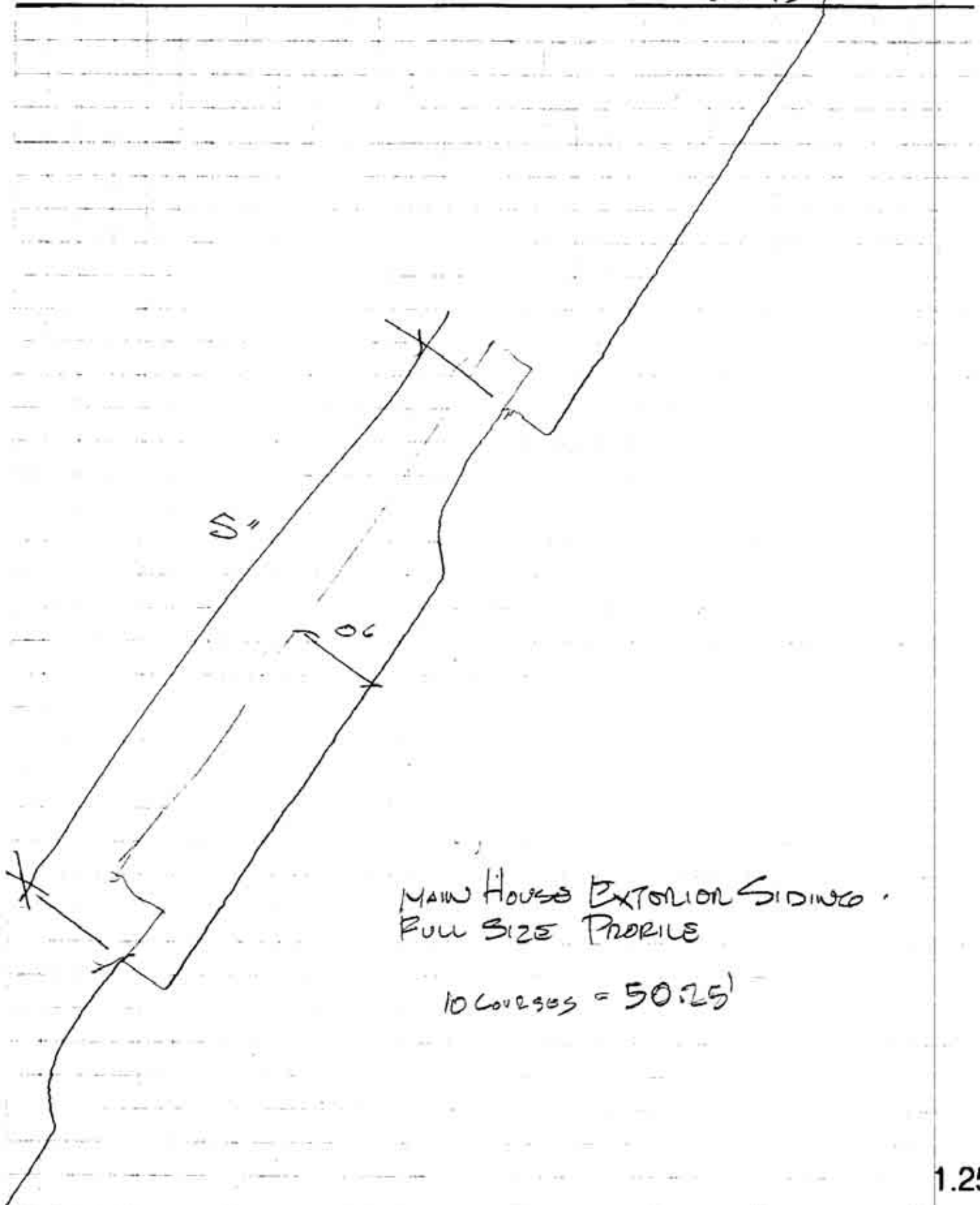
REFL. GLC OR
HALL IN FRONT
OR BATH (107)

1A.23

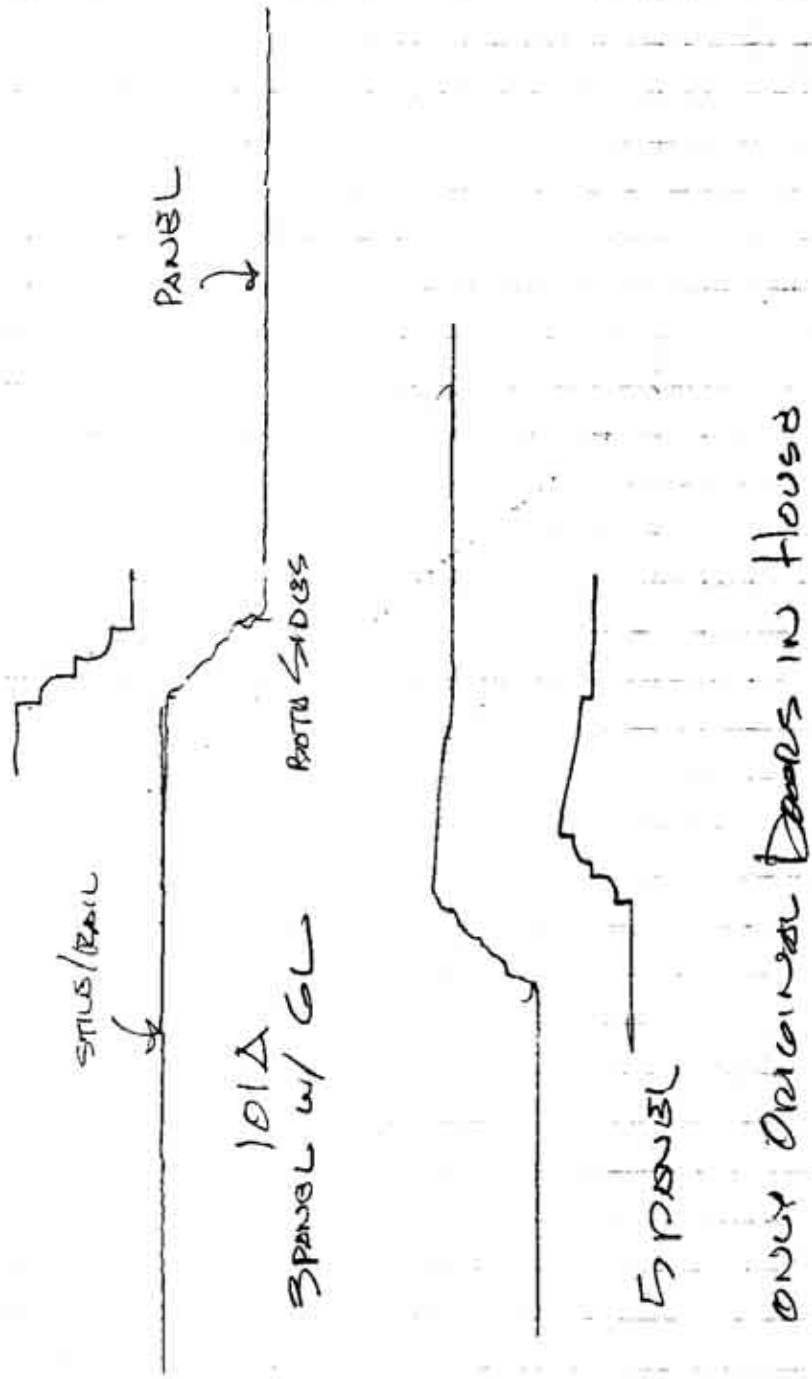




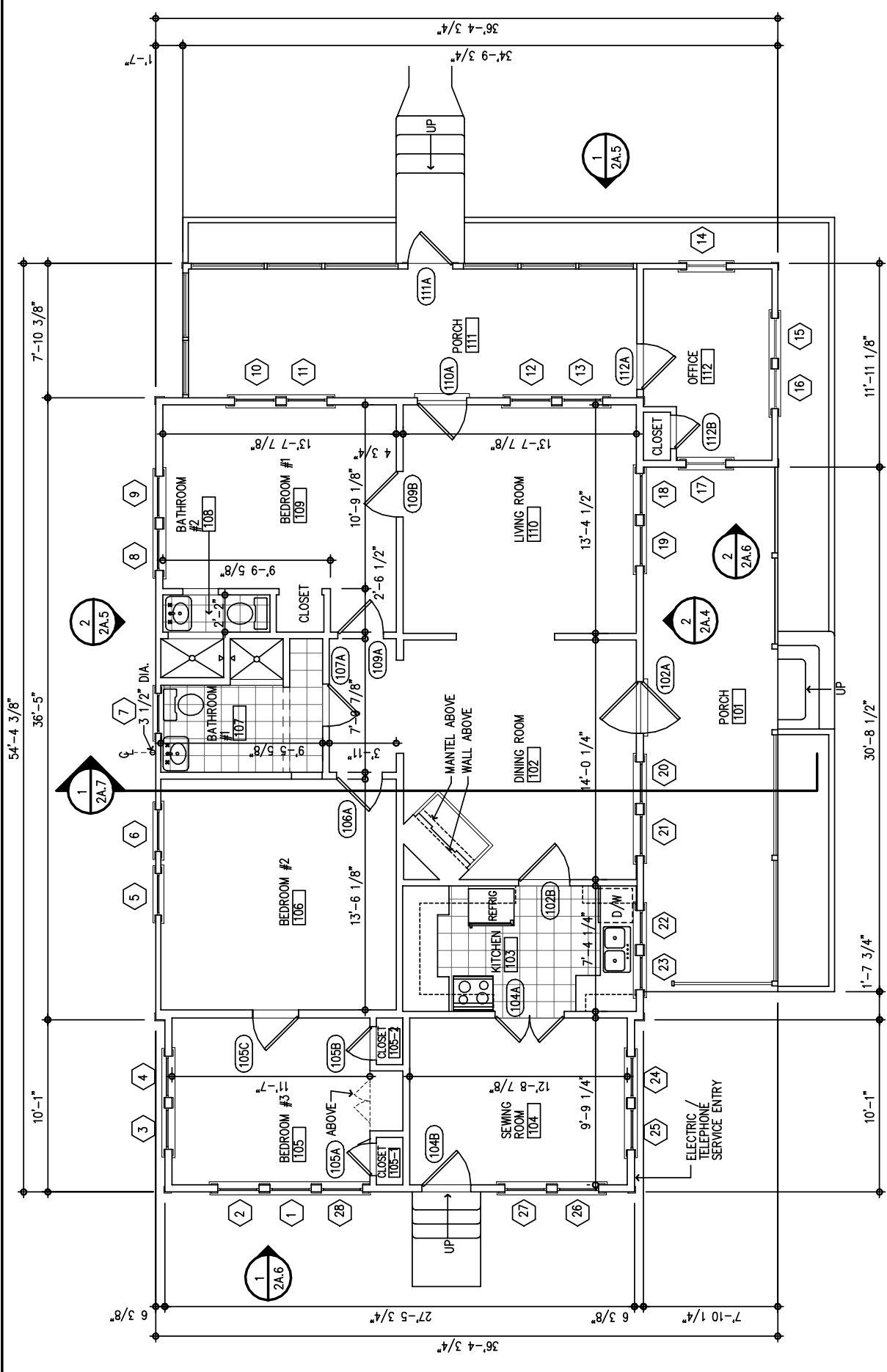
MARY GREEN RESIDENCE
CORTEZ, FLORIDA (25)
8.23.07
Full Size Siding
(EXT) PROFILE



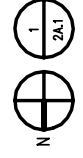
1.25

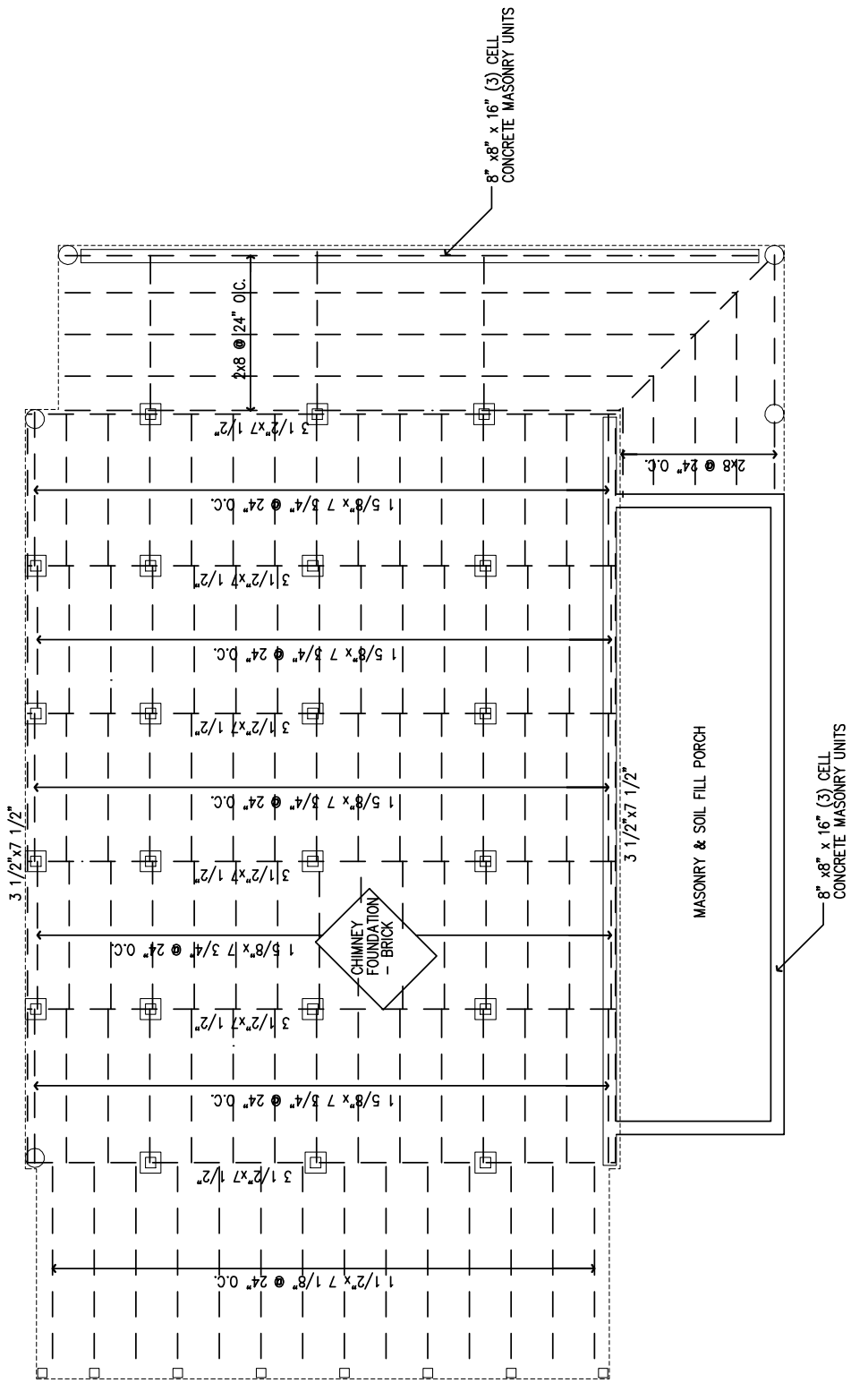


ONLY ORIGINAL DECKERS IN HOUSE



EXISTING FLOOR PLAN
 SCALE: 3/16"=1'-0"



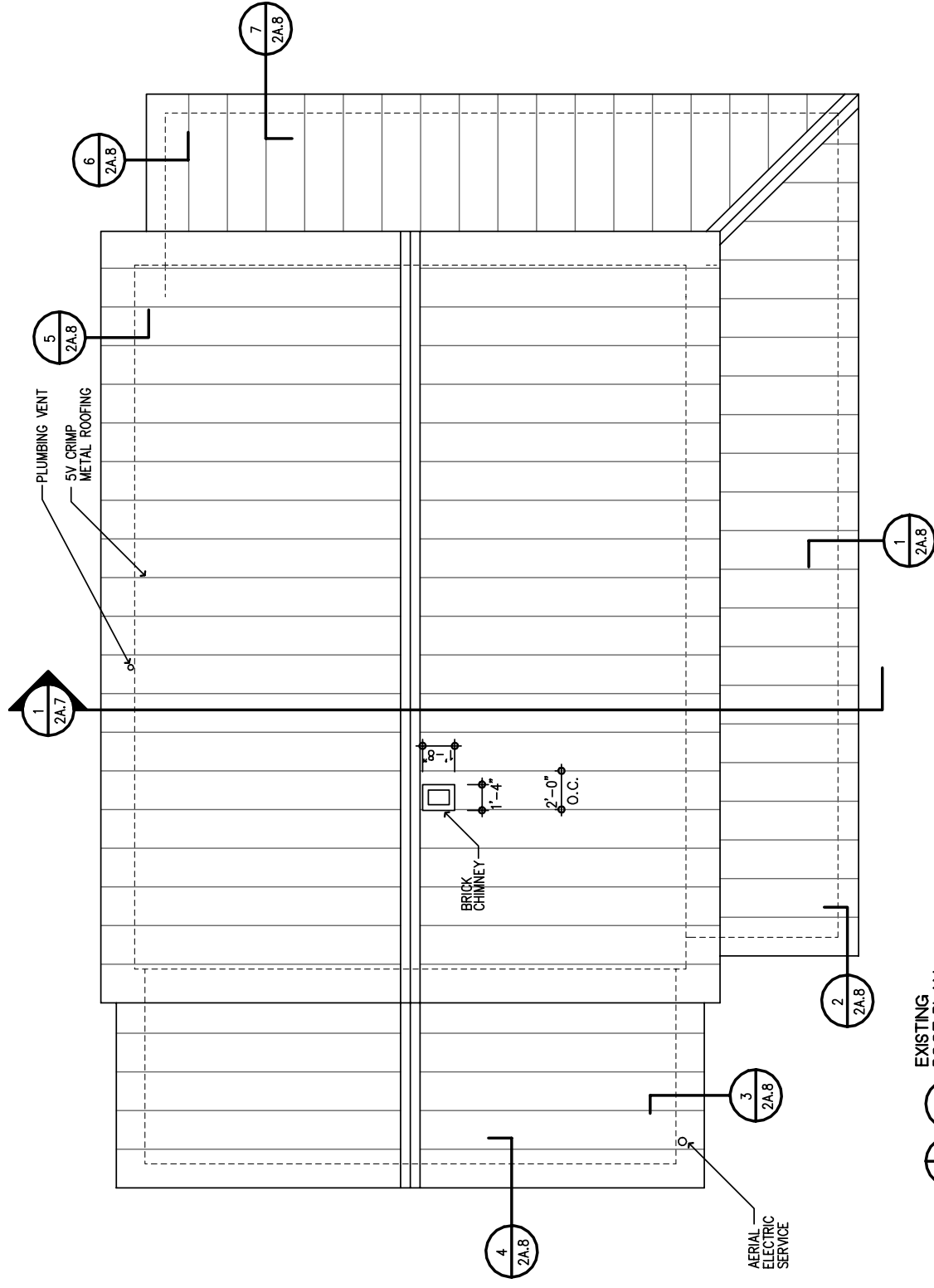


FRAMING PLAN LEGEND

○	10" - 12" DIA. LOG SECTIONS ON END
□	CONCRETE PYRAMID FOUNDATION PIER
□	7 1/2" x 7 1/2" PRESSURE TREATED TIMBER PIER

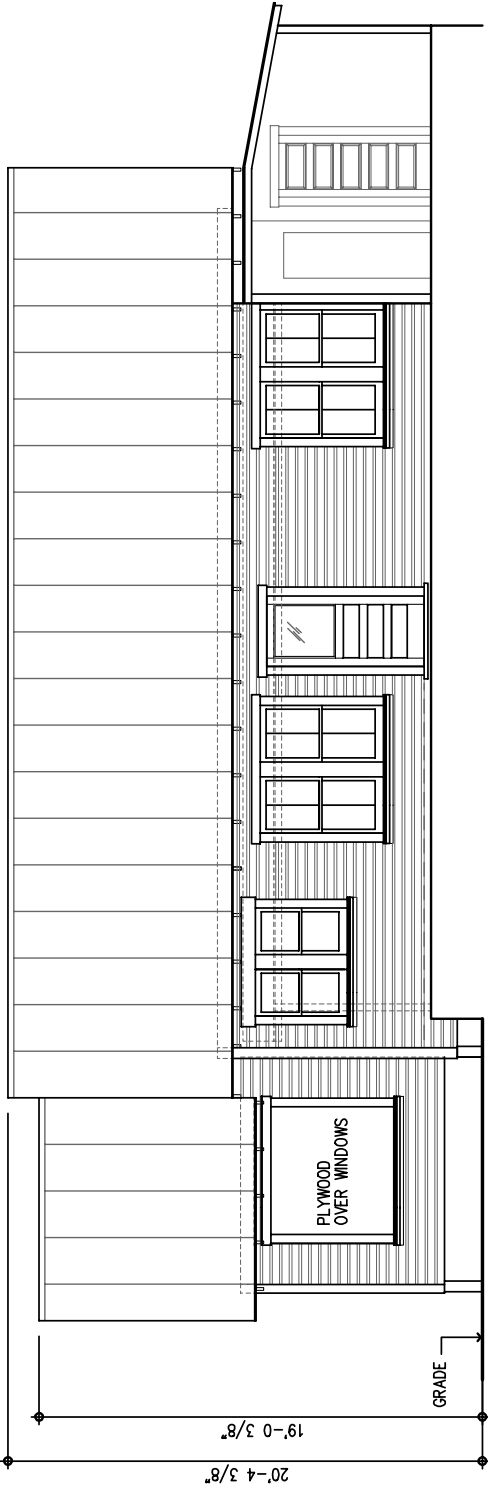


EXISTING FLOOR FRAMING PLAN
 SCALE: 3/16" = 1'-0"

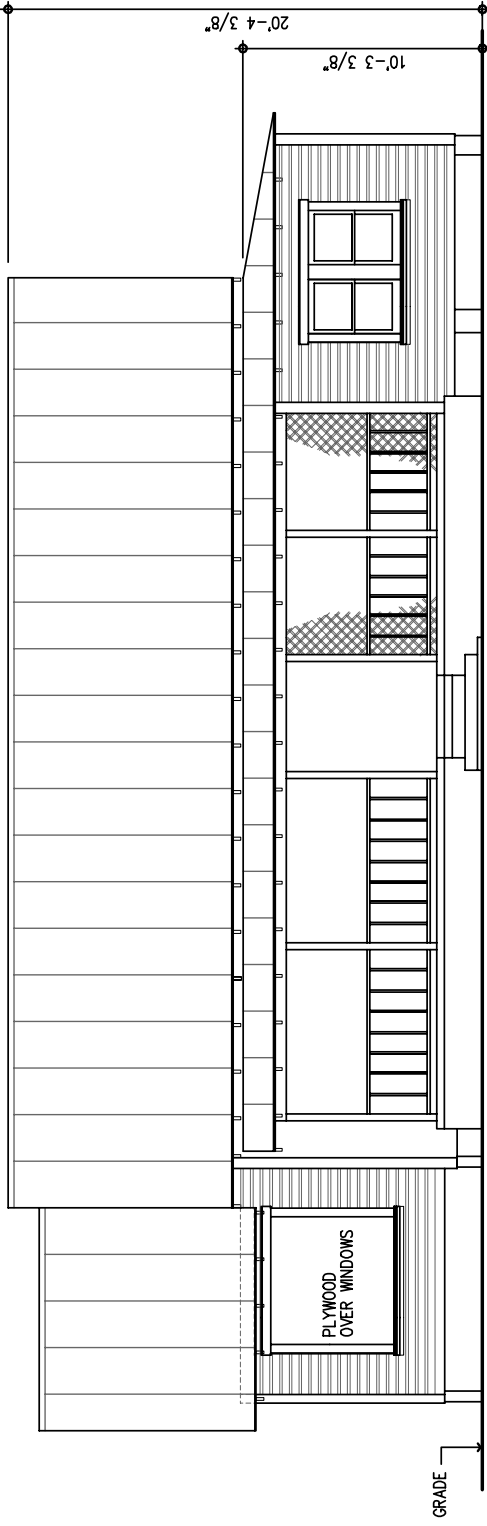


EXISTING
 ROOF PLAN
 SCALE: 3/16"=1'-0"

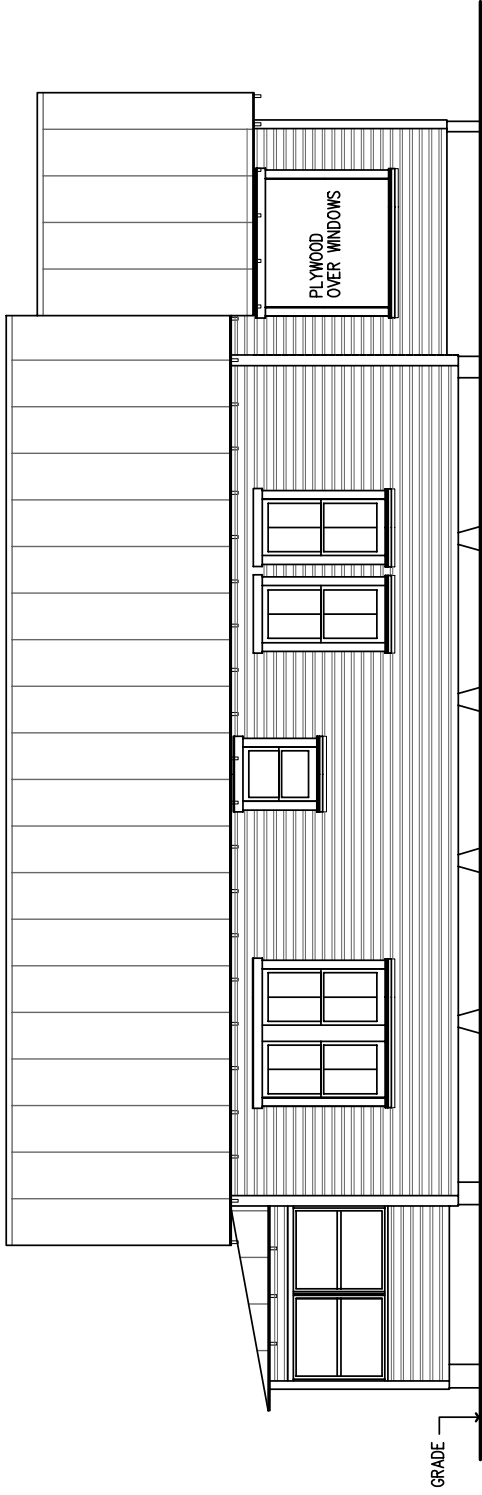




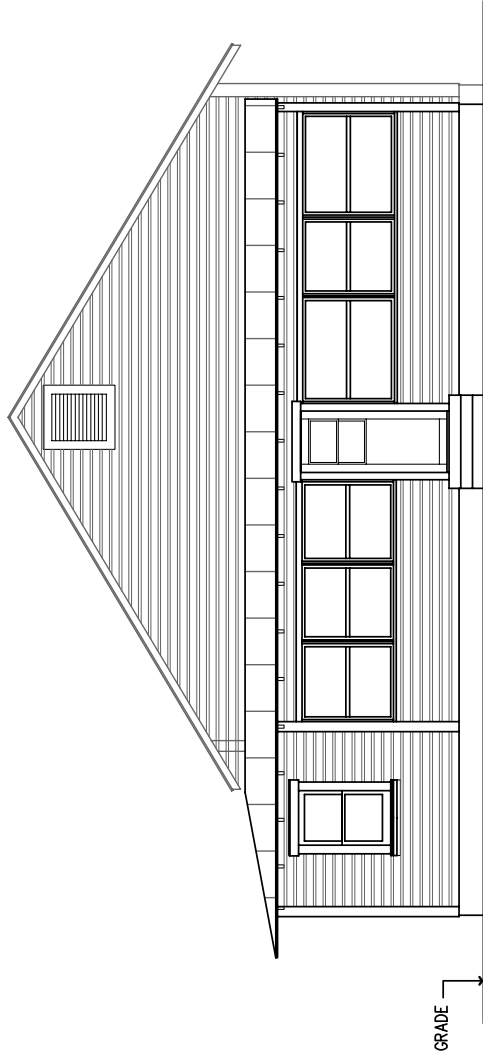
2
 2A.1
 EXISTING WEST ELEVATION
 SCALE: 3/16"=1'-0"



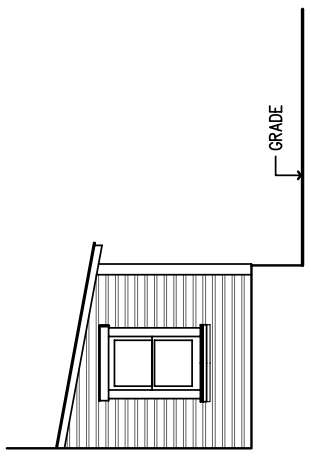
1
 2A.1
 EXISTING WEST ELEVATION
 SCALE: 3/16"=1'-0"



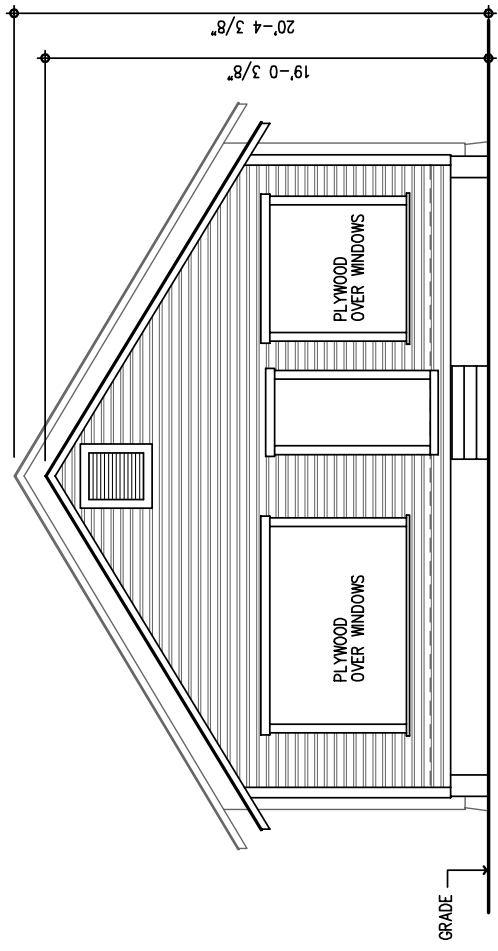
2
 EXISTING EAST ELEVATION
 SCALE: 3/16"=1'-0"
 2A.5



1
 EXISTING SOUTH ELEVATION
 SCALE: 3/16"=1'-0"
 2A.5

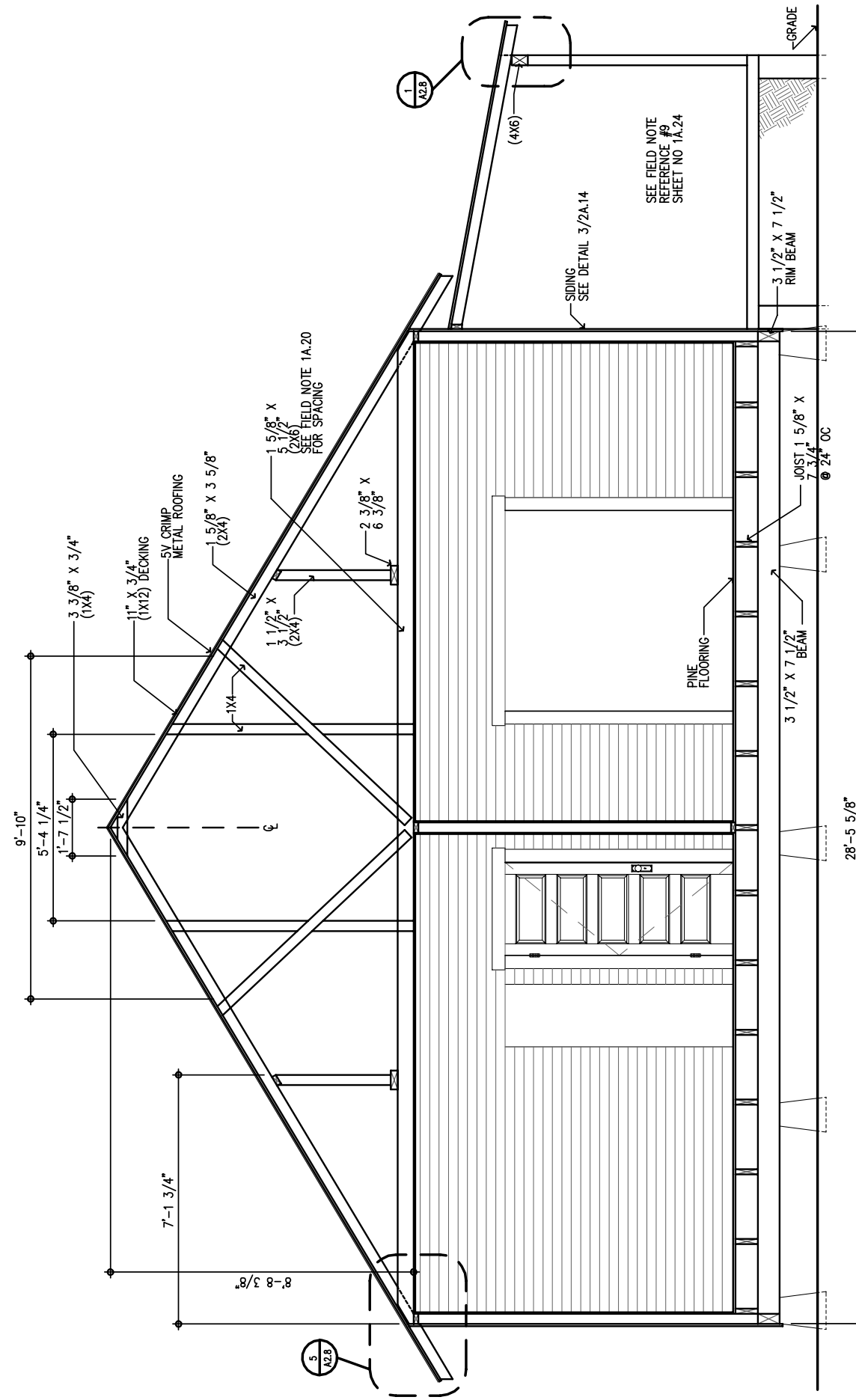


EXISTING PARTIAL ELEVATION
 AT PORCH WINDOW #17
 SCALE: 3/16"=1'-0"

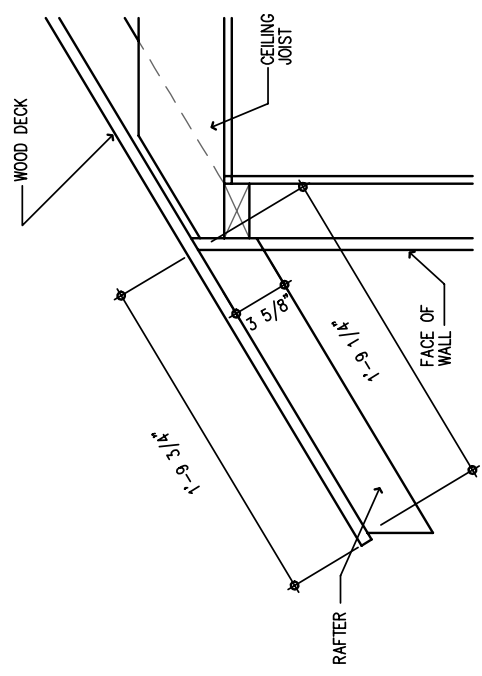


EXISTING NORTH ELEVATION
 SCALE: 3/16"=1'-0"

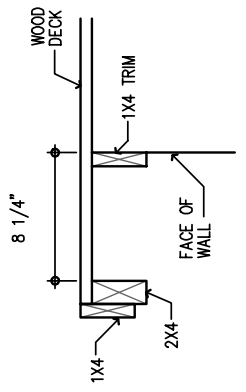




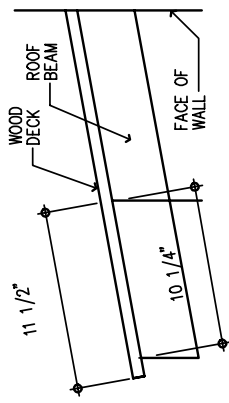
1
 2A.7
 EXISTING BUILDING SECTION
 SCALE: 3/8"=1'-0"



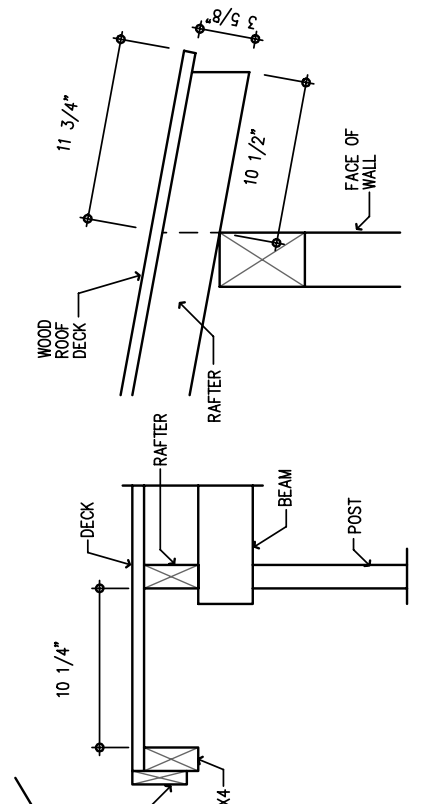
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 2A.8
 ROOF DETAIL
 FIELD NOTE #5
 SCALE: 1 1/2"=1'-0"



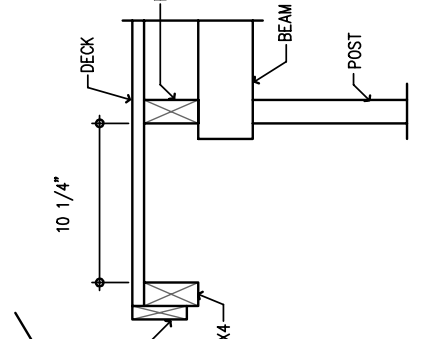
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 2A.8
 ROOF DETAIL
 FIELD NOTE #6
 SCALE: 1 1/2"=1'-0"



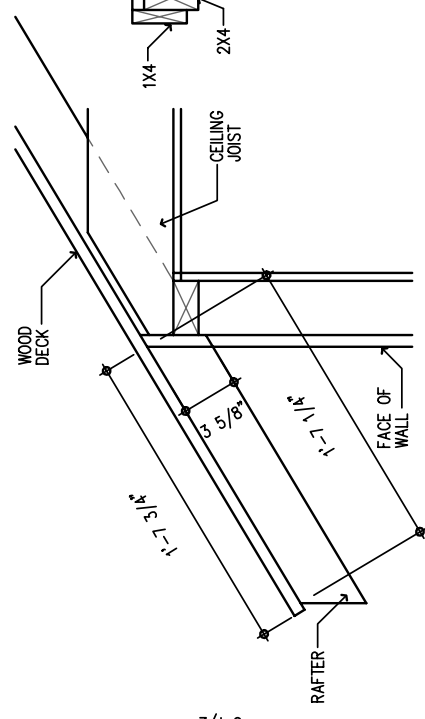
7
 2A.8
 ROOF DETAIL
 FIELD NOTE #7
 SCALE: 1 1/2"=1'-0"



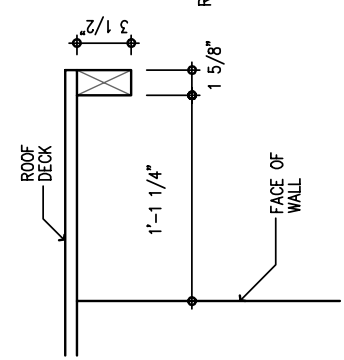
1
 2A.8
 ROOF DETAIL
 FIELD NOTE #1
 SCALE: 1 1/2"=1'-0"



2
 2A.8
 ROOF DETAIL
 FIELD NOTE #2
 SCALE: 1 1/2"=1'-0"

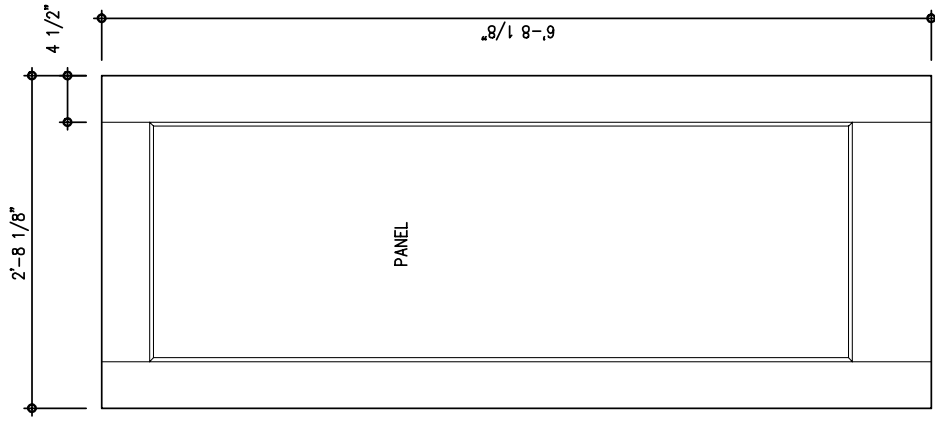


3
 2A.8
 ROOF DETAIL
 FIELD NOTE #3
 SCALE: 1 1/2"=1'-0"

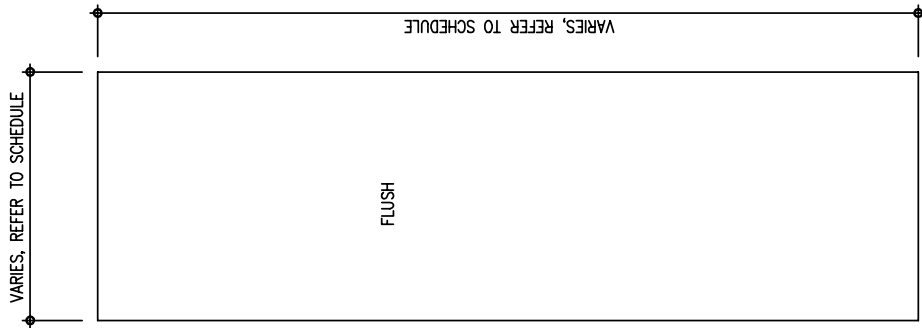


4
 2A.8
 ROOF DETAIL
 FIELD NOTE #4
 SCALE: 1 1/2"=1'-0"

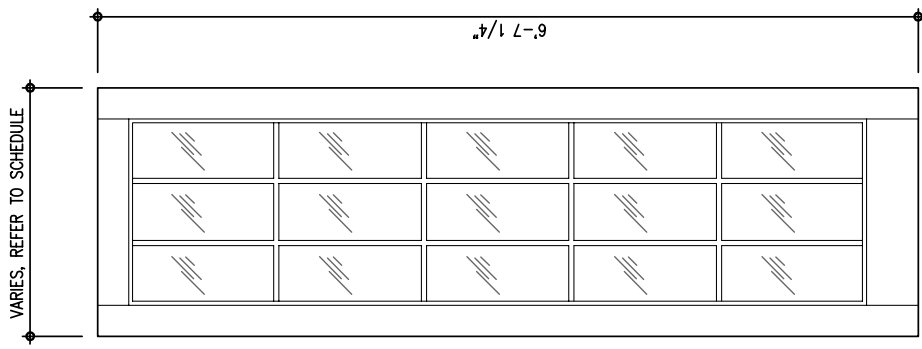
ALL DETAILS THIS PAGE
 REFERENCE FIELD NOTE 1A.24



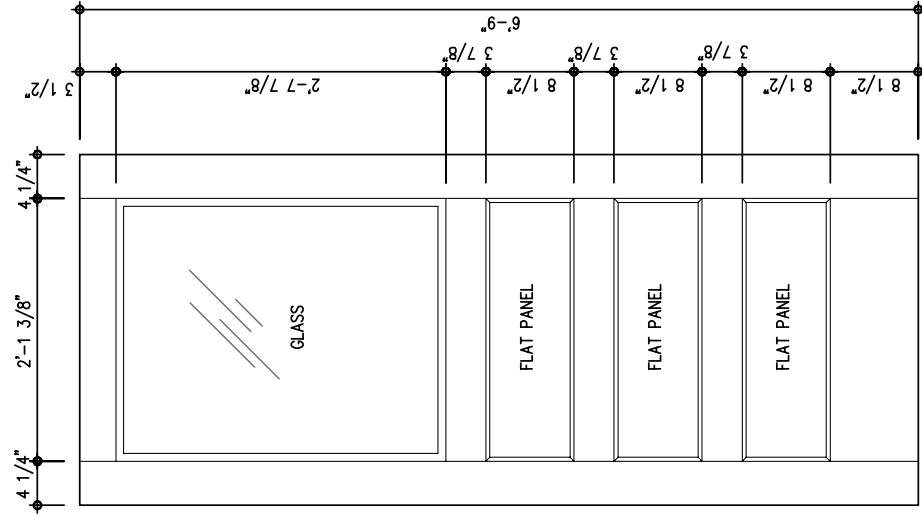
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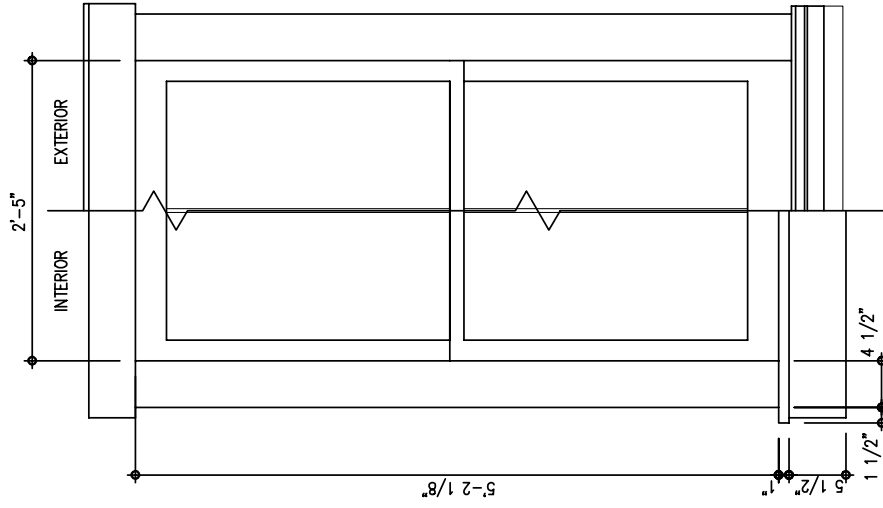
2 TYPE "C"
 SCALE: 1"=1'-0"



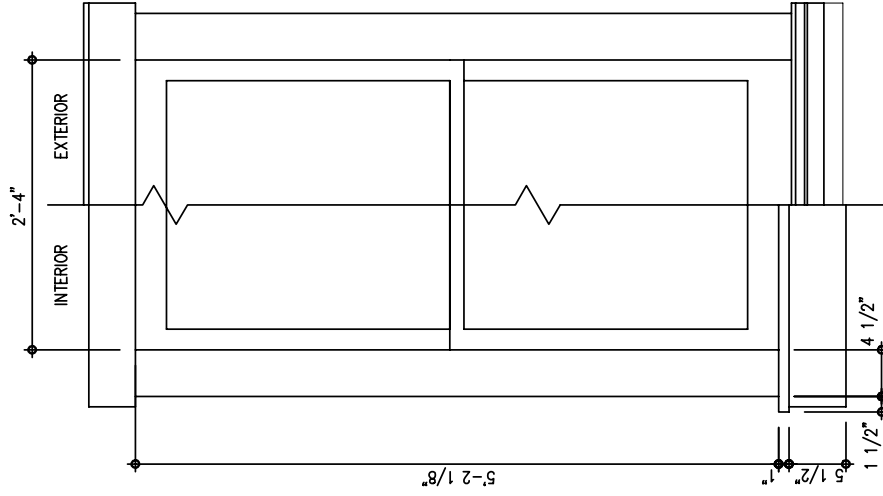
3 TYPE "B"
 SCALE: 1"=1'-0"



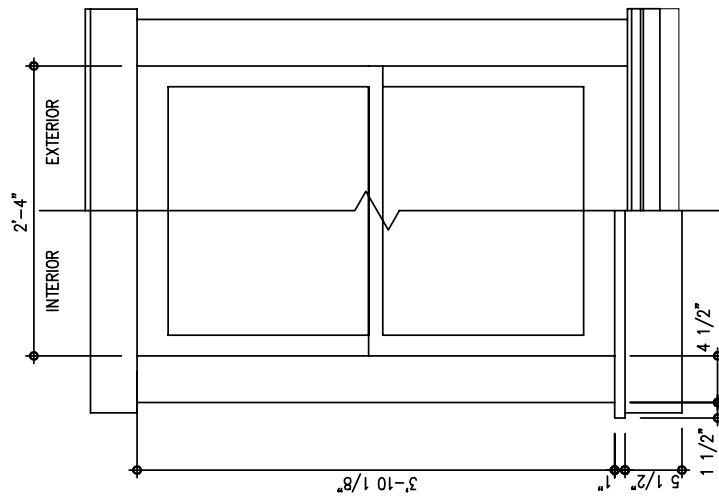
4 TYPE "A"
 SCALE: 1"=1'-0"



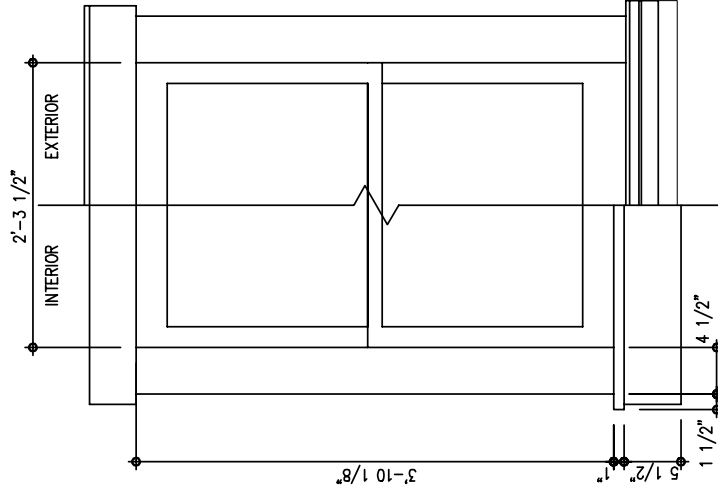
1 WINDOW W1 2/2
 SCALE: 1"=1'-0"



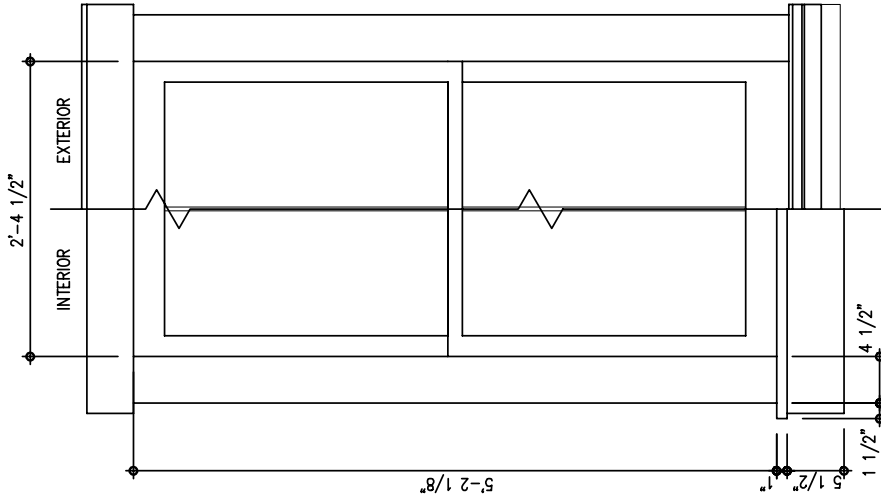
2 WINDOW W2 1/1
 SCALE: 1"=1'-0"



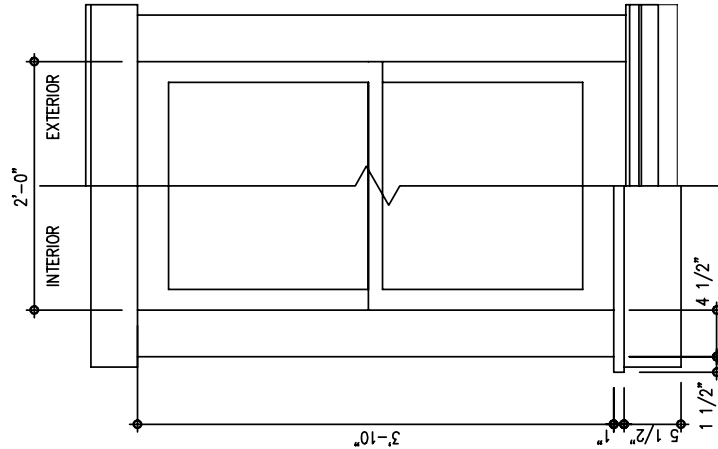
3 WINDOW W3 1/1
 SCALE: 1"=1'-0"



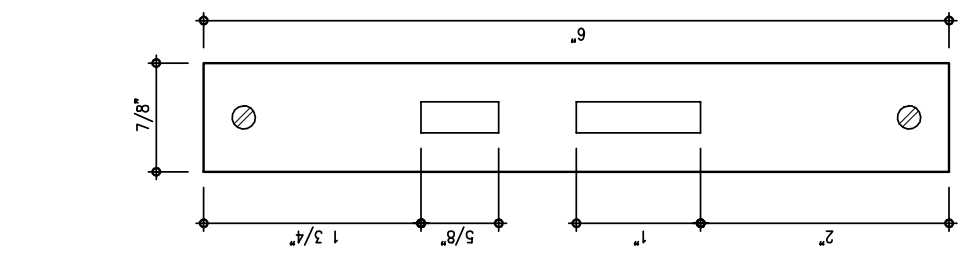
1 WINDOW W4 1/1
 SCALE: 1"=1'-0"



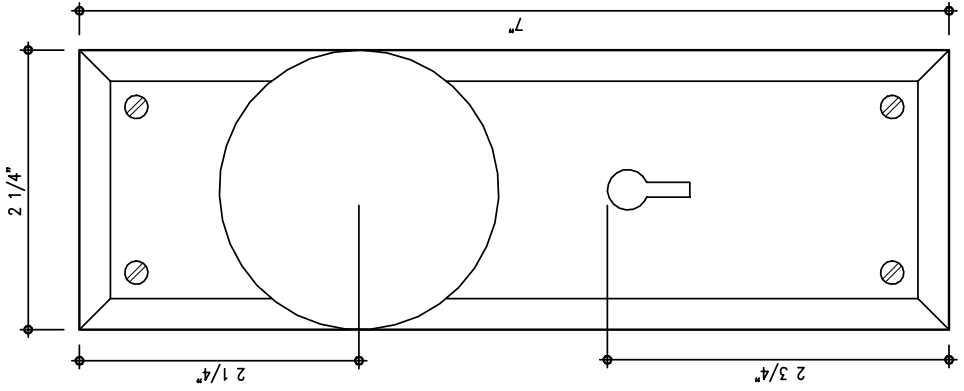
2 WINDOW W5 2/2
 SCALE: 1"=1'-0"



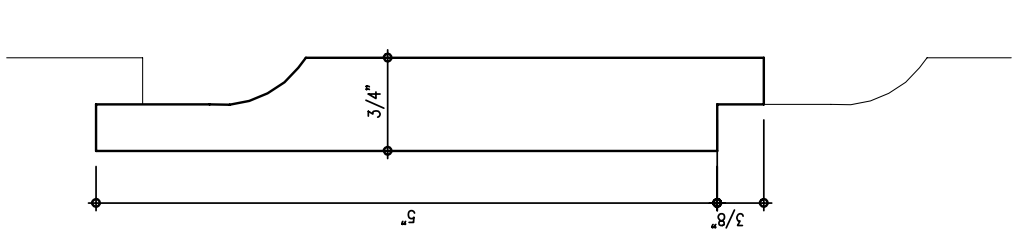
3 WINDOW W6 1/1
 SCALE: 1"=1'-0"



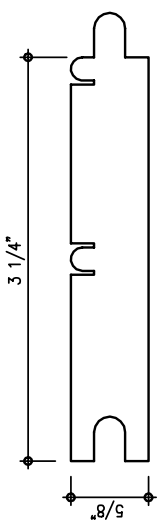
1 TYPICAL DOOR HARDWARE
 SCALE: 12"=1'-0"



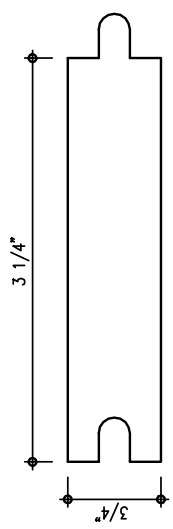
2 TYPICAL DOOR HARDWARE
 SCALE: 12"=1'-0"



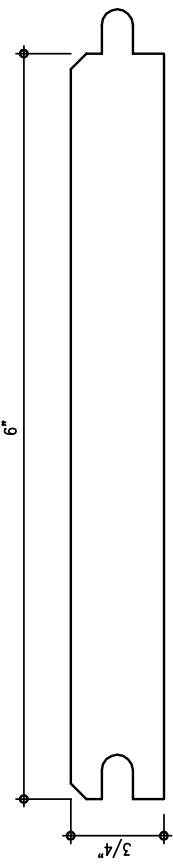
3 WALL SIDING DETAIL
 SCALE: 12"=1'-0"



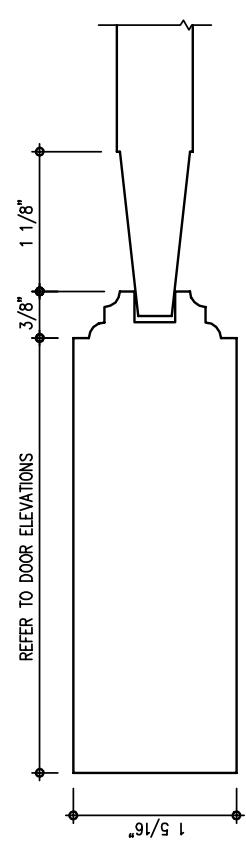
7 WALL / CEILING BEAD BOARD DETAIL
 SCALE: 12"=1'-0"



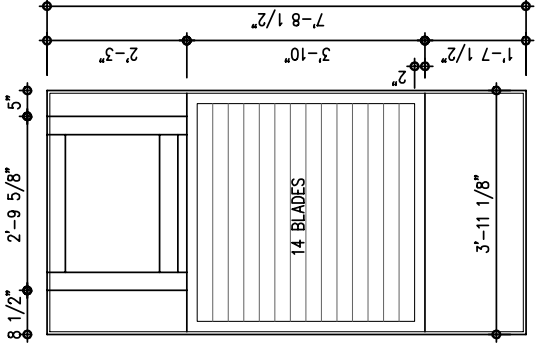
6 FLOOR DETAIL
 SCALE: 12"=1'-0"



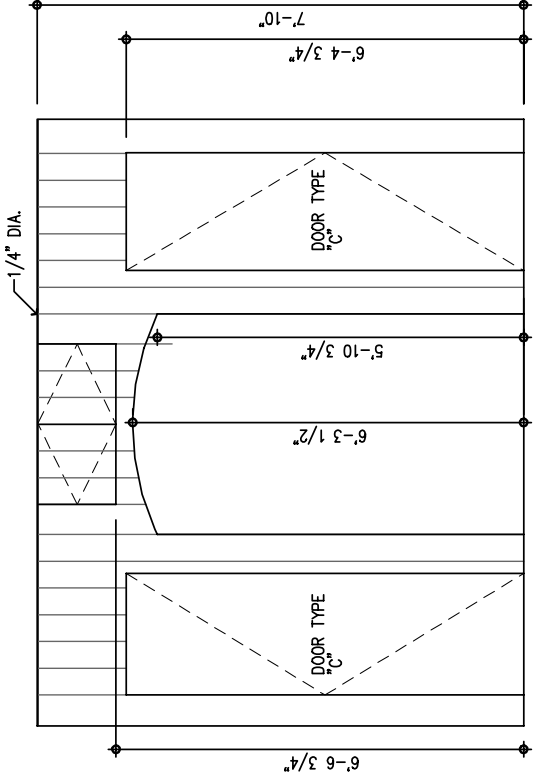
5 WALL / CEILING DETAIL
 SCALE: 12"=1'-0"



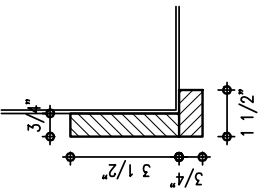
4 TYPICAL DOOR PROFILE
 SCALE: 12"=1'-0"



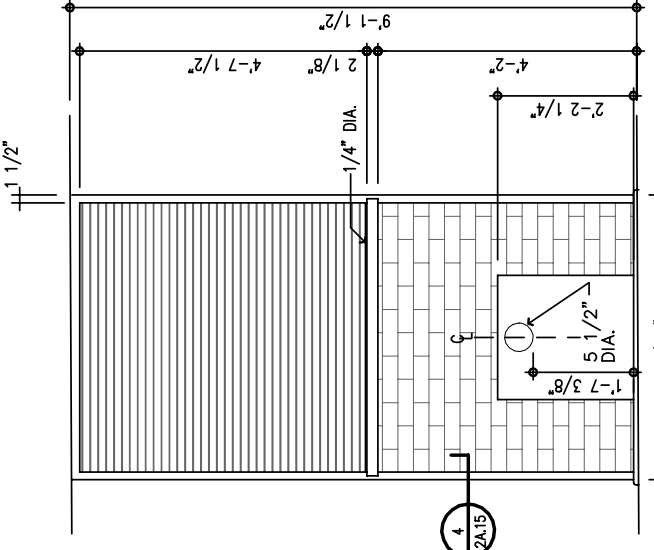
2 PARTIAL REFLECTED CEILING OF HALL IN FRONT OF BATHROOM #1
 SCALE: 1/2"=1'-0"



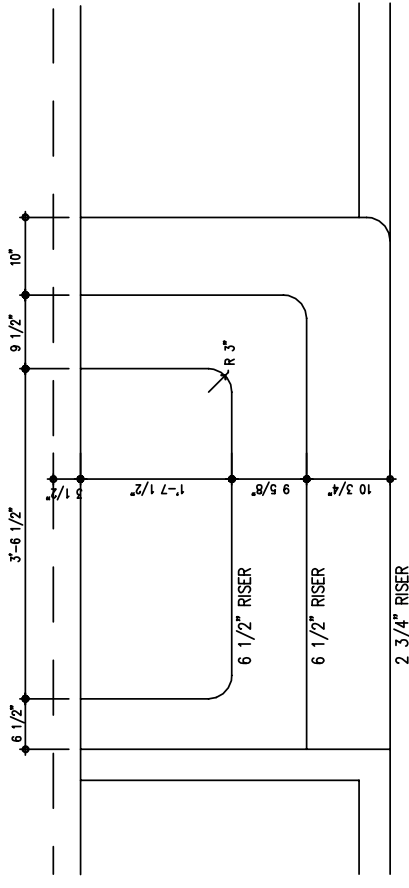
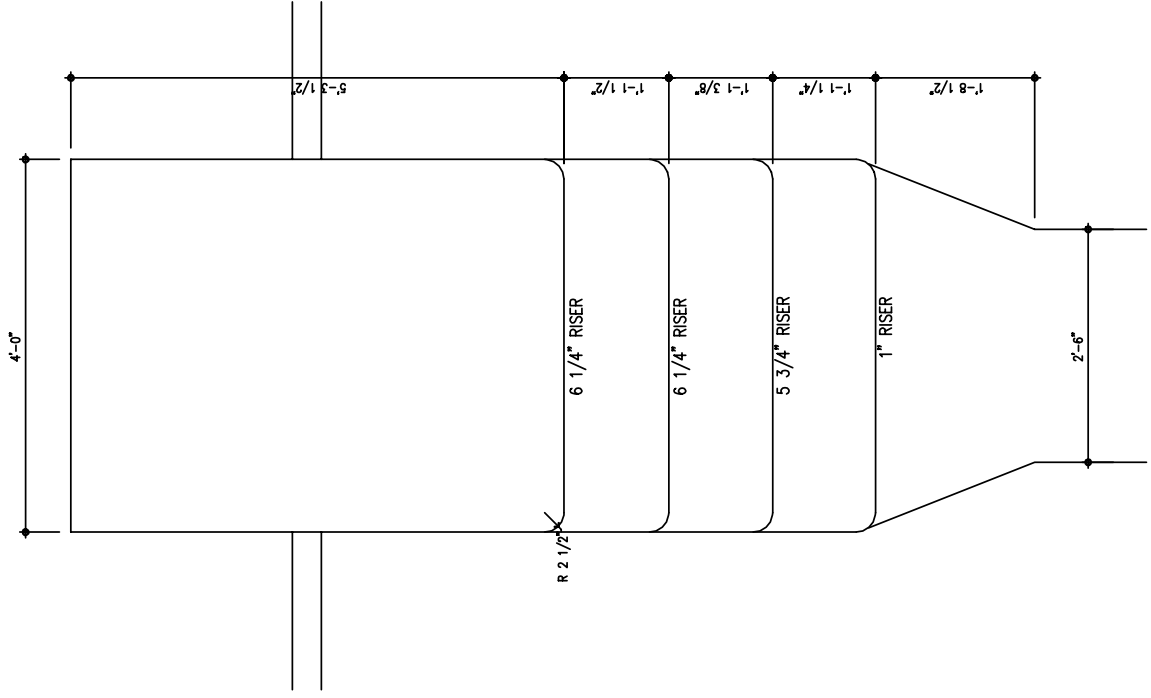
1 WEST WALL OF BEDROOM #3
 SCALE: 1/2"=1'-0"



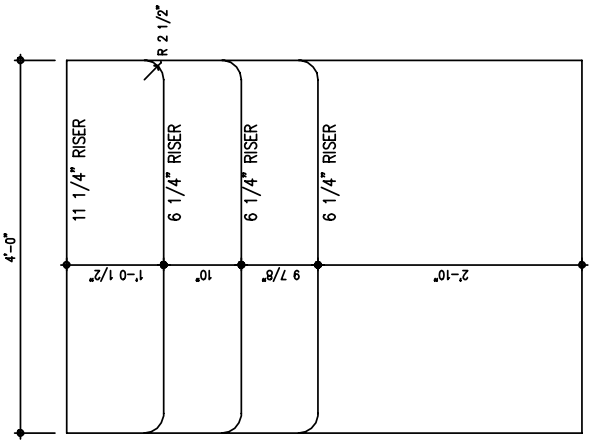
4 FIREPLACE TRIM DETAIL
 SCALE: 1/2"=1'-0"



3 FIREPLACE ELEVATION
 SCALE: 1/2"=1'-0"



3 WEST STEPS
 SCALE: 3/4"=1'-0"



EXISTING DOOR SCHEDULE

Mark	Type	Material	Size	Hardware	Notes
102A	A	Wood / Glass	2'-10" x 6'-10" x 1 5/16"	No original hardware - now butt hinges and deadbolt lock and slide bolt	Original door
102B	B	Wood / Glass	2'-11 7/8" x 6'-7 1/4" x 1 3/8"	Post 2000 hardware - butt hinges and mortise lock with glass knobs	Post 2000 door
104A	B	Wood / Glass	PR. 2'-0" x 6'-7 1/4" x 1 3/8"	Post 2000 hardware - butt hinges and mortise lock with glass knobs	Post 2000 door
104B	C	Metal	2'-9 3/4" x 6'-8 1/2" x 1 3/4"	Post 2000 hardware - butt hinges and cylinder lock	Post 2000 door
105A	C	Plywood	1'-11 1/8" x 6'-4" x 1/2"	Small butt hinges and cabinet latch	1940's addition door
105B	C	Plywood	1'-10 3/4" x 6'-3 7/8" x 1/2"	Small butt hinges and cabinet latch	1940's addition door
105C	D	Wood	2'-8 1/8" x 6'-8 1/8" x 1 5/16"	Butt hinges	1940's addition door
106A	E	Wood	2'-7 7/8" x 6'-6 3/45 x 1 5/16"	Original hardware - Ball tipped 5 knuckle butt hinges and mortise lock	Original door
107A	E	Wood	2'-5 1/2" x 6'-6 3/8" x 1 5/16"	Original hardware - Ball tipped 5 knuckle butt hinges and mortise lock	Original door
109A	E	Wood	2'-7 5/8" x 6'-8" x 1 5/16"	Original hardware - Ball tipped 5 knuckle butt hinges and mortise lock	Original door
109B	E	Wood	2'-8" x 6'-7 3/4 x 1 5/16"	Original hardware - Ball tipped 5 knuckle butt hinges and mortise lock	Original door
110A	A	Wood / Glass	2'-10 1/8" x 6'-9 5/8" x 1 3/8"	Original ball tipped 5 knuckle butt hinges, cylinder and deadbolt lock	Original door
111A	F	Aluminum	2'-7 3/8" x 6'-3 3/8" x 1 3/4"	Post 2000 hardware - butt hinges and cylinder lock	Post 2000 door
PORCH					

Mary Green Residence

Mark	Type	Material	Size	Hardware	Notes
112A	E	Wood	2'-5 7/8" x 6'-6" x 1 5/16"	Original hardware - Ball tipped 3/4"	Post 1970's door
OFFICE				knuckle butt hinges and mortise lock	
112B	C	Plywood	1'-11 1/2" x 6'-3" x 1/2"	Small butt hinges and cabinet latch	Post 1970's door
OFFICE					

EXISTING WINDOW SCHEDULE

Mark	Type	Sash Opening Size	Notes	Sash / Glass Configuration
1	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
2	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
3	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
4	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
5	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
6	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
7	W2	2'-4" x 3'-2 1/8" x 1 3/8"		1/1
8	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
9	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
10	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2

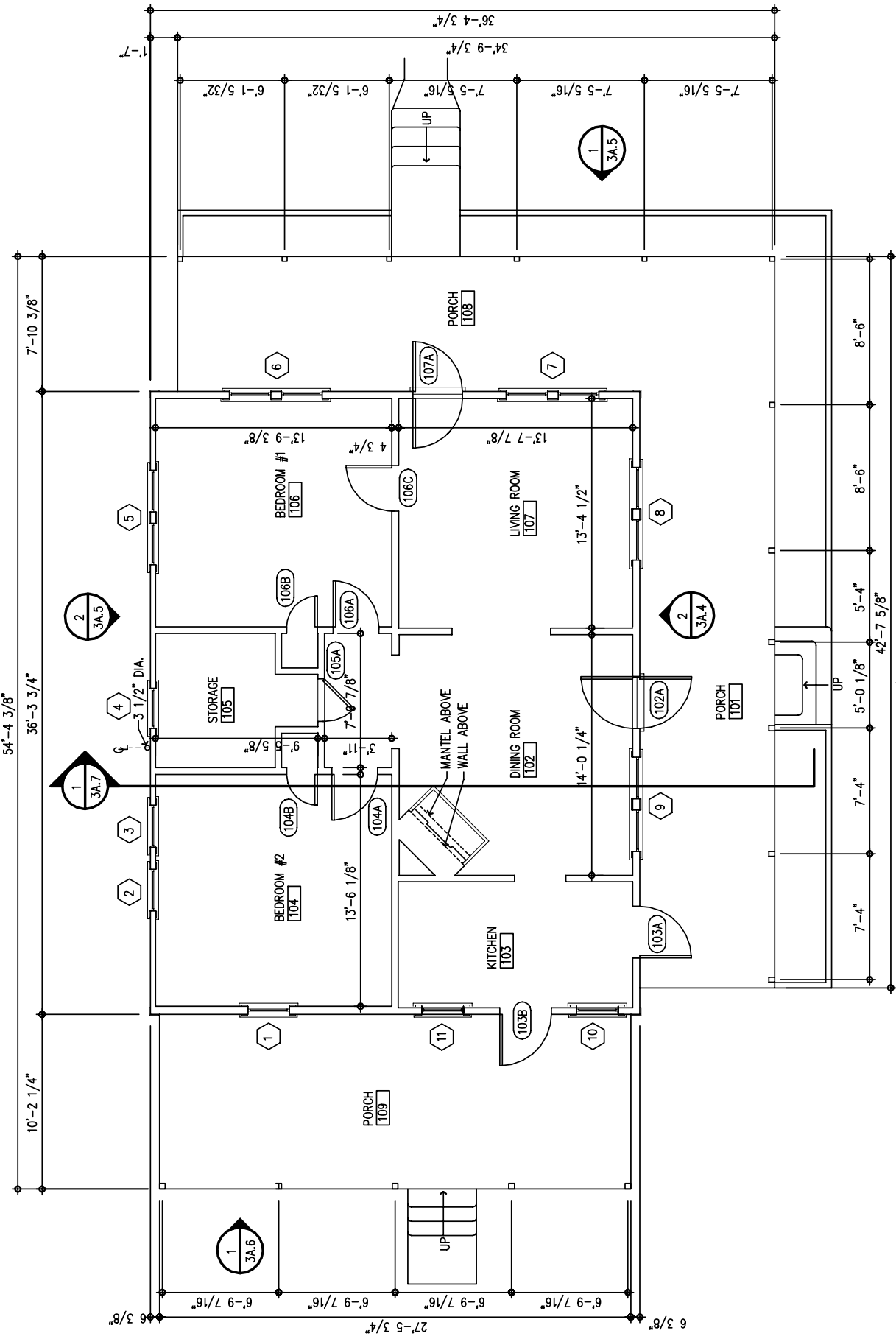
Doris Green Residence

Mark	Type	Sash Opening Size	Notes	Sash / Glass Configuration
11	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
12	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
13	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
14	W3	2'-4" x 3'-10 1/8" x 1 3/8"		1/1
15	W3	2'-4" x 3'-10 1/8" x 1 3/8"		1/1
16	W3	2'-4" x 3'-10 1/8" x 1 3/8"		1/1
17	W4	2'-3 1/2" x 3'-10 1/8" x 1 3/8"		1/1
18	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
19	W5	2'-4 1/2" x 5'-2 1/8" x 1 3/8"		2/2
20	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2

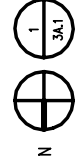
EXISTING FINISH SCHEDULE		
Mark	Description	Notes
101	Floor - Concrete - no finish	
PORCH	Walls - Painted wood siding - See Detail 4	
	Ceiling - Exposed roof rafters and 1 x 4 deck boards - painted	
	Trim - Base - None	
102	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
DINING ROOM	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
103	Floor - 12 x 12 Ceramic Tile, c. 2000	
KITCHEN	Walls - Painted gypsum wall board.	
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
104	Floor - 12 x 12 vinyl composition tile on wood See Detail 1	Joints run east / west
SEWING ROOM	Walls - Painted wood siding See Detail 2	Joints are vertical.
	Ceiling - Painted wood siding See Detail 2	Joints run east / west
	Trim - Base - 1 x 4 wood board base with paint	
105	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
BEDROOM #3	Walls - Natural finish wood siding See Detail 2	Joints are vertical.
	Ceiling - Natural finish wood siding See Detail 2	Joints run east / west
	Trim - Base - 1 x 4 wood board base with natural finish	
105A	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
CLOSET	Walls - Natural finish wood siding See Detail 2	Joints are vertical.
	Ceiling - Natural finish wood siding See Detail 2	Joints run east / west
	Trim - Base - None	
105B	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
CLOSET	Walls - Natural finish wood siding See Detail 2	Joints are vertical.
	Ceiling - Natural finish wood siding See Detail 2	Joints run east / west
	Trim - Base - None	

EXISTING FINISH SCHEDULE		
Mark	Description	Notes
106	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
BEDROOM #2	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
107	Floor - 12 x 12 Ceramic Tile, c. 2000	
BATHROOM #1	Walls - Painted wood siding See Detail 3 - See Note 2.	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
108	Floor - 12 x 12 Ceramic Tile, c. 2000	
BATHROOM #2	Walls - Painted Gypsum wall board - See Note 2	
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
109	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
BEDROOM #1	Walls - Painted wood siding See Detail 3- See Note 1	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
110	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
LIVING ROOM	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
111	Floor - Wood flooring - paint finish See Detail 1	Joints run north / south
PORCH	Walls - Painted wood siding - See Detail 4	Joints are horizontal.
	Ceiling - Painted plywood	Long joints run east / west
	Trim - Base - None	
112	Floor - Wood flooring - paint finish See Detail 1	Joints run north / south
OFFICE	Walls - Painted wood siding See Detail 2	Joints are horizontal
	Ceiling - Painted wood siding See Detail 2	Joints run north / south and east / west - miter at corner
	Trim - Base - None	

EXISTING FINISH SCHEDULE		
Mark	Description	Notes
	Note 1 - Walls of closet and Bathroom #2 are beaded plywood with joints run vertical. Painted	
	Note 2 - Walls have a beaded plywood wainscot with moulded chairrail and board baseboard. Joints are vertical. Shower has 4 x 4 ceramic tile floor and walls, painted gypsum board walls and ceiling above.	



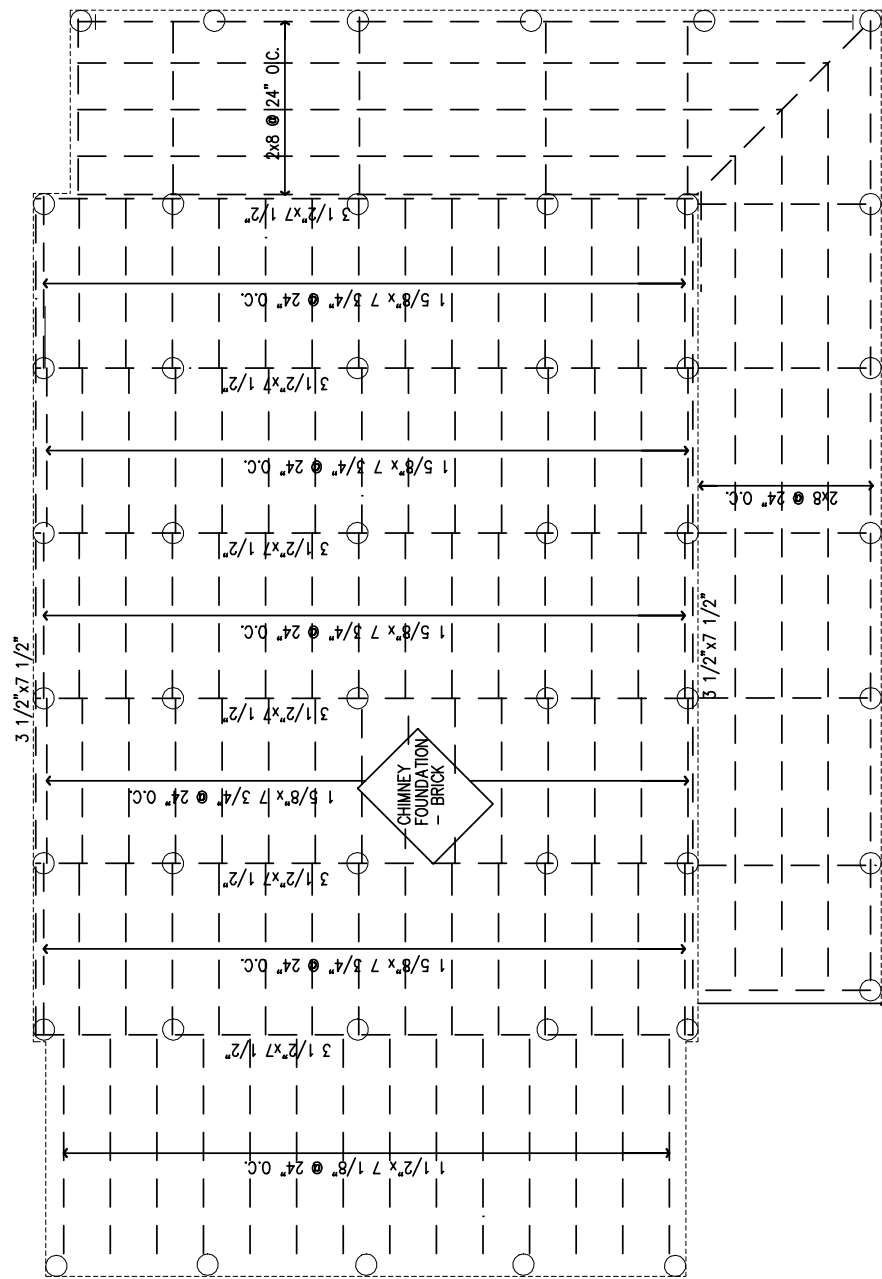
RECONSTRUCTION
 FLOOR PLAN
 SCALE: 3/16" = 1'-0"





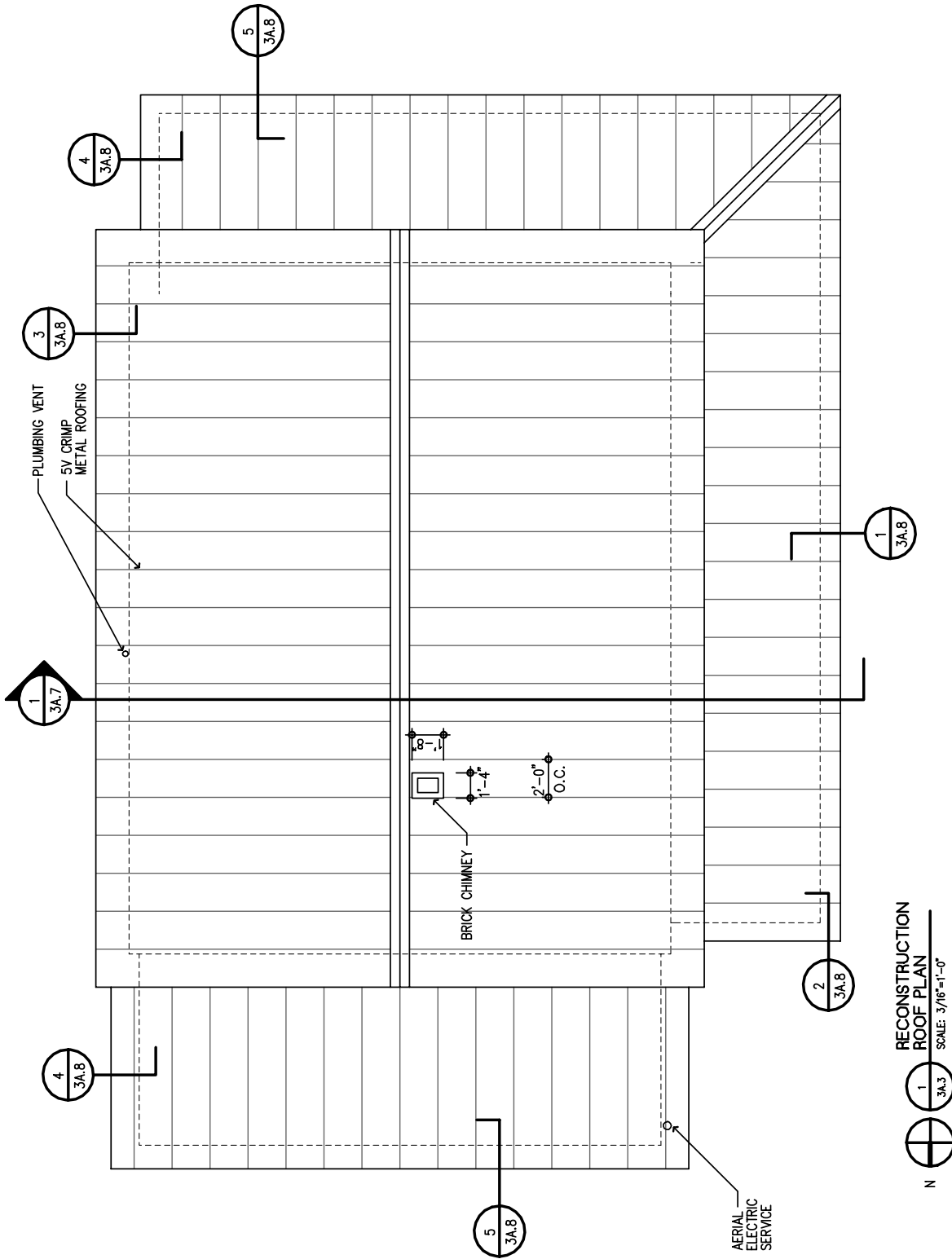
FRAMING PLAN LEGEND

○ 10" - 12" DIA. LOG SECTIONS ON END



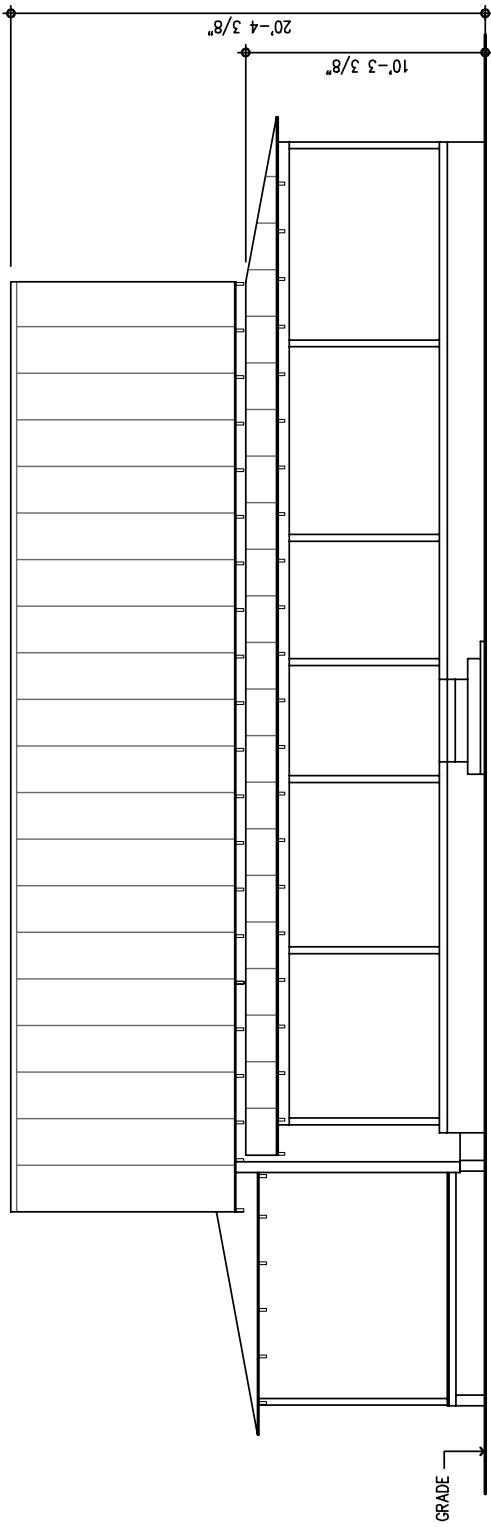
RECONSTRUCTION
 FLOOR FRAMING PLAN
 SCALE: 3/16" = 1'-0"



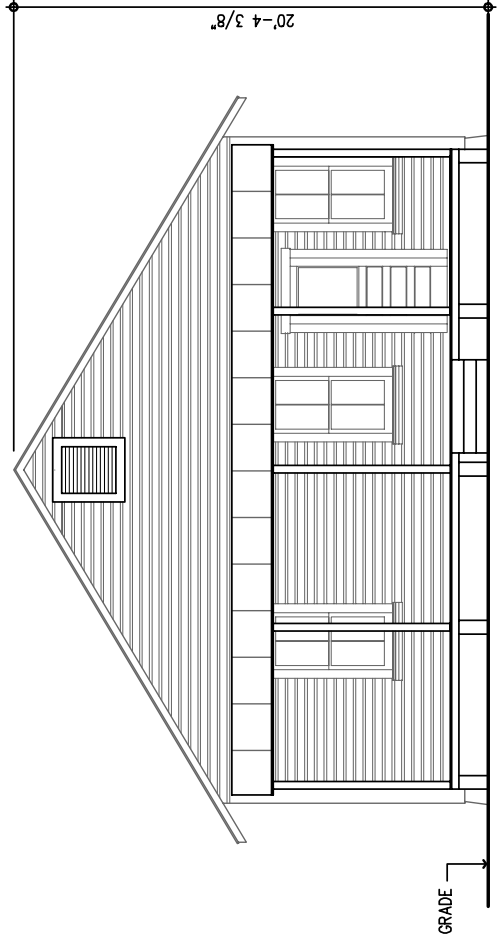




2
 RECONSTRUCTION
 WEST ELEVATION
 SCALE: 3/16"=1'-0"
 3A.4

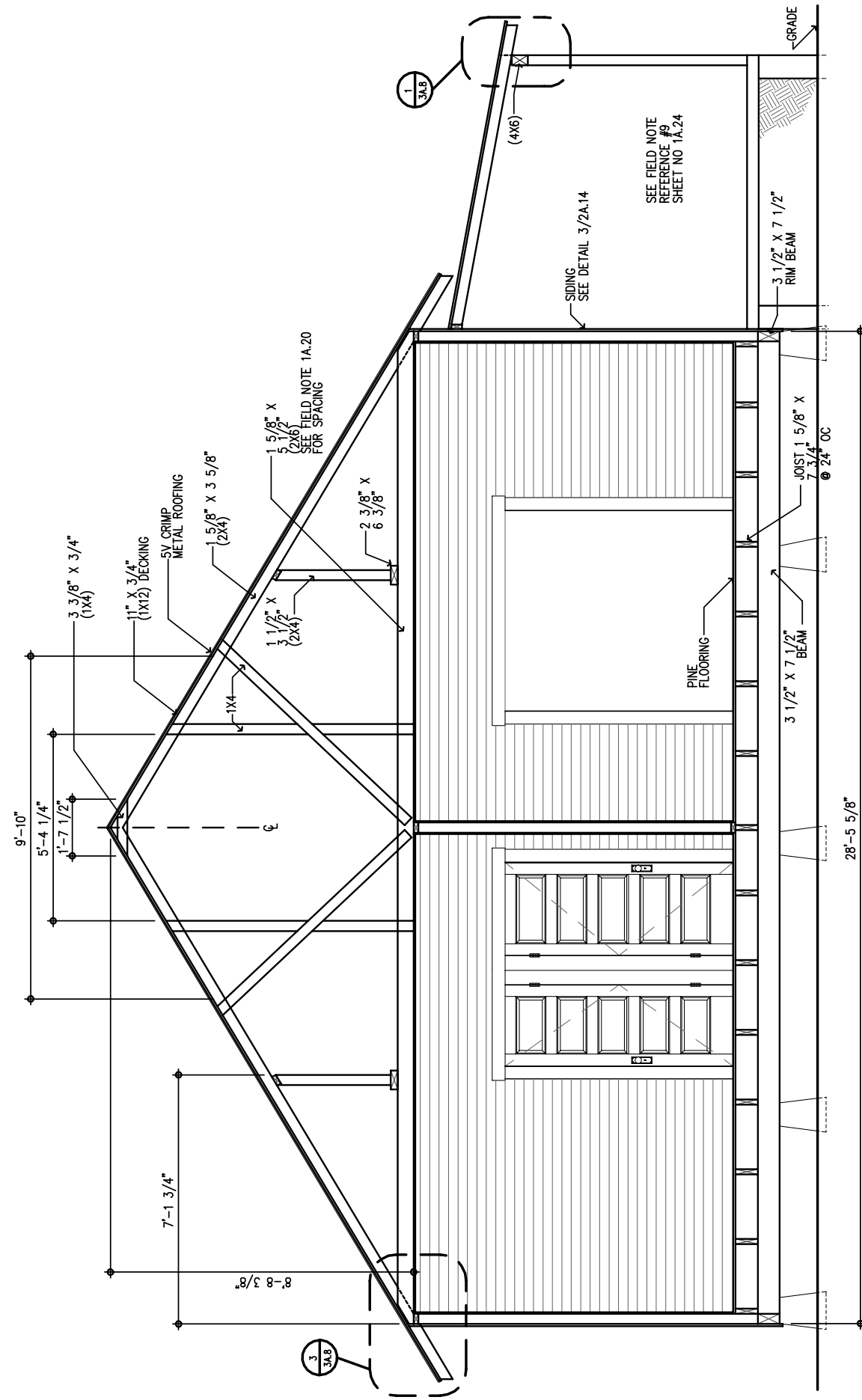


1
 RECONSTRUCTION
 WEST ELEVATION
 SCALE: 3/16"=1'-0"
 3A.4



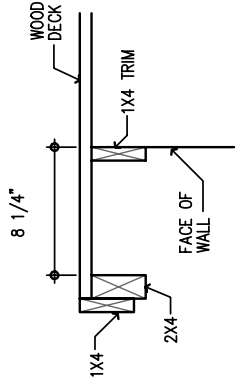
1
3A.6
RECONSTRUCTION
NORTH ELEVATION
SCALE: 3/16"=1'-0"

GRADE

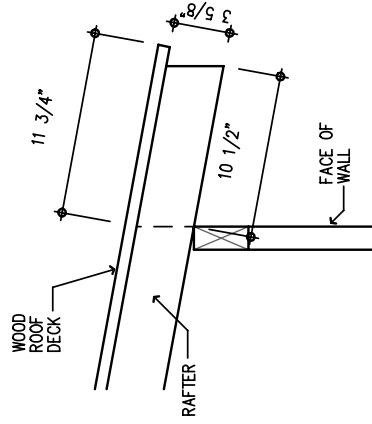


**RECONSTRUCTION
 BUILDING SECTION**
 SCALE: 3/8"=1'-0"

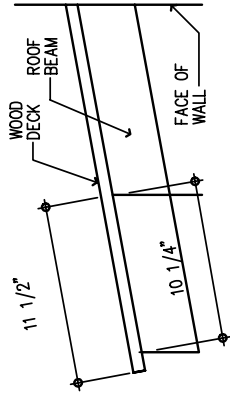




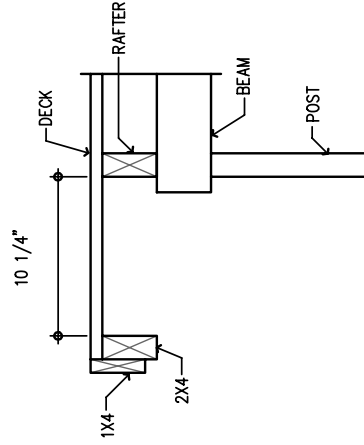
4
 3A.8
 ROOF DETAIL
 FIELD NOTE #6
 SCALE: 1 1/2"=1'-0"



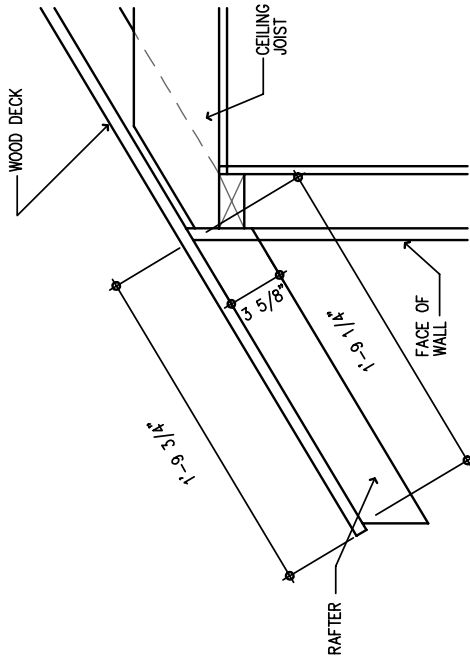
1
 3A.8
 ROOF DETAIL
 FIELD NOTE #1
 SCALE: 1 1/2"=1'-0"



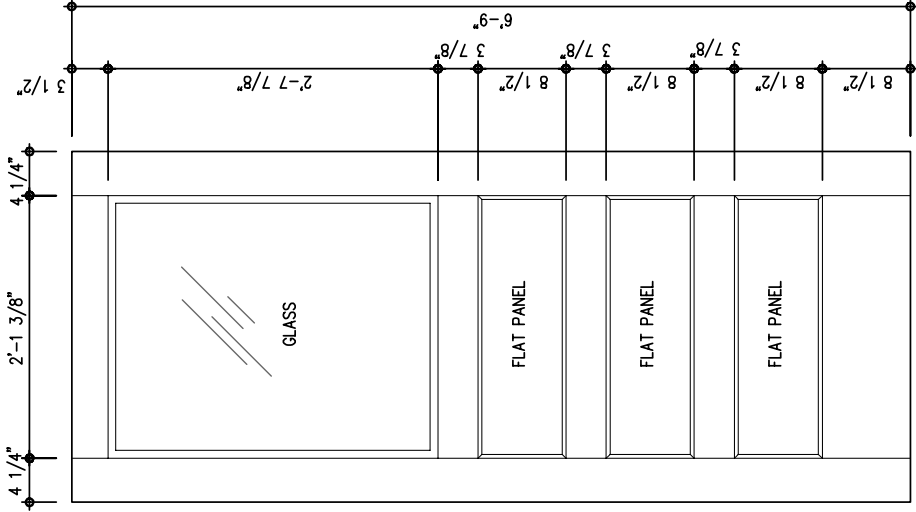
5
 3A.8
 ROOF DETAIL
 FIELD NOTE #7
 SCALE: 1 1/2"=1'-0"



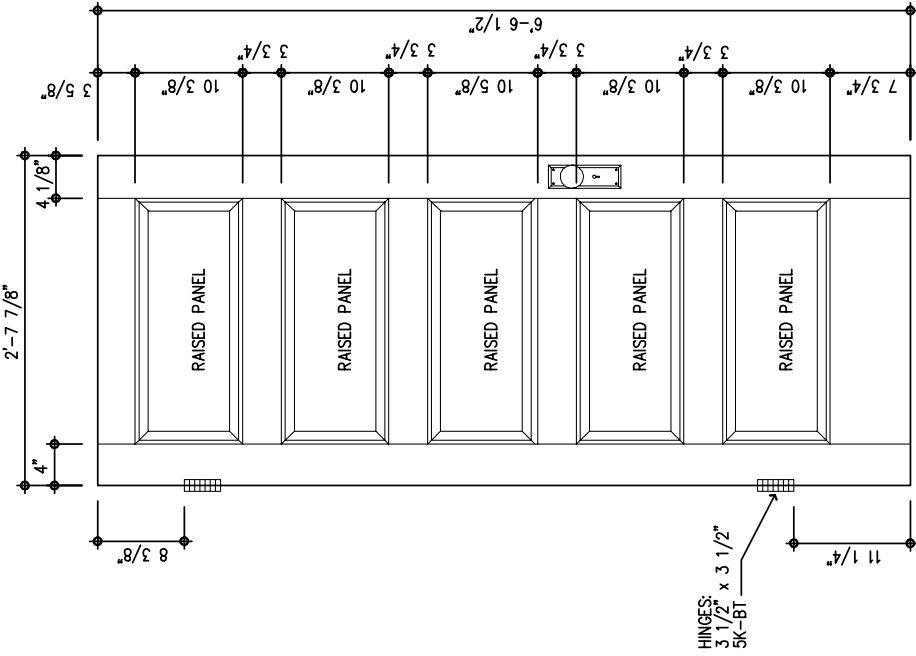
2
 3A.8
 ROOF DETAIL
 FIELD NOTE #2
 SCALE: 1 1/2"=1'-0"



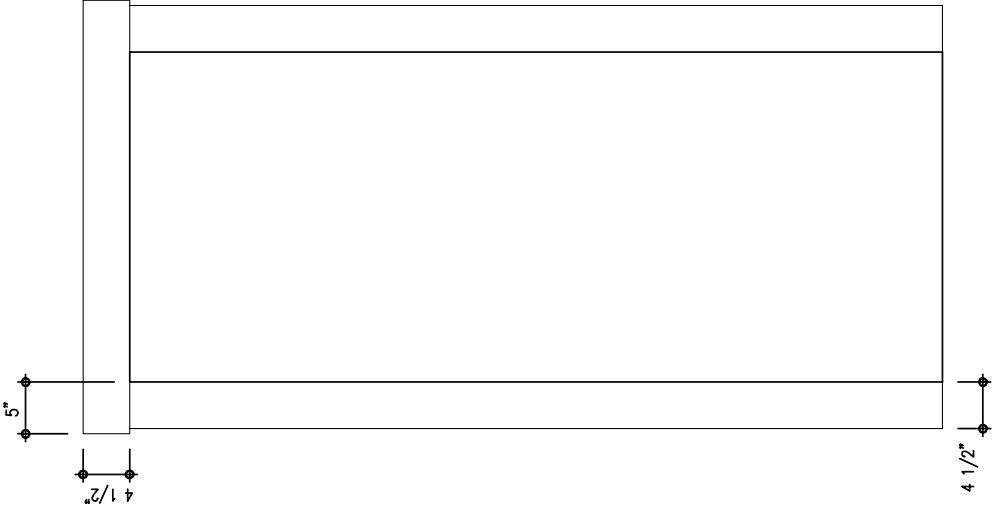
3
 3A.8
 ROOF DETAIL
 FIELD NOTE #5
 SCALE: 1 1/2"=1'-0"



1 TYPE "A"
 3A.9 SCALE: 1"=1'-0"



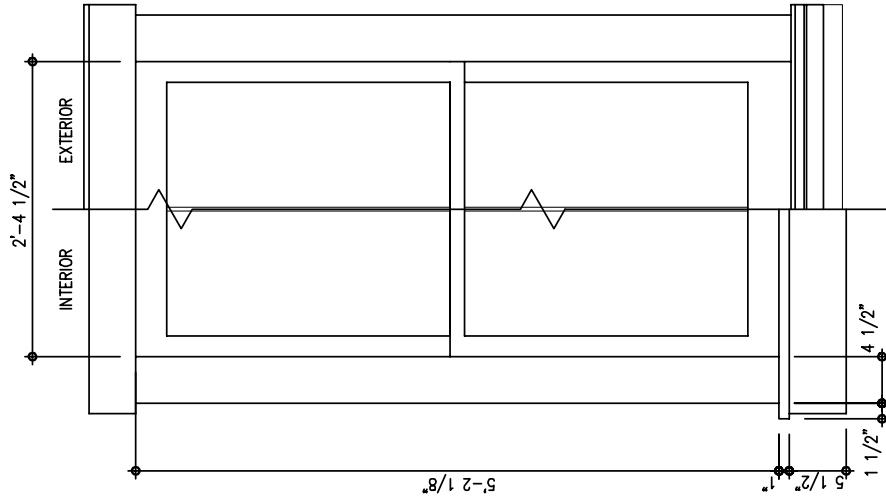
2 TYPE "B"
 3A.9 SCALE: 1"=1'-0"



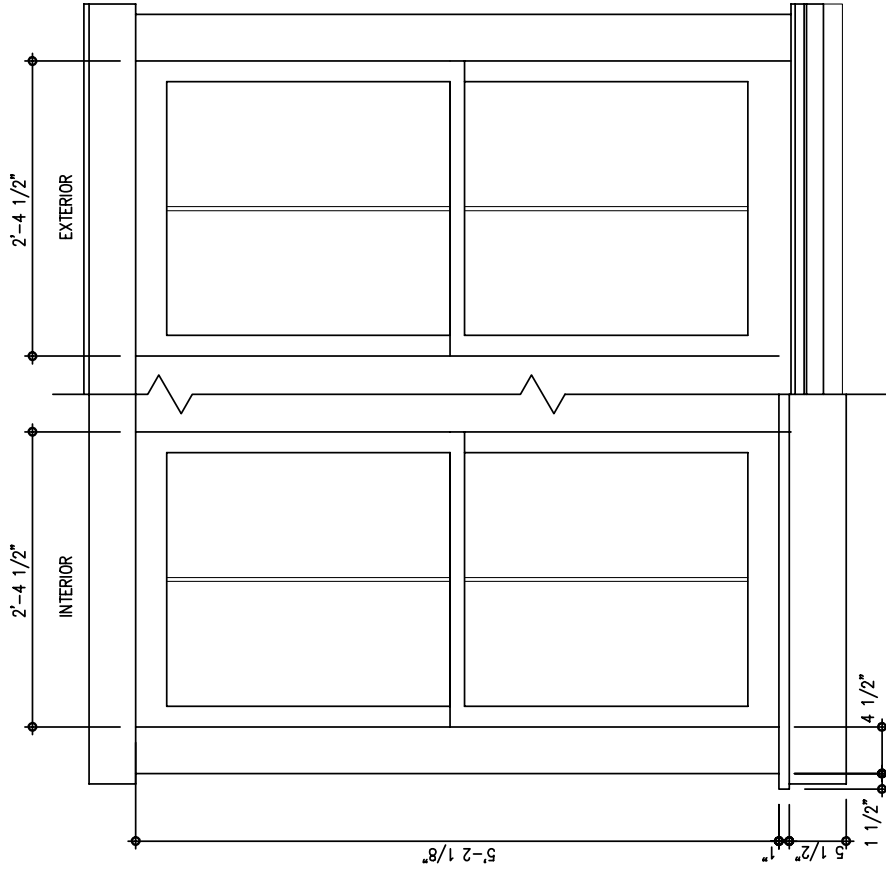
3 TYPICAL DOOR TRIM
 3A.9 SCALE: 1"=1'-0"

HINGES:
 3 1/2" x 3 1/2"
 5K-BT

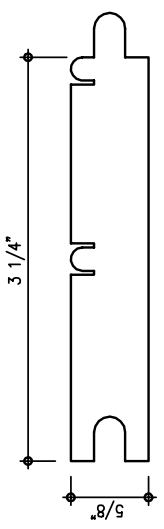
1 5/16" THICK



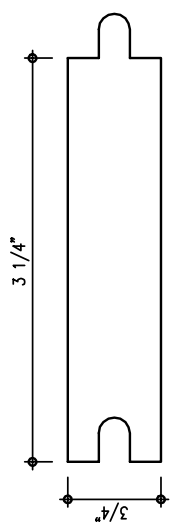
1 WINDOW W1 2/2
3A.10 SCALE: 1"=1'-0"



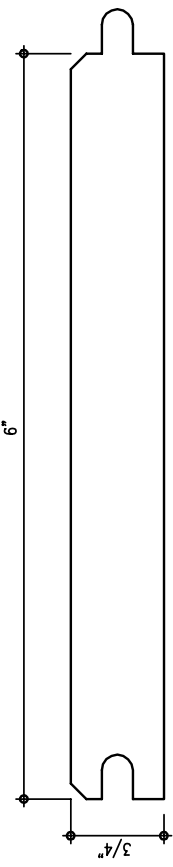
2 WINDOW W2 2/2
3A.10 SCALE: 1"=1'-0"



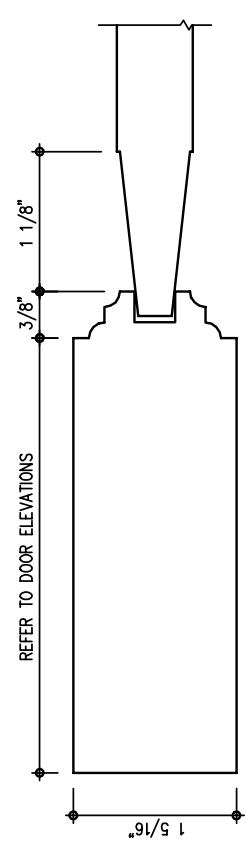
7 WALL / CEILING
 BEAD BOARD DETAIL
 SCALE: 12"=1'-0"



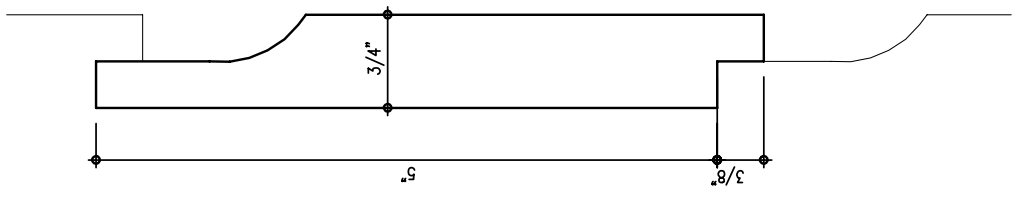
6 FLOOR DETAIL
 SCALE: 12"=1'-0"



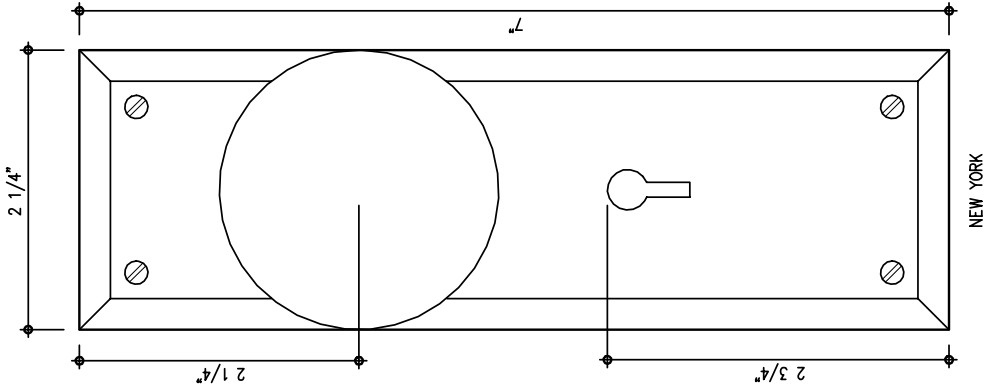
5 WALL / CEILING DETAIL
 SCALE: 12"=1'-0"



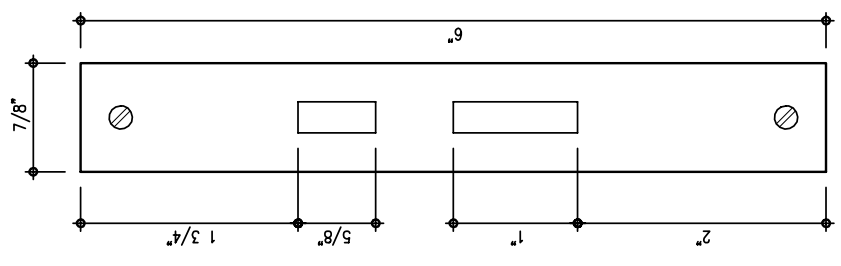
4 TYPICAL
 DOOR PROFILE
 SCALE: 12"=1'-0"



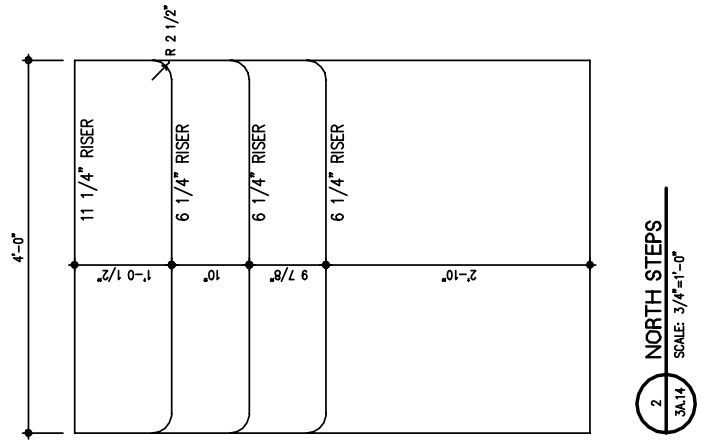
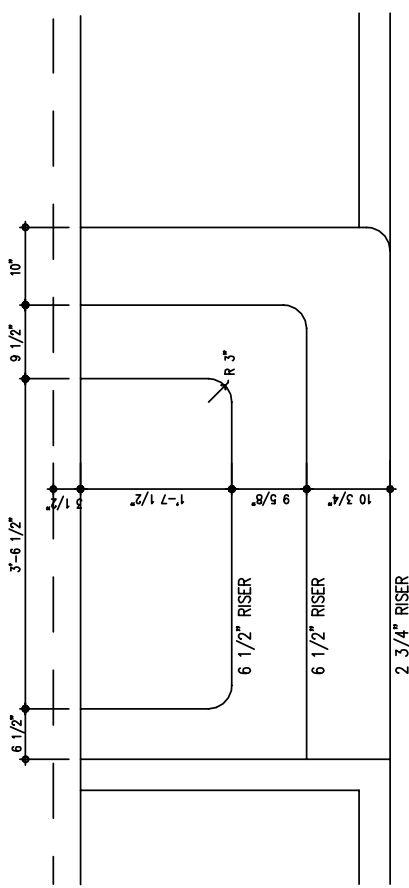
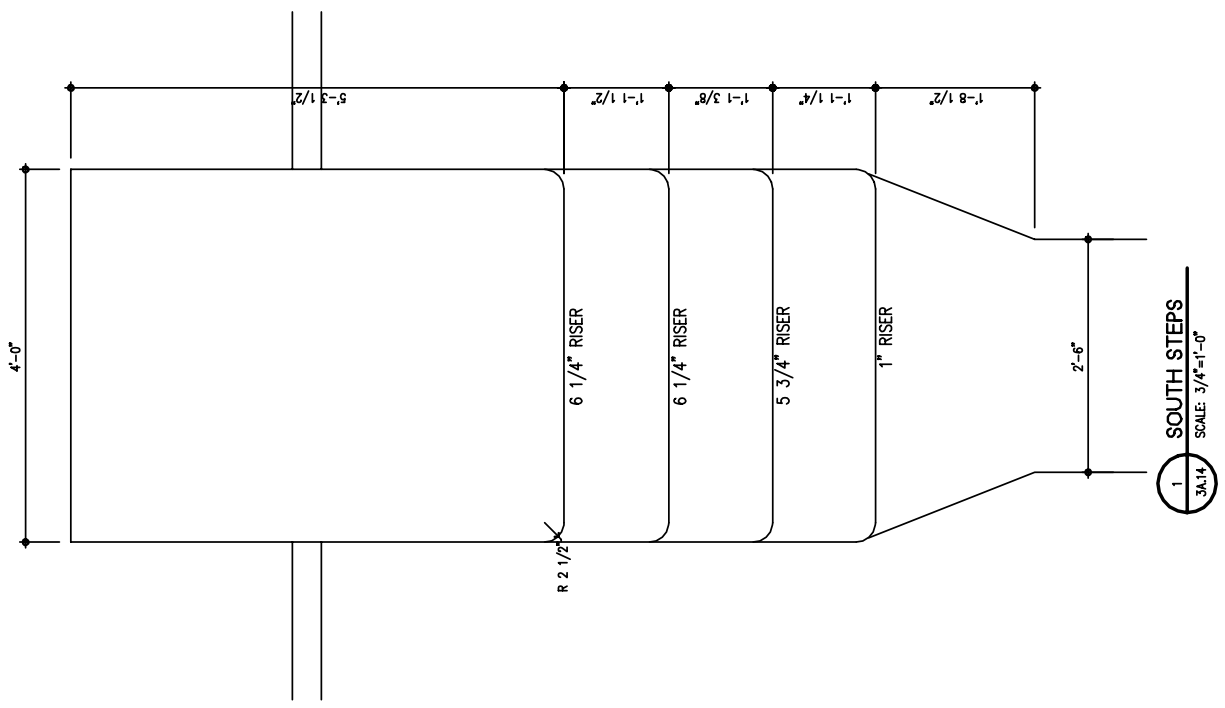
3 WALL
 SIDING DETAIL
 SCALE: 12"=1'-0"



2 TYPICAL
 DOOR HARDWARE
 SCALE: 12"=1'-0"



1 TYPICAL
 DOOR HARDWARE
 SCALE: 12"=1'-0"



RECONSTRUCTION DOOR SCHEDULE

Mark	Type	Material	Size	Hardware	Notes
102A	A	Wood /	2'-10" x 6'-10" x 1 5/16"	Ball tipped 5 knuckle butt	
DINING ROOM		Glass		hinges and mortise lock	
103A	A	Wood /	2'-10" x 6'-10" x 1 5/16"	Ball tipped 5 knuckle butt	
SEWING ROOM		Glass		hinges and mortise lock	
103B	A	Wood /	2'-10" x 6'-10" x 1 5/16"	Ball tipped 5 knuckle butt	
SEWING ROOM		Glass		hinges and mortise lock	
104A	B	Wood	2'-7 7/8" x 6'-6 3/45 x 1 5/16"	Ball tipped 5	
BEDROOM #2				knuckle butt hinges and mortise lock	
104B	B	Wood	1'-9" x 6'-7 3/4 x 1 5/16"	Ball tipped 5	
BEDROOM #2				knuckle butt hinges and mortise lock	
105A	B	Wood	2'-6" x 6'-8" x 1 5/16"	Ball tipped 5	
STORAGE				knuckle butt hinges and mortise lock	
106A	B	Wood	2'-7 5/8" x 6'-8" x 1 5/16"	Ball tipped 5	
BEDROOM #1				knuckle butt hinges and mortise lock	
106B	B	Wood	1'-9" x 6'-7 3/4 x 1 5/16"	Ball tipped 5	
BEDROOM #1				knuckle butt hinges and mortise lock	
106C	B	Wood	2'-7 5/8" x 6'-8" x 1 5/16"	Ball tipped 5	
BEDROOM #1				knuckle butt hinges and mortise lock	
107A	A	Wood /	2'-10 1/8" x 6'-9 5/8" x 1 3/8"	Ball tipped 5 knuckle butt	
LIVING ROOM		Glass		hinges and mortise lock	

RECONSTRUCTION WINDOW SCHEDULE

Mark	Type	Sash Opening Size	Notes	Sash / Glass Configuration
1	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
2	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
3	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
4	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
5	W2	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
6	W2	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
7	W2	2'-4" x 3'-2 1/8" x 1 3/8"		2/2
8	W2	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
9	W2	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
10	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2
11	W1	2'-5" x 5'-2 1/8" x 1 3/8"		2/2

RECONSTRUCTION FINISH SCHEDULE		
Mark	Description	Notes
101	Floor - wood - Paint	Joints run east / west
PORCH	Walls - Painted wood siding - See Detail 4	Joints are horizontal
	Ceiling - Exposed roof rafters and 1 x 4 deck boards - painted	
	Trim - Base - None	
102	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
DINING ROOM	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
103	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
KITCHEN	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
104	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
BEDROOM #2	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
105	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
STORAGE	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
106	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
BEDROOM #1	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	
107	Floor - Wood flooring - natural finish See Detail 1	Joints run east / west
LIVING ROOM	Walls - Painted wood siding See Detail 3	Joints are horizontal.
	Ceiling - Painted wood siding See Detail 3	Joints run north / south
	Trim - Base - 1 x 4 wood board base with paint	

RECONSTRUCTION FINISH SCHEDULE		
Mark	Description	Notes
108	Floor - wood - Paint	Joints run north / south
PORCH	Walls - Painted wood siding - See Detail 4	Joints are horizontal.
	Ceiling - Exposed roof rafters and 1 x 4 deck boards - painted	
	Trim - Base - None	
109	Floor - wood - Paint	Joints run north / south
PORCH	Walls - Painted wood siding - See Detail 4	Joints are horizontal
	Ceiling - Exposed roof rafters and 1 x 4 deck boards - painted	
	Trim - Base - None	

MATERIALS LIST

Should the house be reconstructed after a catastrophic episode it would be necessary to determine a historical period for the reconstruction. For this structure it is hereby suggested that its original appearance circa 1926 would be the most appropriate. This is the most readily recognizable date for the house and was a time of prominence of the fishing village of Cortez. This is also the time that the house was in the most coherent and pristine condition. Since that date alterations have been made to accommodate the demands of the occupants and to keep in fashion with the trends of the day. The alterations over time have diluted the architectural integrity and should be reversed insofar as practical and still let the house be usable, depending on the use after reconstruction.

Following is a listing of current materials and a discussion of replacement options if appropriate. The room names and numbers shown are based on the Existing Condition Drawings room names and numbers.

Foundation

The existing foundations are a mixture of 10" to 12" diameter wood logs, probably cypress, set on end and truncated concrete piers. The house originally was supported entirely on log piers, on end. The addition on the north end of the house is now supported on pressure treated 8 x 8 piles driven in the soil. During a reconstruction program log piers could be used provided that the center 6" was hollowed out and a structural piling was used for the actual support of the house. The center support could be reinforced concrete or steel.

Floor Framing

The existing floor framing is wood and is original consisting of 3 x 8 beams and 2 x 8 joists. These items could be replicated to match the original.

Flooring

The wood flooring is 1 x 4 tongue and groove boards for all floors except the Kitchen and bathrooms where 12" x 12" ceramic tile floors have been added over the wood flooring. In the sewing room 12" x 12" vinyl composition tiles (possibly vinyl asbestos tiles) have been installed over the wood board floor.

Wall Framing

All walls are framed with 2 x 4 wood studs which are all original except for the additions of the back porch (Sewing Room and Bedroom #3) and the Office (112).

Exterior Wall Finish

The house exterior is sheathed with 5" wide ship lap siding. It is believed that the main house siding is original and the siding used at the back porch and office was made to match the original when the rooms were enclosed.

Interior Wall Finish

With few exceptions the original interior walls are intact. The walls are sheathed with all 3/4 x 4 tongue and groove double beaded wood siding with horizontal joints. The north and west walls of the Sewing Room (110) and all four walls of Bedroom #3 (105) are clad with 1 x 6 double beveled tongue and groove wood siding, vertical joints, which is a later

addition. The closets in Bedroom #1 (109) and the shower enclosures in Bathroom 107 are modern and constructed of studs and beaded plywood sheathing.

Ceiling Framing

The ceilings are framed with 2 x 8 wood joists and are original.

Ceiling Finish

The ceilings of rooms 102, 103, 106, 107, 109 and 110 are original wood siding 3/4 x 4 tongue and groove double beaded wood with joints running north/south.

The ceiling of rooms 104, 105 and 112 are 1 x 6 double beveled tongue and groove wood siding with joints running east/west. The ceiling of the Porch (111) is 4" x 8' sheets of plywood, which was recently added.

Roof Framing

The roof framing is all original, various combinations of one inch and two inch thick lumber. Although the roof over rooms 104 and 105 generally matches the original over the remainder of the house, it was added later. The north porch originally had a shed roof probably with 2 x 4 roof rafters; it now has a gable roof.

Roof Decking

The wood sheathing of the roof deck is 1 x 12 wood boards of recent vintage. Without removing the sheathing to inspect for nailing patterns it is not possible to discern the type of original sheathing or lathing.

Roofing

The existing roofing is 5 V-Crimp galvanized metal roofing and was recently installed. Although the present occupant of the house is the daughter of the individuals that constructed the house, she has no recollection of the original roof material. At the time of the original construction, circa 1926, it would have been appropriate to have one of several materials. Among the materials might have been cedar wood shingles, corrugated metal, asbestos cement tiles or asphalt shingles. The house owner did know that the house had asbestos cement tiles, then asphalt shingles and now a metal roof but she was not certain that the asbestos cement tiles were the first roof material.

Fireplace

The fireplace sits on a brick foundation. The exposed fireplace in the first floor is exposed brick, now painted, and the chimney up to the attic and out through the roof is red clay brick.

Finishes

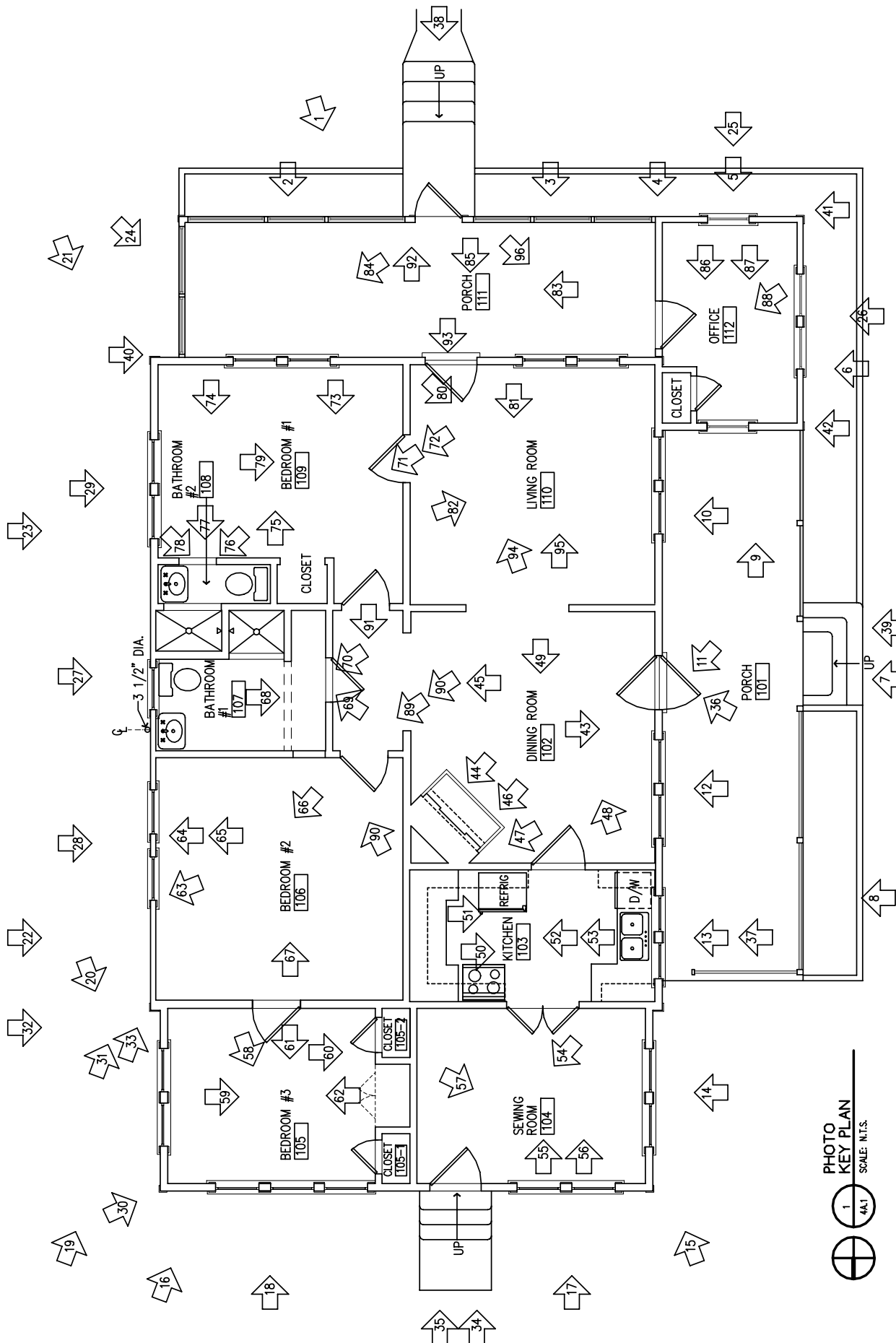
The floors have been sanded and refinished with a clear polyurethane finish.

Except for Bedroom #3 the interior walls and ceilings have been painted. The exterior siding is also painted, white. At Bedroom #3 the walls and ceiling are finished with a clear finish, possibly varnish.

All doors and windows are painted.

The roofing material is galvanized sheet metal.

All exposed concrete at walks and steps are unfinished.



3 1/2" DIA.

PHOTO KEY PLAN
SCALE: N.T.S.
1
4A.1



01: South Elevation



02: Partial South Elevation



03: Partial South Elevation



04: Partial South Elevation



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ARCHITECTURE / HISTORIC PRESERVATION
1609 DR. M.L.KING JR. STREET NORTH, ST.PETERSBURG, FLORIDA, 33704
ph(727) 821-2986 fax(727) 896-4911 Lic.AAC001447

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DORIS GREEN RESIDENCE

Cortez Village, Manatee County, Florida

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4A.3



05: Partial South Elevation



06: Partial West Elevation



07: Partial West Elevation



08: Partial West Elevation



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4A.4



09: Partial North Elevation



10: Partial West Elevation



11: Partial West Elevation



12: Partial West Elevation



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4A.5



13: Partial West Elevation



14: Partial West Elevation



15: Northwest Partial Elevation



16: North Elevation



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4A.6



17: Partial North Elevation



18: Partial North Elevation



19: Partial East Elevation



20: Partial East Elevation



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4A.7



21: Partial East Elevation



22: Partial East Elevation



23: Partial East Elevation



24: Partial East Elevation



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4A.8



25: Window Detail - South Elevation



26: Window Detail - West Elevation



27: Window Detail - East Elevation



28: Window Detail - East Elevation



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4A.9



29: Window Detail - East Elevation



30: Roof Framing Detail - Northeast Corner



31: Roof Framing Detail



32: Roof Framing Detail



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4A.10



33: Foundation Detail



34: North Wall Detail



35: Steps at North Elevation



36: Door at West Elevation



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EXHIBIT

4A.11



37: Detail of New Infilled Door Opening



38: Steps at South Elevation



39: Steps at West Elevation



40: Foundation Detail - Southeast Corner



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4A.12



41: Roof Framing Detail - Southwest Corner at Porch



42: Detail of Porch



43: Dining Room West Elevation



44: Dining Room - Northeast Corner



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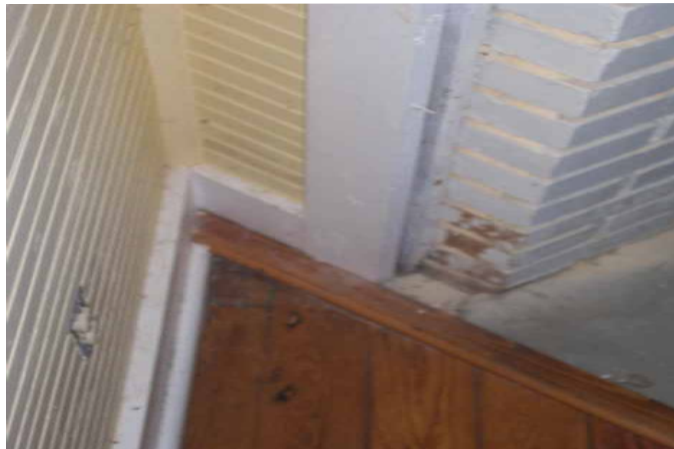
4A.13



45: Dining Room - East Elevation



46: Dining Room - Fireplace Detail



47: Dining Room - Fireplace Detail



48: Dining Room - South Elevation



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4A.14



49: Dining Room - North Elevation



50: Kitchen - West Elevation



51: Kitchen - West Elevation



52: Kitchen - East Elevation



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4A.15



53: Kitchen - East Elevation



54: Sewing Room - North Elevation



55: Sewing Room - South Elevation



56: Sewing Room - South Elevation



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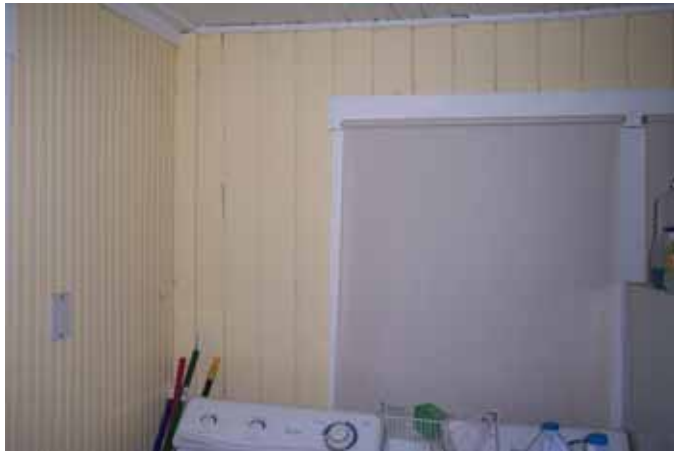
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4A.16



57: Sewing Room - Northwest Corner



58: Bedroom # 3 Northwest Corner



59: Bedroom # 3 West Elevation



60: Bedroom # 3 Southwest Elevation



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4A.17



61: Bedroom # 3 North Elevation



62: Bedroom # 3 East Elevation



63: Window Sill Detail - Bedroom # 2



64: Window Meeting Rail Detail - Bedroom # 2



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ph(727) 821-2986 fax(727) 896-4911 Lic. AAC001447

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AUGUST 2007

EXHIBIT

4A.18



65: Window Head Detail - Bedroom # 2



66: Bedroom # 2 - North Elevation



67: Bedroom # 2 - South Elevation



68: Bathroom # 1 Ceiling Detail



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AUGUST 2007

EXHIBIT

4A.19



69: Bathroom # 1 - South Elevation



70: Bathroom # 1 - East Elevation



71: Bedroom # 1 - North Elevation



72: Bedroom # 1 - North Elevation



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EXHIBIT

4A.20



73: Bedroom # 1 - Partial North Elevation



74: Bedroom # 1 - Partial North Elevation



75: Bedroom # 1 - South Elevation



76: Bathroom # 2 - East Elevation



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EXHIBIT

4A.21



77: Bathroom # 2 - North Elevation



78: Bathroom # 2 - West Elevation



79: Bedroom # 1 West Elevation



80: Living Room - West Elevation



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EXHIBIT

4A.22



81: Living Room - North Elevation



82: Living Room - South Elevation



83: Porch - East Elevation



84: Porch - Partial North Elevation



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4A.23



85: Porch - Front Door Detail



86: Office - Partial North Elevation



87: Office - Partial North Elevation



88: Office - Closet Detail



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1609 DR. M.L.KING JR. STREET NORTH, ST.PETERSBURG, FLORIDA, 33704
ph(727) 821-2986 fax(727) 896-4911 Lic.AAC001447

ARCHITECTURAL DOCUMENTATION

DORIS GREEN RESIDENCE

Cortez Village, Manatee County, Florida

AUGUST 2007

EXHIBIT

4A.24



89: Door Hinge Detail - Ball Tipped Hinge



90: Door Lock Detail - Mortise Lock



91: Ceiling Plan at Hall Outside Bathroom # 1



92: Detail at Original Chamfered Porch Column



**RENKER-EICH-PARKS
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AUGUST 2007

EXHIBIT

4A.25



93: Sill Detail at Front



94: Living Room Southwest Corner



95: Living Room South Elevation



96: Front Porch - Partial Wall at West End



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4A.26



97: Attic looking North



98: Attic looking South - Support Detail



99: Attic HVAC Unit



100: Attic Ridge Detail



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101: Detail of Ceiling Joist bracing over Control Wall



102: "Whole House" Fan in Attic



103: Void behind chimney



104: Gable Vent



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EXHIBIT

4A.28



105: Chimney



106: Chimney



107: Joist End at Exterior Wall



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EXHIBIT

4A.29

ARCHITECTURAL DOCUMENTATION

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CORTEZ VILLAGE, MANATEE COUNTY, FLORIDA