



OCTOBER 23, 2017

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 17-74

Owner

Philip C Gates Jr.

Applicant

Hartnett Building Group

Location

711 S Indian River Drive

Parcel

2410-810-0021-000-5

Historic Status

Contributing Structure located in the River's Edge Historic District.

Requested Action

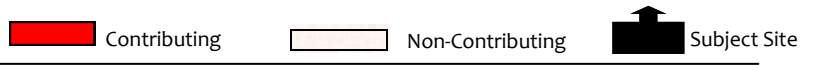
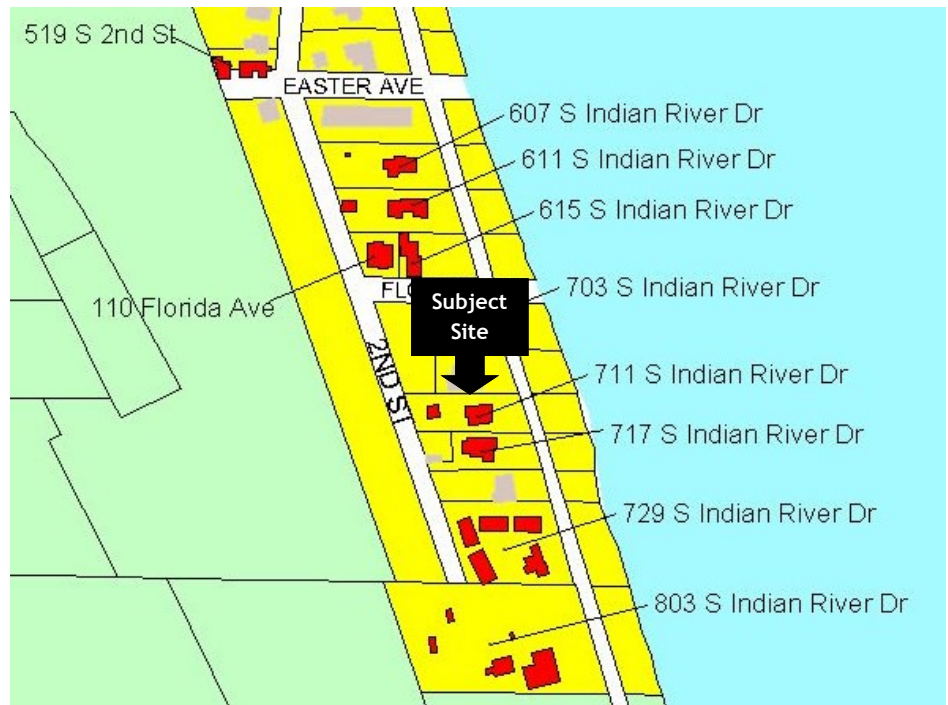
Consideration of an approval for replacement of upper level wooden windows with aluminum high impact rated windows.

Recommendation

Denial or Approval with conditions

Staff

Maria Lewicka, AICP
Historic Preservation Planner



HISTORY

The St. Lucie County Property Appraiser's Record Card and the Florida Master Site File indicate the structure was built as a private residence in 1910 and is associated with the Settlement and Early Development Period (1837-1918) of Fort Pierce history.

This building is a contributing resource in the River's Edge Historic District.

ARCHITECTURAL SIGNIFICANCE

This two-story wood frame residential Colonial Revival styling is expressed by a hip roof, boxed Cornice, a symmetrical façade, center entrance, and a veranda. The veranda has a hip roof and is enclosed with double-hung sash windows and solid wall material. Fenestration consist of 1/1 double-hung sash windows. The exterior wall fabric is vinyl siding. Alternations consist of the material used to enclose the porch and the vinyl siding which has been installed over the original wooden exterior wall fabric.



Aerial View of the Site



S Indian River Drive facade


Request entire

Consideration of an approval for replacement of all second story wooden windows with aluminum high impact rated windows. The replacement windows will have the same color and style.



Existing damaged windows



	<p>Certification Type: MIAMI Frame Type: 1.125FIN Window Style: STD Size Ref: DLO Height: 37 1/4 Rough Masonry: 27 1/4 X 38 1/4 Egress: 23 X 12 7/8 (2.056 SQFT) Does unit need to meet Turtle Code: NO Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN) Glass Color: GRAY Privacy Glass: NONE Grid Style: U.COL.LITES Summary Top: 2A2D LITES (1V1H BARS) Screen Type: 1816 Charcoal Boxing Options: None Decalite: N Vent Ht: 19.3310 Prep for Mull: N PositiveDesignPressure: 64.0000 PANumber: FL-239 CondensationResistance: 13.0000 SolarHeatGainCoeff: 0.4800 VTCOG: 0.5900</p>	<p>NOA Selection: 16-0714.06 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 25 1/2 Actual Size: 25 1/2 X 37 1/4 Wood Frame: 25 3/4 X 37 1/2 Frame Color: White Glass Family: Laminated Interlayer Type: PVB090 Low E: NONE Grid Type: 1" Raised Ext/Flat Bar In Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Stainless Steel Package: N Lock Type: Sweep Latch Lmtd Sash Stop: N High Rise Sill: N CAR#: 16-0714.06 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 1.0700 VT: 0.4400</p>
---	--	--

Location: SIDE

Notes:

0012 SH700 ALUM SINGLE HUNG 700
 (13.00)

Configuration: ..36.X49.625X.,24,STD,1-1/8" FIN,W,EQUAL,G/G 5/16,GR,1" RM/FB,2V1H/0V0H,SGL,SWEEP,1816K,LSILL,.x

	<p>Certification Type: MIAMI Frame Type: 1.125FIN Window Style: STD Size Code: 24.0000 Actual Size: 36 X 49 5/8 Wood Frame: 36 1/4 X 49 7/8 Frame Color: White Glass Family: Laminated Interlayer Type: PVB090 Low E: NONE Grid Type: 1" Raised Ext/Flat Bar In Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Stainless Steel Package: N Lock Type: Sweep Latch Lmtd Sash Stop: N High Rise Sill: N CAR#: 16-0714.06 NegativeDesignPressure: 80.0000 EnergyStar: NONE UF: 1.0700 VT: 0.4400</p>	<p>NOA Selection: 16-0714.06 Vent Configuration: EQUAL Size Selection: COMMODITY Size Ref: DLO Rough Masonry: 37 3/4 X 50 5/8 Egress: 33 1/2 X 19 1/16 (4.435 SQFT) Does unit need to meet Turtle Code: NO Glass: 5/16" LAMI (1/8AN - .090 PVB- 1/8 AN) Glass Color: GRAY Privacy Glass: NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Screen Type: 1816 Charcoal Boxing Options: None Decalite: N Vent Ht: 25.5190 Prep for Mull: N PositiveDesignPressure: 64.0000 PANumber: FL-239 CondensationResistance: 13.0000 SolarHeatGainCoeff: 0.4800 VTCOG: 0.5900</p>
--	---	--

Location: SIDE

Notes:

0013 SH700 ALUM SINGLE HUNG 700
 (14.00)

Configuration: ..34.X58.X.,STD,1-1/8" FIN,W,EQUAL,G/G 5/16,GR,1" RM/FB,2V1H/0V0H,SGL,SWEEP,1816K,LSILL,.x

SH700 ALUM SINGLE HUNG 700

Proposed windows - 2nd floor

Staff Analysis

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 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.



Side façade



Rear façade

Staff Recommendation

The current proposal seeks to install aluminum high impact windows that are non-compatible with the materials appropriate to protect the historic integrity of the residence. Based upon Secretary of Interior Standards 2, 5 and 6, staff recommends that the Historical Review Board deny this request and recommend that the applicant attempt to repair original windows, or approve the request for installation of new windows with condition that they will be wooden windows instead of aluminum.



Photos of the residence

