HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Tuesday, May 26, 2015 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

5. **APPROVAL OF MINUTES**

   a. April 27, 2015 Meeting

6. **PUBLIC HEARINGS**

7. **NEW BUSINESS**

   a. Certificate of Appropriateness 15-13 - Window Replacement - Charles & Lisa Stubley - 531 N 2nd Street

   b. Certificate of Appropriateness 15-10 - St. Lucie County - 715 Avenue D

   c. Certificate of Appropriateness 15-16 - Campus Development and Expansion - St. Andrews Episcopal Academy

8. **CONSIDERATION OF ABSENCES**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board **5. a.**

Meeting Date: 05/26/2015

Information

REQUESTED ACTION

April 27, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 4/27/15

Form Review

Form Started By: Alicia Rosenthal Started On: 05/12/2015 10:24 AM

Final Approval Date: 05/18/2015

D R A F T

CITY OF FORT PIERCE
HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 27, 2015, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

Prior to the call to order, the Board designated Ms. Gates as Chairwoman pro-tem for the meeting.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Suzanne Boardman; Jean-Ellen Wilson; Charlie Hayek; Holly Theuns; Chairwoman pro-tem Sonja M. Gates

Absent: Paul Sampson; Annie Kate Jackson; Brad Culverhouse; Peggy Harris

Staff Present: Karen Emerson, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Hayek and Ms. Theuns were made active members for the meeting.

5. APPROVAL OF MINUTES

a. March 23, 2015 Meeting

Motion was made by Charlie Hayek, and seconded by Suzanne Boardman to approve the March 23, 2015 minutes.

AYE: Suzanne Boardman, Jean-Ellen Wilson, Charlie Hayek, Holly Theuns, Chairwoman pro-tem Sonja M. Gates

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness Application 15-09 - Roof Replacement & Chimney Removal - Gert & Robin Bezuidenhout - 518 N 2nd Street (Postponed from March 23rd, 2015)

Mr. Benton explained the COA request was heard at the March 23, 2015 meeting and staff was seeking to garner a few items for discussion from the property owner but the COA has not progressed since the last meeting.

Motion was made by Holly Theuns, and seconded by Charlie Hayek to table COA 15-09 until the pending information is received from the applicant.

AYE: Holly Theuns, Charlie Hayek, Jean-Ellen Wilson, Suzanne Boardman, Chairwoman pro-tem Sonja M. Gates

Passed

b. Certificate of Appropriateness 15-07 - RFMD Investments / Subway - 116 N 2nd Street

Mr. Benton gave an overview of the application and answered questions from the Board. Mike Menard of Cook Menard Architecture, spoke on behalf of the applicant and answered questions. Don Rinelli, Owner of Yellowtail Grill, spoke against the request. The Board discussed the COA and provided ideas of what they would like to see, as far as lighting, size and scale and quaintness of the sign.

Motion was made by Charlie Hayek, and seconded by Suzanne Boardman to table COA 15-07 until the applicant can come up with new ideas.

AYE: Suzanne Boardman, Jean-Ellen Wilson, Charlie Hayek, Holly Theuns, Chairwoman pro-tem Sonja M. Gates

Passed

c. Certificate of Appropriateness 15-10 - St. Lucie County - 715 Avenue D

Mr. Benton gave an overview of the application and answered questions from the Board. The Board expressed concerns on the size of the ground sign and the removing of landscape.

Motion was made by Suzanne Boardman, and seconded by Holly Theuns to table COA 15-10 until more information is provided regarding smaller signage and removal of landscaping.

AYE: Jean-Ellen Wilson, Charlie Hayek, Holly Theuns, Suzanne Boardman, Chairwoman pro-tem Sonja M. Gates

Passed

7. NEW BUSINESS

The Board discussed the following items:

- Mobile Food Vending Ordinance in Historic District
- Leadership & Strategic Planning Workshop
- Recognizing the 300th anniversary of the "Sinking of the 1716 Fleet"

8. CONSIDERATION OF ABSENCES

Motion was made by Holly Theuns, and seconded by Jean-Ellen Wilson to approve the absences of Ms. Jackson, Mr. Culverhouse, Ms. Harris and Chairman Sampson.

AYE: Charlie Hayek, Holly Theuns, Suzanne Boardman, Jean-Ellen Wilson, Chairwoman pro-tem Sonja M. Gates

Passed

9. ADJOURNMENT

Historic Preservation Board **7. a.**

Meeting Date: 05/26/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-13 - Window Replacement - Charles & Lisa Stubley - 531 N 2nd Street

LOCATION

531 N 2nd Street

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

COA Application

Form Review

Form Started By: Kori Benton Started On: 05/19/2015 10:31 AM

Final Approval Date: 05/19/2015

City of Fort Pierce

Planning Department

Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Urban Forestry ◊ Zoning

May 26th, 2015

Agenda Item 7A

Owner/Applicant

Charles & Lisa Stubley

Location

531 N 2nd Street

Parcel

2403-705-0070-000-8

Historic Status

Contributing Structure within Edgartown Historic District

Requested Action

Replacement of original windows with PGT vinyl, impact windows.

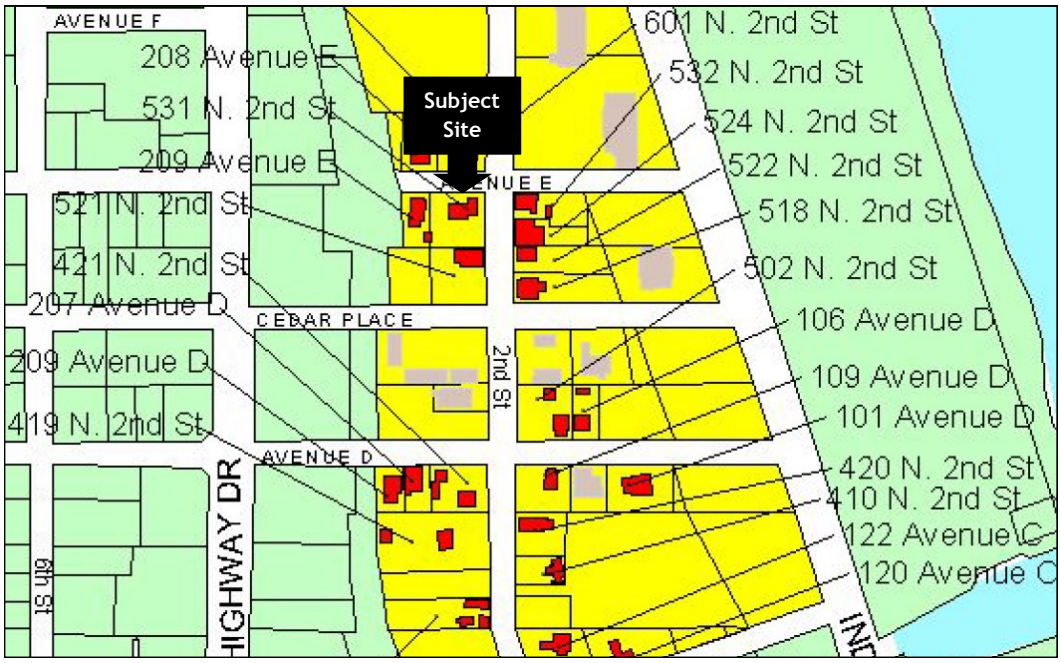
Recommendation

Approval with conditions

Staff

Kori Benton
Senior Planner &
Acting Historic Preservation Officer

Historic Preservation Board : Public Hearing



Location Map — Contributing — Non-Contributing — Subject Site

History

- c.1910 Two-story home constructed.
- c. 1970s Significant rear addition constructed
- 11/29/2001 Property owner received approval of a Variance & Special Exception from the Board of Adjustment to expand a non-conforming structure.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 2002 Historic Preservation Board issued a COA to rehabilitate the structure, included various additions.
- 2002 –2007 Clapboard siding restored and filled, wraparound Porch Constructed
- 2010 COA issued to construct wood fence around the rear yard.
- 2014 COA issued to screen the wrap around porch, and extend the rear balcony.

Architectural Significance

This two-story Frame Vernacular structure features a gable roof with metal shingles, symmetrical facade, center entrance and a wrap around porch. The porch was added as an element of a comprehensive effort to rehabilitate the structure. Fenestration consists of 2/2 double hung sash windows. The exterior wall fabric is wood clapboard siding. With few alterations, this building has retained much of its architectural integrity.

Staff Analysis

Request

The applicants are proposing to replace eleven (11) original wood, 2 over 2, windows with PGT vinyl, impact windows.

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

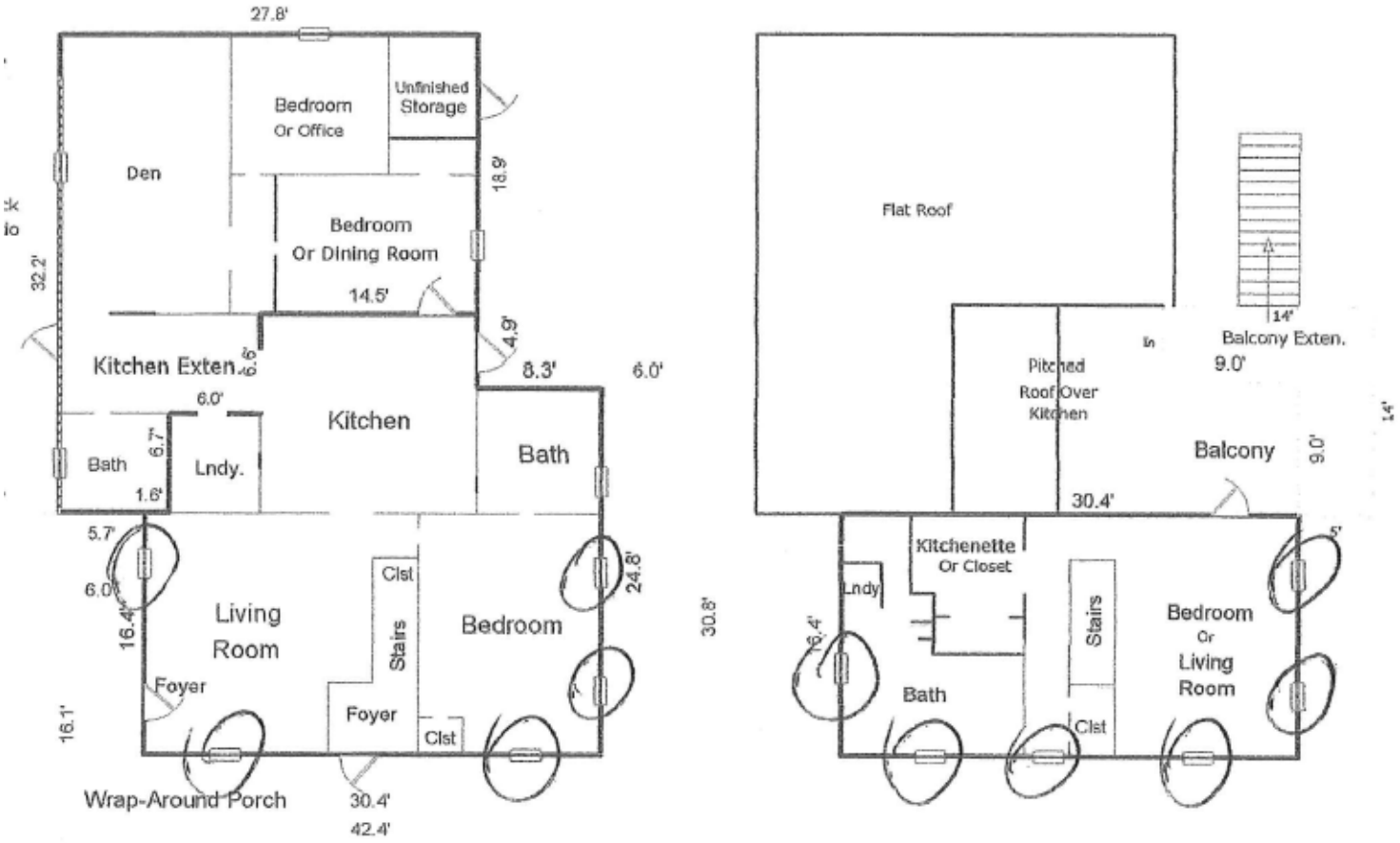
The proposed replacement of all remaining original wood windows is not consistent with Secretary of Interior Standards 2 & 5, however the condition of the windows, as presented by the applicant, substantiates a need for action to address current damage. The majority of the original windows presented appear to be eligible for preservation and restoration, where possible. If the Board deems the features are deteriorated beyond feasible repair, replacement windows shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Staff urges that if window replacement is granted, based on the condition of the windows, that the applicant exhaust efforts to restore the original windows on the front façade with any salvageable windows present on the structure (of the same design, style, etc.), and utilize a wood, or wood cladded, impact window as the replacement option, for unsalvageable windows. Replacement of windows shall be substantiated by documentary, physical, or pictorial evidence.

Staff Recommendation

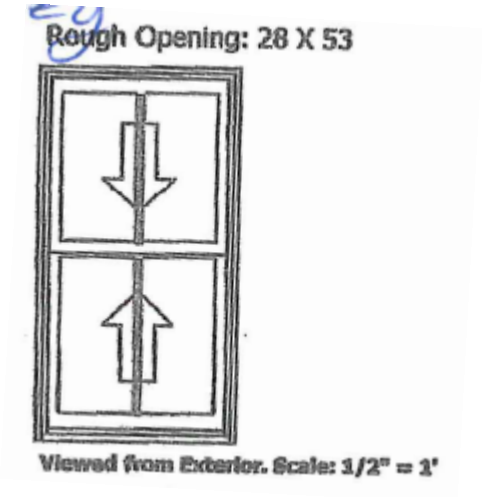
Staff recommends approval of the requested window replacement with the condition that the applicant exhaust efforts to restore the original windows on the front façade with any salvageable windows present on the structure (of the same design, style, etc.), and utilize a wood, or wood cladded, impact window as the replacement option to ensure compliance with Secretary of Interior Standards 2, 5, & 6.

Existing Site Photos

Applicant's Proposed Window Replacement Schedule

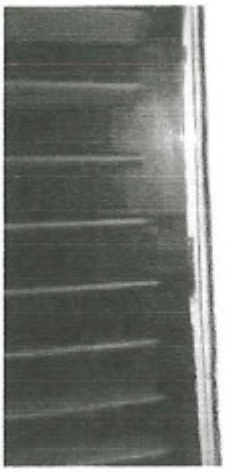


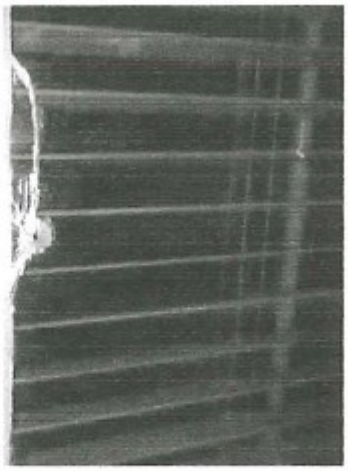
Window Type & Design Proposed



PGT Industries			Model: DH5560 PVC Impact Equal Leg Double Hung
1070 Technology Dr.		PO Box 1529	Operator Type: H
Nokomis	FL	34274	Config: All, GS-5/16" Ann Lami IG

Existing Window Condition—Presented by Applicant



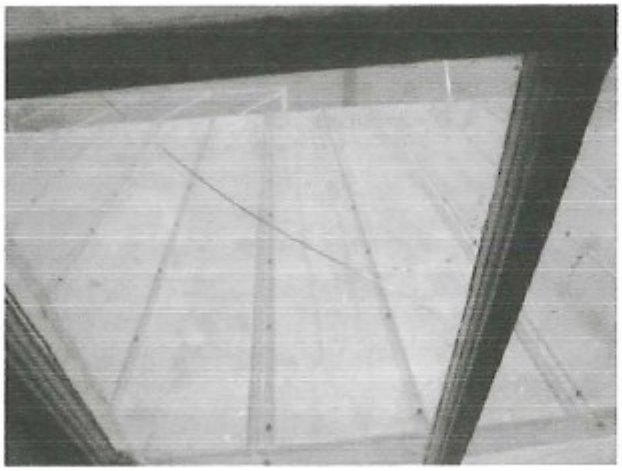


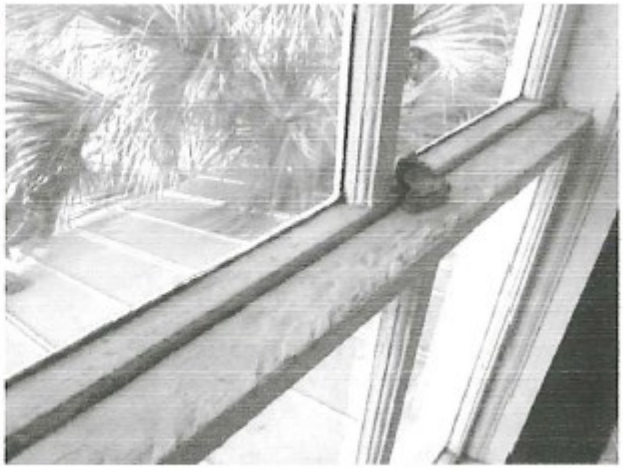
Original Window Design
to be replaced with replica
Double Hung with split design

Broken Glass

Rotted Sills with gaps
Not able to repair again

Broken Glass
Top Panes are fixed in place
existing double hung does not work





Broken Glass

Windows do not seal
witih increased energy costs

Site Prior to Rehabilitation by the Stubleys

2001

Bldg. Permit # _____ COA# 15-13

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
APR 17 2015
CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

HPB → May 25th

Building & Site Information

Address of the Site: 531 N. 2nd Street

Parcel ID #: 2403-705-0070-000-8

Type of Designation: ☒ Contributing ☐ Non-contributing Site within the Edgartown Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Charles & Lisa Stubley

Mailing Address: 531 N. 2nd Street, Ft. Pierce, FL 34950

Phone Number(s): (772) 370 0883 - Chas Email: Restate@Comcast.net
370 1114 - Lisa LisaCom@Comcast.net

Applicant

Name(s): Charles & Lisa Stubley

Mailing Address: 531 N. 2nd St., Ft. Pierce, FL 34950

Phone Number(s): Same Email: Same

Representative

Name(s): Same

Mailing Address: _____

Phone Number(s): _____ Email: _____

Property Owner(s) Acknowledgements:- *This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, Charles & Lisa Stubley as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Charles Stubley
Lisa K. Stubley
Signature of Owner

4/16/15
Date

Description of Requested Work

Please indicate the type of work requested:

- ☐ Fence
- ☑ Window(s)
- ☐ Shed
- ☐ Signage
- ☐ Door(s)
- ☐ Shutter(s)
- ☐ Roof
- ☐ Porch

- ☑ Rehabilitation
- ☐ New Construction
- ☐ Demolition
- ☐ Relocation

☐ Site Improvements (describe) Replace all damaged windows with Replica impact windows

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: Remove 11 ORIGINAL double Hung windows with impact double hung Replicating original design (split window that were special ordered)

Have other alterations been made to the site within the last 12 months? ☐ No ☑ Yes, AC, current permit to expand/ Repair Rear Balcony

Will the proposed work require a Zoning Variance? ☑ No ☐ Yes, Code Section(s): _____

Application Requirements

- ☐ $10.00 Application fee
- ☐ Site Plan with dimensions.
- ☐ Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- ☑ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- ☑ Material(s) specifications and/or sample(s)
- ☐ Color samples.

- ☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted.

- Chapter 23 -

Preservation of Historic and Archaeological Sites, Structures, & Districts

Article V. – Certificate of Appropriateness

Section 23-41. Required.

No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

Section 23-44. Pre-application conference.

Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

Section 23-45. Guidelines for review and issuance.

The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

Section 23-49. Demolition.

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

(1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified

standards for rehabilitation

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10) New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Photograph Addendum

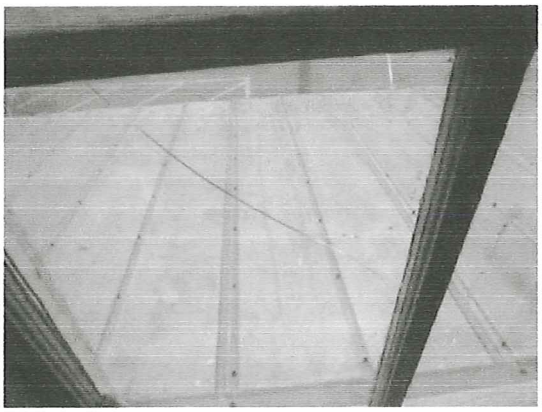
Borrower	Stubley, Charles & Lisa						
Property Address	531 N 2nd St						
City	Fort Pierce	County	Saint Lucie	State	FL	Zip Code	34950
Lender/Client							

Original Window Design to be replaced with replica Double Hung with split design

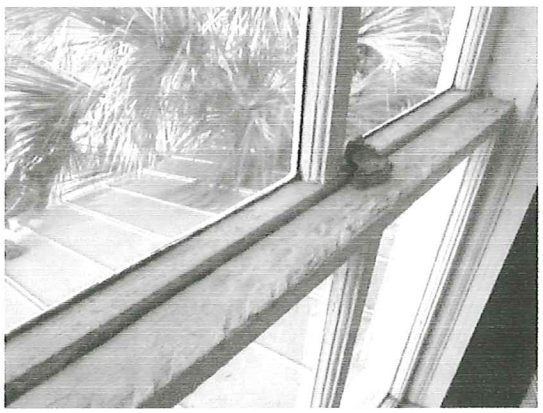
Broken Glass

Rotted Sills with gaps Not able to repair again

Broken Glass Top Panes are fixed in place existing double hung does not work



Broken Glass



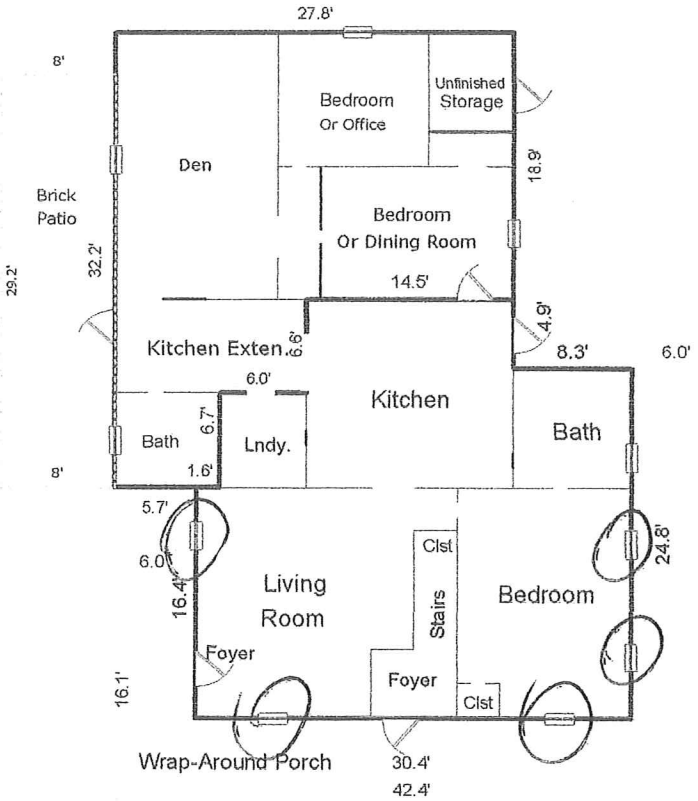
Windows do not seal witih increased energy costs

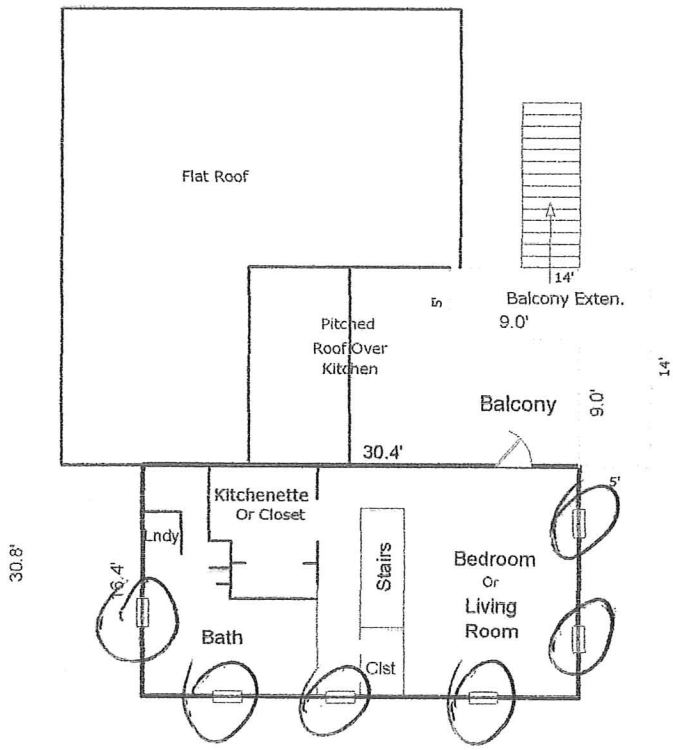
SKETCH/AREA TABLE ADDENDUM

File No 531N2nd

SUBJECT	
Property Address 531 N. 2nd St.	
City Ft. Pierce	County St. Lucie State FL Zip 34951
Borrower STUBLEY, Charles	
Lender/Client Flowers - Yates Insurance	L/C Address 780 Midway Road, Ft.Pierce, FL 34979
Appraiser Name	

IMPROVEMENTS SKETCH





O = Windows
Being
Replaced (11)

1st Floor - 801 ☐
1st Floor Rear - 662
2nd Floor - 499

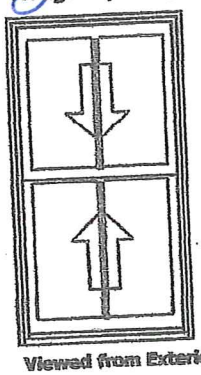
1962 Total ☐ AC Area

Scale: 1 = 13

Charles & Lisa Stubley
531 N. 2nd St.
Ft. Pierce, FL 34950

Charlie Cell #
772 370 0883

Line-2
Rough Opening: 28 X 53



Viewed from Exterior. Scale: 1/2" = 1'

Fra
Bu
Ext
Lov
1" (
2 W
, Fu
Whi
Egr
US
PEV 2

Lock

EXTENDED PRICE

WINDOWS will have
split window Design
SAME AS ORIGINAL
windows
Double Hung with 2
Window PANES Top & Bottom

QQ-2.19.0.1519 cust-053786
Quote Date: 1/27/2015

Page 2 of

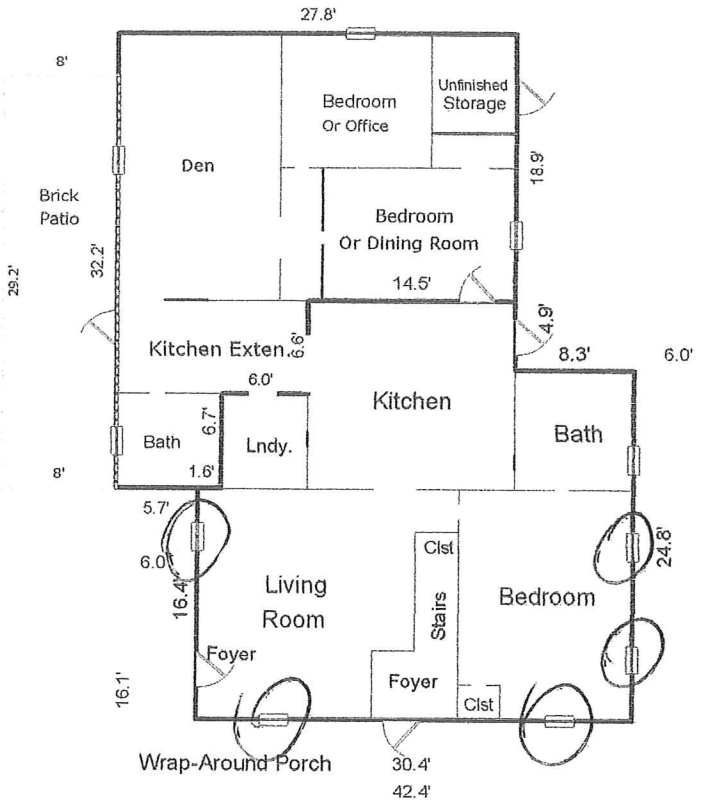
Drawings are for visual
orders a

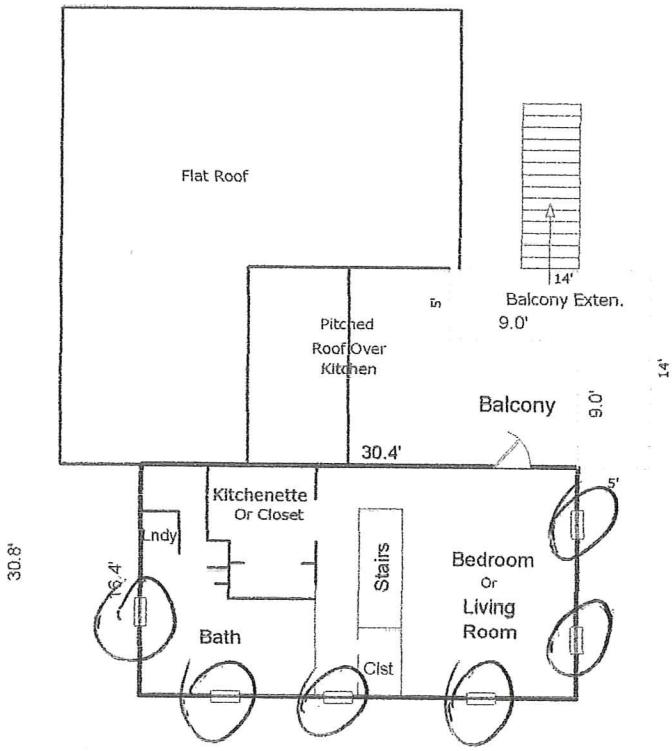
SKETCH/AREA TABLE ADDENDUM

File No 531N2nd

SUBJECT				
Property Address 531 N. 2nd St.				
City Ft. Pierce	County St. Lucie	State FL	Zip 34951	
Borrower STUBLEY, Charles				
Lender/Client Flowers - Yates Insurance	L/C Address 780 Midway Road, Ft.Pierce, FL 34979			
Appraiser Name				

IMPROVEMENTS SKETCH





O = Windows
Being
Replaced

1st Floor - 801 ☒
1st Floor Rear - 662
2nd Floor - 499

1962 Total ☒ AC Area

Scale: 1 = 13

Sales Agreement

This agreement is between
Distributor and Customer

PO#:

Job Name: DH 5560

Job Address:

Quote # 161690

Quote Date: 04/13/2015

Ship To

Ship To# A00271

EAST COAST LUMBER & SUPPLY CO
308 AVENUE A 003708-6
FORT PIERCE, FL 34950-4417

Phone# Fax# (772) 461-5957

Customer

Account #

ROB 'S CASH CONTRACTOR
P G T WINDOWS
,

Phone# (772) 626-9977 Fax# (772) 461-5957

Line #	Item Description	Quantity	Line Pricing		
		Ordered:	List Price	Sell Price	Ext Price
0001	**DH5560** VINYL WINGUARD DH 5560 28.X53.X.,EQUAL,W,7/8 LIG,CL,SB 70XL,7/8" TDL,1V0H/1V0H,EQUAL,AUTO,1816K,Duraseal,2 CMFRT LFT HNL	5.00	$726.70	$456.66	$2,283.30

Image Pending

Certification Type: AAMAA440
Frame Type: EQUAL
Size Selection: CUSTOM
Width: 28.0000
Actual Size: 28 X 53
Wood Frame: 28 1/4 X 53 1/4
Does unit need to meet Turtle Code: NO
Interlayer Type: PVB090
Glass Color: CLEAR
Privacy Glass: NONE
Grid Type: 7/8" Traditional SDL
Grid Style: U.COL.LITES
Summary Top: 2A1D LITES (1V0H BARS)
Screen Type: 1816 Charcoal
Vent Latch: N
Comfort Lift Handle: Y
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3500
VT: 0.4000

Package Selection: NONE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 53.0000
Rough Masonry: 29 3/4 X 54
Egress: 23 3/4 X 22 1/4 (3.675 SQFT)
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Argon Gas: NONE
Low E: ENERGY SHIELD MAX
Glass Spacer Type: DS
Colonial Color: W
Grid Location: UNIT
Summary Bottom: 2A1D LITES (1V0H BARS)
Screen Config: FULL
Lift Rail: N
PositiveDesignPressure: 50.0000
PANumber: FL 7058
CondensationResistance: 53.0000
SolarHeatGainCoeff: 0.1800
VTCOG: 0.6300

Location:

0002	**DH5560** VINYL WINGUARD DH 5560 28.X53.X.,EQUAL,W,7/8 LIG,CL,SB 70XL,7/8" TDL,1V0H/1V0H,EQUAL,AUTO,1816K,Duraseal,2 CMFRT LFT HNL	Ordered: 6.00	List Price $726.70	Sell Price $456.66	Ext Price $2,739.96

Quote # 161690

Print Date 4/13/2015

Image Pending

Certification Type: AAMAA440
Frame Type: EQUAL
Size Selection: CUSTOM
Width: 28.0000
Actual Size: 28 X 53
Wood Frame: 28 1/4 X 53 1/4
Does unit need to meet Turtle Code: NO
Interlayer Type: PVB090
Glass Color: CLEAR
Privacy Glass: NONE
Grid Type: 7/8" Traditional SDL
Grid Style: U.COL.LITES
Summary Top: 2A1D LITES (1V0H BARS)
Screen Type: 1816 Charcoal
Vent Latch: N
Comfort Lift Handle: Y
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3500
VT: 0.4000

Package Selection: NONE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 53.0000
Rough Masonry: 29 3/4 X 54
Egress: 23 3/4 X 22 1/4 (3.675 SQFT)
Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
Argon Gas: NONE
Low E: ENERGY SHIELD MAX
Glass Spacer Type: DS
Colonial Color: W
Grid Location: UNIT
Summary Bottom: 2A1D LITES (1V0H BARS)
Screen Config: FULL
Lift Rail: N
PositiveDesignPressure: 50.0000
PANumber: FL 7058
CondensationResistance: 53.0000
SolarHeatGainCoeff: 0.1800
VTCOG: 0.6300

Location:

TOTAL AMT:	$5,023.26
TOTAL TAX:	$326.51
NET AMOUNT:	$5,349.77

Quote # 161690

Print Date 4/13/2015

EAST COAST LUMBER FT PIERCE
308 AVENUE A
FORT PIERCE, FL 34950
FAX: (772) 461-5957
PHONE: (772) 461-5950

SOLD TO: FP C.O.D. #1
COD ACCOUNT
FL 34950

SHIP TO: CHARLIE STUBLEY 370-0883
531 N. 2ND ST FT P

CUSTOMER NO: 600074
TERMS: NET

JOB NO: 000

DATE EXPECTED: 4/14/15

DATE / TIME: 4/14/15 2:16
CLERK / TERM: CARTLEE 552
SALESPERSON: ROB SPRINGER
TAX CODE: FC1 ST LUCIE 6.5%
ORDER NO: 649123

SPEC ORDER: 649123/6

QUANTITY	UM	ITEM	DESCRIPTION	UNITS	PO #	PRICE	/PER	EXTENSION
11	EA	005649123001	DH 5560 28 X 52 WHT/LOWE IMPACT ***SPECIAL ORDER**NO-RETURN*** PLEASE REVIEW THIS ORDER CONFIRMATION IN ITS ENTIRETY FOR ACCURACY. RECEIPT OF A SIGNED COPY IS REQUIRED BEFORE WE CAN PROCEED WITH ORDER/PRODUCTION. - SIGNATURE: - DATE: 4/14/15	11		456.66	EA	5,023.26 *

TAXABLE	5023.26
NON-TAXABLE	0.00
SUB-TOTAL	5023.26
TAX AMOUNT	326.40
TOTAL AMOUNT	**5349.66**

CHECK PAYMENT 3500.00
CK# 288

DEPOSIT AMT 3500.00
BALANCE DUE 1849.66

X

Received By

	Document Title:	Doc No: FRM B1-02	
KEYSTONE CERTIFICATIONS, INC.	**Structural Performance Certification Authorization Report**	Rev No: 7	Page: 1 Of: 1
Required By: PRO B1-03			

CAR & Product ID Number: 190 - 1035.0
Issue Date: 12/23/2014
Revision Date: 12/23/2014
Expiration Date: 11/19/2018
Company Code: 190

This Certification Authorization Report (CAR) is issued by Keystone Certifications, Inc. (KCI) after full validation review, and is based on a standardized evaluation of the product conducted by an independent accredited laboratory in accordance with the specified referenced standard. Actual fenestration product performance may vary based on many factors, including installation, condition of the wall/roof substrate and the age of the product and installation components.

This report indicates the product is eligible for the application of Keystone Certification Program certification labels. Licensee stipulates in affixing certification labels to products, that those products are representative of the specimen evaluated and documented for certification authorization. Only products bearing such a certification label shall be considered certified. The information in this report can be verified at www.keystonecerts.com.

Licensee Information:	**Product Information:**
PGT Industries	Model: DH5560 PVC Impact Equal Leg Double Hung
1070 Technology Dr. PO Box 1529	Operator Type: H
Nokomis FL 34274	Config: All, GS-5/16" Ann Lami IG
	Max Width: 52
	Max Height: 86

Referenced Standard:	**Product Rating:**
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class LC-PG65 1324x2192 (52x86)-Type H Neg DP=70

Qualifying Test Information:	
Test Report No:	FTL-7980
Test Report Expiration:	11/19/2018

Authorized Signature:

Digitally signed by Steven M. Urich
DN: cn=Steven M. Urich, o=Keystone Certifications, Inc., ou, email=surich@keystonecerts.com, c=US
Date: 2014.12.30 08:02:31 -05'00'

Keystone Certifications, Inc.
564 Old York Road, Suite 5
Etters, Pennsylvania 17319
Phone: 717-932-8500
Fax: 717-932-8501

KEYSTONE CERTIFICATIONS, INC.	Document Title: **Impact Performance Certification Authorization Report**	Doc No: FRM B1-43	
		Rev No: 4	Page: 1 Of: 1
Required By: PRO B1-03			

CAR & Product ID Number: 190 - 287
Issue Date: 12/23/2014
Revision Date: 12/23/2014
Expiration Date: 11/19/2018
Company Code: 190

This Certification Authorization Report (CAR) is issued by Keystone Certifications, Inc. (KCI) after full validation review, and is based on a standardized evaluation of the product conducted by an independent accredited laboratory in accordance with the specified referenced standard. Actual fenestration product performance may vary based on many factors, including installation, condition of the wall/roof substrate and the age of the product and installation components.

This report indicates the product is eligible for the application of Keystone Certification Program certification labels. Licensee stipulates in affixing certification labels to products, that those products are representative of the specimen evaluated and documented for certification authorization. Only products bearing such a certification label shall be considered certified. The information in this report can be verified at www.keystonecerts.com.

Licensee Information:	**Product Information:**
PGT Industries 1070 Technology Dr. PO Box 1529 Nokomis FL 34274	Model: DH5560 PVC Impact Fin/Equal Leg Double Hung Operator Type: H Config: All, GS-5/16" Ann Lami IG Max Width: 52 Max Height: 86 Corresponding Structural CARs: 190-1034.0

Referenced Standard:	**Product Rating:**
ASTM E1886-05/E1996-12	Missile Level D, Wind Zone 4, DP=+/-50, 52x86

Qualifying Test Information:	
Test Report No:	FTL-7981/7982
Test Report Expiration:	11/19/2018

Authorized Signature:

Digitally signed by Steven M. Urich
DN: cn=Steven M. Urich, o=Keystone Certifications, Inc., ou, email=surich@keystonecerts.com, c=US
Date: 2014.12.30 07:54:37 -05'00'

Keystone Certifications, Inc.
564 Old York Road, Suite 5
Etters, Pennsylvania 17319
Phone: 717-932-8500
Fax: 717-932-8501

KEYSTONE CERTIFICATIONS, INC.	Document Title: **Impact Performance Certification Authorization Report**	Doc No: FRM B1-43	
		Rev No: 4	Page: 1 Of: 1
Required By: PRO B1-03			

CAR & Product ID Number: 190 - 288
Issue Date: 12/23/2014
Revision Date: 12/23/2014
Expiration Date: 11/19/2018
Company Code: 190

This Certification Authorization Report (CAR) is issued by Keystone Certifications, Inc. (KCI) after full validation review, and is based on a standardized evaluation of the product conducted by an independent accredited laboratory in accordance with the specified referenced standard. Actual fenestration product performance may vary based on many factors, including installation, condition of the wall/roof substrate and the age of the product and installation components.

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Licensee Information:	**Product Information:**
PGT Industries 1070 Technology Dr. PO Box 1529 Nokomis FL 34274	Model: DH5560 PVC Impact Fin/Equal Leg Double Hung Operator Type: H Config: All, GS-5/16" Ann Lami IG Max Width: 52 Max Height: 86 Corresponding Structural CARs: 190-1035.0

Referenced Standard:	**Product Rating:**
ASTM E1886-05/E1996-12	Missile Level D, Wind Zone 4, DP=+65/-70, 52x86

Qualifying Test Information:	
Test Report No:	FTL-7983/7984
Test Report Expiration:	11/19/2018

Authorized Signature:

Digitally signed by Steven M. Urich
DN: cn=Steven M. Urich, o=Keystone Certifications, Inc., ou, email=surich@keystonecerts.com, c=US
Date: 2014.12.30 08:03:01 -05'00'

Keystone Certifications, Inc.
564 Old York Road, Suite 5
Etters, Pennsylvania 17319
Phone: 717-932-8500
Fax: 717-932-8501

	Document Title:	Doc No: FRM B1-02	
KEYSTONE CERTIFICATIONS, INC.	**Structural Performance Certification Authorization Report**	Rev No: 7	Page: 1 Of: 1
Required By: PRO B1-03			

CAR & Product ID Number: 190 - 1034.0
Issue Date: 12/23/2014
Revision Date: 12/23/2014
Expiration Date: 11/19/2018
Company Code: 190

This Certification Authorization Report (CAR) is issued by Keystone Certifications, Inc. (KCI) after full validation review, and is based on a standardized evaluation of the product conducted by an independent accredited laboratory in accordance with the specified referenced standard. Actual fenestration product performance may vary based on many factors, including installation, condition of the wall/roof substrate and the age of the product and installation components.

This report indicates the product is eligible for the application of Keystone Certification Program certification labels. Licensee stipulates in affixing certification labels to products, that those products are representative of the specimen evaluated and documented for certification authorization. Only products bearing such a certification label shall be considered certified. The information in this report can be verified at www.keystonecerts.com.

Licensee Information:	**Product Information:**
PGT Industries	Model: DH5560 PVC Impact Equal Leg Double Hung
1070 Technology Dr. PO Box 1529	Operator Type: H
Nokomis FL 34274	Config: All, GS-5/16" Ann Lami IG
	Max Width: 52
	Max Height: 86

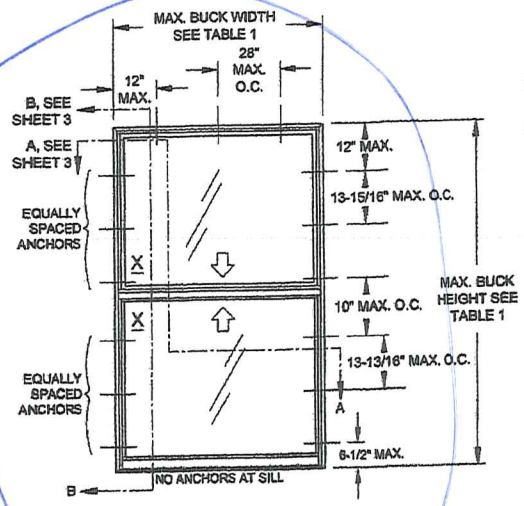
Referenced Standard:	**Product Rating:**
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class LC-PG50 1324x2192 (52x86)-Type H WTP=9.75

Qualifying Test Information:	
Test Report No:	FTL-7979
Test Report Expiration:	11/19/2018

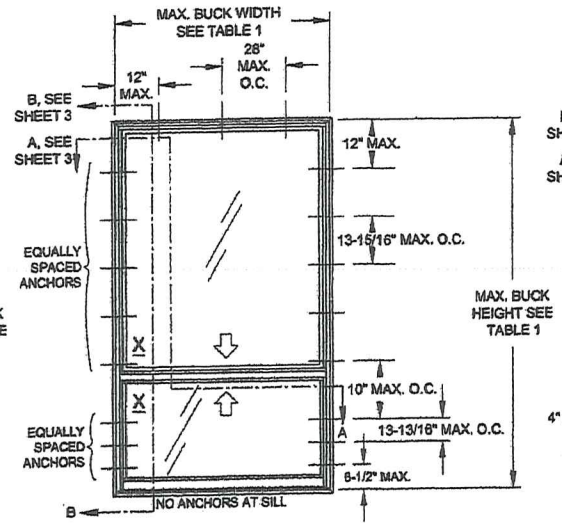
Authorized Signature:

Digitally signed by Steven M. Urich
DN: cn=Steven M. Urich, o=Keystone Certifications, Inc., ou, email=surich@keystonecerts.com, c=US
Date: 2014.12.30 07:53:49 -05'00'

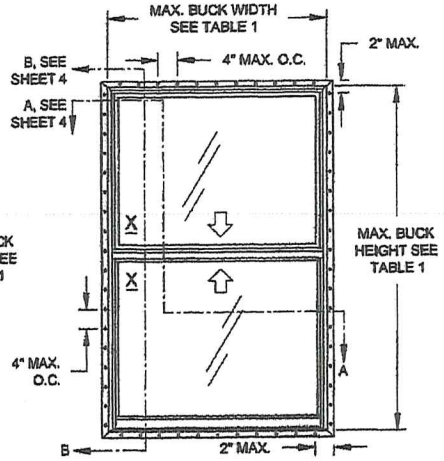
Keystone Certifications, Inc.
564 Old York Road, Suite 5
Etters, Pennsylvania 17319
Phone: 717-932-8500
Fax: 717-932-8501



ELEVATION FOR TYP. EQUAL LEG FRAME, EQUAL-LITE CONFIGURATION



ELEVATION FOR TYP. FLANGE FRAME, PROVIEW/ORIEL CONFIGURATION



ELEVATION FOR TYP. FIN OR J-CHANNEL FRAME, EQUAL-LITE CONFIGURATION
(SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)

GENERAL NOTES: SERIES 5560 IMPACT RESISTANT, VINYL DOUBLE HUNG WINDOW

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

2) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).

3) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

4) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.

5) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

TABLE 1:

Window Buck Size		Configuration	Reinf. Level	Design Pressure		Certification (CAR) Number
Width	Height			(+) psf	(-) psf	
52-1/8"	84"	Equal-lite	R1	50.0	50.0	190-287, 1034
52-1/8"	75"	Std. ProView				
52-1/8"	86-3/8"	Custom Sash				
52-1/8"	84"	Equal-lite	R2	65.0	70.0	190-288, 1035
52-1/8"	75"	Std. ProView				
52-1/8"	86-3/8"	Custom Sash				

PGT®
CERT. OF AUTH. #28296
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

Title	VINYL DH WINDOW FPA (IMP.-RESIST.)	Date	12/13/14
Desc.	GENERAL NOTES & ELEVATIONS	Drawn By	J ROSOWSKI
Rev 1		Rev 1 Date	
Rev 2		Rev 2 Date	
Series	DH-5560	Scale	NTS
Sheet	1 OF 4	DWG No.	FPA-5560.0
Rev. No.			

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
1/6/15

A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 2: ANCHORS INSTALLED THROUGH FRAME

Anchor	Substrate	Min. Edge Distance	Min. Embedment
#10 SMS (steel, 18-8 S.S. or 410 S.S.) Max. DP of 50.0	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Steel, A36	3/8"	0.050"
	Steel Stud, A653 Gr. 33	3/8"	0.0346" (20 Ga.)
	Aluminum, 6063-T5	3/8"	0.050"
#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	9/16"	1-3/8"
	Steel, A36	3/8"	0.050"
	Steel Stud, A653 Gr. 33	3/8"	0.0346" (20 Ga.)
	Aluminum, 6063-T5	3/8"	0.063"
3/16" Ultracon (steel) Max. DP of 50.0	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Concrete (min. 2.85 ksi)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
1/4" Ultracon (steel)	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 2.85 ksi)	1"	1-3/4"
	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	Concrete (min. 2.85 ksi)	2-1/2"	1-3/4"
1/4" Crete-Flex (410 S.S.)	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 3.35 ksi)	1"	1-3/4"
	Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	Concrete (min. 3.35 ksi)	2-1/2"	1-3/4"
1/4" Aggre-Gator (18-8 S.S.)	Concrete (min. 3.275 ksi)	1-1/2"	1-3/8"
	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	2"	1-1/4"

TABLE 3: ANCHORS INSTALLED THROUGH INTEGRAL FIN

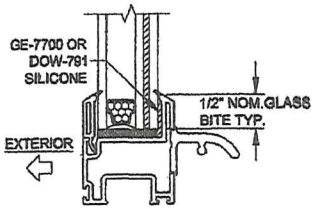
Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x .131" Common Nail Max. DP of 50.0	P.T. Southern Pine (SG=.55)	9/16"	2-7/16"
2-1/2" x .131" Ring-shank Nail	P.T. Southern Pine (SG=.55)	9/16"	2-7/16"
2-1/2" x .145" Roofing Nail	P.T. Southern Pine (SG=.55)	9/16"	2-7/16"
#10 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=.55)	3/4"	1-3/8"
	Aluminum, 6063-T5	3/8"	0.050"
	Steel Stud, Gr. 33	3/8"	0.0346" (20 Ga.)
	Steel, A36	3/8"	0.050"

ANCHOR NOTES:

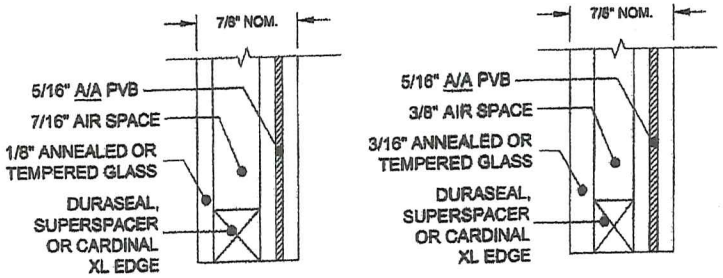
1) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

2) PANHEAD, FLATHEAD OR HEXHEAD ARE ACCEPTABLE.

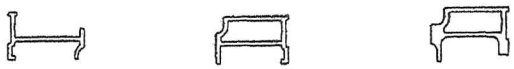
3) ANCHOR LENGTH TO BE SO THAT A MIN. OF 3 THREADS EXTEND BEYOND THE METAL SUBSTRATE.



TYP. GLAZING DETAIL



GLAZING TYPES



REINFORCENT TYPE A REINFORCENT TYPE B REINFORCENT TYPE C

TABLE 4: REINFORCEMENT TYPES

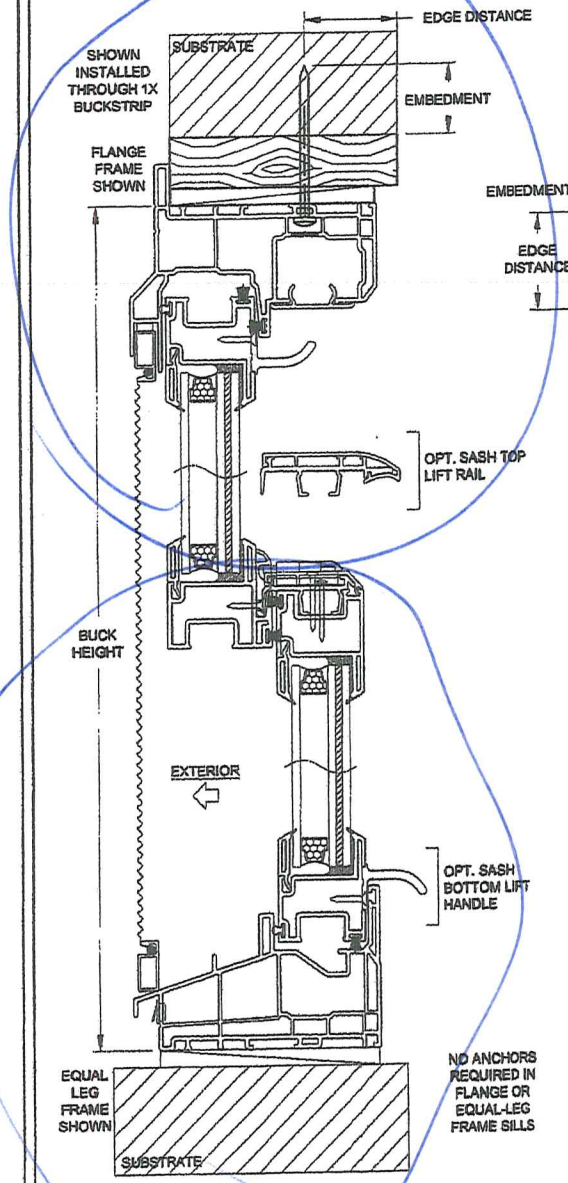
Level	Reinforcement				
	Upper Lite		Lower Lite		
	Top Rail	Bottom Rail	Top Rail	Bottom Rail	Side Rails
R1	A	B	B	A	A
R2	A	C	C	A	A

PVB INTERLAYER MANUFACTURED BY DUPONT INC. (AKA KURARAY AMERICA, INC.)

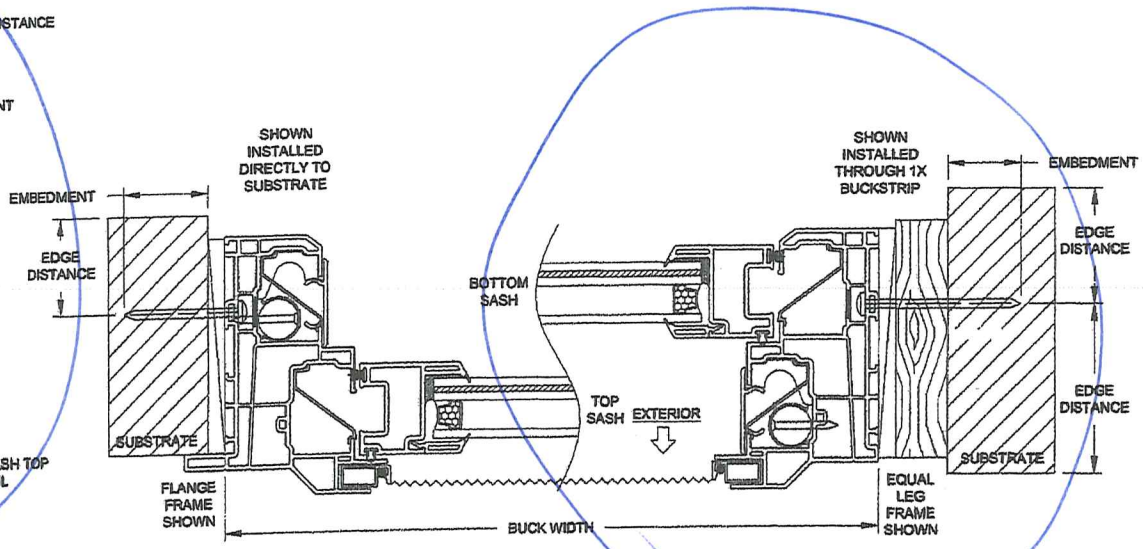
PGT®
CERT. OF AUTH. #29296
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

Title	VINYL DH WINDOW FPA (IMP.-RESIST.)	Date	12/13/14
Desc.	GLASS/ANCHOR OPTIONS	Drawn By	J ROSOWSKI
Rev 1		Rev 1 Date	
Rev 2		Rev 2 Date	
Series	DH-5560	Scale	NTS
Sheet	2 OF 4	DWG No.	FPA-5560.0
Rev. No.			

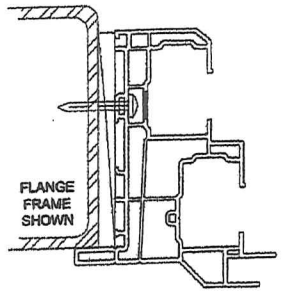
ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
A. LYNN MILLER, P.E.
P.E.# 58705



VERTICAL SECTION B-B



HORIZONTAL SECTION A-A



INSTALLATION THROUGH THE FRAME, INTO METAL

EXTERIOR

INSTALLATION NOTES:

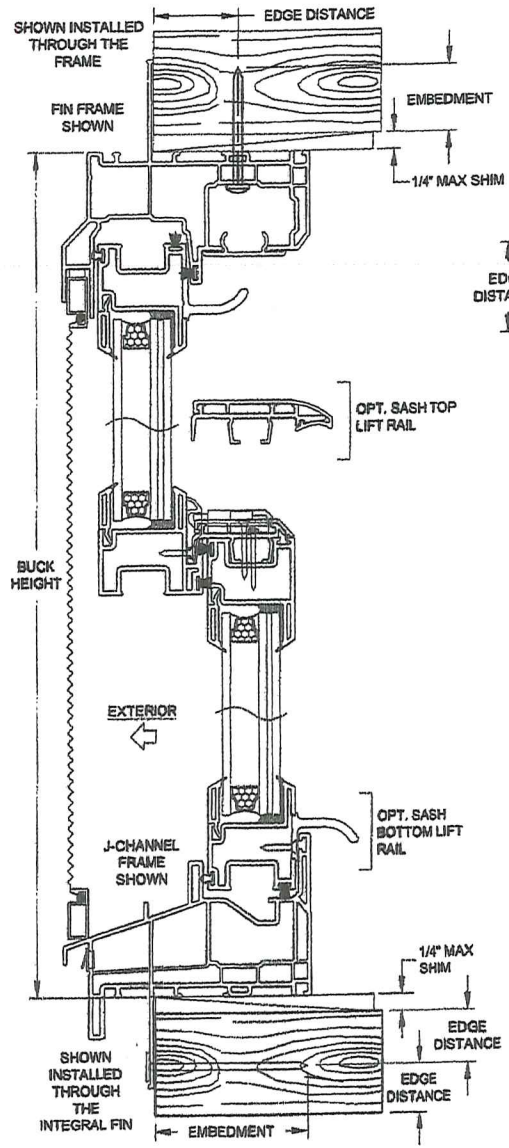
1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
3) MAX. SHIM THICKNESS TO BE 1/4".
4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

PGT®
CERT. OF AUTH. #29296
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

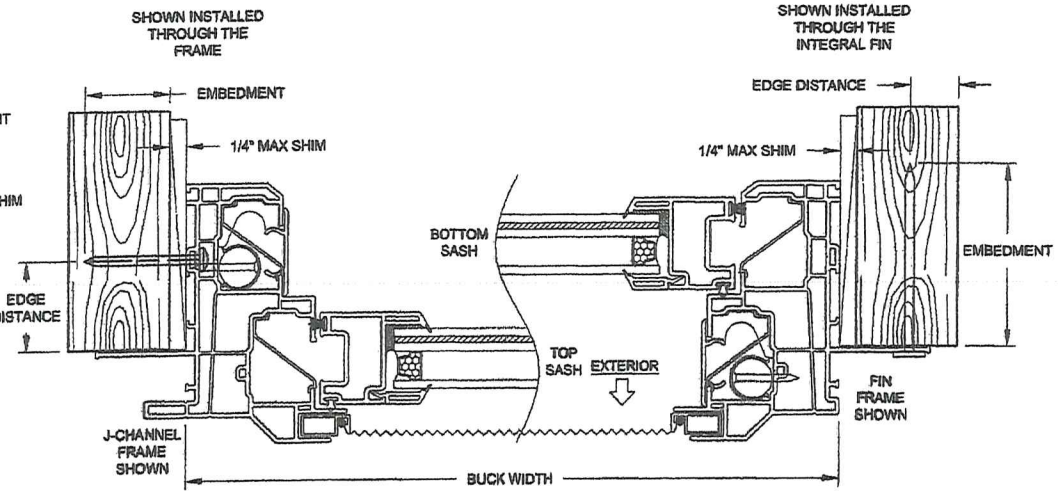
Title	VINYL DH WINDOW FPA (IMP.-RESIST.)	Date	12/13/14
Desc.	FLANGE & EQUAL-LEG/BOX FRAMES	Drawn By	J ROSOWSKI
Rev 1		Rev 1 Date	
Rev 2		Rev 2 Date	
Series	DH-5560	Scale	NTS
Sheet	3 OF 4	DWG No.	FPA-5560.0
Rev. No.			

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
1/6/15

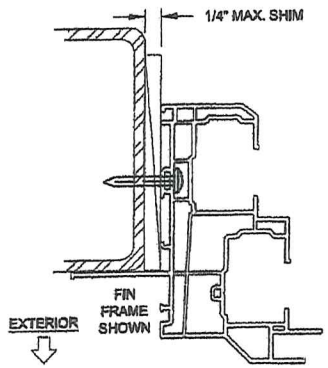
A. LYNN MILLER, P.E.
P.E.# 58705



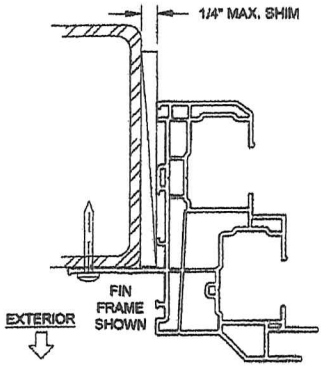
VERTICAL SECTION D-D



HORIZONTAL SECTION C-C



INSTALLATION THROUGH THE FRAME, INTO METAL



INSTALLATION THROUGH THE INTEGRAL FIN, INTO METAL

INSTALLATION NOTES:

1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
3) MAX. SHIM THICKNESS TO BE 1/4".
4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

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CERT. OF AUTH. #29298
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

Title	VINYL DH WINDOW FPA (IMP.-RESIST.)			Date	12/13/14
Desc.	J-CHANNEL & INTEGRAL FIN FRAMES		Drawn by	J ROSOWSKI	
Rev 1				Rev 1 Date	
Rev 2				Rev 2 Date	
Series	DH-5560	Scale NTS	Sheet 4 OF 4	DWG No. FPA-5560.0	Rev. No.

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11/6/15

A. LYNN MILLER, P.E.
P.E.# 58705

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Product Approval
USER: Public User

Product Approval Menu > Product or Application Search > Application List > **Application Detail**

OFFICE OF THE SECRETARY

FL #	FL7058-R11
Application Type	Revision
Code Version	2010
Application Status	Approved
	*Approved by DBPR. Approvals by DBPR shall be reviewed a by the POC and/or the Commission if necessary.
Comments	
Archived	
Product Manufacturer	PGT Industries
Address/Phone/Email	1070 Technology Drive Nokomis, FL 34275 (941) 486-0100 Ext 22318 druark@pgtindustries.com
Authorized Signature	Jens Rosowski jrosowski@pgtindustries.com
Technical Representative	Jens Rosowski

Address/Phone/Email	1070 Technology Drive Nokomis, FL 34275 (941) 486-0100 Ext 21140 jrosowski@pgtindustries.com
Quality Assurance Representative Address/Phone/Email	
Category	Windows
Subcategory	Double Hung
Compliance Method	Certification Mark or Listing
Certification Agency	Keystone Certifications, Inc.
Validated By	Steven M. Urich, PE ☑ Validation Checklist - Hardcopy Received
Referenced Standard and Year (of Standard)	**Standard** AAMA 506 AAMA/WDMA/CSA 101/IS2/A440 AAMA/WDMA/CSA 101/IS2/A440 AAMA/WDMA/CSA 101/IS2/A440 ANSI/AAMA/WDMA 101/I.S.2/NAFS ASTM E1886 ASTM E1886 ASTM E1996 ASTM E1996
Equivalence of Product Standards Certified By	Florida Licensed Professional Engineer or Architect

FL7058_R11_Equiv_Cert_of_Equiv AAMA101-2011 To 2008
FL7058_R11_Equiv_Cert_of_Equiv ASTM E1996-12 to E199

Product Approval Method	Method 1 Option A
Date Submitted	01/08/2015
Date Validated	01/12/2015
Date Pending FBC Approval	
Date Approved	01/13/2015

Summary of Products

FL #	Model, Number or Name	Description
7058.1	DH - 460	Vinyl Double Hung Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +50/-50 **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Certification Agency Certificate** FL7058_R11_C_CAC_190-799.pdf **Quality Assurance Contract Expiration Date** 03/02/2016 **Installation Instructions** FL7058_R11_II_DH-460.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_Prod Eval-DH 460.pdf Created by Independent Third Party: No
7058.2	DH - 560	WinGuard Vinyl Double Hung Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes		**Certification Agency Certificate** FL7058_R11_C_CAC_190-272.pdf FL7058_R11_C_CAC_190-799.pdf

Impact Resistant: Yes **Design Pressure:** +50/-50 **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Quality Assurance Contract Expiration Date** 03/02/2016 **Installation Instructions** FL7058_R11_II_DH-560.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_Prod Eval-DH 560.pdf Created by Independent Third Party: No
7058.3	DH-2160	Vinyl Double Hung Window (Fin)
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** N/A **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Certification Agency Certificate** FL7058_R11_C_CAC_Certification DH-2160.pdf **Quality Assurance Contract Expiration Date** 01/25/2016 **Installation Instructions** FL7058_R11_II_DH-2160.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_Prod Eval DH-2160.pdf Created by Independent Third Party: No
7058.4	DH-2260	Vinyl Double Hung Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** N/A **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Certification Agency Certificate** FL7058_R11_C_CAC_DH-2260 Certifications.pdf **Quality Assurance Contract Expiration Date** 10/22/2015 **Installation Instructions** FL7058_R11_II_DH-2260.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_Prod Eval - DH-2260.pdf Created by Independent Third Party: No
7058.5	DH-2760 (2860)	Vinyl Double Hung Window

Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Certification Agency Certificate** FL7058_R11_C_CAC_Certification2_2760.pdf **Quality Assurance Contract Expiration Date** 02/03/2016 **Installation Instructions** FL7058_R11_II_DH-2760.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_Product Eval2 DH-2760.pdf Created by Independent Third Party: No
7058.6	DH-5460	EnergyVue Double Hung Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** N/A **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Certification Agency Certificate** FL7058_R11_C_CAC_DH-5460 Certification.pdf **Quality Assurance Contract Expiration Date** 11/17/2018 **Installation Instructions** FL7058_R11_II_DH-5460.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_DH-5460 Prod Eval.pdf Created by Independent Third Party: No
7058.7	DH-5560	WinGuard Double Hung Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** Please see the Installation Instructions for design pressure, size and anchorage information.		**Certification Agency Certificate** FL7058_R11_C_CAC_DH-5560 Certification.pdf **Quality Assurance Contract Expiration Date** 11/19/2018 **Installation Instructions** FL7058_R11_II_DH-5560.pdf Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No **Evaluation Reports** FL7058_R11_AE_DH-5560 Prod Eval.pdf Created by Independent Third Party: No

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Product Approval Accepts:

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Historic Preservation Board **7. b.**

Meeting Date: 05/26/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-10 - St. Lucie County - 715 Avenue D

LOCATION

715 Avenue D

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

Staff Report

Form Review

Form Started By: Kori Benton Started On: 05/18/2015 10:05 AM

Final Approval Date: 05/18/2015

City of Fort Pierce

Planning Department

Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Urban Forestry ◊ Zoning

Historic Preservation Board : Public Hearing

May 26th, 2015

Agenda Item 7B

Owner

St. Lucie County

Applicant

Corine Williams

Representative

Stephanie Myers

Location

715 Avenue D

Parcel

2410-601-0197-000-7

Historic Status

Non-contributing

Requested Action

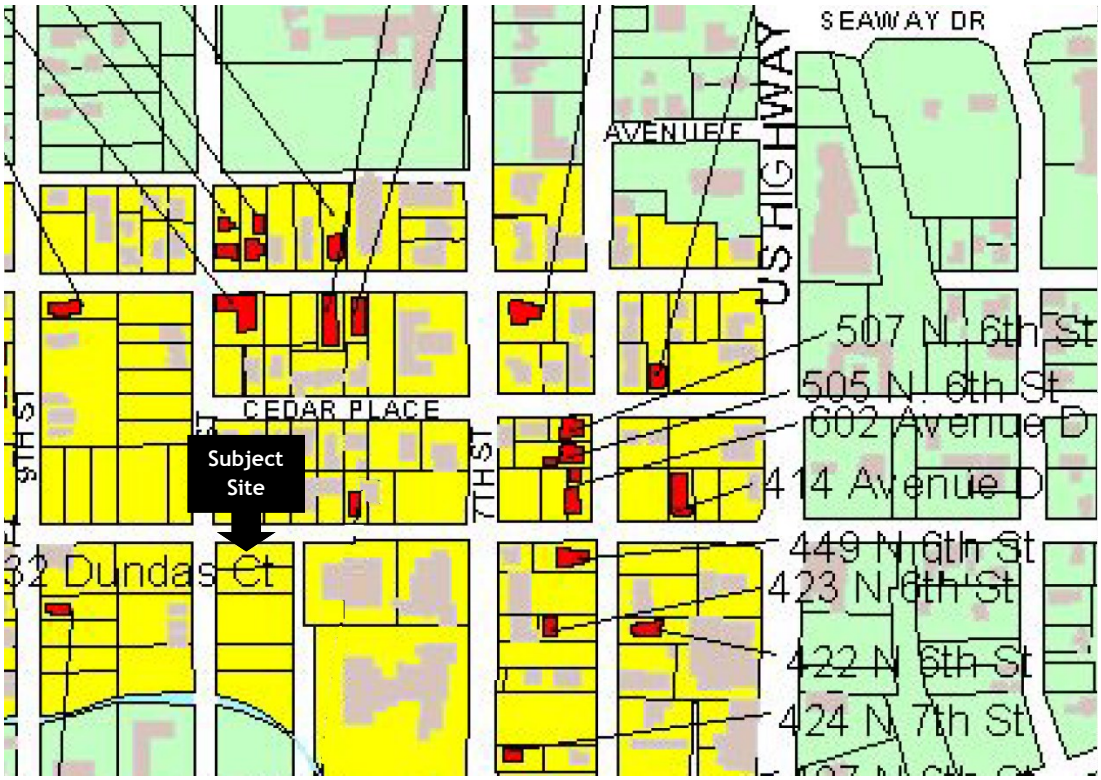
Placement of two (2) monument signs to direct vehicle and bus traffic

Recommendation

Approval

Staff

Kori Benton
Historic Preservation Officer



Location Map — Contributing — Non-Contributing — Subject Site

History

- 2002 City Commission adopts the Avenue D/Lincoln Park Historic District
- 2010 Historic Preservation Board Granted COA approval for the construction of the Multimodal Transportation Facility
- 2011 Structure completed and open for public use.
- 4/2015 The Historic Preservation Board reviewed the initial application for a COA to place two ground signs at the subject site, acting to continue the item while expressing concern over the size of the proposed signs.

Staff Analysis

Request:

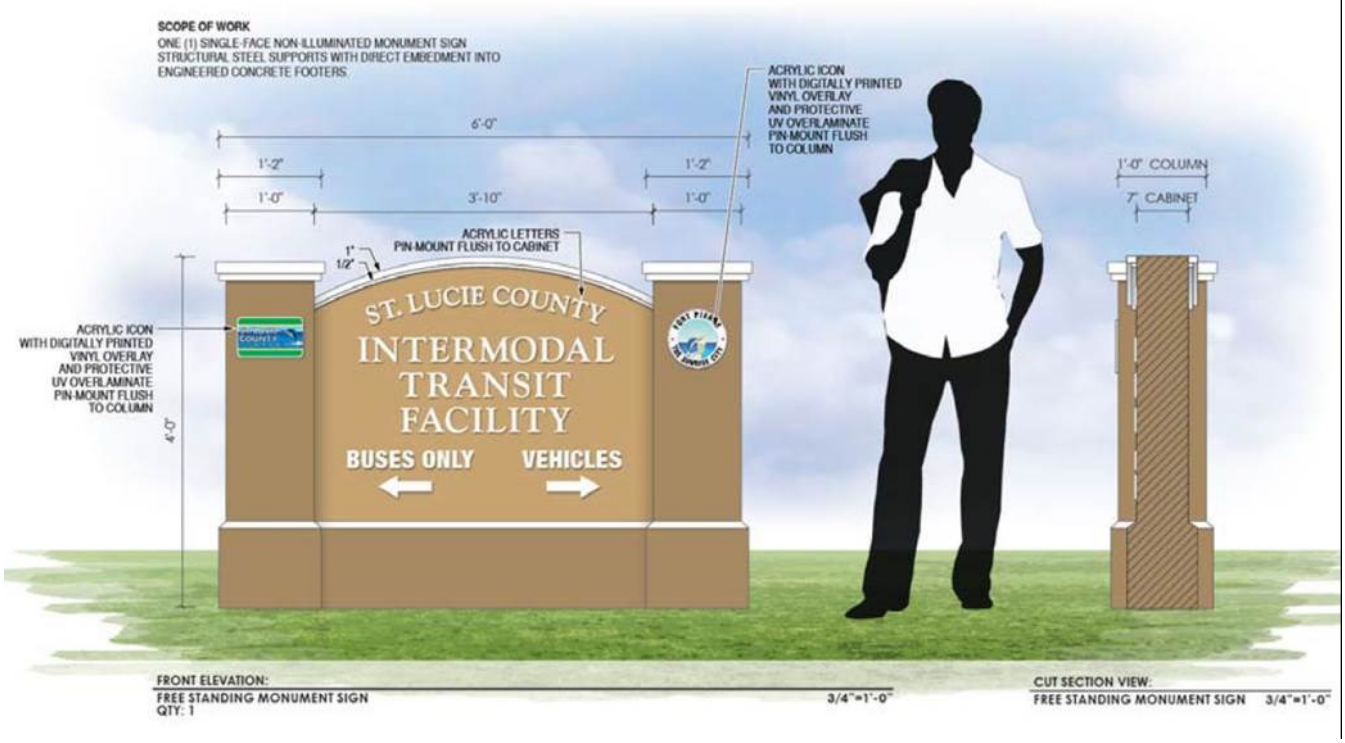
The applicant, St. Lucie County Transit Services, is proposing to place two (2) ground signs for the Multimodal Transportation Facility to provide directional guidance to vehicular and bus traffic into and around the facility. The subject request incorporates a Variance request to deviate from City Code Section 15-8 (5) a. 3. in order to allow the placement of a second ground sign for a site with less than 500 feet of main street frontage. Since the initial review by the Historic Preservation Board on April 27th, 2015, the applicant has reduced the sign area of the proposed signs to 24 sq. ft., representing a 50% reduction.

The proposed locations for placement, and request for a second ground sign, are intended to provide visibility on Avenue D, and N. 8th Street, due to facility's location on a corner lot and numerous mean of access. The signs are presented on the northwest and northeast corner of the property in order to provide notification to visiting drivers of their designated area for parking, pick-up, and drop-off. The final locations will account for established clear vision areas.

The proposed monument signs are 4 ft in overall height, and 6 feet in width, totaling approximately 24 sq. ft. in size. The signs will feature a light sand stucco finish, to assimilate with the design and colors of the principle structure on site.

Landscaping around the sign locations will be preserved and added, as needed, to meet City Code requirements and accent the additions.

Updated Sign Exhibit



Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

Staff Recommendation:

The presented sign design is consistent with Secretary of Interior Standards 2 and 9, there is a presented public safety benefit for a second ground sign on N. 8th Street, and unique characteristics of the site exist, therefore Staff recommends that the Historic Preservation Board **approve** the proposed signs, and variance as requested.

Proposed Sign Locations

*Light pole be relocated accordingly

Historic Preservation Board **7. c.**

Meeting Date: 05/26/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-16 - Campus Development and Expansion - St. Andrews Episcopal Academy

LOCATION

210 S Indian River Dr., 300 St. Andrews Lane, 304 S. Indian River Dr. & 320 S Indian River Drive.

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Conceptual Approval

Attachments

Staff Report
Application
Existing Site Photos
Site Plan
Gym - Floor Plans & Elevations
Upper School Expansion - Floor Plans & Elevations
Conceptual Gym Renderings
Conceptual Upper School Expansion Renderings
Overall Development Renderings

Form Review

Form Started By: Kori Benton Started On: 05/20/2015 09:10 AM

Final Approval Date: 05/20/2015

City of Fort Pierce

Planning Department

Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Urban Forestry ◊ Zoning

May 26th, 2015

Agenda Item 7C

Owner

St. Andrews Episcopal Academy
St. Andrews Episcopal Church

Applicant

St. Andrews Episcopal Academy

Representatives

Trina Angelone, Head of Schools
Anthony Donadio, Architect

Location

210 S Indian River Dr., 300 St. Andrews Lane, 304 S. Indian River Dr. & 320 S

Parcel(s)

2410-804-0003-000-4, 2410-804-0001-000-0, 2410-808-0001-000-2, 2410-808-0004-000-3, 2410-808-0005-000-0, & 2410-808-0006-010-0

Historic Status

Non-contributing sites within the Downtown Historic District

Requested Action

Approval of a Certificate of Appropriateness for the Construction of a gymnasium, addition to the upper school building, recreational field, site access aisles, parking, and other support amenities to enhance the campus development.

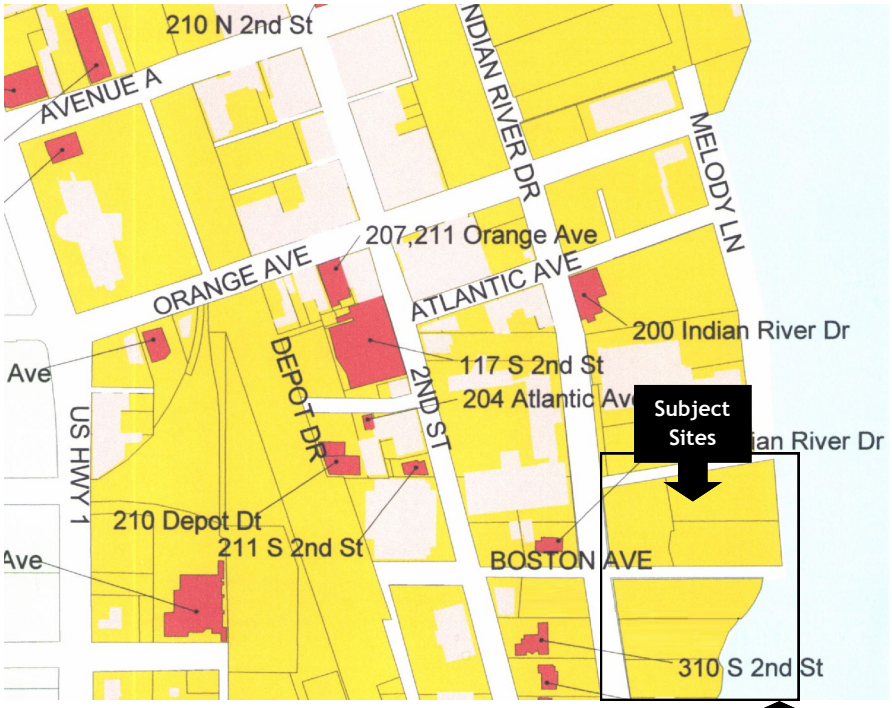
Recommendation

Conceptual Approval & Design Feedback

Staff

Kori Benton,
Senior Planner

Historic Preservation Board : Public Hearing



Location Map — Contributing — Non-Contributing — Subject Site

History

- 1915-1924 — Portion of the subject property was dredged, extending the bank along Indian River Drive to the East
- c1924 — Riverside Baptist Church constructed
- 1924-1929 — The lands east of Indian River Driver are extended further.
- c1940 — Old Tourist Court Motel constructed
- C1951 — Single-family home constructed.
- 1970s — Imperial Apartments constructed.
- 1983 — Office complex constructed.
- 1995 — St. Andrew's Basketball court constructed.
- Early 1990s — Old Tourist Court Motel demolished.
- 3/2002 — City of Fort Pierce Commission adopted Resolution 02-39, designating the sites as non-contributing.
- 2003 — Imperial apartment complex demolished.
- 2007 — Single-family home demolished.
- 2014 — City Commission conditionally approved the abandonment of the Boston Avenue extension lying east of Indian River Drive.
- 2014 — City Commission approved a Conditional Use to establish an upper division of St. Andrew's at 320 S. Indian River Drive.
- 2015 — Historic Preservation Board conditionally approved the construction of a parameter fence.

REQUEST

The property owners and applicant are requesting approval of a Certificate of Appropriateness for new construction presented within a Site Plan to expand St. Andrew's Episcopal Academy Campus within the Downtown Historic District. The proposal features construction of a gymnasium, addition to the upper school building, recreational field, site access aisles, parking, and other support amenities to enhance the campus development. The detail of the submitted application, and current stage of the Site Plan review, provides the capacity for the Historic Preservation Board to review the overall design scheme and essential components of the proposed new development in the Downtown Historic District. The Historic Preservation Board should review the presented plans, and provide guidance on the various elements of the development plan that affect the interaction of the proposed development with the District. These factors should include, but not be limited to, the architectural style, building placement & scale, construction materials & craftsmanship, and landscaping & streetscapes presented for the improvement of the site.

STAFF ANALYSIS

The presented Site Plan is currently being reviewed by the Technical Review Committee, prior to release to the Planning Board, and subsequent forwarding to City Commission for final consideration. It is encouraged that the Historic Preservation Board considers the proposal conceptually, offering feedback and direction to the applicant regarding the proposed design. The Historic Preservation Board should reserve the final decision to issue a Certificate of Appropriateness until after the Site Plan is reviewed and acted upon by the Planning Board, as the plan continues to develop and may incur further amendment.

Applicable Secretary of Interior Standards for Consideration:

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Review Guidelines

The City of Fort Pierce has adopted design review guidelines with the purpose to enhance the quality and compatibility of new development. The City, through the administration of a Historic Preservation program, implements design review of new construction via the Historic Preservation Board to suggest approaches to design situations that will contribute to the existing and developing character of the city, while ensuring consistency with the encompassing Historic District and adopted standards.

In reviewing the presented development plan and overall architectural design scheme, staff notes the following guidelines for further consideration by the applicant, and Board:

- **Elevations:** Architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. Such entrance should face the public right-of-way, be well defined architecturally and readily visible to pedestrian and vehicular traffic. Elevations adjacent to a public right-of-way are considered as a building front and treated as such with appropriate entrances, fenestration or detailing. Walls should be

punctuated with windows, doors or architectural elements.

- **Windows:** Must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. Large expanses of wall without windows or detail that face the public right-of-way are strongly discouraged.
- **Streetscape Improvements:** Architectural or functional components, which occur on site, but are not part of the building, to contribute to the overall appearance of the development. These features further encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculptures and other civic art, benches and tables, planters, retaining walls, pedestrian paths, bicycle racks, trash receptacles, bollards and fences. Such improvements shall be designed to be consistent with development, built environment, and be reviewed for aesthetic functionality and compatibility with the Downtown district.
- **Landscaping:** Provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

Architectural Style & Overall Design

The presented architectural style of the development is a contemporary twist on Mediterranean architecture, exemplified by the selection of a tile roof, use of arches, and instances of varying roof heights. Mediterranean architecture is often distinguished by its restrained, horizontal massing. Components such as smooth plaster walls, light earth tone or off-white colors, deeply set windows and doors, and red tile roofs, or flat roofs, combine to present this eclectic style.

The overall design provides occasions of architectural components noted, however the development and consistent implementation of distinguished features and enhancements is absent across the structures. In some instances, it appears that limited space, structural capacity, and overall site layout limits the finished product and the site's integration with the Downtown waterfront and corridor. The presented development plan offers minimal provision for and enhancement of such mechanisms to punctuate the structures and their interaction with the public space. Landscaping and lighting are notable components than may augment the transition from the abutting sidewalks and roadways, and the site. The strategic use of additional architectural features, hardscape enhancements, and complimentary streetscapes provide the opportunity to enrich the campus expansion and emphasize this development as a notable component of the Downtown waterfront.

Gymnasium

The metal superstructure guides the overall design of the gymnasium, offering limited capacity to extend an elaborate architectural style. The presented design creatively clads the base structure with minor building additions and features, such as the extended entrance arcade on the south elevation. The advancement of such features on the north and west elevations, to face public ways, is lacking. Limited space, and the controlled boundaries of the school design appear to minimize the enhancement of these architecturally significant elevations. The building placement, coupled with the accompanying architecture and streetscape design should be amended in order to augment these important points of interaction with the established pedestrian and road ways.

Upper School Expansion

Substantial additions are proposed to the Upper School to build upon the existing 3-story structure, a retrofitted 1980s office building. The presented design broadens the established school building's footprint to the north and east, and extends the additional envelope vertically. The design retains the entrance established by the present structure, extending the structure and new classrooms towards the waterfront and campus interior. The design transcribes much of the defined lines and symmetrical fenestration of the existing structure, while overhauling the roof design and materials to accommodate the building additions. The redesign exemplifies components of Mediterranean architecture, such as variable roof designs and tile roofing, however limited in its exploration of a defined style. The frequent, and symmetrical, presentation of windows across each elevation is coupled with the display of shutters for control of lighting and visual interest. These features have notable intent, and seek to link the various construction phases, however they also shuffle the architectural scheme of the development further. The further consideration of varied window type or window treatment may prevent repetition, and encourage opportunities to incorporate arcades, overhangs, balconies, awnings, or other features to enhance the streamlined facades.

The advancement of such features on the north and west elevations, to face public ways, is lacking. Limited space, and the controlled boundaries of the school design appear to minimize the enhancement of these architecturally significant elevations. The building placement, coupled with the accompanying architecture and streetscape design should be amended in order to augment these important points of interaction with the established pedestrian and road ways.

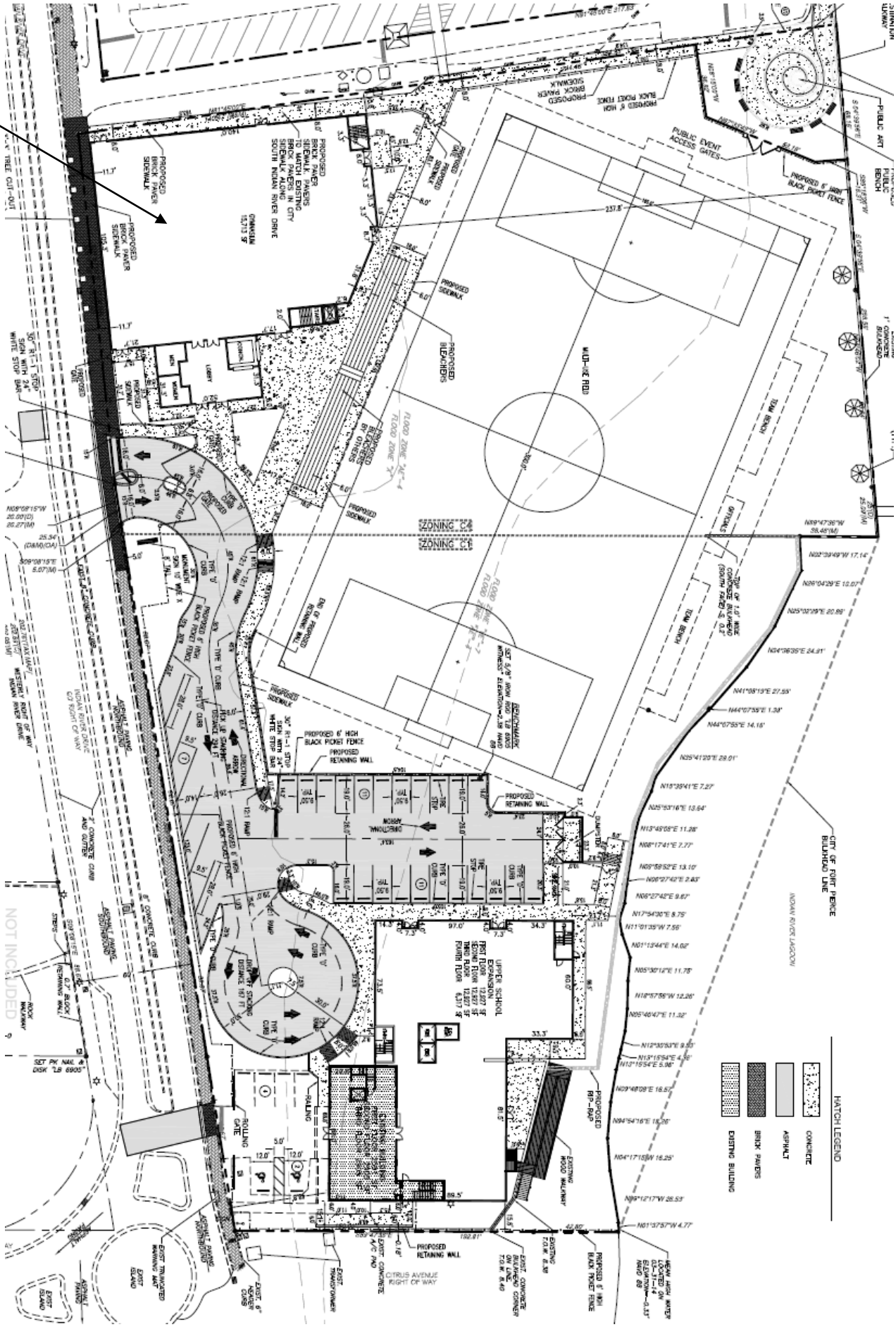
STAFF RECOMMENDATION

The Historic Preservation Board should provide guidance on the design of the presented development plan including the architectural style, building placement & scale, construction materials & craftsmanship, and landscaping & streetscapes presented for the improvement of the site. Final action on a Certificate of Appropriateness should be deferred until the Planning Board acts upon the Site Plan.

Site Aerial

Current Site Plan

Gym

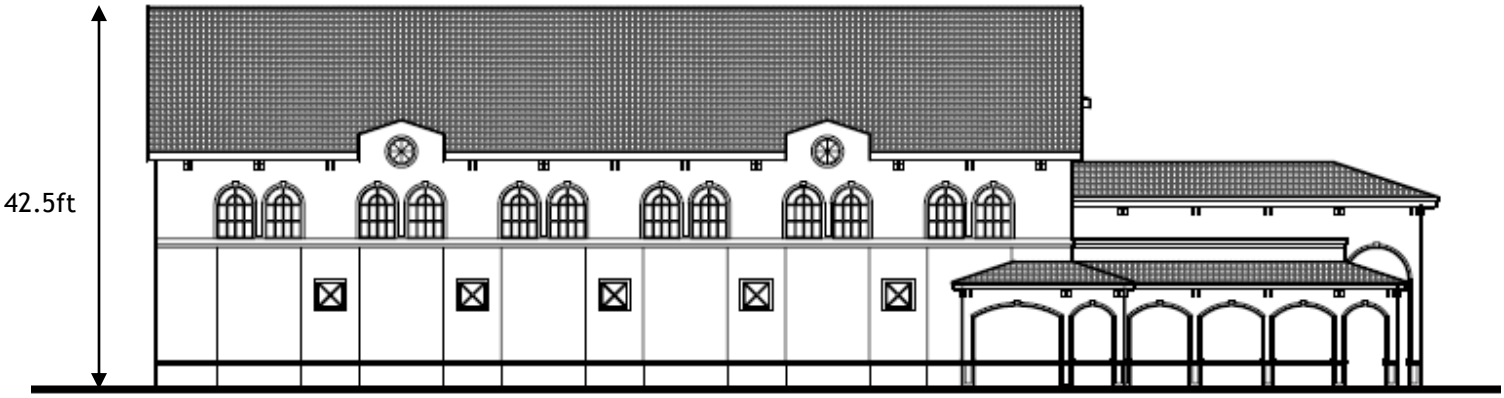


Perspective Design Conceptual

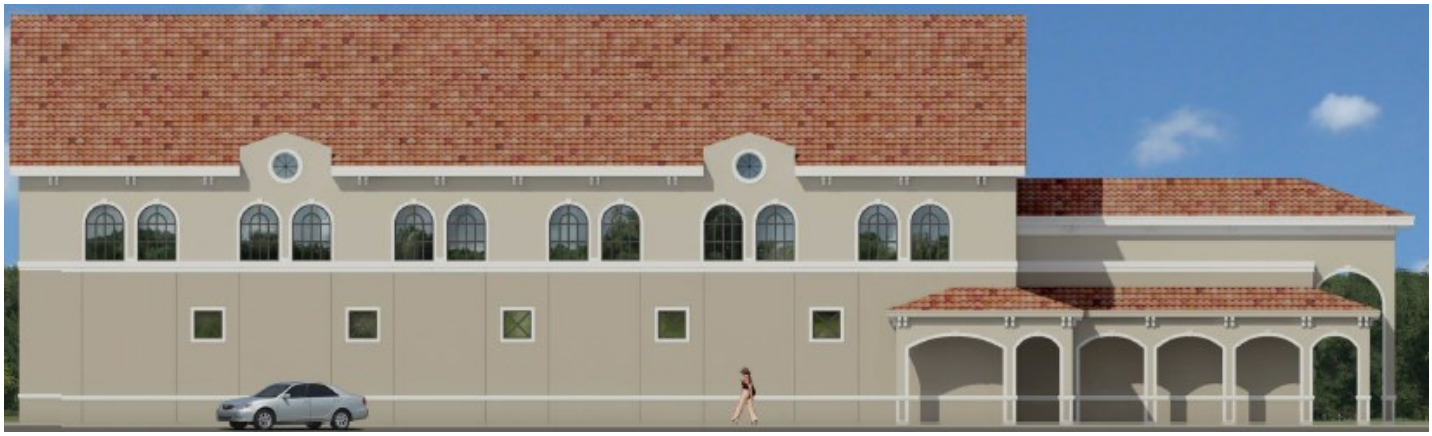
View of Development Plan facing Indian River Drive from the Northwest

View of Development Plan facing Indian River Drive from the Southwest

Proposed Gymnasium

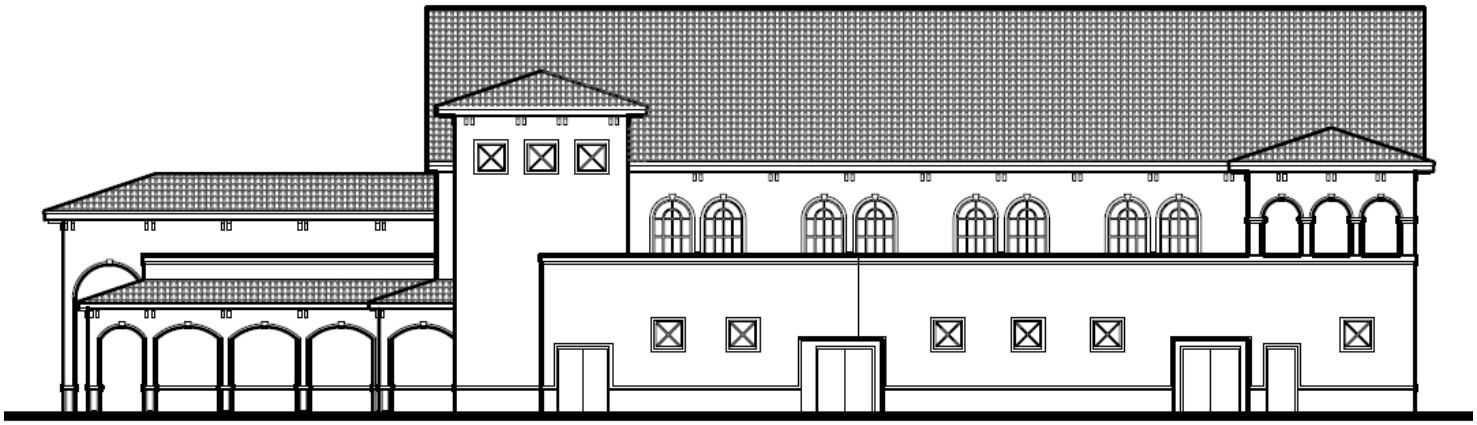


West Elevation



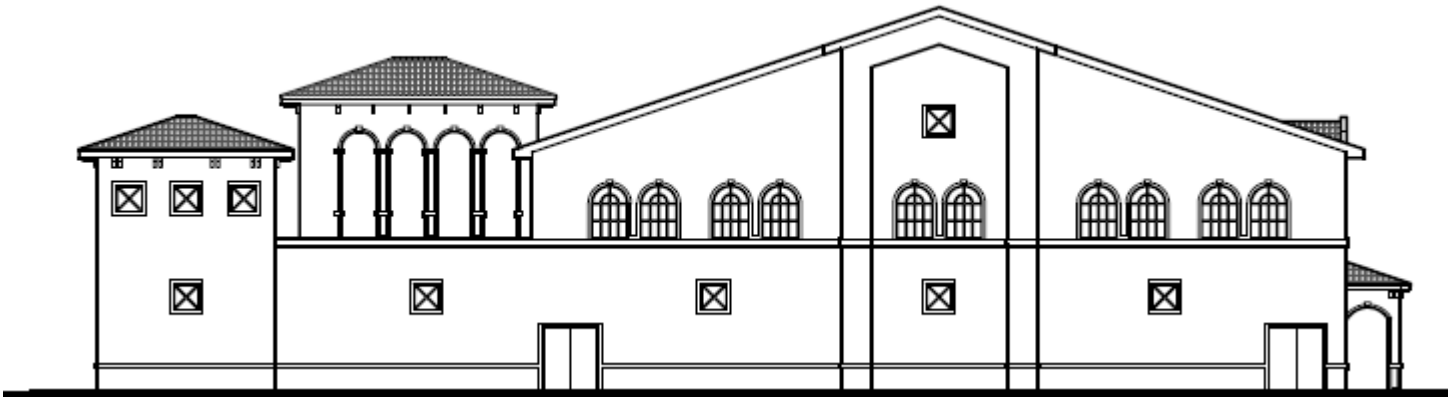
The overall height presented for the proposed Gymnasium is approximately 42.5 ft.

Proposed Gymnasium



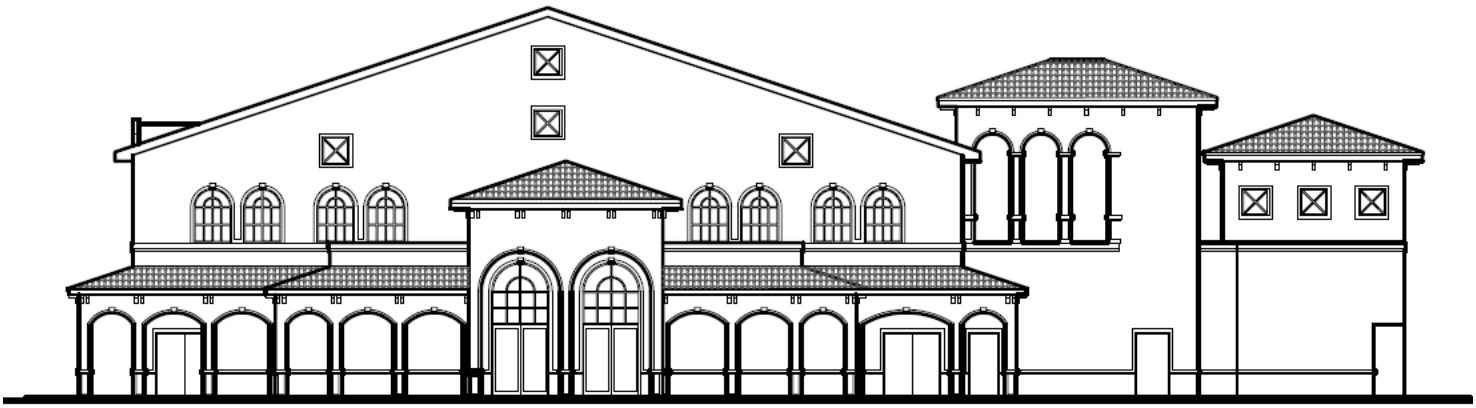
East Elevation

Proposed Gymnasium



North Elevation

Proposed Gymnasium



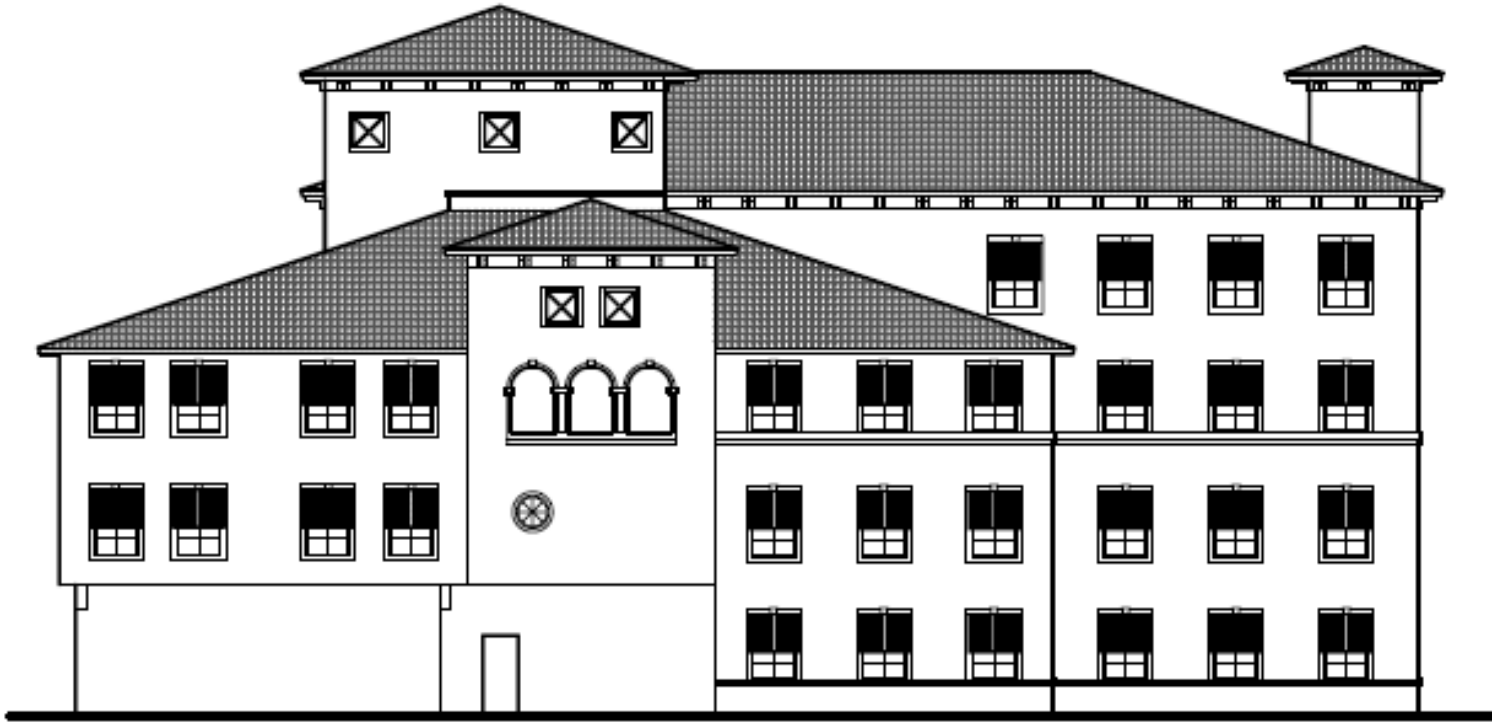
South Elevation

Proposed Upper School Expansion

West Elevation

The overall height presented for the proposed Upper School Expansion is approximately 63 ft.

Proposed Upper School Expansion

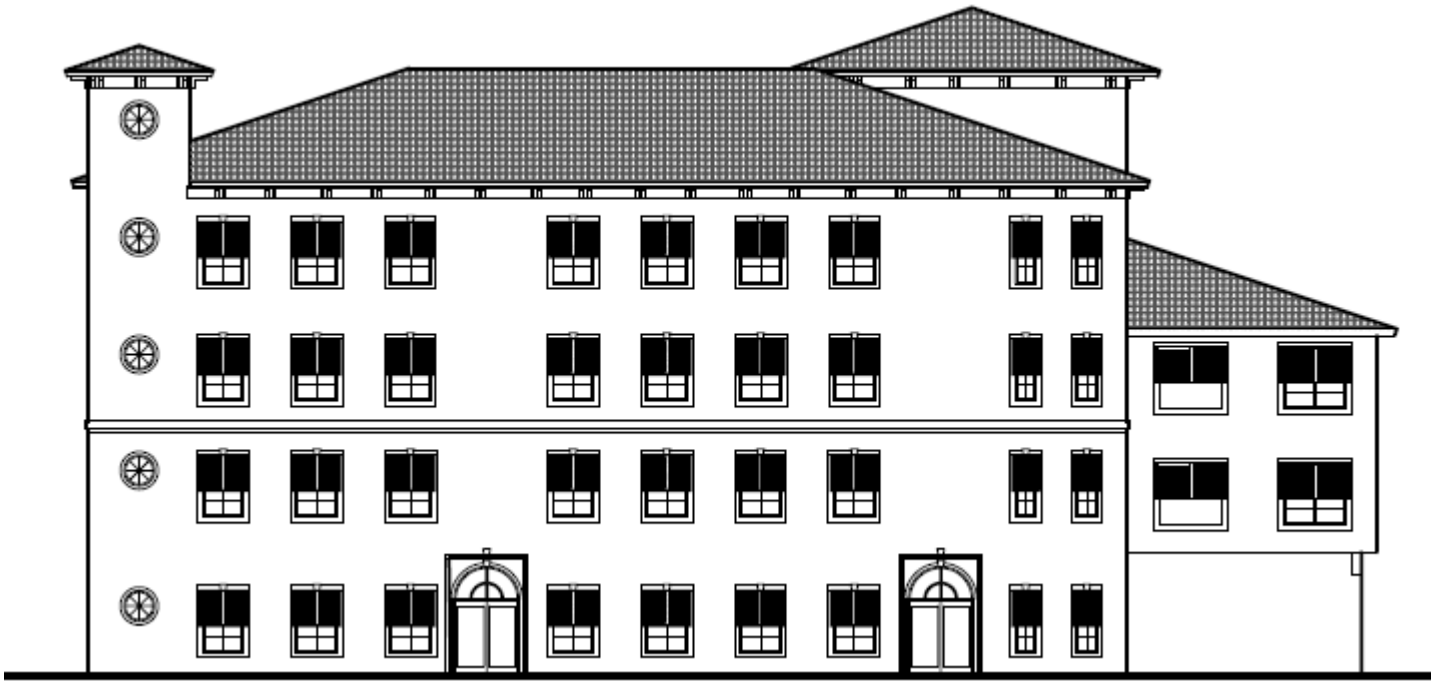


South Elevation

Proposed Upper School Expansion

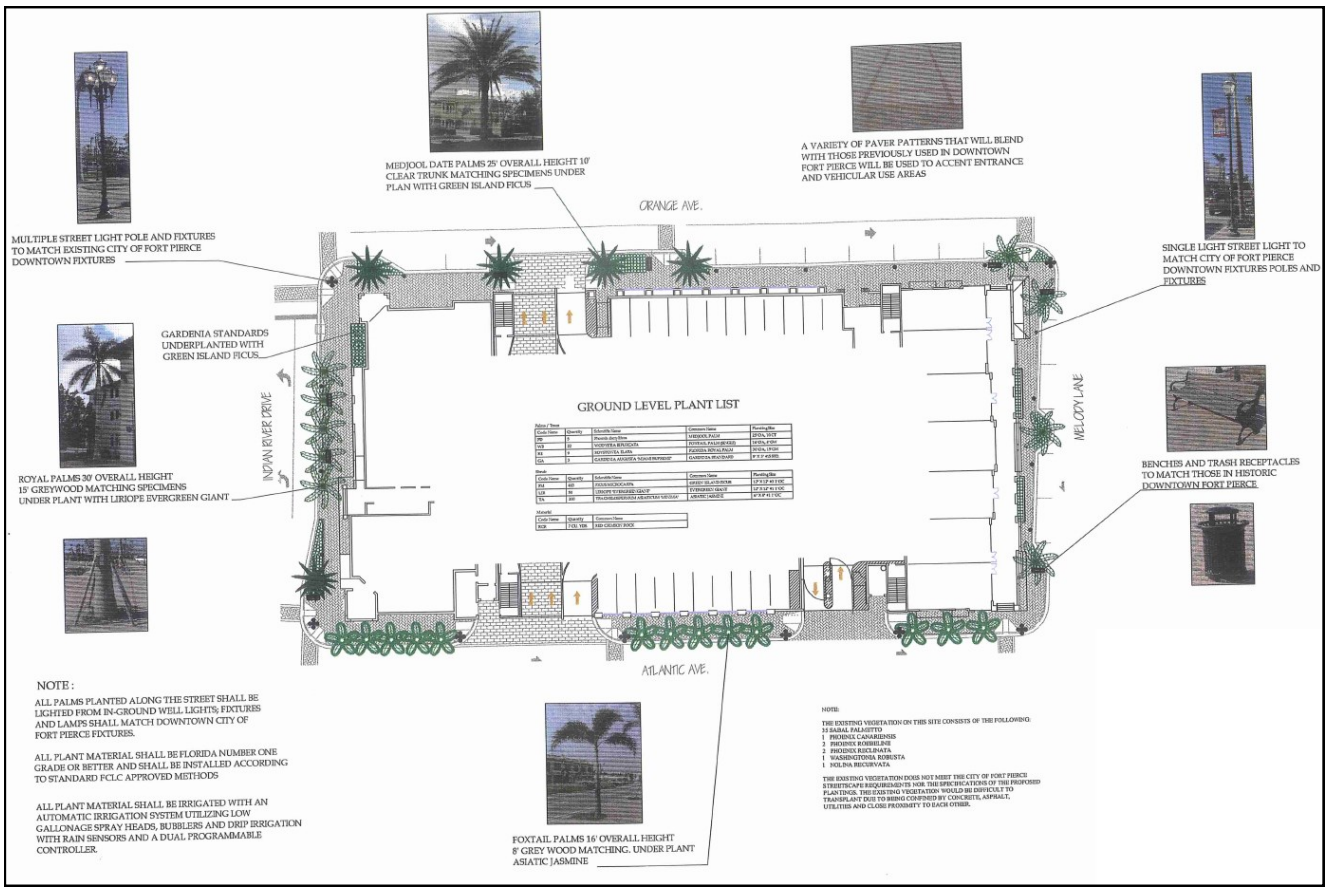
East Elevation

Proposed Upper School Expansion



North Elevation

Examples of Streetscape Plan & Landscape Integration Downtown



Streetscape Plan Presented with the Renaissance on the Water Development

Landscape & Streetscape —Clerk of Court Building

Bldg. Permit # _____ COA#_____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 210 South Indian River Drive

Parcel ID #: 2410-804-0003-000-4 / 2410-804-0001-000-0 / 2410-808-0005-000-0

Type of Designation: ■ Contributing ☐ Non-contributing Site within the Downtown Business and Entertainment Historic District

☐ Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): St. Andrews Episcopal Church and St. Andrews Episcopal Academy
Mailing Address: 210 South Indian River Drive, Ft. Pierce, FL 34950
Phone Number(s): 772-461-7689 Email: frjohn@mystandrews.org

Applicant
Name(s): St. Andrews Episcopal Academy c/o Trina Angelone
Mailing Address: 210 South Indian River Drive, Ft. Pierce, FL 34950
Phone Number(s): 772-461-7689 Email: headofschool@staacademy.org

Representative
Name(s): William P. Stoddard, Ph.D., P.E.
Mailing Address: 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960
Phone Number(s): 772-770-9622 Email: wstoddard@sbsengineers.com

Property Owner(s) Acknowledgements:- *This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, St. Andrews Episcopal Academy as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Cath Angelone 4.21.15
Signature of Owner *Date*

Description of Requested Work

Please indicate the type of work requested:

☐ Fence ☐ Shed ☐ Door(s) ☐ Roof

☐ Window(s) ☐ Signage ☐ Shutter(s) ☐ Porch

☐ Rehabilitation ☑ New Construction ☐ Demolition ☐ Relocation

☑ Site Improvements (describe) Sports Playing Field, Gymnasium, Parking/Driveway, Upper School Expansion

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed:

Construction of Sports Playing Field, Gymnasium, Parking/Driveway, and Upper School Expansion

Have other alterations been made to the site within the last 12 months? ☐ No ☑ Yes, _____

Will the proposed work require a Zoning Variance? ☑ No ☐ Yes, Code Section(s): _____

Application Requirements

☑ $10.00 Application fee

☑ Site Plan with dimensions.

☑ Architectural Drawings:
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
- Drawings should indicate materials to be used.

☑ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

☐ Material(s) specifications and/or sample(s) TBD

☑ Color samples. On drawings

☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted. N/A

Bldg. Permit # _____ COA#_____

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

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Phone Number(s): 772-461-7689 Email: frjohn@mystandrews.org

Applicant

Name(s): St. Andrews Episcopal Academy c/o Trina Angelone

Mailing Address: 210 South Indian River Drive, Ft. Pierce, FL 34950

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I / We, St. Andrews Episcopal Church as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

J. D. Tilton, Rector
Signature of Owner
St Andrews Episcopal Church

4/21/15
Date

Description of Requested Work

Please indicate the type of work requested:

☐ Fence ☐ Shed ☐ Door(s) ☐ Roof

☐ Window(s) ☐ Signage ☐ Shutter(s) ☐ Porch

☐ Rehabilitation ☑ New Construction ☐ Demolition ☐ Relocation

☑ Site Improvements (describe) Sports Playing Field, Gymnasium, Parking/Driveway, Upper School Expansion

☐ Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____

Construction of Sports Playing Field, Gymnasium, Parking/Driveway, and Upper School Expansion

Have other alterations been made to the site within the last 12 months? ☐ No ☐ Yes, _____

Will the proposed work require a Zoning Variance? ☐ No ☐ Yes, Code Section(s): _____

Application Requirements

☑ $10.00 Application fee

☑ Site Plan with dimensions.

☑ Architectural Drawings:
- Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
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☑ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

☐ Material(s) specifications and/or sample(s) TBD

☑ Color samples. On drawings

☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted. N/A

- Chapter 23 -

Preservation of Historic and Archaeological Sites, Structures, & Districts

Article V. – Certificate of Appropriateness

Section 23-41. Required.
No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

Section 23-44. Pre-application conference.
Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

Section 23-45. Guidelines for review and issuance.
The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

Section 23-49. Demolition.
Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

(1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified

expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

(2) In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.

(3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.

a. Is the structure of such interest or quality that it would reasonably meet national, state or local criteria for designation as a significant historic or architectural site or structure?

b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

c. Is the structure one of the last remaining examples of its kind in the city, county or region?

d. Does the structure contribute significantly to the historic character of a designated district?

e. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

f. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Section 23-50. Moving existing structures.

A designated structure or one which is located in a historic district, may not be relocated except upon approval of a certificate of appropriateness. In considering such certificate the board shall determine whether any reasonable alternative is available for preserving the improvement or structure on its original site and whether the proposed relocation-site is compatible with the historic and architectural integrity of the improvement or structure.

Variances

Section 23-61. Variances.

The historic preservation board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in article VIII of chapter 22 of this Code of ordinances.

standards for rehabilitation

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10) New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

St. Andrews Episcopal Academy
Church
Legend
210 S Indian River Dr
APN:
APN:
APN:
Google earth
© 2015 Google
9.64 ft
N

St. Andrews Episcopal Academy

Empty lot

Legend

- 210 S Indian River Dr
- APN:
- APN:
- APN:

St. Andrews Episcopal Academy

Parking

Legend

- 210 S Indian River Dr
- APN:
- APN:
- APN:

St. Andrews Episcopal Academy

Sports Playing Field

St. Andrews Episcopal Academy

Upper School

Legend

- 210 S Indian River Dr
- APN:
- APN:
- APN:

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PROJECT DESCRIPTION

THE PROJECT IS DESIGNED TO ACCOMMODATE
THE EXPANSION OF THE SCHOOL AND ATHLETICS DEPARTMENT.

THE FACILITY WILL HAVE:
- UPPER SCHOOL EXPANSION
- MULTI USE SPORTS FIELD
- GYMNASIUM
- DOCK
- TIKI HUTS

EXISTING LAND USE AND ZONING

THE PROPERTY HAS A COMPREHENSIVE LAND USE DESIGNATION OF CBD, AND THE ZONING DESIGNATION OF C-1 AND C-4,

FEMA ZONE MAP:

PER FEMA FIRM MAP REVISED DECEMBER 4, 2012,
THE ZONES ARE VE-7, AE-4, AND X.

SITE DATA (EXISTING)

SITE AREA	173,478 SF	= 3.98 AC	
MINUS DEDICATED AREA:	3,840 SF	= 0.09 AC	
TOTAL DEVELOPABLE AREA:	169,638 SF	= 3.89 AC	= 100.0%
TOTAL IMPERVIOUS AREA	16,357 SF	= 0.38 AC	= 9.6%
BUILDING AREA	2,591 SF	= 0.06 AC	= 1.5%
PAVEMENT AREA	7,549 SF	= 0.17 AC	= 4.5%
CONCRETE/SIDEWALK	6,217 SF	= 0.14 AC	= 3.7%
TOTAL PERVIOUS AREA	153,281 SF	= 3.52 AC	= 90.4%
OPEN SPACE	153,281 SF	= 3.52 AC	= 90.4%

SITE DATA (PROPOSED)

SITE AREA	173,478 SF	= 3.98 AC	
MINUS DEDICATED AREA:	3,840 SF	= 0.09 AC	
TOTAL DEVELOPABLE AREA:	169,638 SF	= 3.89 AC	=100.0%
TOTAL IMPERVIOUS AREA	68,310 SF	= 1.62 AC	= 40.3%
EXISTING BUILDING AREA	2,591 SF	= 0.06 AC	= 1.5%
PROPOSED GYMNASIUM AREA	15,713 SF	= 0.36 AC	= 9.3%
PROPOSED UPPER SCHOOL	10,318 SF	= 0.24 AC	= 6.1%
PAVEMENT AREA	21,013 SF	= 0.48 AC	= 12.4%
CONCRETE/SIDEWALK	18,675 SF	= 0.43 AC	= 11.0%
TOTAL PERVIOUS AREA	101,328 SF	= 2.33 AC	= 59.7%
OPEN SPACE	101,328 SF	= 2.33 AC	= 59.7%

CITY OF FORT PIERCE ZONING REQUIREMENTS

	REQUIRED C1	PROPOSED
MIN. LOT SIZE	10,000 SF	85,541 SF
MIN. LOT WIDTH	70'	350'
MIN. LOT DEPTH	90'	192.81'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	46.7'
SIDE (NORTH)	0'	N/A
SIDE (SOUTH)	0'	15.1'
REAR (EAST)	0'	23.7'
BUILDING LOT COVERAGE	60%	17.0%
MAX. BLDG. HEIGHT	65'	< 65'

CITY OF FORT PIERCE ZONING REQUIREMENTS

	REQUIRED C4	PROPOSED
MIN. LOT SIZE	0'	84,097 SF
MIN. LOT WIDTH	0'	202.38'
MIN. LOT DEPTH	0'	379.60'
MIN. YARD SETBACKS:		
FRONT (WEST)	0'	0.0'
FRONT (NORTH)	0'	5.0'
SIDE (SOUTH)	0'	N/A
REAR (EAST)	0'	237.8'
BUILDING LOT COVERAGE	0%	17.0%
MAX. BLDG. HEIGHT	0'	<65'

NOTES:
1. ALL UTILITIES MUST BE PLACED UNDERGROUND PURSUANT TO THE CITY OF FORT PIERCE REGULATIONS.
2. PROPOSED CITY OF FORT PIERCE PUBLIC WATER.
3. PROPOSED CITY OF FORT PIERCE PUBLIC SEWER.
4. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FORT PIERCE STANDARDS AND SPECIFICATIONS.
5. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER CITY OF FORT PIERCE UTILITY STANDARDS AND SPECIFICATIONS.
6. ALL TRAFFIC SIGNS SHALL MEET THE STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES,' LATEST EDITION.
7. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.

CITY OF FORT PIERCE PARKING REQUIREMENTS

REQUIRED :

JUNIOR HIGH SCHOOL - (2) SPACES PER CLASSROOM
11 CLASS ROOMS x 2 SPACES = 22 SPACES

HIGH SCHOOL - (8) SPACES PER CLASSROOM
7 CLASS ROOMS x 8 SPACES = 56 SPACES

SECTION 22.60(4)b NO PARKING REQUIRED IN DOWNTOWN ENTERTAINMENT DISTRICT

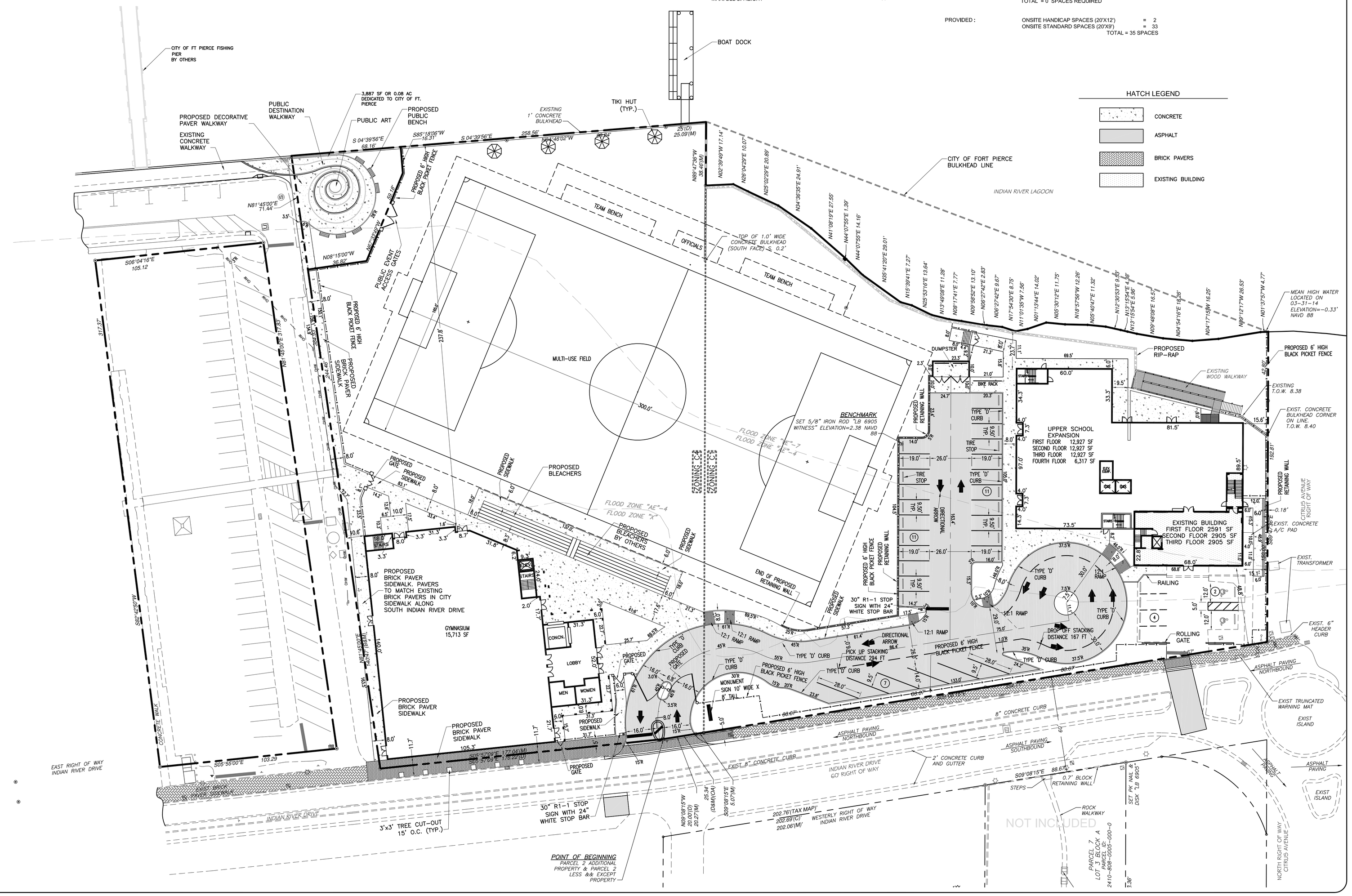
TOTAL = 0 SPACES REQUIRED

PROVIDED :

ONSITE HANDICAP SPACES (20'X12') = 2
ONSITE STANDARD SPACES (20'X9') = 33
TOTAL = 35 SPACES

HATCH LEGEND

- CONCRETE
- ASPHALT
- BRICK PAVERS
- EXISTING BUILDING



HATCH LEGEND

- CONCRETE
- ASPHALT
- BRICK PAVERS
- EXISTING BUILDING

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MARK	REVISION	DATE
1	REVISED SIDEWALK, PARKING & BULKHEAD	4/10/2015
2	REVISIONS PER RIC COMMENTS	5/18/2015

DRAWING 14-045-SP1	
DESIGNED W.P.S.	
DRAWN W.A.C.	
CHECKED W.P.S.	
SCALE 1"=30'	
DATE 12/04/14	

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9496 FAX 772 / 770-9622 EMAIL info@sslsengineers.com

SITE PLAN

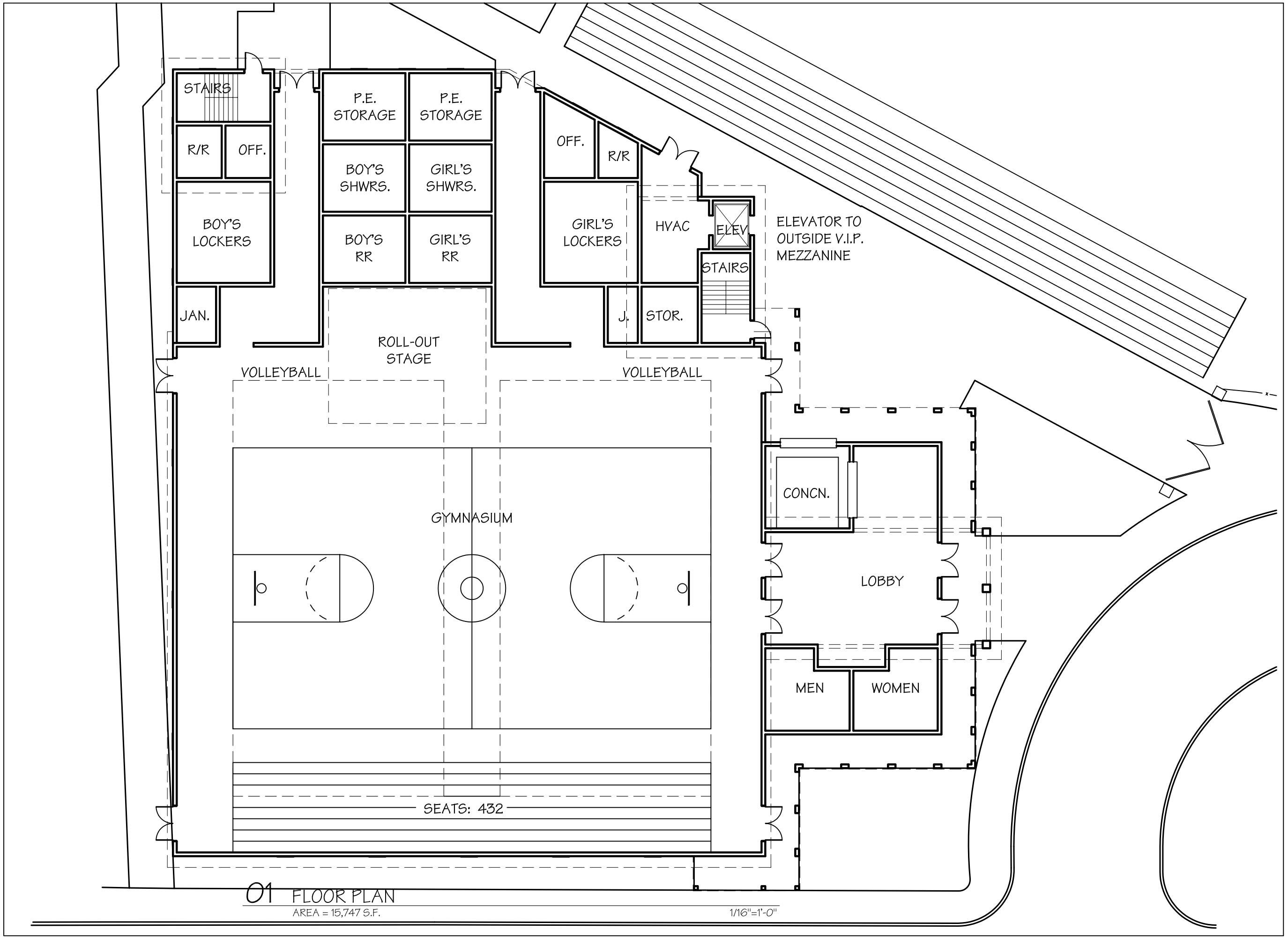
ST. ANDREW'S EPISCOPAL ACADEMY
FORT PIERCE, FLORIDA

ENGINEER CERTIFICATION
- JOSEPH W. SCHULKE FL. REG. NO. 47046
- JOHN B. BITTLE FL. REG. NO. 57396
- WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET 06

PROJECT NO. 14-045



01 FLOOR PLAN

AREA = 15,747 S.F.

1/16"=1'-0"

Project:

Proposed

St. Andrews Gymnasium

FT. PIERCE, FLORIDA

Issues:

No.:	Date:	Description:
A.	12/11/14	CLIENT REVIEW

Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

FLOOR PLAN

Reference North

Drn: MT

Dwg. File:

Chd: AJD

XREF File: .

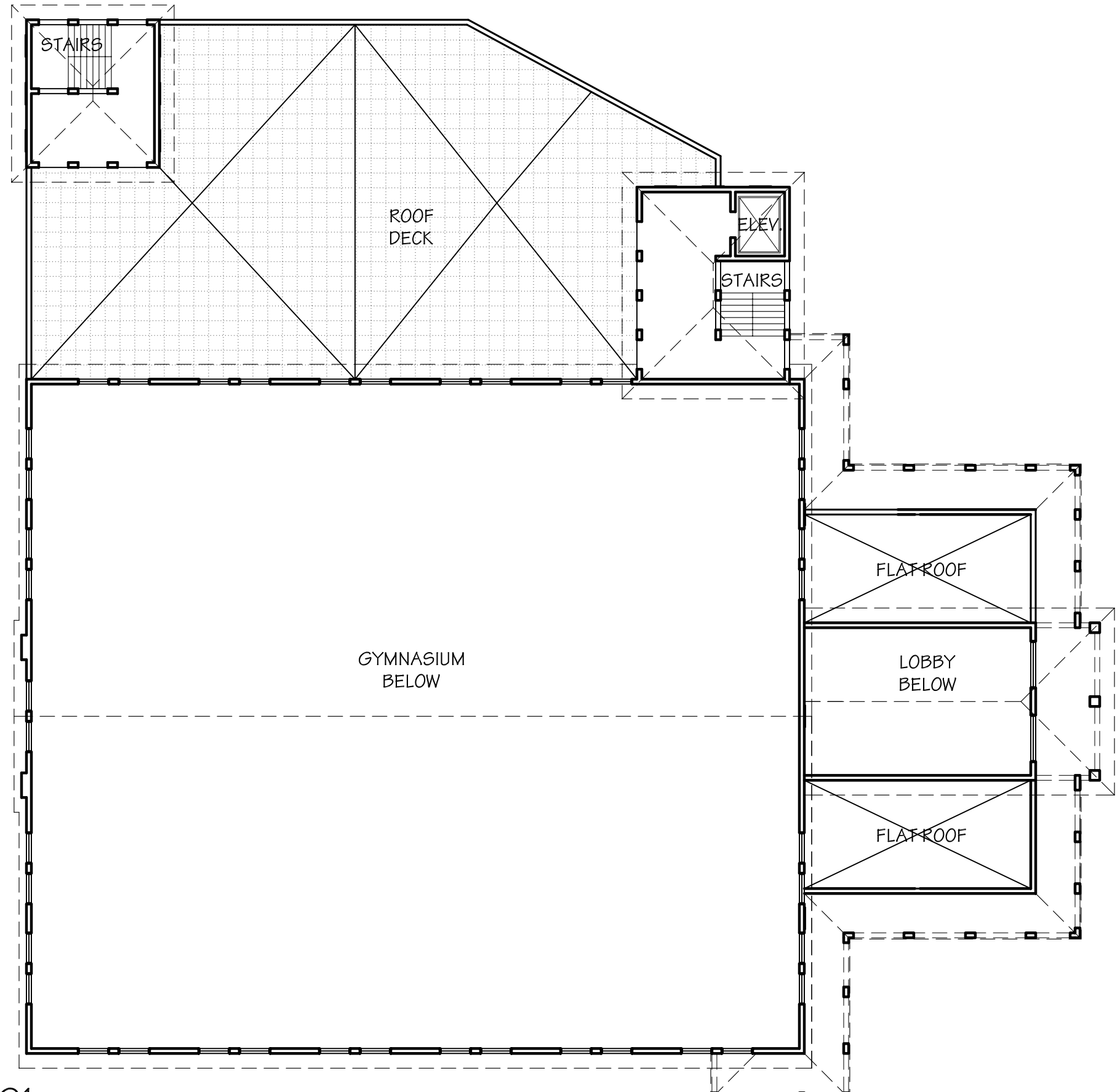
Project No.: 2014-21.001

Plot File: .

Sheet No.: A2.10

Cert. No.: 12,456

Date Signed:



01 UPPER LEVEL PLAN

1/16"=1'-0"

Project:

Proposed

St. Andrews
Gymnasium

FT. PIERCE, FLORIDA

Issues:

No.:	Date:	Description:
A.	12/11/14	CLIENT REVIEW

Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

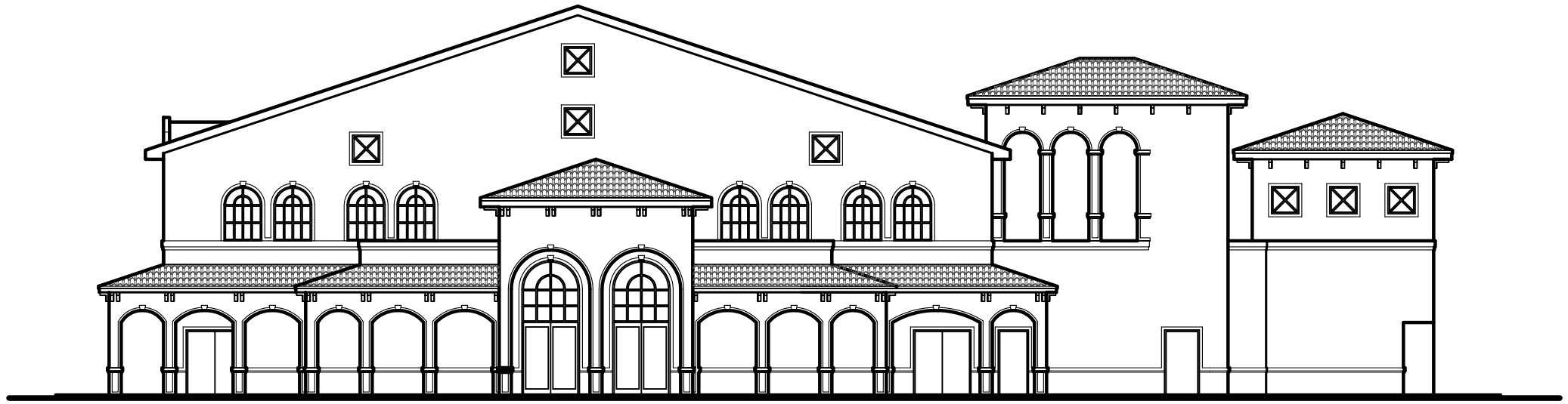
UPPER LEVEL PLAN

Reference North

Drn: MT
Dwg. File:
Chd: AJD
XREF File: .
Project No.: 2014-21.001
Plot File: .
Sheet No.: A2.11

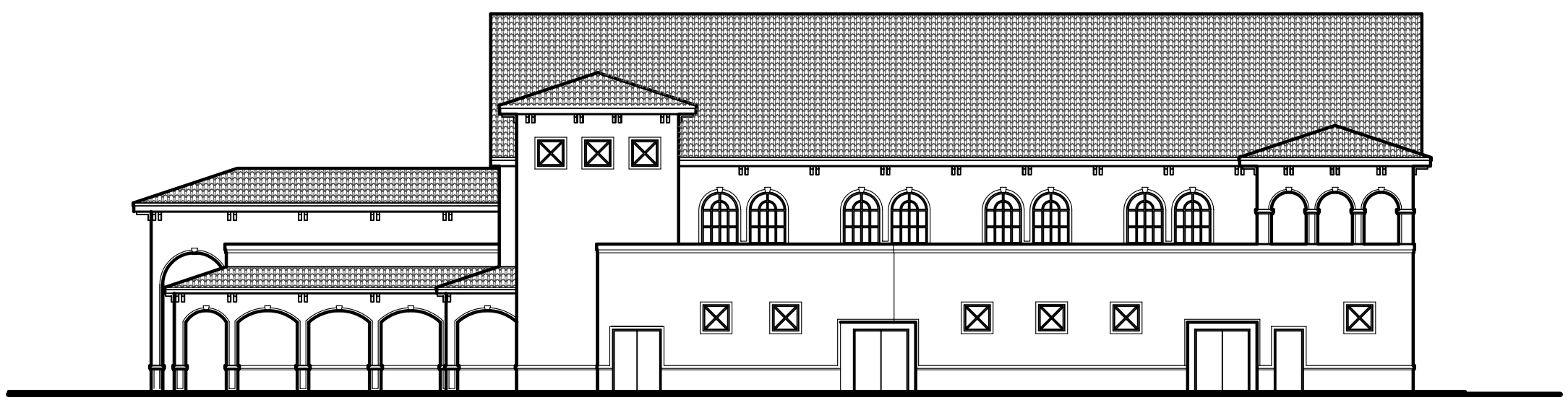
Cert. No.: 12,456

Date Signed:



01 SOUTH ELEVATION

1/16"=1'-0"



02 EAST ELEVATION

1/16"=1'-0"

Project:

Proposed

St. Andrews Gymnasium

FT. PIERCE, FLORIDA

Issues:

No.:	Date:	Description:
A.	12/11/14	CLIENT REVIEW

Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

ELEVATIONS

Reference North

Drn: MT

Dwg. File:

Chd: AJD

XREF File: .

Project No.: 2014-21.001

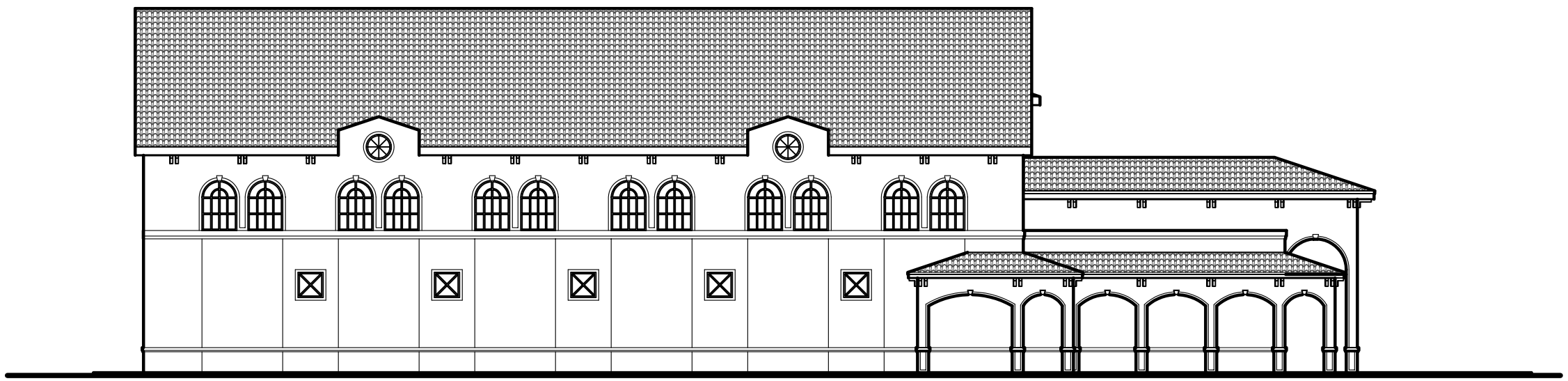
Plot File: .

Sheet No.:

Cert. No.: 12,456

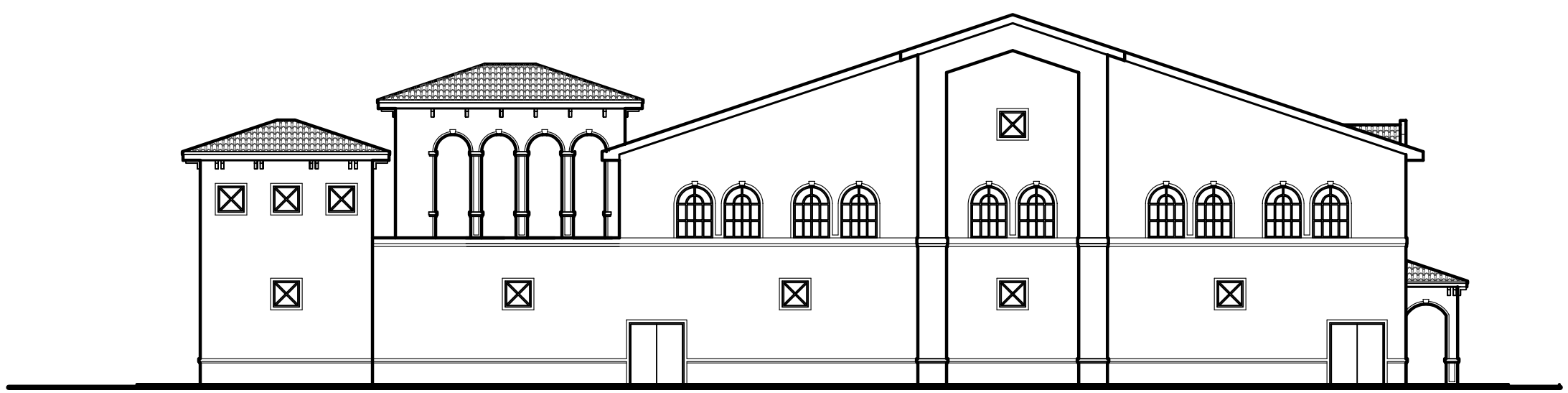
Date Signed:

A3.10



01 WEST ELEVATION

1/16"=1'-0"



02 NORTH ELEVATION

1/16"=1'-0"

Project:

Proposed

St. Andrews Gymnasium

FT. PIERCE, FLORIDA

Issues:

No.:	Date:	Description:
A.	12/11/14	CLIENT REVIEW

Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

ELEVATIONS

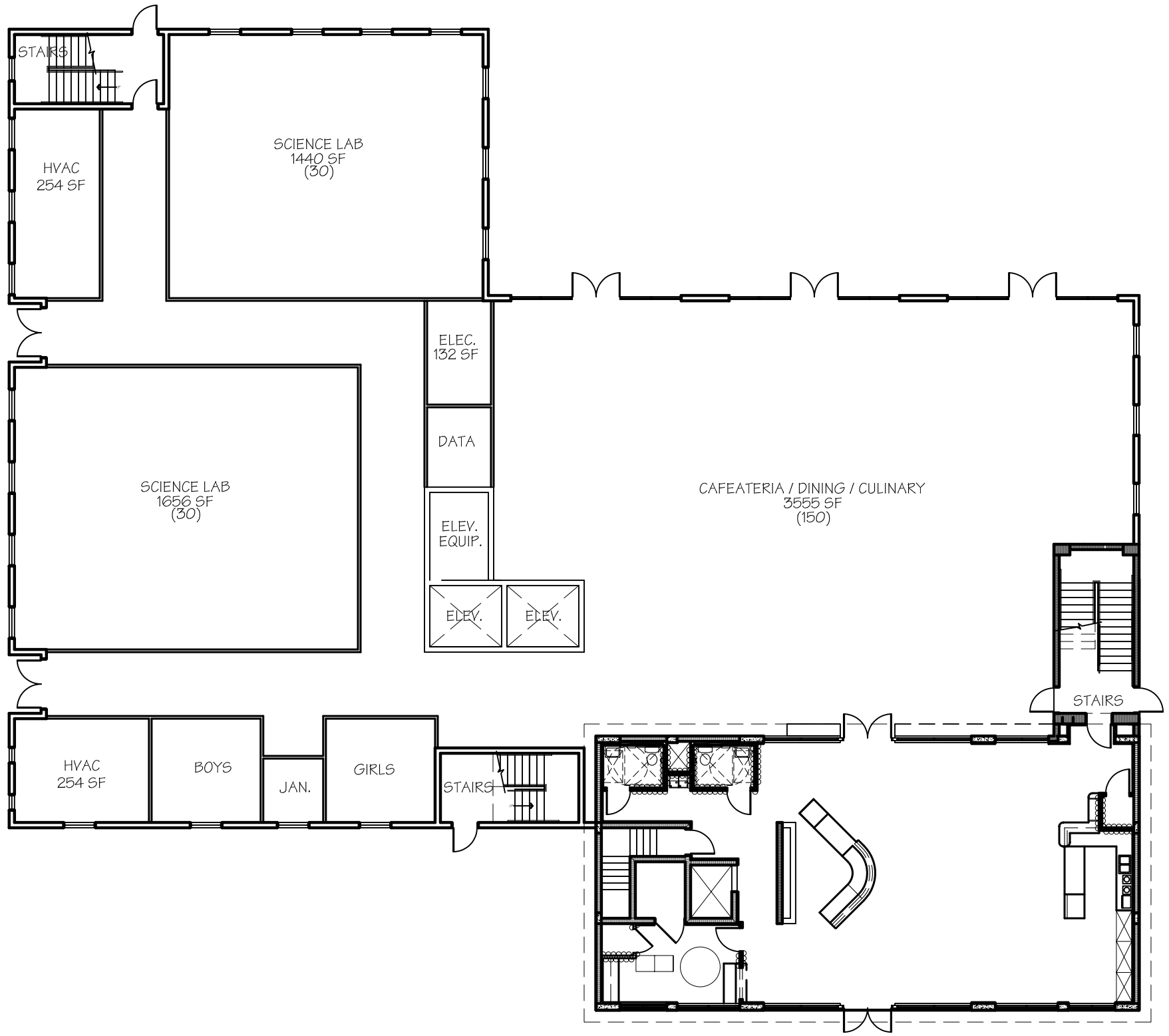
Reference North

Drn: MT	Dwg. File:
Chd: AJD	XREF File: .
Project No.: 2014-21.001	Plot File: .
Sheet No.:	

Cert. No.: 12,456

Date Signed:

A3.11



01 FIRST FLOOR PLAN

1/16"=1'-0"

Project:

Proposed

St. Andrews
High School

FT. PIERCE, FLORIDA

Issues:

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Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

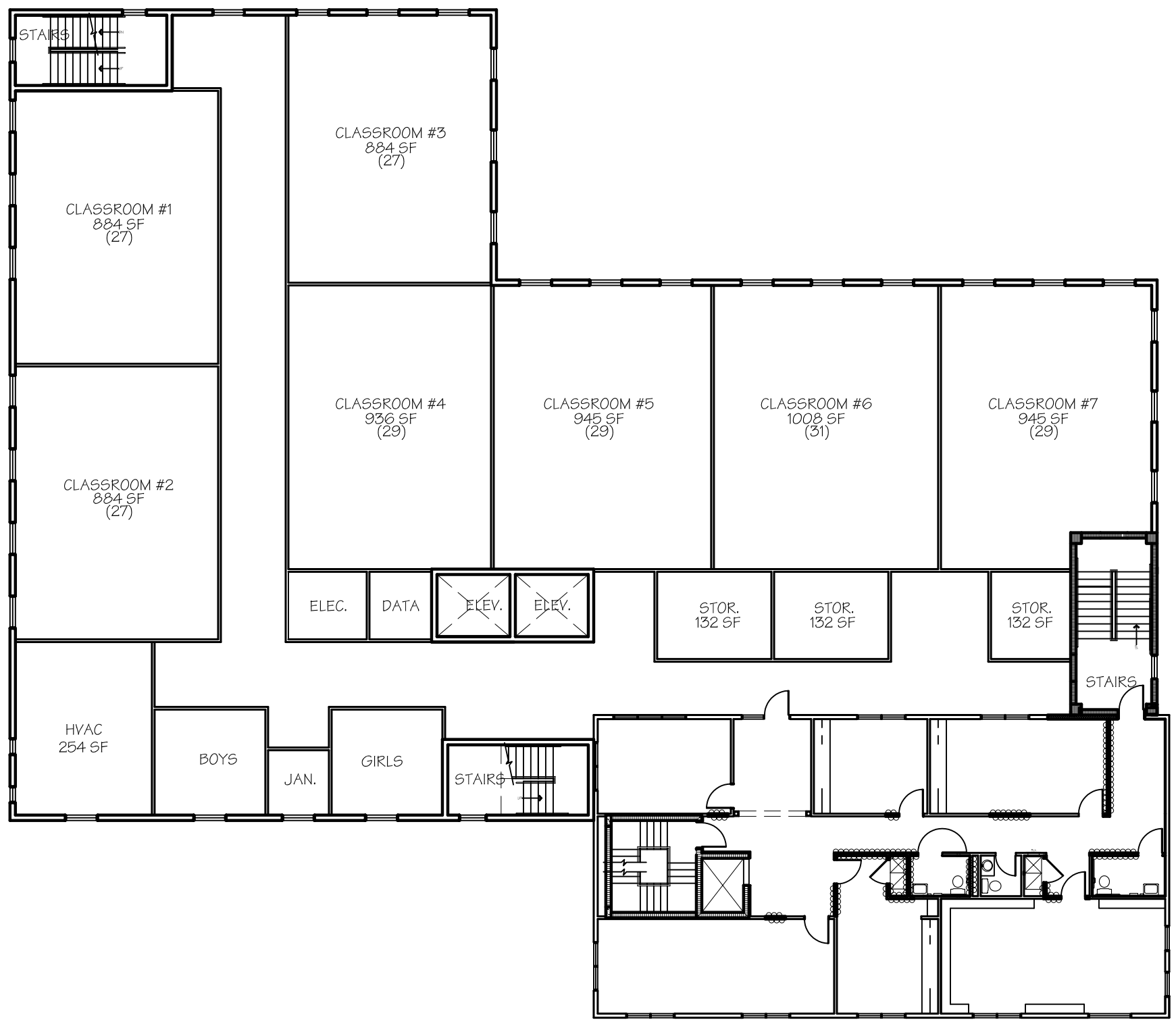
1ST FLOOR PLAN

Reference North

Drn: MT
Dwg. File:
Chd: AJD
XREF File: .
Project No.: 2014-21.001
Plot File: .
Sheet No.: A2.10

Cert. No.: 12,456

Date Signed:



01 2ND FLOOR PLAN

1/16"=1'-0"

Project:

Proposed

St. Andrews Gymnasium

FT. PIERCE, FLORIDA

Issues:

No.:	Date:	Description:
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Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

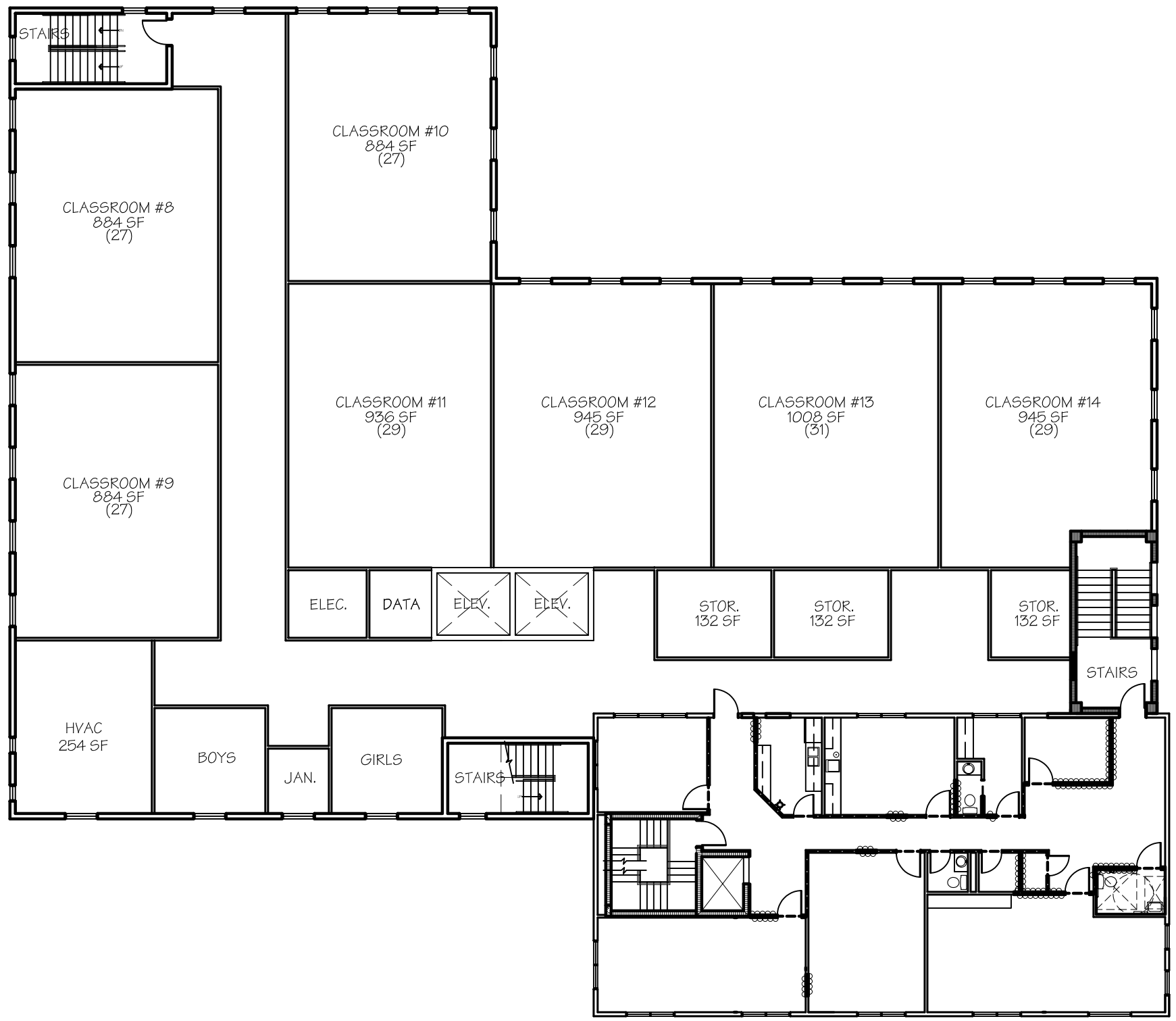
2ND FLOOR PLAN

Reference North

Drn: MT
Dwg. File:
Chd: AJD
XREF File: .
Project No.: 2014-21.001
Plot File: .
Sheet No.: A2.11

Cert. No.: 12,456

Date Signed:



01 THIRD FLOOR PLAN

1/16"=1'-0"

Project:

Proposed

St. Andrews Gymnasium

FT. PIERCE, FLORIDA

Issues:

No.:	Date:	Description:
A.	12/11/14	CLIENT REVIEW

Architect:

DONADIO
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609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

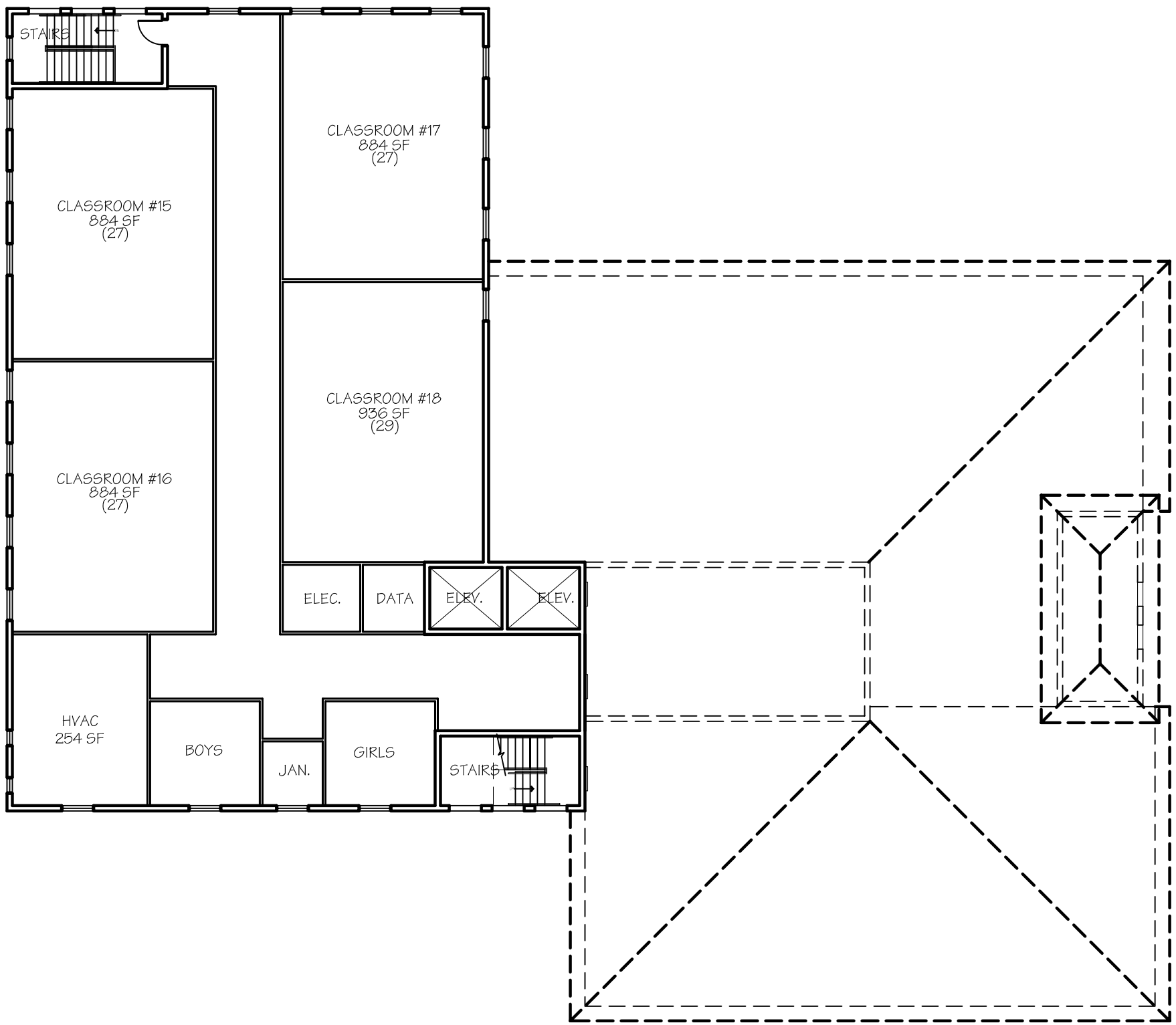
3RD FLOOR PLAN

Reference North

Drn: MT
Dwg. File:
Chd: AJD
XREF File: .
Project No.: 2014-21.001
Plot File: .
Sheet No.: A2.12

Cert. No.: 12,456

Date Signed:



01 FOURTH FLOOR PLAN

1/16"=1'-0"

Project:

Proposed

St. Andrews Gymnasium

FT. PIERCE, FLORIDA

Issues:

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Architect:

DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
License No. AA0002238
www.donadio-arch.com

Consultant:

Drawing Title:

4TH FLOOR PLAN

Reference North

Drn: MT
Dwg. File:
Chd: AJD
XREF File: .
Project No.: 2014-21.001
Plot File: .
Sheet No.: A2.13

Cert. No.: 12,456

Date Signed:

01 WEST ELEVATION

1/16"=1'-0"

02 SOUTH ELEVATION

1/16"=1'-0"

Project:

Proposed

St. Andrews
High School

FT. PIERCE, FLORIDA

Issues:

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DONADIO
& Associates, Architects P.A.
609 17th Street
Vero Beach, FL 32960
Tel.772.794.2929
Fax.772.562.8600
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www.donadio-arch.com

Consultant:

Drawing Title:

ELEVATIONS

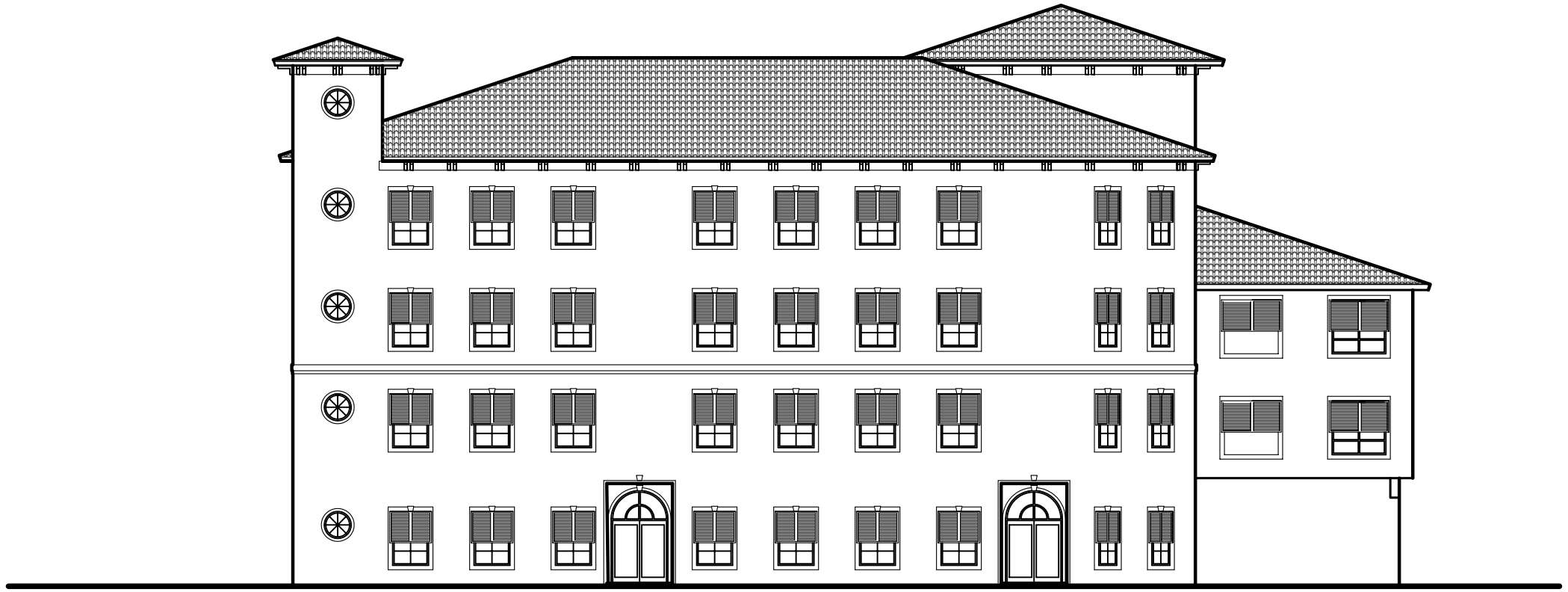
Reference North

Drn: MT
Dwg. File:
Chd: AJD
XREF File: .
Project No.: 2014-21.001
Plot File: .
Sheet No.:

Cert. No.: 12,456

Date Signed:

A3.10



01 NORTH ELEVATION

1/16"=1'-0"

02 EAST ELEVATION

1/16"=1'-0"

Project:

Proposed

St. Andrews High School

FT. PIERCE, FLORIDA

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Project No.: 2014-21.001

Plot File: .

Sheet No.:

Cert. No.: 12,456

Date Signed:

A3.11