

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, August 26, 2019 - 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/EXCUSE NON VOTING ALTERNATE**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the July 22, 2019 meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 19-52 - Sign - 100 S. 2nd Street
 - b. Variance from City Code Section 15-7(5)a7 to install Directional Sign at 111 Orange Avenue
 - c. Certificate of Appropriateness 19-50 - Fence - 506 N. 7th Street
 - d. Certificate of Appropriateness 19-53 - Additions and Alternations - 239 S Indian River Drive.
 - e. Certificate of Appropriateness 19-54 - Alternations, Additions and Demolition - 1009 Delaware Avenue
7. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - July 2019

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Historic Preservation Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. **CONSIDERATION OF ABSENCES**

10. **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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

Historic Preservation Board

5.a.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Minutes from the July 22, 2019 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 7/22/19

Form Review

Form Started By: Alicia Rosenthal

Started On: 07/26/2019 02:23 PM

Final Approval Date: 08/09/2019

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 22, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Holly Theuns; Michael Broderick; Jon Neprud; Kori Benton; Charlie Hayek; Anthony Westbury; Suzanne Boardman, Chair**

Absent: **George Johansen; Paul Sampson**

Staff Present: **Peter Sweeney, City Attorney
Rebeca Guerra, Interim Planning Director
Maria Lewicka, Historic Preservation Planner**

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

Mr. Westbury was made a regular voting member for the meeting.

5. **APPROVAL OF MINUTES**

a. Minutes from the June 24, 2019 meeting

Motion was made by Michael Broderick, and seconded by Jon Neprud to approve the minutes from the June 24, 2019.

AYE: Michael Broderick, Jon Neprud, Kori Benton, Charlie Hayek, Anthony Westbury, Holly Theuns, Chair Suzanne Boardman

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 19-46 - New service window, door, signage and paint - 111 Orange Avenue**

Mr. Broderick recused himself. Mr. Benton stated he had ex-parte communications with the applicant and with the City of Fort Pierce staff, because of his previous occupation.

Ms. Lewicka gave an overview of the application and answered questions from the Board on directional signage, the location, size, illumination and projection of the signs and the location and direction of the door opening.

Board discussion ensued.

Jimmy Sanders, applicant, explained the project and answered questions from the Board.

Michael Broderick spoke against the application and indicated that there is exclusionary language in the contract with the property owner regarding a fitness facility. Mr. Broderick provided a copy of the lease to the Board.

Mr. Sweeney stated that the contract is a private matter and will be resolved on its own.

Steve Tarr, property owner, provided clarification and answered Mr. Broderick's concerns.

Motion was made by Jon Neprud, and seconded by Anthony Westbury to approve the proposed openings alterations and signage, subject to two (2) conditions of approval:

- 1. The door on the west side of the building is to open inwards, not into the right-of-way, impeding pedestrians. The door can be recessed and must be consistent with Florida Building codes.**
- 2. Move the wall sign on Orange Avenue up from 4 foot clearance to 6 foot clearance.**

AYE: Jon Neprud, Kori Benton, Charlie Hayek, Anthony Westbury, Holly Theuns, Chair Suzanne Boardman

Other: Michael Broderick (RECUSE)

Passed

After the vote the Board discussed that the applicant will have to pursue a Variance, since they did not follow Ms. Lewicka's recommendation to reduce the projecting sign size.

7. NEW BUSINESS

Ms. Theuns asked for clarification from Ms. Lewicka regarding the awning height off the ground for 100 S. 2nd Street. Ms. Lewicka stated that the condition of approval on the permit is for 9 feet.

Mr. Broderick asked for a status update on the lawn maintenance for the two properties in Edgartown.

Mr. Benton thanked staff for their role in the rehabilitation of 604 Beach Court.

a. **Administratively Approved Certificates of Appropriateness - June 2019**

8. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Historic Preservation Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. CONSIDERATION OF ABSENCES

Motion was made by Jon Neprud, and seconded by Michael Broderick to approve the absence of Mr. Johansen.

AYE: Charlie Hayek, Anthony Westbury, Holly Theuns, Michael Broderick, Jon Neprud, Kori Benton, Chair Suzanne Boardman

Passed

10. ADJOURNMENT

Historic Preservation Board

6.a.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-52 - Sign - 100 S. 2nd Street

LOCATION

100 S 2nd Street (Parcel ID: 2410-503-0108-000-6)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval with recommendation.

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 08/20/2019

Started On: 08/19/2019 02:43 PM



AUGUST 26, 2019

COA 19-52

Owner/Applicant

Galleria at Downtown
 Fort Pierce LLC

Location

100 S 2nd Street

Parcel

2410-503-0108-000-6

Historic Status

Non-Contributing

Requested Action

Installation of a new sign
 with separate logo

Recommendation

Approval with recommen-
 dation to remove barber-
 shop logo

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1957 Structure was built.
- 1999 Structure was extensively remodeled
- 2000 Additional improvements were completed.
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2007 HPB delegated review authority to the Historic Preservation Officer for exterior signs.
- 9/2014 The Historic Preservation Board approved COA 14-32, to allow exterior alterations, including new store front systems, signs, etc.
- 1/2015 The Historic preservation Board approved COA 14-39, to allow additional alternations and courtyard seating for future restaurant.
- 7/2016 The Historic Preservation Board approved COA Application for installation of nine (9) blue flags.
- 8/2018 The Historic Preservation Board approved COA Application for installation of a new sign for the Bradford Steakhouse.

Request:

The applicant is asking for consideration of approval of a new sign above the second story window. The sign will consist of 1" thick and 9" tall dimensional letters and a barber pool logo.



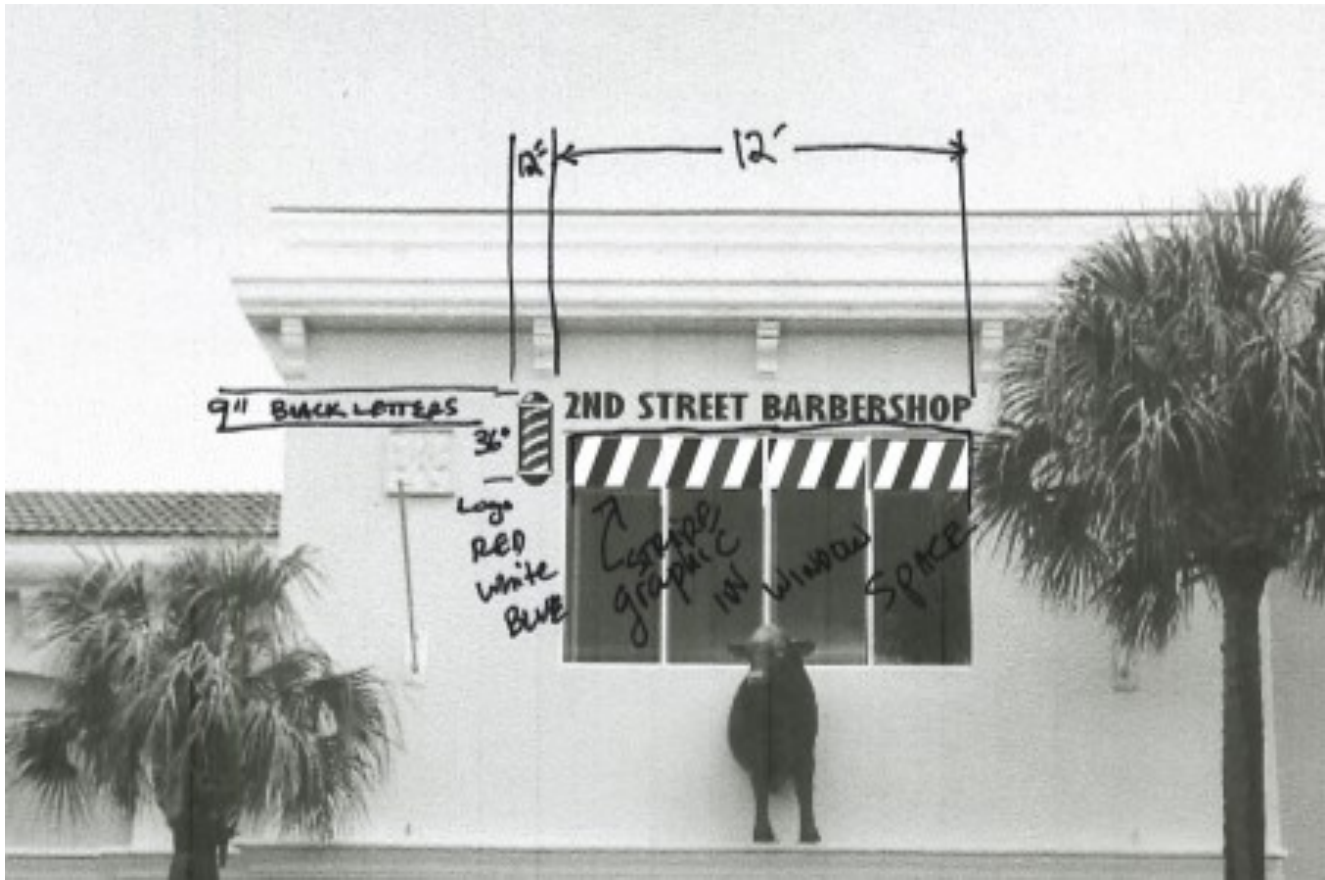
Front view with the existing sign



Proposed sign

Secretary of Interior's 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 will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.



Staff Recommendations:

The proposed sign is placed above recently approved full size replica of the front half of a steer protruding from the façade of the building.

The existing sign represents very uncommon and strong design element which is difficult to match with traditional signage. Although the proposed black lettering of the barbershop sign itself is neutral and understated, the red, blue, and white barbershop logo, however, represents an odd design element which would appear to be completely out of character with the existing sign. The existing and proposed signs are vastly different in style and create an overall chaotic visual impact. Further, the significance off the existing sign is diminished and its exclusive design disappears.

Although the overall proposal and design are consistent with the Secretary of Interior Standard #9, Staff recommends that the Historic Preservation Board approve the request with the recommendation that the barbershop logo be removed in order to achieve a more artistic and aesthetic visual affect.



RECEIVED

JUL 30 2019

COA# 19-52

Bldg. Permit # _____

Certificate of Appropriateness Application

CITY OF FORT PIERCE
PLANNING & ZONING

Building & Site Information

Address of the Site: 100 S 2ND STREET, FORT PIERCE, FL 34950

Parcel ID #: _____

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): GALLERIA of PIERCE Harbor
Mailing Address: 100 S 2ND Street FORT PIERCE FL 34950
Phone Number(s): 954-670-7173 Email: SIGNATURESNL@AOL.COM

Applicant
Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

Representative
Name(s): JOE ZITO
Mailing Address: 118 S US 1 FORT PIERCE, FL 34950
Phone Number(s): 772-390-1113 Email: SIGNATURESNL@AOL.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, Gus Gutierrez as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

7-30-19
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) Adding 9" BLACK DIMENSIONAL letters
 Other (describe) by BARBER POLE Logo ABOVE WINDOWS @ OFFICE SPACE BUSINESS

Please provide a detailed description of the proposed work to be performed:
LETTERS ARE FABRICATED FROM Gemini Sign Company
LETTERS AND 1" THICK IN DIMENSION
~~BARBER POLE TO~~

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

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.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 100 S 2nd ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10N
 Zoning: C4

Parcel ID: 2410-503-0108-000-6
 Account #: 23085
 Use Type: 1700
 Jurisdiction: Fort Pierce

Ownership

Galleria at Downtown Fort Pierce LLC
 1239 Alton Rd
 Miami Beach, FL 33139

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK K W 125 FT OF LOT 1 AND A LOT 28 FT BY 111 FT IN NW COR OF LOT2 (MAP 24/10B) (OR 3611-358)

Current Values

Just/Market Value: \$697,200
 Assessed Value: \$697,200
 Exemptions: \$0
 Taxable Value: \$697,200

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 15,274
 Gross Sketched Area (SF): 15,610
 Land Size (acres): 0.21
 Land Size (SF): 9,358

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 4, 2014	3611 / 0358	0312	SP	Harbor Federal Savings + Loan	\$655,000
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 15,274 SF

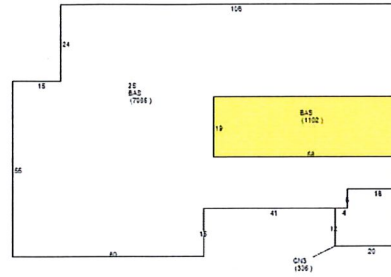
Gross Sketched Area: 15,610 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: BANK	Year Built: 1957	Frame:
Grade: Y_D	Effective Year: 1965	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 10	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Terrazo
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	7086	7086	516
BAS	BASE AREA	8188	8188	670
CN3	CANOPY	336	0	76

Special Features and Yard Items

Type	Qty	Units	Year Blt
ELEVATOR	1	3700	1950
VAULT HIGH Q	1	432	1950
CONCRETE LOW	1	2820	2010

Current Year Values

Current Values Breakdown

Building:	\$561,500
Land:	\$135,700
Just/Market:	\$697,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$697,200
Exemption(s):	\$0
Taxable:	\$697,200

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2017	0041	4.9	Fort Pierce Stormwater Charge	\$264.60

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$697,200	\$697,200	\$0	\$697,200
2017	\$721,600	\$655,094	\$0	\$655,094
2016	\$722,000	\$605,540	\$0	\$605,540

Permits

Number	Issue Date	Description	Amount	Fee
F00-000230	Mar 24, 2000	Alterations/Remodeling	\$5,000	\$0
F00-000230A	Mar 24, 2000	Heat and Air Conditioning	\$0	\$0
F00-000547	May 12, 2000	Alterations/Remodeling	\$10,000	\$0
F89000653R	Jun 1, 1989	Roof	\$2,000	\$2,000
F96-001429	Dec 9, 1996	Roof	\$4,800	\$4,800
F99-001143	Sep 27, 1999	Alterations/Remodeling	\$260,000	\$260,000
F99-01143A	Sep 27, 1999	Heat and Air Conditioning	\$0	\$0
MC2002-137	Dec 12, 2002	Air Conditioning Only	\$2,150	\$75
MC2003411	Nov 10, 2003	Air Conditioning Only	\$4,860	\$75
MC200438	Feb 9, 2004	Air Conditioning Only	\$1,983	\$75
MC200693	Apr 27, 2006	Air Conditioning Only	\$4,527	\$75
RF20051719	Apr 22, 2005	Roof	\$4,000	\$50
BP-100192	Feb 3, 2010	Air Conditioning Only	\$19,000	\$157
BP09-1391	Sep 11, 2009	Awning/Shutters	\$500	\$62
BP09-1402	Sep 14, 2009	Alterations/Remodeling	\$0	\$174
BP09-1403	Sep 14, 2009	Alterations/Remodeling	\$2,300	\$100
BP09-1405	Sep 14, 2009	Alterations/Remodeling	\$2,300	\$100
BP03-5159	Feb 5, 2014	Air Conditioning Only	\$4,860	\$135
BP04-6128	Feb 5, 2014	Air Conditioning Only	\$1,983	\$135
BP06-23455	Feb 5, 2014	Air Conditioning Only	\$0	\$135
BP10-0192	Feb 5, 2014	Air Conditioning Only	\$19,000	\$257
BP99-0290	Feb 5, 2014	Air Conditioning Only	\$2,408	\$135
BP99-0308	Feb 11, 2014	Electric	\$680	\$129
BP14-1287	May 16, 2014	Demolition	\$3,150	\$608
BP14-1287	Aug 1, 2014	Electric	\$3,150	\$75
P14-1287	Aug 1, 2014	Demolition	\$3,150	\$308
BP14-1287	Nov 14, 2014	Demolition	\$3,150	\$355
BP15-1443	Jul 8, 2015	Fence	\$250	\$162
BP15-0908	May 13, 2015	Site Work	\$19,000	\$226
BP15-0908	Nov 17, 2015	Site Work	\$19,000	\$246
BP14-2983	Jan 22, 2015	Alterations/Remodeling	\$55,000	\$1,221
BP16-1454	May 16, 2016	Fence	\$200	\$0
BP16-3022	Dec 19, 2016	Interior Office Buildout	\$1,131	\$0
BP16-2653	Sep 29, 2016	Air Conditioning Only	\$11,400	\$0
BP16-3292	Dec 20, 2016	Plumbing	\$8,000	\$0
BP16-3293	Dec 20, 2016	Plumbing	\$8,000	\$0
BP16-3294	Dec 20, 2016	Plumbing	\$8,000	\$0
BP16-3330	Dec 22, 2016	Electric	\$1,000	\$0
BP17-2936	Dec 1, 2017		\$104,700	\$0
BP19-0366	Jan 31, 2019	Plumbing	\$2,499	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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Historic Preservation Board

6.b.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Variance from City Code Section 15-7(5)a7 to install Directional Sign at 111 Orange Avenue

LOCATION

111 Orange Avenue (Parcel ID: 2410-509-0002-000-1)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 08/20/2019

Started On: 08/19/2019 04:00 PM



JULY 22, 2019

COA 19-46 Variance

Owner

One Eleven Orange, LLC

Applicant

Plates

Location

111 Orange Ave, Suite 300

Parcel

2410-509-0002-000-1

Historic Status

Non-Contributing

Requested Action

Variance approval for a new directional sign.

Recommendation

Approval

Staff


Maria Lewicka, AICP
Historic Preservation Planner


HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map

 Contributing

 Non-Contributing

 Subject Site

BACKGROUND

This three-story commercial building is a non-contributing structure in the Downtown Historic District. The design is commercial modern, expressed by a flat roof and gray marble wall fabric in a vertical running bond pattern. There is no Florida Master Site File for this structure and the Property Appraiser's Record Card does not reflect accurate information for this structure. Staff estimates its construction date to be sometime in the 1960's, based on the structure's design.



BUILDING LOCATION/AERIAL PHOTO

APPLICANT REQUEST

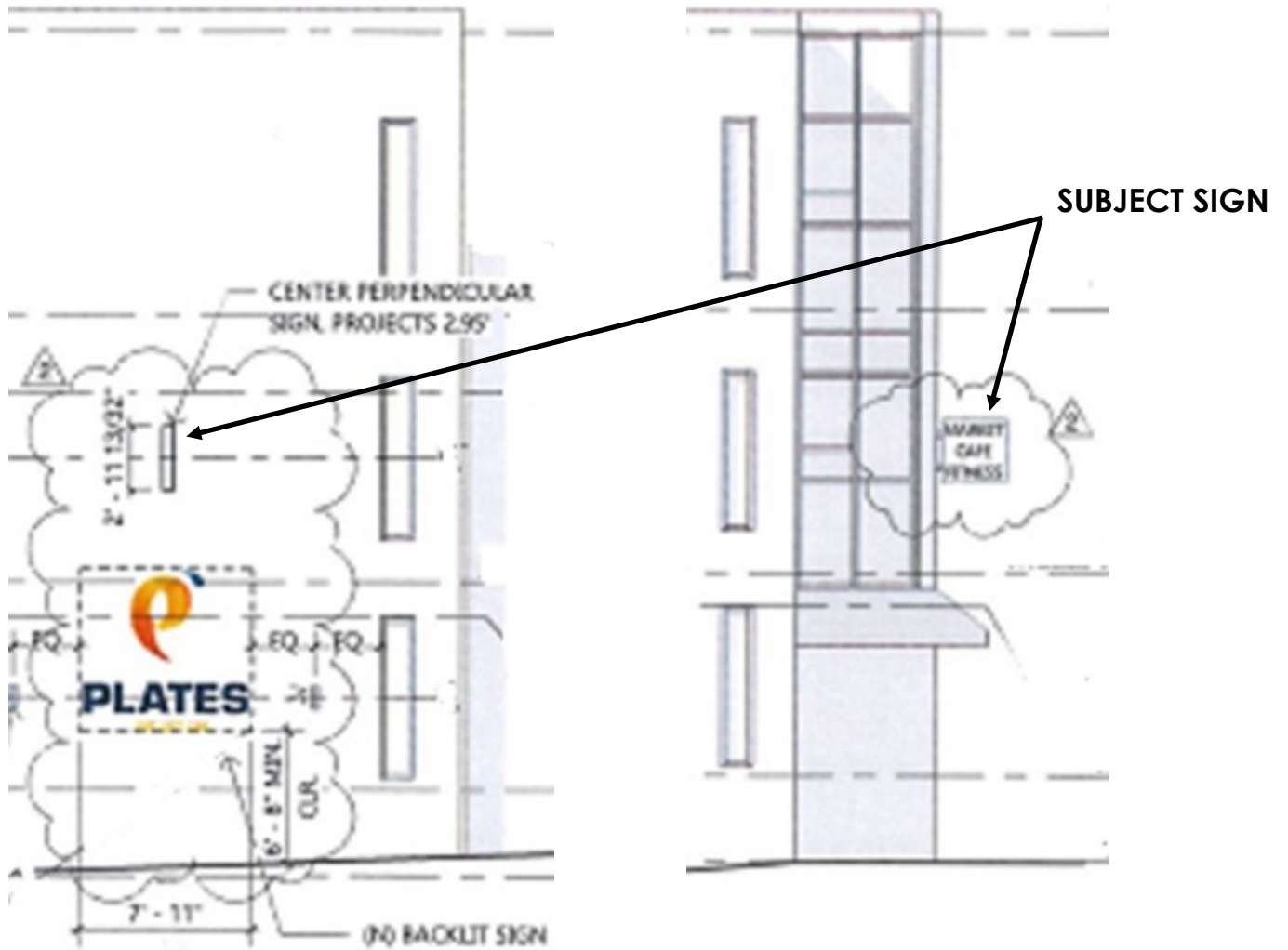
The applicant is requesting approval to install a Directional Sign on a building located within a designated historic site at 111 Orange Avenue. This sign requires approval of a variance since it would deviate from City Code Section 15-7(5)a7 which allows for the maximum size of a directional sign area to be six (6) square feet, whereas the proposed size of the directional sign is 8.75 square feet.



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



ORANGE AVENUE FACAD—SIGN LOCATION



PROPOSED SIGN

APPLICABLE STANDARDS/CRITERIA

CITY CODE SECTION FOR CONSIDERATION

Section 15-7.(5)a.7.

Directional signs, which shall not exceed six (6) square feet in sign area, may be installed as needed.

Section 23-61:

The Historic Preservation Board shall have the authority to waive, with or without conditions, the setback, 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 historic districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The Board shall only grant 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 the Code of Ordinances.

VARIANCE CRITERIA/APPLICANT RESPONSE

In order to determine whether request for Variance meets all the criteria in Section 22-108 of the City Code. The **applicant** has provided answers to the following questions:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

111 Orange Ave is a 3 story building and has an elevation face on all 4 Roads (2nd St, Orange Ave, Indian River Dr, Atlantic Ave). It's a large multi-tenant building.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

Multiple business tenants with their individual signage needs restricts what each tenant may want to do to meet codes.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the interpretation of the code for the zoning district.

By denying the variance, PLATES would be unable to show potential customers what services are being offered.

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

The current code allows directional signs to be 6 sq. ft. We are requesting a variance to allow our sign that has already been constructed of 8.75 sq. ft.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The requested sign is well above foot traffic so it won't pose a threat. It is still small enough to not be a distraction to vehicular traffic, while also promoting better public safety for drivers with easier to read letters. 111 Orange Ave is one of the larger buildings in the Downtown district and adding the additional sq. ft to the sign will not make the sign an eyesore.

SECRETARY OF INTERIOR'S 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 will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

STAFF ANALYSIS

This applicant has an independent business with specific primary signage, including a set logo and letters of modern design to be mounted above the Second Street entrance canopy and on Orange Avenue wall. While not historically proper or harmonious with the character of the Downtown Historic District, the primary signs' dimensions meet the requirements of the Code as they do not exceed an area equal to twenty (20) per cent of the total wall face area.

However, as part of this variance, the applicant is proposing a directional sign which is allowed by code as long as it does not exceed six (6) total square feet in sign area. Since the proposed size of the directional sign is 8.75 square feet, it requires approval of variance.

Staff finds that this proposal does not have a negative impact for the following reasons:

1. The signage will direct and inform downtown visitors and locals about the uses.
2. The signage is professionally rendered of quality materials.
3. The design is complimentary to all other signage and composes well with the façade.
4. The slightly larger than allowed size of the sign will not appear to be out of scale.

STAFF RECOMMENDATION

Staff recommends approval of the proposed sign as it meets Secretary's Standard #9, and approval of the proposed variance, per City Code Section 22-108.



RECEIVED

AUG 01 2019

CITY OF FORT PIERCE
PLANNING & ZONING

VARIANCE

Property address or Location 111 Orange Ave

Parcel ID #(s) 410-509-0002-000-1

Project description Add perpendicular directional sign to Orange Ave side of building.

One Eleven Orange, LLC
Property Owner(s)
Orange Ave Suite 300
Street Address
Ft Pierce FL 34950
City State Zip
561762-3732
Phone Number
hovenre@gmail.com
Email Address

Jimmy Sanders, Owner, PLATES
Applicant/Representative, Title, Company
111 Orange Ave
Street Address
Ft Pierce FL 34950
City State Zip
772-201-2140
Phone Number
jagsjim@gmail.com
Email Address

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.

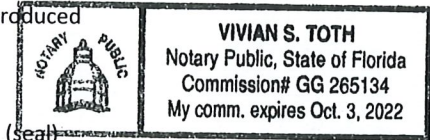
[Signature]
Property Owner(s) Signature(s)

STATE OF Florida COUNTY Martin

The foregoing instrument was acknowledged before me this 25th day of July, 2019, by

Ryan Andrew who is personally known to me or has produced
FL DL as identification.

[Signature]
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

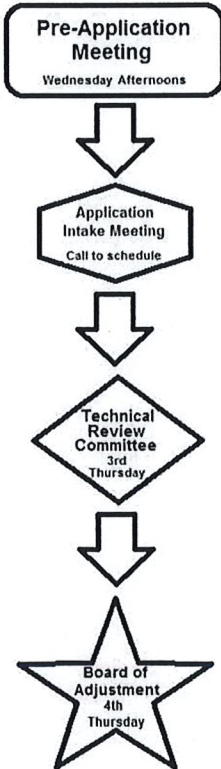
Intake Date Stamp _____

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Application Outlook



Description of request: Add perpendicular directional sign 900mmx900mm above the approved Logo signage. The sign post attached to wall is an additional 100 mm.

Reason for request: This directional signage is slightly larger than Historic District code allows for directional signs.

Existing Use : _____ Date Property was Purchased: _____

Alterations made to the site since purchase: _____

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

From: jagsjim@gmail.com
Sent: Wednesday, July 31, 2019 3:25 PM
To: Maria Lewicka
Subject: 111 Orange Ave Variance

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to IT immediately.

Hi Maria,

Please see responses below to the Variance questions.

- 1) 111 Orange Ave is a 3 story building and has an elevation face on all 4 Roads (2nd St, Orange Ave, Indian River Dr, Atlantic Ave). It's a large multi-tenant building.
- 2) Multiple business tenants with their individual signage needs restricts what each tenant may want to do to meet codes.
- 3) By denying the variance, PLATES would be unable to show potential customers what services are being offered.
- 4) The current code allows directional signs to be 6 sqft. We are requesting a variance to allow our sign that has already been constructed of 8.75 sqft.
- 5) The requested sign is well above foot traffic so it won't pose a threat. It is still small enough to not be a distraction to vehicular traffic, while also promoting better public safety for drivers with easier to read letters. 111 Orange Ave is one of the larger buildings in the Downtown district and adding the additional sqft to the sign will not make the sign an eyesore.

Jimmy Sanders
PLATES
772-202-2535



Virus-free. www.avast.com

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 111 ORANGE AVE
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10N
 Zoning: C4

Parcel ID: 2410-509-0002-000-1
 Account #: 23132
 Use Type: 1800
 Jurisdiction: Fort Pierce

Ownership

One Eleven Orange LLC
 4521 Pga BLVD Ste 201
 Palm Beach Gardens, FL 33418

Legal Description

MCMULLEN'S PLAT BLK 1 BEG 56 FT S OF NW COR OF BLK 1, TH E 95 FT, TH N 28 FT, TH E 10 FT, TH S 68 FT, TH W 105 FT, TH N 40 FT TO POB AND LOT 4- LESS W 6 FT OF N 28 FT- AND ALL OF LOTS 5, 6, 7, 8 AND 9 AND E 157.87 FT OF W 282.87 FT OF LOT 1 OF AARON LEE'S MAP OF FORT PIERCE BLK K (0.69 AC - 30,128 SF) (MAP 24/10N) (OR 3735-2813)

Current Values

Just/Market Value: \$740,200
 Assessed Value: \$740,200
 Exemptions: \$0
 Taxable Value: \$740,200



Total Areas

Finished/Under Air (SF): 34,627
 Gross Sketched Area (SF): 35,535
 Land Size (acres): 0.68
 Land Size (SF): 29,836

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 27, 2015	3735 / 2813	0002	WD	Eviva Group Florida Inc	\$800,000
Feb 10, 2012	3367 / 0340	0205	WD	Spurrier Investments Inc	\$1,250,000
Jun 26, 2009	3104 / 0566	0205	WD	Boca Ven Land of Ft Pierce Inc	\$1,398,300
Jun 23, 2005	2284 / 1119	XX02	WD	Boca Ven Land Inc	\$100
Nov 2, 2004	2099 / 0727	XX02	SP	Suntrust Bank Trea Coast Na	\$2,500,000
Jan 1, 1900					\$0

Building Information (1 of 2)

Finished Area: 34,451 SF

Gross Sketched Area: 35,111 SF

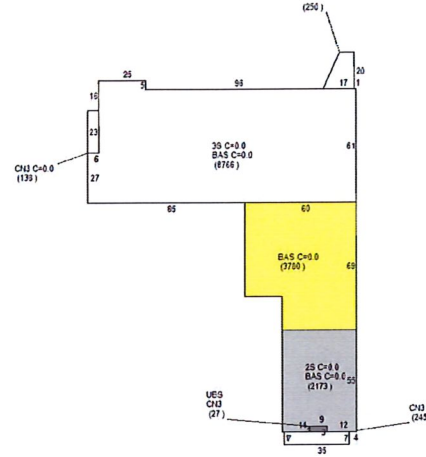
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: HROF	Year Built: 1919	Frame:
Grade: Y_C	Effective Year: 1939	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 5	Secondary Wall:

Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Heat Type: FrdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Avg Hgt/Floor: 0
 Primary Floors: Vinyl Tiles
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	2173	2173	196
3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	8766	17532	422
BAS	BASE AREA	14719	14719	876
CN2	CANOPY	250	0	67
CN3	CANOPY	410	0	166
UBS	UPPER BASE AREA/+1	27	27	24

Building Information (2 of 2)

Finished Area: 176 SF

Gross Sketched Area: 424 SF

Exterior Data

View:
 Building Type: UT4
 Grade: Y_B
 Story Height: 1 Story

Roof Cover: Tar & Gravel
 Year Built: 1939
 Effective Year: 1939
 No. Units: 1

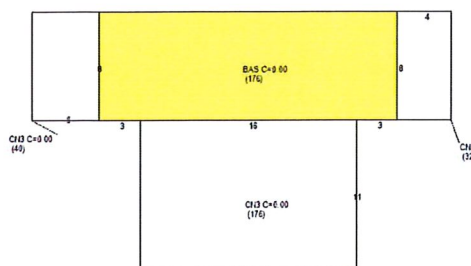
Roof Structure: BarJst/Rigid
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric: MAXIMUM
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	176	176	60
CN3	CANOPY	248	0	104

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	4485	1976

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$307,600					
Land:	\$432,600					
Just/Market:	\$740,200					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$740,200					
Exemption(s):	\$0					
Taxable:	\$740,200					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	12	Fort Pierce Stormwater Charge	\$828.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$740,200	\$740,200	\$0	\$740,200
2017	\$738,800	\$738,800	\$0	\$738,800
2016	\$735,300	\$735,300	\$0	\$735,300

Permits

Number	Issue Date	Description	Amount	Fee
BP	Jan 30, 2006	Roof	\$55,000	\$550

F89000189E	Mar 1, 1989	existing construction Additions to existing construction	\$100	\$100
F89000189M	Mar 1, 1989	existing construction Additions to existing construction	\$100	\$100
F93-001037	Jul 30, 1993	Alterations/Remodeling	\$15,000	\$15,000
F93-01037A	Jul 30, 1993	Demolition	\$100	\$100
F93-001090	Aug 3, 1993	Roof	\$2,465	\$2,465
F93-001290	Sep 30, 1993	Demolition	\$2,000	\$2,000
F93-001292	Sep 30, 1993	Alterations/Remodeling	\$18,000	\$18,000
F93-001390	Oct 18, 1993	Demolition	\$22,000	\$22,000
F93-001391	Nov 5, 1993	Alterations/Remodeling	\$55,000	\$55,000
F94-000009	Jan 4, 1994	Heat and Air Conditioning	\$8,000	\$8,000
F94-000077	Jan 7, 1994	Alterations/Remodeling	\$20,000	\$20,000
F94-000318	Mar 10, 1994	Demolition	\$5,000	\$5,000
F98-000571	May 5, 1998	Roof	\$12,500	\$12,500
F98-000572	May 5, 1998	Roof	\$11,000	\$11,000
MC2004257	Aug 23, 2004	Air Conditioning Only	\$0	\$75
BP09-2101	Dec 3, 2009	Alterations/Remodeling	\$6,489	\$75
BP09-2122	Dec 4, 2009	Alterations/Remodeling	\$0	\$20
BP09-2427	Dec 16, 2009	Alterations/Remodeling	\$300	\$150
BP09-1440	Nov 20, 2009	Alterations/Remodeling	\$5,000	\$263
BP09-2093	Oct 23, 2009	Alterations/Remodeling	\$500	\$150
BP12-1507	Aug 20, 2012	Electric	\$1,500	\$155
BP10-1803	Sep 2, 2010	Air Conditioning Only	\$600	\$0
BP13-1547	Apr 15, 2013	Electric	\$600	\$155
BP14-0167	Jan 23, 2014	Air Conditioning Only	\$22,800	\$312
BP14-0149	Feb 28, 2014	Demolition	\$2,000	\$268
BP15-1084	May 11, 2015	Alterations/Remodeling	\$1,200	\$80
BP15-1191	Jun 12, 2015	Demolition	\$1,500	\$568
BP15-1184	Jul 17, 2015	Awning/Shutters	\$10,500	\$110
BP15-2090	Aug 21, 2015	Alterations/Remodeling	\$35,000	\$382
BP15-2182	Sep 8, 2015	Alterations/Remodeling	\$700	\$80
BP04-8352	Apr 15, 2015	Air Conditioning Only	\$8,500	\$204
BP15-1243	May 21, 2015	Electric	\$1,400	\$155
BP15-1244	May 21, 2015	Electric	\$1,400	\$155
BP15-2292	Aug 21, 2015	Electric	\$1,000	\$155
BP16-0299	Apr 7, 2016	Alterations/Remodeling	\$10,500	\$0
BP18-3399	Oct 4, 2018	Air Conditioning Only	\$9,250	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Historic Preservation Board

6.c.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-50 - Fence - 506 N. 7th Street

LOCATION

506 N 7th Street (Parcel ID: 2403-705-0144-000-8)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 08/20/2019

Started On: 08/19/2019 02:21 PM



AUGUST 26, 2019

COA 19-50

Owner/Applicant

Brick House entities LLC/Joe Zito

Location

506 N 7th Street

Parcel

2403-705-0144-000-8

Historic Status

Non-Contributing structure located in the Lincoln Park Historic District

Requested Action

Installation of a picket fence.

Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

The St. Lucie County Property Appraiser's Record Card indicates that the year of construction was 1964.

ARCHITECTURAL

SIGNIFICANCE

The one-story brick building is considered a non-contributing structure in the Lincoln Park Historic District as it lacks historical or architectural significance.

Request

The applicant is requesting approval of a COA for the installation of a 3 ft. tall picket fence on the front of the property and addition of 3 feet tall wood fence on the top of existing wall on the side and back of the property for security and privacy.

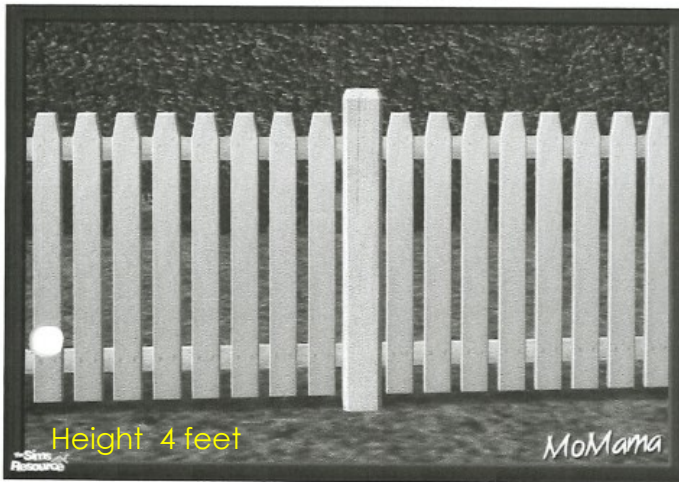


Property Line



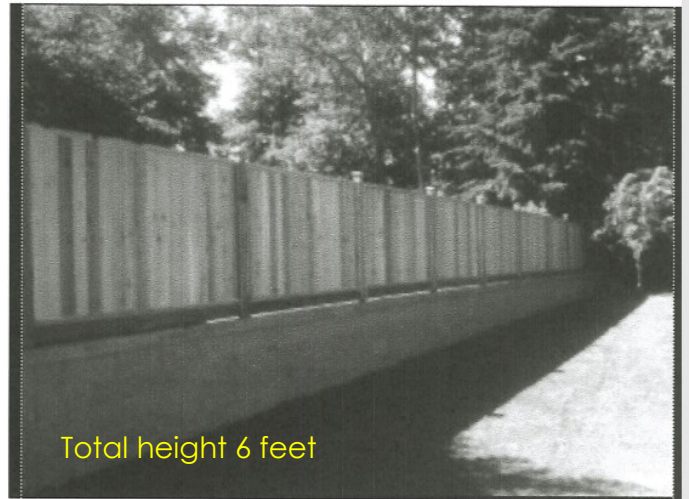
Aerial of the subject property
Proposed fence

Low fence for front yard portion



Fence proposed for front of the property

3' wood section added to existing 3' tall block wall



Fence proposed for side and back of the property
Total fence and wall height is 6 feet



View from 7th Street/front of the property



View from Cedar Place/side of the property

S T A F F A N A L Y S I S

Secretary of Interior Standards for Consideration

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.

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.

Staff Recommendation

The request seeks to install fencing material that is compatible with the materials and architectural features of the non-contributing structure it will surround which is located in the Lincoln Park Historic District.

Based upon the Secretary of Interior Standards 9 and 10, staff recommends that the Board approve the request for installation of a picket fence on the front of the property as well as the addition of the wood fence to the existing wall on the side and the back of the property, as proposed by the applicant.



Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 506 Nth 7th STREET Ft. FL 34950

Parcel ID #: _____

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): BRICKHOUSE ENTITIES, LLC (Joe Zito)

Mailing Address: 118 S US 1 FORT PIERCE, FL 34950

Phone Number(s): 772-370-1113 Email: JZ1111@AOL.COM

Applicant

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): JOE ZITO

Mailing Address: 118 S US 1 FORT PIERCE, FL 34950

Phone Number(s): 772-370-1113 Email: SIGNATURESNL@AOL.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, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Joseph Zito
Signature of Owner

8-11-19
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) IMPROVE AND ADD TO EXISTING FENCING

Other (describe) _____

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

Adding WOOD to top of EXISTING wall (Block) Fence
3' tall for security & privacy
Low level Fencing in FRONT DRIVEWAY SIDE - FOR SECURITY
PT. PICKET STYLE

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. 68' Long 30' WIDE Add on 40' New low level
- 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) WOOD PICKETS
- Color samples. PT WOOD COLOR
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.
NO DEMO

STYLE A.  grid code

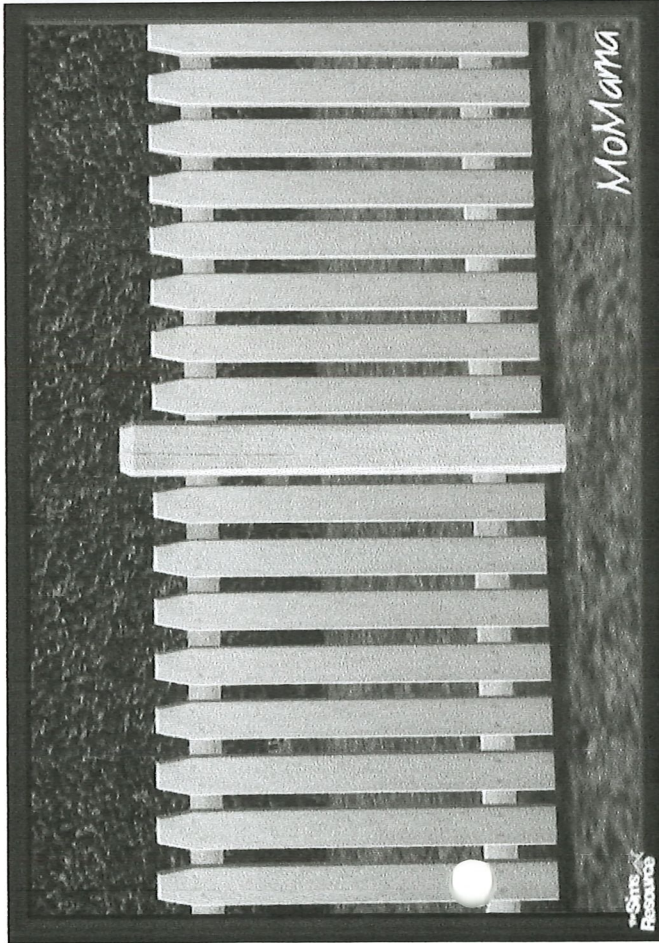
3' wood section added to existing 3' tall block wall



FOR SIDE & BACK

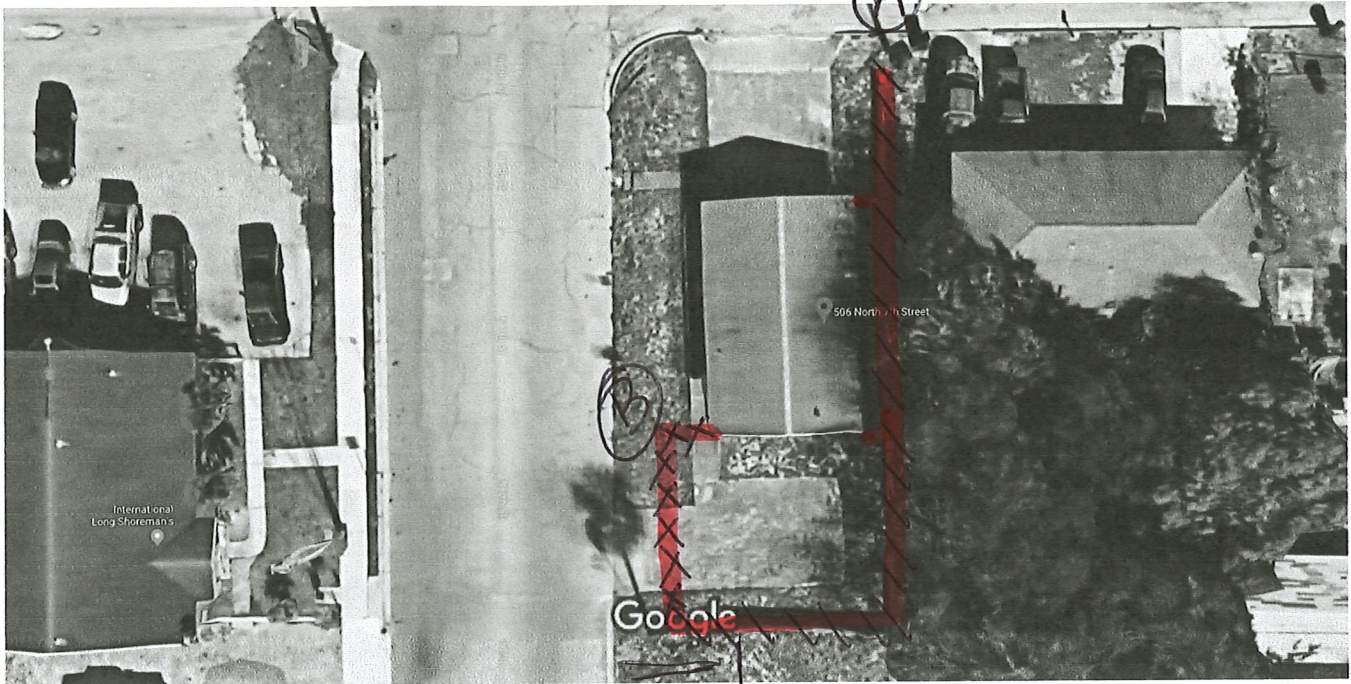
STYLE B.  grid code ~~spots~~

Low fence for front yard portion



FOR FRONT DRIVEWAY FRONT ONLY

Google Maps 506 N 7th St



Imagery ©2019 Google, Map data ©2019 10 ft



506 N 7th St

Fort Pierce, FL 34950



Directions



Save



Nearby



Send to your phone



Share

Photos

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 506 N 7th ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10N
 Zoning: C3

Parcel ID: 2403-705-0144-000-8
 Account #: 16040
 Use Type: 1900
 Jurisdiction: Fort Pierce

Ownership

BRICK HOUSE ENTITIES LLC
 118 S US Highway 1
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 16-K- E 35 FT OF LOT 22 (MAP 24/10C) (OR 4088-1183)



Current Values

Just/Market Value: \$23,100
 Assessed Value: \$23,100
 Exemptions: \$0
 Taxable Value: \$23,100

Total Areas

Finished/Under Air (SF): 776
 Gross Sketched Area (SF): 792
 Land Size (acres): 0.08
 Land Size (SF): 3,500

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 4, 2018	4088 / 1183	0002	WD	INDIAN RIVER REALTY AND INVESTMENTS LLC	\$80,000
Jul 18, 2017	4021 / 0895	0002	WD	Duroseau Eavans	\$50,000
Jun 8, 1990	0696 / 1838	XX00	WD	Jones Vernon J	\$30,000
May 1, 1983	0403 / 2758	XX00	CV		\$26,100
Jun 1, 1982	0377 / 2208	XX00	CV		\$25,000

Building Information (1 of 1)

Finished Area: 776 SF

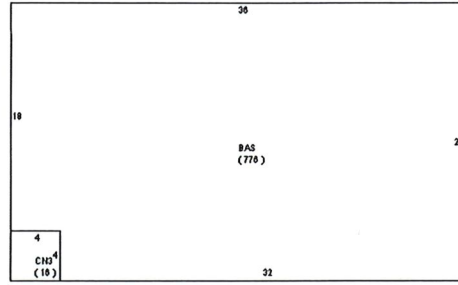
Gross Sketched Area: 792 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: LROF	Year Built: 1964	Frame:
Grade: Y_C	Effective Year: 1964	Primary Wall: 8in Brick
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	776	776	116
CN3	CANOPY	16	0	16

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1620	1979
3FT CB Wall	1	125	1979

Current Year Values

Current Values Breakdown

Building:	\$19,600
Land:	\$3,500
Just/Market:	\$23,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$23,100
Exemption(s):	\$0
Taxable:	\$23,100

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.8	Fort Pierce Stormwater Charge	\$55.20

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$23,100	\$23,100	\$0	\$23,100
2017	\$23,100	\$23,100	\$0	\$23,100

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in East Dade:

Historic Preservation Board

6.d.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-53 - Additions and Alternations - 239 S Indian River Drive.

LOCATION

239 S Indian River Drive (Parcel ID: 2410-803-0005-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

- Approval of courtyards improvements
 - Approval of windows replacement with conditions
 - Denial of a new dormer
-

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 08/20/2019

Started On: 08/19/2019 03:48 PM



AUGUST 26, 2019

COA 19-53

Owner

Boston House of Ft Pierce LLC

Applicant

Mike Menard of Architectonic Inc.

Location

239 S Indian River Drive

Parcel

2410-803-0005-000-5

Historic Status

National Register-Listed

Requested Action

Consideration of approval for new additions.

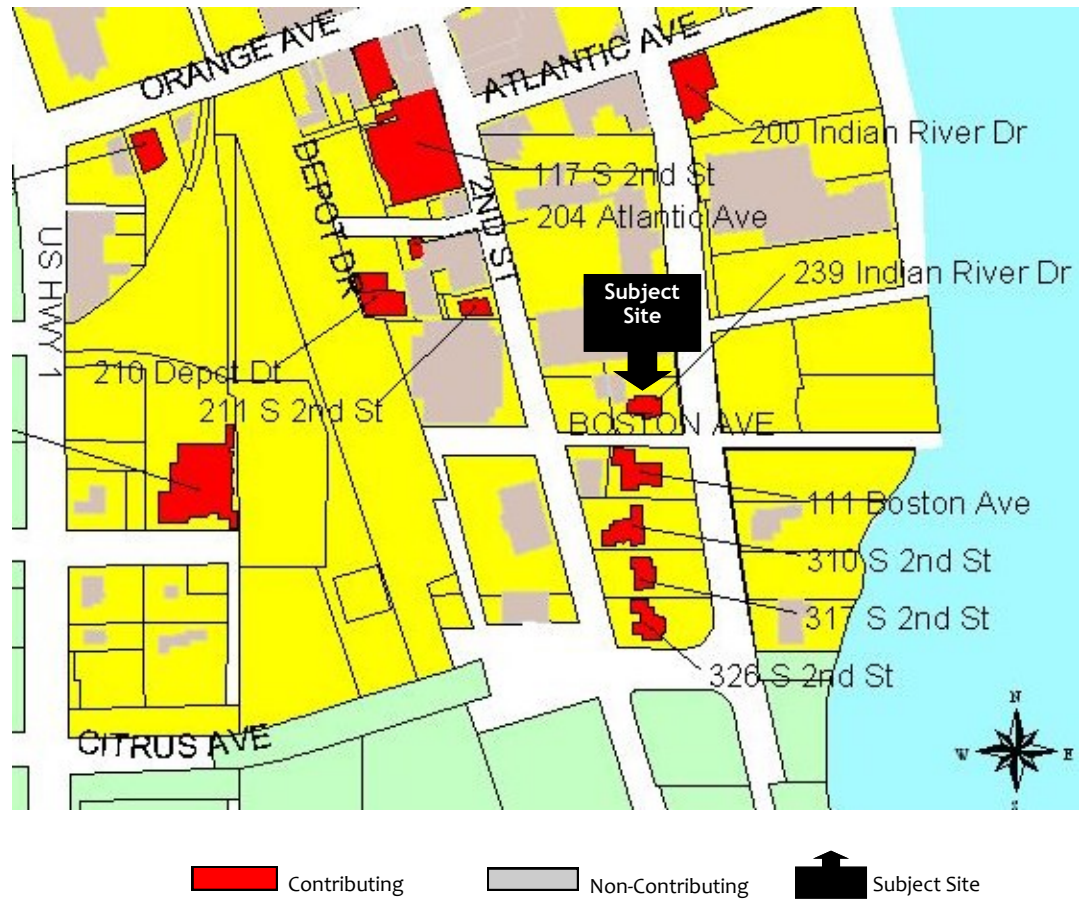
Recommendations

- Approval of courtyard improvements
- Approval of window replacements, with condition
- Denial of a new dormer

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



History:

The Cresthaven/Boston House was completed in 1909 per the design of builder William T. Blanchard. In the early 1900s, W.T. Jones, the third Sheriff of St. Lucie County, built his home using materials brought by train from Georgia. Cresthaven was the name given to this elegant building. Jones lost the house during the great Depression. It was renamed The Boston House in the 1960's for its location on Boston Avenue when it was restored by new owners. It was restored again in 1984-85 and used as a law firm's office.

It was placed on the National Register of Historic Places on April 11, 1985. It is recognized for its unique mixture of Neo-classical Revival and Georgian Revival architecture. It is also recognized for its part in local history. On April 18, 2012, the AIA's Florida Chapter placed the building on its list of "Florida Architecture: 100 Years; 100 Places" as the Cresthaven/Boston House.

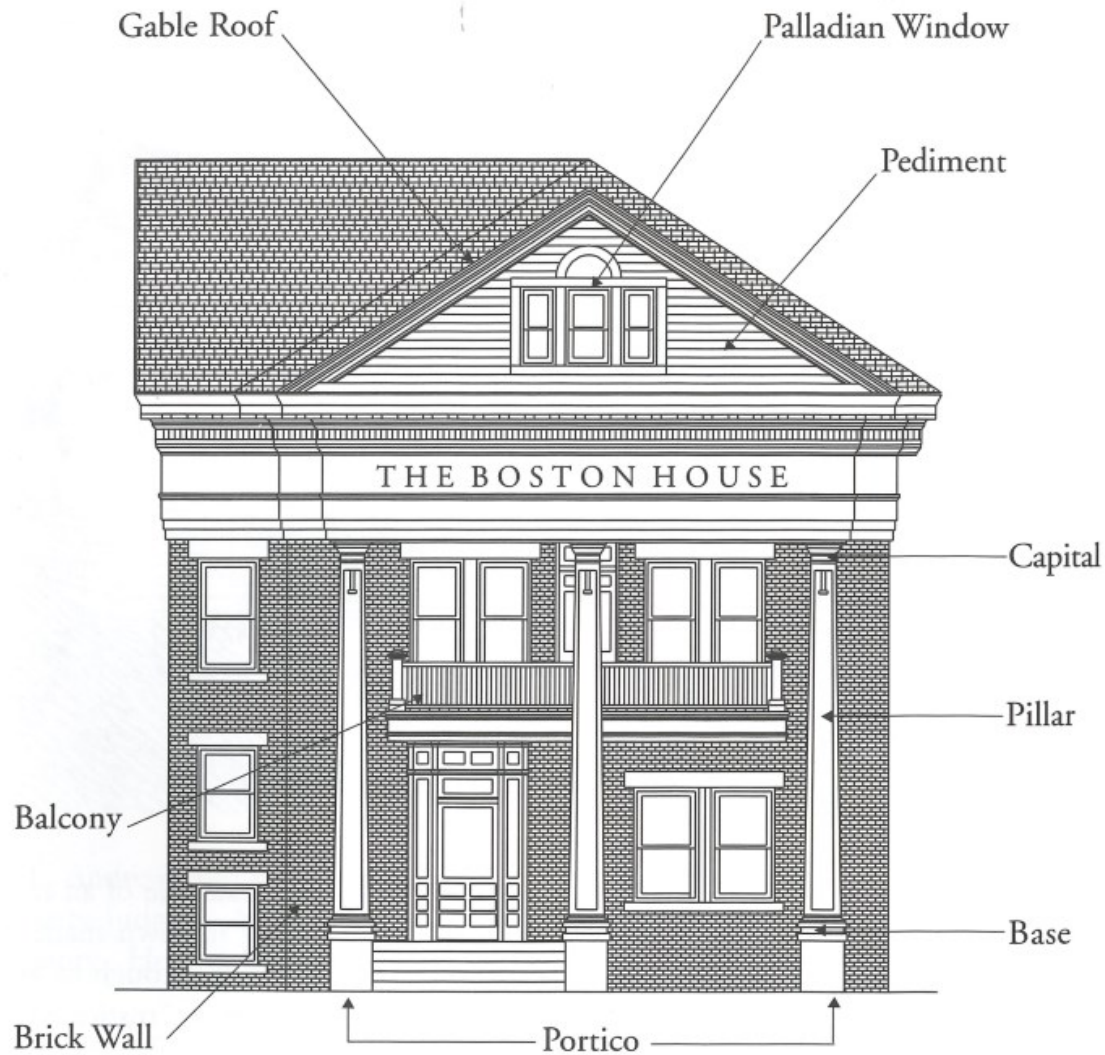


Front/Indian River Drive Façade

Boston House is a large two-and-one-half-story red brick building. The building combines three intersecting gables with a hipped roof. Originally sheathed with cypress shingles, the roof covering was replaced with asphalt shingles in the 1950s. The fenestration is generally one-over-one, with double-hung, wood sash windows resting on projecting masonry sills and masonry lintels. On the east, north, and south facades, the windows have been mostly grouped in pairs.



South Side Façade



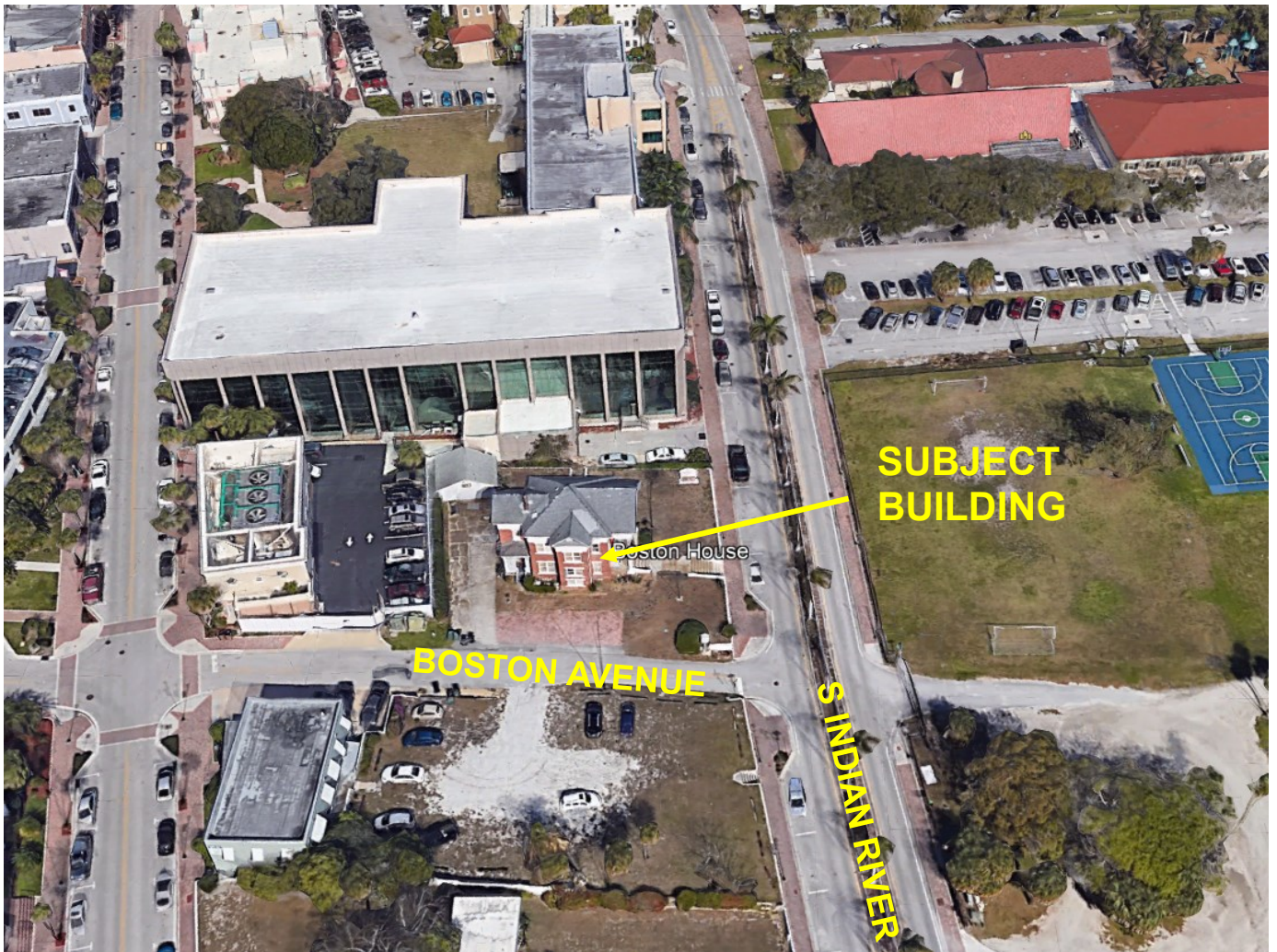
The east (front) façade is highlighted with three columns which support a pediment. A Palladian window accents the pediment. In addition to the portico and detailed classical cornice, the front façade includes a balcony above the main entry. The entry consists of a paneled wood door with a fixed glass top panel, side lights, a top light, and paneling.

A full entablature with a frieze and dentiled cornice extends around each of the four faces of the building. This feature, combined with the porch's original columns, gave the building a distinctly neo-Classical appearance. The columns were replaced in the 1920s after suffering damage during a hurricane. The Georgian influence in the building is evidenced by brick construction and a front portico. The Palladian window used as a focal point is particularly noteworthy for its association with the Georgian Revival style.



Applicant Request:

The applicant is requesting consideration of approval for paving of a courtyard, new railing and landscaping, replacement of 3rd floor front windows and addition of a dormer to the north side of the roof.

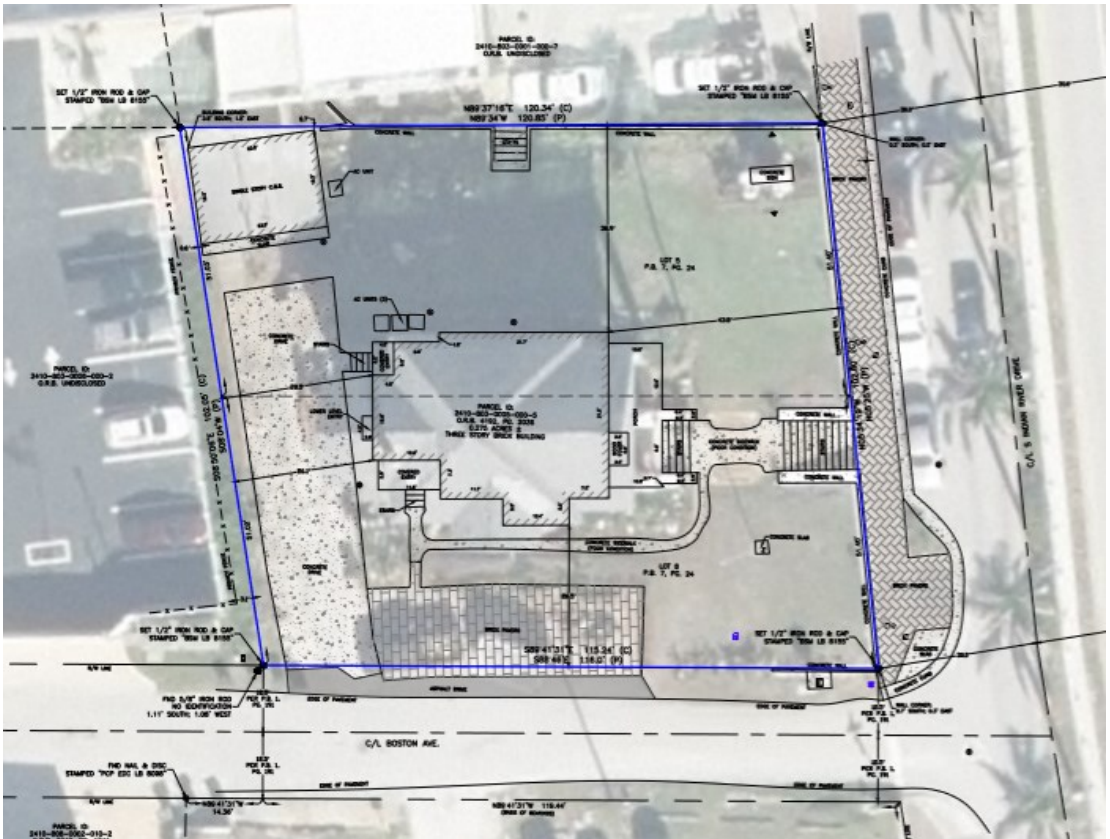


Building Location—Aerial Photo

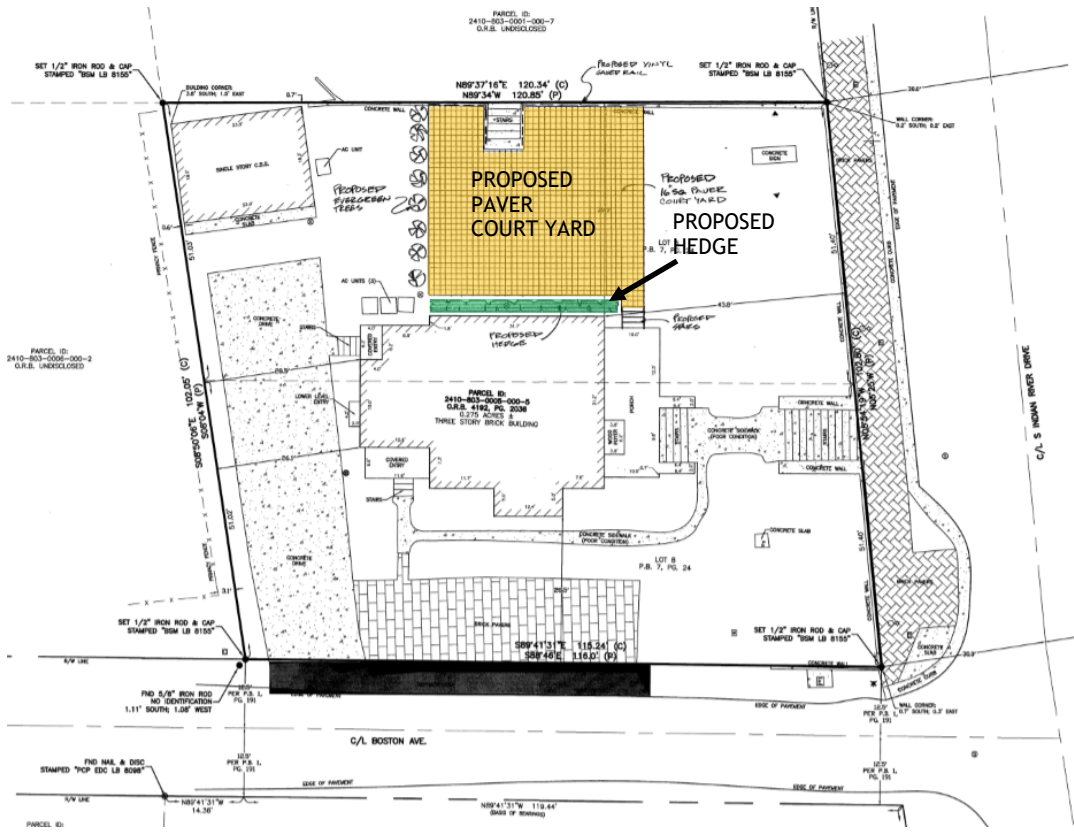


Photos of the Building
Provided by the Applicant





Existing Site Plan/Survey



Proposed Site Plan



EXISTING FRONT ELEVATION
1/4"



PROPOSED FRONT ELEVATION
1/4"

Existing and Proposed Front Elevation



EXISTING REAR ELEVATION
1/4"



PROPOSED REAR ELEVATION
1/4"

Existing and Proposed Rear Elevation



EXISTING RIGHT SIDE ELEVATION 1/4"

Existing Right Side Elevation



PROPOSED RIGHT SIDE ELEVATION 1/4"

Proposed Right Side Elevation

Secretary of Interior's Standards for Consideration:

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.
5. Distinctive 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, physical, or pictorial evidence.
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 will be differentiated from the old and will be compatible with the materials, features, size, scale, and proportions, and massing to protect the historic integrity of the property and its environment.

Staff Analysis

The proposed paver courtyard, landscaping, and railing will enhance the overall appearance of the property and meet the Secretary of Interior's Standard #9.

The current proposal seeks to remove wooden windows and install vinyl windows that are non-compatible with the materials appropriate to protect the historic integrity of the residence. However, the Secretary of the Interiors Standards for the Treatment of Historic Properties recommends *"undertaking work to prevent or minimize the loss, damage or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building"* and *"ensuring that, when planning work to adapt for natural hazards, all feasible alternatives are considered, and that options requiring the least alteration are considered first."*

Nevertheless, the Secretary of the Interior Standards also recommend *"avoiding changing the appearance of windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished."* For this reason, the Palladian Window should be preserved. The added storm windows should also have a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows.

The Secretary of the Interior Standards recommends the construction of the new dormers only when *"they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character –defining historic features."* Historical dormers are allowed only to be replaced when they can be substantiated by documentation or as additions to noncontributing buildings.

Staff Recommendations

Staff recommends as follow:

1. **Approval** of the proposed paver courtyard, landscaping and railing ,as proposed.
2. **Approval** of windows replacement with conditions:
 - The replacement windows shall be of similar and compatible configuration, size, and design as those of the building's original windows.
 - The replacement windows shall be made to fit the original window openings without the use of blocking or infill.
3. **Denial** for the construction of the new dormer as the proposal does not meet the Secretary of Interior Standards 2 and 9:
 - The new dormer seeks to change a character-defining roof form
 - The dormer addition is not in scale and harmony with the building's design.
 - The juncture of the dormer's roof and the main roof is not located below the ridgeline of the main roof.



Bldg. Permit # _____

COA# 19-53

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 239 S INDIAN RIVER PR,

Parcel ID #: _____

Type of Designation: Contributing Non-contributing Site within the Downtown Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): BOSTON HOUSE OF FT. PIERCE LLC,

Mailing Address: 4560 S 25TH ST Ft. Pierce FL 34981

Phone Number(s): 678-517-7493 Email: shellynjohn90@gmail.com

Applicant

Name(s): MARTIN MOHR / PRESIDENT OF THE LLC

Mailing Address: 4560 S 25TH ST, FT PIERCE FL 34981

Phone Number(s): 678-517-7493 Email: SHOLLYNJOHN90@GMAIL.COM

Representative

Name(s): MIKEMENARD w/ ARCHITECTONIC INC

Mailing Address: 806 DELAWARE AVE FT PIERCE FL 34958

Phone Number(s): 772 460 7751 Email: M.MENARD@ARCHITECTONIC.INC.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, Martin Mohr as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Martin Mohr

Signature of Owner

08/08/2019

Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof **DORMER**
- Window(s)
- Signage
- Shutter(s)
- ~~Porch~~ **COURTYARD**

- Rehabilitation
- New Construction
- Demolition
- Relocation

- Site Improvements (describe) PAVER COURTYARD / RAILING / LANDSCAPING
- Other (describe) MODIFICATION TO WINDOW & ADD DORMER

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

CHANGE 3RD FLOOR FRONT WINDOWS / ADD DORMER TO
NORTH SIDE OF ROOF / CONSTRUCT PAVER COURTYARD

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): _____

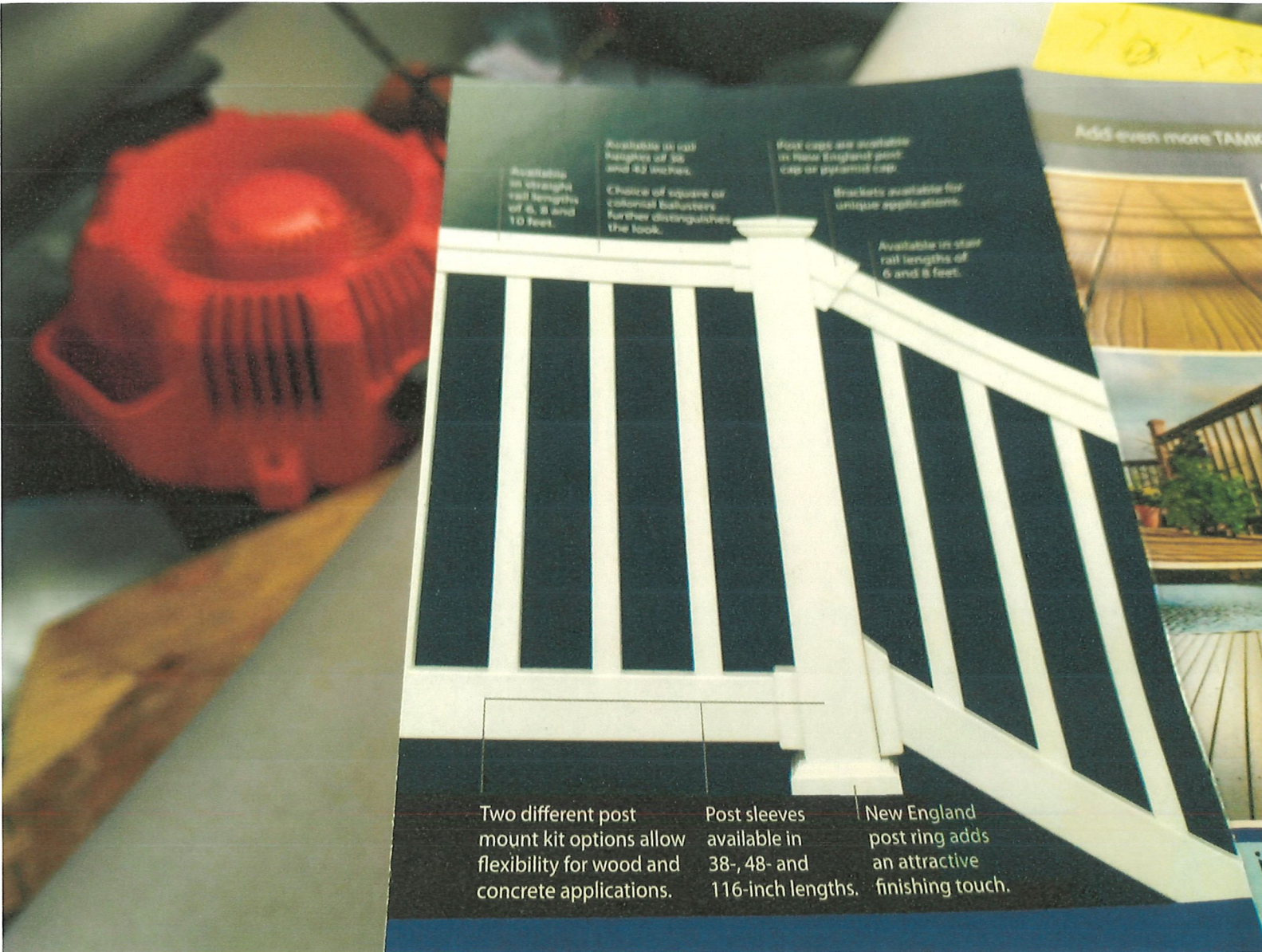
Application Requirements

- \$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)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.









Available in straight rail lengths of 6, 8 and 10 feet.

Available in rail heights of 36 and 42 inches.

Choice of square or colonial balusters further distinguishes the look.

Post caps are available in New England post cap or pyramid cap.

Brackets available for unique applications.

Available in stair rail lengths of 6 and 8 feet.

Add even more TASK



Two different post mount kit options allow flexibility for wood and concrete applications.

Post sleeves available in 38-, 48- and 116-inch lengths.

New England post ring adds an attractive finishing touch.

BOUNDARY SURVEY

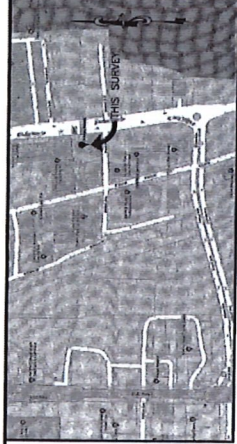
SECTION 10

TOWNSHIP 35 SOUTH

RANGE 40 EAST

LEGAL DESCRIPTION:

(O.R.B. 4192, P.C. 2039)
 LOTS 5 AND 6, BLOCK 1, AMENDED AND CORRECTED PLAT OF LOTS 1, 4, 5, AND 8 - WT. JONES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ANY ROAD RIGHT OF WAY.

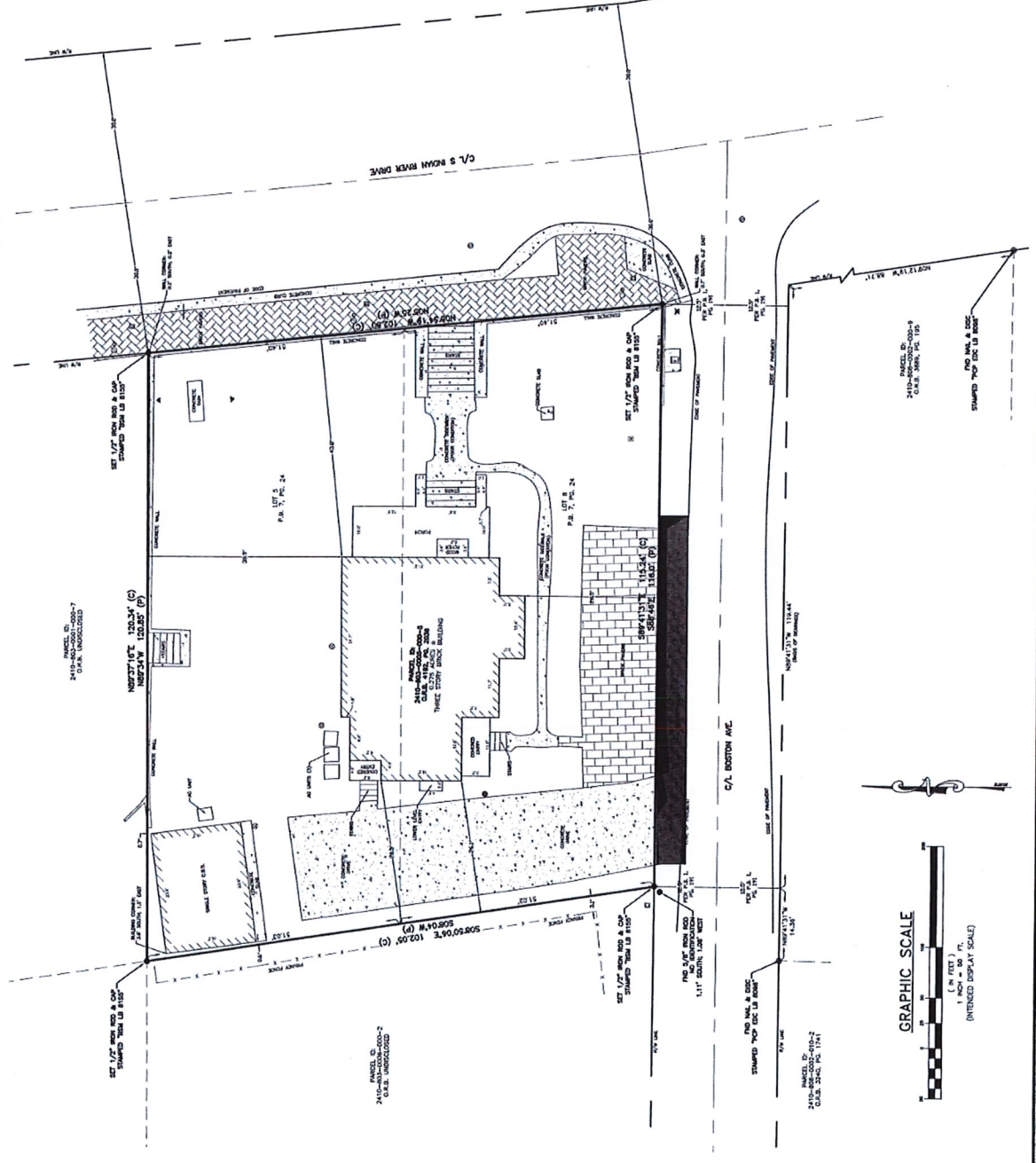


LEGEND:

- C/A CENTERLINE
- D/W RIGHT OF WAY
- I/W IDENTIFICATION
- N/A NOT ADOPTED
- O.R.B. OFFICIAL RECORD BOOK
- P.C. PAGE
- PLA PLANNED DIMENSION
- P.L. PLAT BOOK
- P.F.B. PLAT FOOTING
- CLEANSUT
- WATER METER
- HYDRANT
- WATER METER BOX
- FLOOD LIGHT
- CABLE BOX
- LIGHT POLE
- CONCRETE BLOCK STRUCTURE
- SEWER MANHOLE

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS JULY 31, 2019.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 6J-17.000(1) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER.
4. ADJUSTMENTS OR REVISIONS TO THIS SURVEY SHALL BE MADE BY OTHER THAN THE SURVEYING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.
5. COPYRIGHT © 2019 BY RDM & ASSOCIATES, INC.
6. BEARINGS BEGIN AT SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH MARKING, NAD 83, WITH THE BEARING BASE FOR THIS SURVEY IS THE SOUTH RIGHT OF WAY LINE OF BOSTON AVENUE, SAID LINE BEARING S 0° 00' 00" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
7. THIS SURVEY IS A BOUNDARY SURVEY OF THE SURVEYED ZONE OF ADJACENT TITLE COMMITMENT, OPINION, OR ABSTRACT. THESE SURVEYS WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROFESSIONAL COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
8. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
9. THIS SURVEY DETERMINES THE LOCATION OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT GUARANTEE THE ACCURACY OF THE LEGAL DESCRIPTIONS OF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. LUCIE COUNTY PROPERTY APPRAISER (LANS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LBIS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, PER FEMA MAP NUMBER 12111C, PANEL NUMBER 017A, WITH AN EFFECTIVE DATE OF 02/16/12.



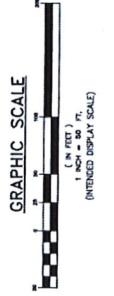
BOUNDARY SURVEY
 239 S INDIAN RIVER DRIVE
 FORT PIERCE, FLORIDA 34950

CERTIFICATION:

I, THE SURVEYOR, CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE. I AM NOT PROVIDING THIS SURVEY FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) BOSTON WEDGE OF FT. PIERCE
 2) ITALIAN CASTLE OF THE TREASURE COAST, LLC

FOR THE FIRM:
 RDM & ASSOCIATES, INC.
Richard Barnes
 Registered Professional Surveyor and Mapper
 License No. 20190809 081502
 DATE



THIS SURVEYING AND MAPPING SERVICE WAS PROVIDED BY RDM & ASSOCIATES, INC. UNDER CONTRACT TO THE CLIENT. ANY REVISIONS TO THIS SURVEY SHALL BE MADE BY OTHER THAN THE SURVEYING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.

ARCHITECT

Architectonic Inc

885 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34909
P: 772-462-4284
WWW.ARCHITECTONIC.COM

STATE REG # AN0000348

COMPONENT 2017

PROJECT

BOSTON HOUSE
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. EGAN, AIA

PROFESSION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

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NO. DATE REVISION

SHEET TITLE / SHEET NUMBER

A-1

01/2

PROJECT NUMBER: C191053

DATE: 6/14/17

DATE: 6/14/17

DATE: 6/14/17

DATE: 6/14/17

DATE: 6/14/17

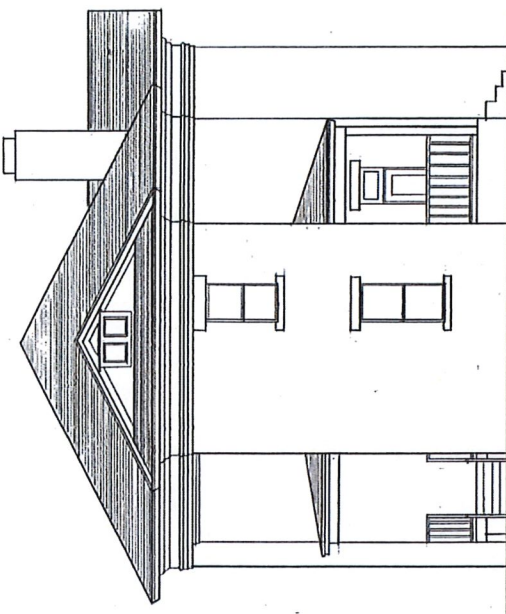
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DATE: 6/14/17

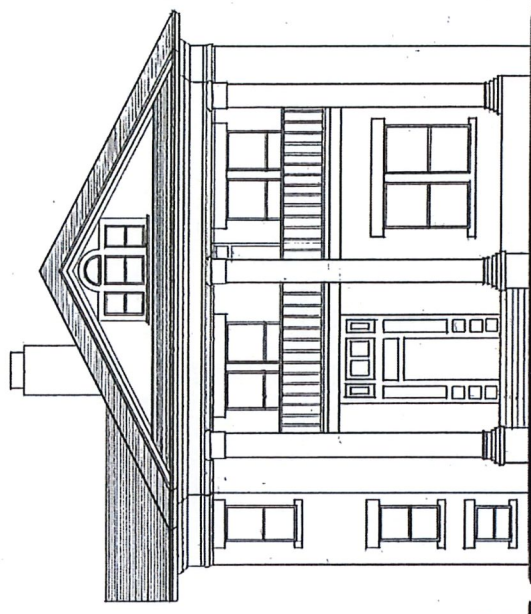
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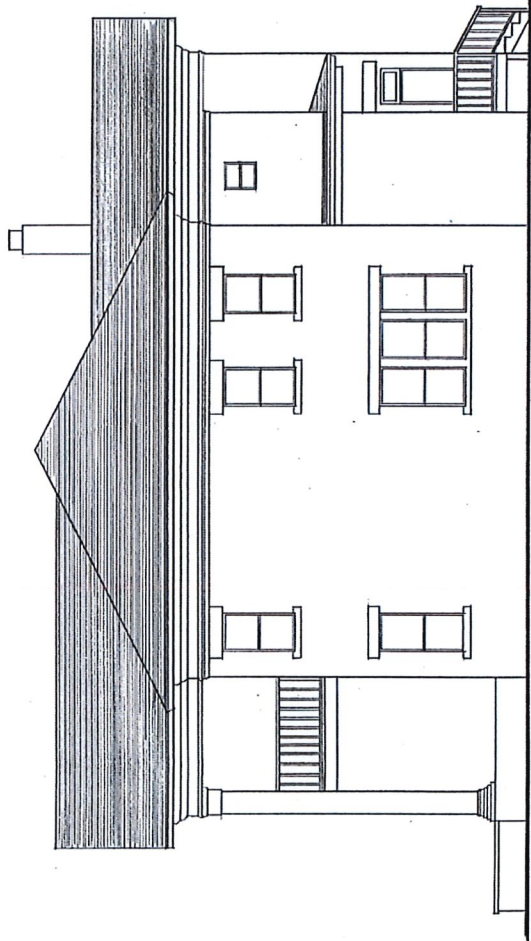
DATE: 6/14/17



EXISTING REAR ELEVATION
1/4"



EXISTING FRONT ELEVATION
1/4"



EXISTING RIGHT SIDE ELEVATION
1/4"

6/14/17

ARCHITECT
Architectonic Inc
 180 BELLAIR AVENUE
 SUITE 100
 FT. PIERCE, FLORIDA 34966
 P: 772.448.7751
 F: 772.461.6244
 WWW.ARCHITECTONIC.COM
 STATE REG # AH0003398
 COPYRIGHT 2017
 PROJECT

BOSTON HOUSE
 FT. PIERCE, FLORIDA

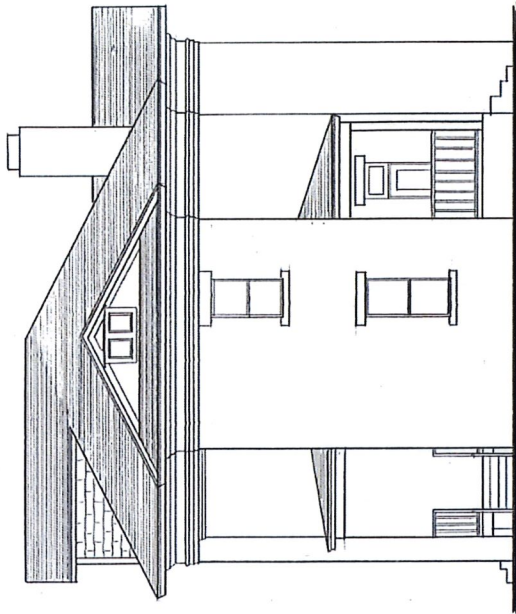
CLIENT
 CONSULTANT
 REGISTRATION

REGISTERED ARCHITECT
 MICHAEL SEAL, AIA
 NO. 100000000
 STATE OF FLORIDA
 REGISTRATION

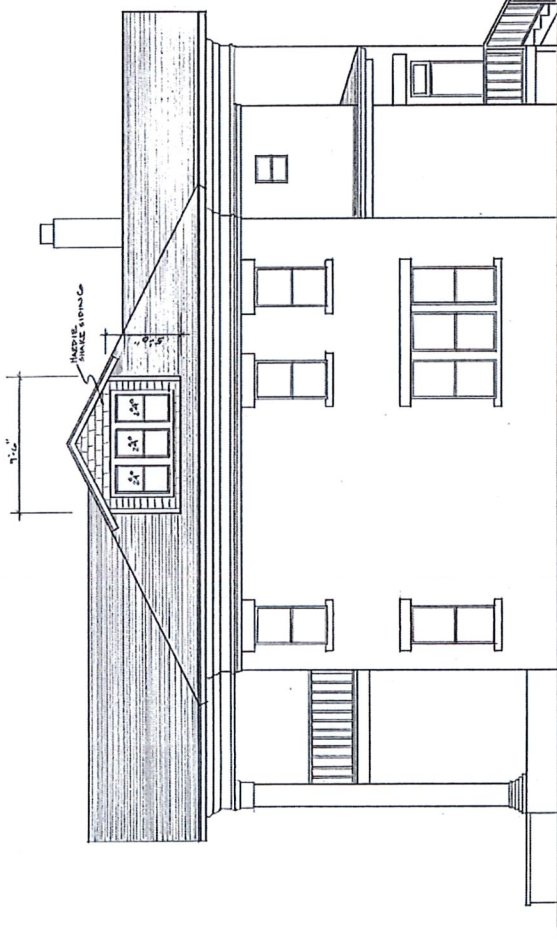
SHEET TITLE SHEET NUMBER
A-2
 OF 2

PROJECT NUMBER: C190517
 DATE: 04/17
 PROJECT: A-2

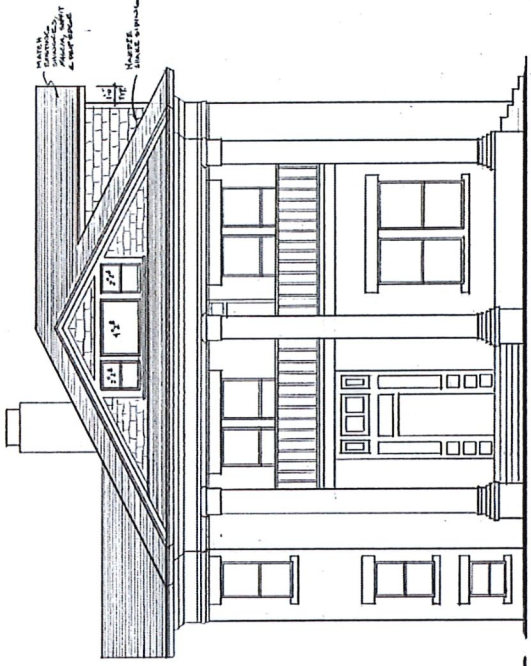
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION 1/4"



PROPOSED EIGHT SIDE ELEVATION 1/4"



PROPOSED FRONT ELEVATION 1/4"



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

PGT Industries, Inc.
1070 Technology Drive
North Venice, FL 34275

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "SH-5500" PVC Single Hung Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. MD-SH5500-01 titled "Single Hung Window Installation - LM", sheets 1 through 13 of 13, dated 05/15/15, with revision B dated 06/06/17, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises NOA# 16-0714.03 and consists of this page 1 and evidence pages E-1 and E-2, as well as approval document mentioned above.

The submitted documentation was reviewed by Manuel Perez, P.E.



MP
11/20/17

NOA No. 17-0630.05
Expiration Date: July 30, 2020
Approval Date: November 30, 2017
Page 1

PGT Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

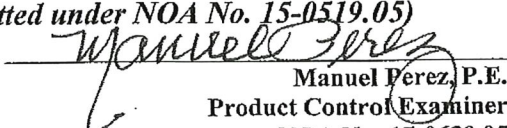
1. Manufacturer's die drawings and sections.
(Submitted under previous NOA No. 15-0519.05)
2. Drawing No. **MD-SH5500-01** titled "Single Hung Window Installation - LM", sheets 1 through 13 of 13, dated 05/15/15, with revision B dated 06/06/17, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.

B. TESTS

1. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
2) Large Missile Impact Test per FBC, TAS 201-94
3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of a PVC sliding glass door, a PVC fixed window and an aluminum sliding glass door, using: Kodispace 4SG TPS spacer system, Duraseal® spacer system, Super Spacer® NXT™ spacer system and XL Edge™ spacer system at insulated glass, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-8717**, **FTL-8968** and **FTL-8970**, dated 11/16/15, 06/07/16 and 06/02/16 respectively, all signed and sealed by Idalmis Ortega, P.E.
(Submitted under previous NOA No. 16-0714.03)
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94
5) Large Missile Impact Test per FBC, TAS 201-94
6) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of a series 5500 PVC single hung window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-7964**, dated 11/15/14, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 15-0519.05)
3. Test reports on: 1) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
2) Large Missile Impact Test per FBC, TAS 201-94
3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of a series 5500 PVC single hung window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-7966**, dated 08/21/14, signed and sealed by Idalmis Ortega, P.E.
(Submitted under NOA No. 15-0519.05)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 5th Edition (2014)**, dated 05/15/15 and 08/29/17, prepared by manufacturer, signed and sealed by Anthony Lynn Miller, P.E. *(Submitted under NOA No. 15-0519.05)*


Manuel Perez, P.E.
Product Control Examiner
NOA No. 17-0630.05
Expiration Date: July 30, 2020
Approval Date: November 30, 2017

PGT Industries, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

C. CALCULATIONS (CONTINUED)

2. Glazing complies with ASTM E1300-09

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS (CONTINUED)

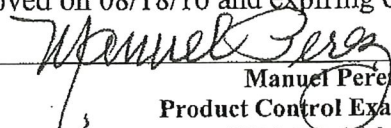
1. Notice of Acceptance No. 16-1117.01 issued to Kuraray America, Inc. for their "Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers" dated 01/19/17, expiring on 07/08/19.
2. Notice of Acceptance No. 14-0916.11 issued to Kuraray America, Inc. for their "SentryGlas® (Clear and White) Glass Interlayers" dated 06/25/15, expiring on 07/04/18.
3. Notice of Acceptance No. 16-0712.03 issued to ENERGI Fenestration Solutions USA for their "White Rigid PVC Exterior Extrusions for Windows and Doors" dated 08/10/17, expiring on 02/28/18.
4. Notice of Acceptance No. 16-0712.04 issued to ENERGI Fenestration Solutions USA, Inc. for their "Bronze and Lighter Shades of Cap Coated White Rigid PVC Exterior Extrusions for Windows and Doors" dated 09/15/16, expiring on 04/16/20.
5. Notice of Acceptance No. 16-0712.05 issued to ENERGI Fenestration Solutions USA, Inc. for their "Performance Core Rigid PVC Exterior Extrusions for Windows and Doors" dated 09/15/16, expiring on 04/16/20.

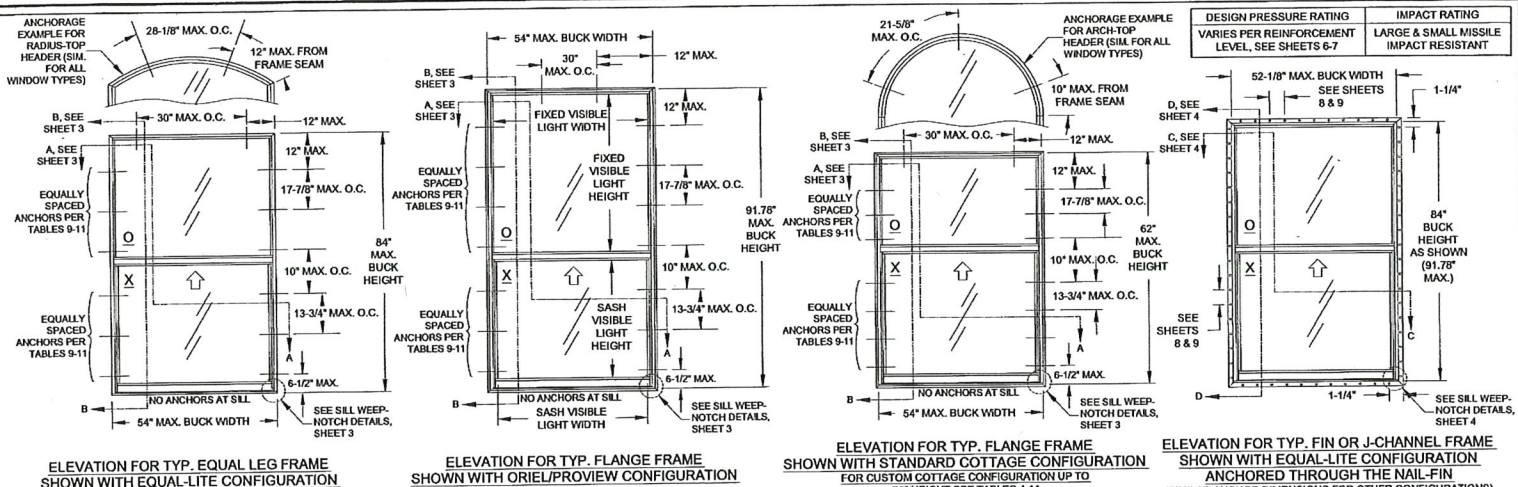
F. STATEMENTS

1. Statement letter of conformance, complying with FBC 5th Edition (2014) and FBC 6th Edition (2017), dated June 22, 2017, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
2. Statement letter of no financial interest, dated June 22, 2017, issued by manufacturer, signed and sealed by Anthony Lynn Miller, P.E.
3. Proposal issued by Product Control, dated 6/26/14 and revised on 8/19/14, signed by Jaime Gascon, P.E. Supervisor, Product Control Section.
(Submitted under NOA No. 15-0519.05)
4. Proposal No. 16-0125 issued by the Product Control Section, dated March 09, 2016, signed by Ishaq Chanda, P.E.
(Submitted under previous NOA No. 16-0714.03)

G. OTHERS

1. Notice of Acceptance No. 16-0714.03, issued to PGT Industries, Inc. for their Series "5500" PVC Single Hung Window - L.M.I. approved on 08/18/16 and expiring on 07/30/20.


Manuel Perez, P.E.
Product Control Examiner
NOA No. 17-0630.05
Expiration Date: July 30, 2020
Approval Date: November 30, 2017



DESIGN PRESSURE RATING	IMPACT RATING
VARIABLES PER REINFORCEMENT LEVEL, SEE SHEETS 6-7	LARGE & SMALL MISSILE IMPACT RESISTANT

GENERAL NOTES: SERIES 5500 IMPACT RESISTANT SINGLE HUNG WINDOW

- THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS. FOR INSULATED GLASS INSTALLATIONS ABOVE 30" IN THE HVHZ, THE OUTBOARD LITE (CAP) MUST TEMPERED.
- FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE.
- 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 BUCK DESIGN DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND SECURED TO PROPERLY TRANSFER LOADS TO THE SUBSTRATE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).
- ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH TO ACHIEVE REQUIRED MIN. EMBEDMENT. INST. 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.
- 1/4" MAX. SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS.
- DESIGN PRESSURES:
 - NEGATIVE DESIGN LOADS BASED ON STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300.
 - POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300.
 - DESIGN LOADS ARE BASED ON ALLOWABLE STRESS DESIGN, ASD.
- 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.
- METAL SUBSTRATE TO MEET MIN. STRENGTH AND THICKNESS REQUIREMENTS PER CURRENT FLORIDA BUILDING CODE AND TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION.
- REFERENCES: TEST REPORTS FTL-7964 & 7966; ELCO ULTRACON NOA; ELCO CRETEFLEX NOA; ELCO AGGRE-GATOR NOA; ENERGI WINDOW AND DOOR PROFILES, LTD WHITE & BRONZE/LIGHTER SHADES OF CAP COATED PVC EXTRUSION NOA'S; NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSIF&PA NDS & ALUMINUM DESIGN MANUAL.
- APPLICABLE EGRESS REQUIREMENTS TO BE REVIEWED BY BUILDING OFFICIAL.

GENERAL NOTES:

.....	1
ELEVATIONS	1
FRAME, GLASS & ANCHOR OPTIONS	2
INSTALLATION, FLANGE & EQUAL LEG/BOX	3
INSTALLATION, INTEGRAL FIN & J-CHANNEL	4
GLAZING DETAILS	5
DESIGN PRESSURES	6-7
ANCHOR QUANTITIES	8-10
EXTRUSION PROFILES	11
ASSEMBLY & PARTS LIST	12-13

CODES / STANDARDS USED:

- 2017 FLORIDA BUILDING CODE (FBC), 6TH EDITION
- 2014 FLORIDA BUILDING CODE (FBC), 5TH EDITION
- ASTM E1300-09
- ANSIF&PA NDS-2015 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2015
- AISI S100-12
- AISC 360-10

PRODUCT REVISED as complying with the Florida Building Code

Acceptance No. 17-0630-05

Expiration Date: July 30, 2020

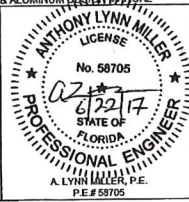
By: *Manuel D. [Signature]*

Miami Dade Product Control

USER INSTRUCTIONS:

- DETERMINE THE SITE SPECIFIC WINDOW OPENING'S DESIGN PRESSURE REQUIREMENT FROM ASCE 7.
- DETERMINE THE MOST SUITABLE ANCHOR GROUP FROM TABLES 2 OR 3 ACCORDING TO THE INSTALLATION CONDITIONS.
- KNOWING YOUR GLAZING OPTION (TABLE 1), WINDOW CONFIGURATION AND SIZE, DETERMINE YOUR WINDOWS DESIGN PRESSURE FROM TABLES 4-8. IT MUST EQUAL OR EXCEED THE DESIGN PRESSURE REQUIREMENT FOR THE WINDOW OPENING OBTAINED IN STEP 1.
- DETERMINE THE ANCHOR QUANTITY FROM TABLES 9-11. VERIFY THE ANCHOR/SUBSTRATE WILL MEET REQUIREMENTS FOR YOUR OPENING'S CONDITION FROM TABLES 2 OR 3, AND THAT ALL MIN. REQUIREMENTS FROM THIS SHEET-SET ARE MET.
- INSTALL AS PER SHEET 3 FOR THRU-FRAME INSTALLATION OR SHEET 4 FOR INTEGRAL FIN INSTALLATION.

NOTE-DESIGN PRESSURE RATING DETERMINATION IS THE SAME PROCESS FOR ALL FRAME TYPES (J-CHANNEL, FLANGE, INTEGRAL FIN OR EQUAL LEG/BOX).



Revision: UPDATED TO FBC 2017. - JR - 06/06/17

Description: GENERAL NOTES & ELEVATION

Drawn By: J ROSOWSKI

Date: 05/15/15

Title: SINGLE HUNG WINDOW INSTALLATION - LM

Series/Model: SH-5500

Scale: NTS

Sheet: 1 OF 13

Drawing No. MD-SH5500-01

Rev: B

TABLE 1: ALLOWABLE GLASS TYPES

Glass Type	Description (Listed from Exterior to Interior)	Design Pressure	
		Table #	Sheet #
5	7/8" Laminated I.G.: 1/8" A Exterior Cap + 7/16" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	4, 5	6
6	7/8" Laminated I.G.: 1/8" T Exterior Cap + 7/16" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	4, 6	6
7	7/8" Laminated I.G.: 3/16" A Exterior Cap + 3/8" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	4, 6	6
8	7/8" Laminated I.G.: 3/16" T Exterior Cap + 3/8" Air Space + 5/16" Laminated; (2) Lites of 1/8" A Glass with .090" PVB Interlayer	4, 6	6
9	7/8" Laminated I.G.: 1/8" A Exterior Cap + 7/16" Air Space + 5/16" Laminated; (2) Lites of 1/8" H Glass with .090" SG Interlayer	7	7
10	7/8" Laminated I.G.: 1/8" T Exterior Cap + 7/16" Air Space + 5/16" Laminated; (2) Lites of 1/8" H Glass with .090" SG Interlayer	7	7
11	7/8" Laminated I.G.: 3/16" A Exterior Cap + 3/8" Air Space + 5/16" Laminated; (2) Lites of 1/8" H Glass with .090" SG Interlayer	7	7
12	7/8" Laminated I.G.: 3/16" T Exterior Cap + 3/8" Air Space + 5/16" Laminated; (2) Lites of 1/8" H Glass with .090" SG Interlayer	7	7
13	7/8" Laminated I.G.: 1/8" A Exterior Cap + 5/16" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" SG Interlayer	8	7
14	7/8" Laminated I.G.: 1/8" T Exterior Cap + 5/16" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" SG Interlayer	8	7
15	7/8" Laminated I.G.: 3/16" A Exterior Cap + 1/4" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" SG Interlayer	7	7
16	7/8" Laminated I.G.: 3/16" T Exterior Cap + 1/4" Air Space + 7/16" Laminated; (2) Lites of 3/16" A Glass with .090" SG Interlayer	7	7

TABLE 2: ALLOWABLE ANCHORS THROUGH THE FRAME

Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment*
A	#10 SMS (steel, 18-8 S.S. or 410 S.S.)	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"	0.0451" (18 Ga.)
	3/16" steel Ultracon	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"
B	#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"	0.0451" (18 Ga.)
	1/4" steel Ultracon	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
		Concrete (min. 2.85 ksi)	1"	1-3/8"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
C	1/4" steel Ultracon	P.T. Southern Pine (SG=0.55)	1"	1-3/4"
		Concrete (min. 2.85 ksi)	1"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	1/4" steel Creteflex	P.T. Southern Pine (SG=0.55)	1"	1-3/4"
		Concrete (min. 3.35 ksi)	1"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
D	1/4" steel Ultracon	P.T. Southern Pine (SG=0.55)	1"	1-3/4"
		Concrete (min. 2.85 ksi)	2-1/2"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
	1/4" steel Creteflex	P.T. Southern Pine (SG=0.55)	1"	1-3/4"
		Concrete (min. 3.35 ksi)	1"	1-3/4"
		Ungrouted CMU, (ASTM C-90)	2-1/2"	1-1/4"
1/4" steel Aggre-Gator	Concrete (min. 3.275 ksi)	1-1/2"	1-3/8"	
	Grouted CMU, (ASTM C-90)	2"	2"	

GLASS TYPES 5, 7, 9, 11, 13 & 15 MAY NOT BE USED IN THE HVHZ ABOVE 30'.

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.
* UNGROUTED CMU VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

Frame Types (see Fig B)	Glass Options (see Table 1)	Frame Config. (see Fig A)	Frame Shapes (see Fig C)	Installation Options that may be used
Flange (#2)	5 - 16	Equal-Lite, Oriel/Proview & Cottage	Square/Rect., Arch-Top & Radius-Top	Through the frame of the window.....into 2X Wood Frame/Buckstrip - sheet 3, option 1into Concrete/CMU - sheet 3, option 2through 1X Buckstrip into Concrete/CMU - sheet 3, option 3into Metal - sheet 3, option 4
			Square/Rect., Arch-Top & Radius-Top	Through the frame of the window.....into 2X Wood Frame/Buckstrip - sheet 3, option 1into Concrete/CMU - sheet 3, option 2through 1X Buckstrip into Concrete/CMU - sheet 3, option 3into Metal - sheet 3, option 4
Box / Equal-Leg (#4)	5 - 16	Equal-Lite, Oriel/Proview & Cottage	Square/Rect., Arch-Top & Radius-Top	Through the frame of the window.....into 2X Wood Frame/Buckstrip - sheet 4, option 5into Concrete/CMU - sheet 4, option 6into Metal - sheet 4, option 7through 1X Buckstrip into Concrete/CMU - sheet 4, option 8
			Square/Rect., Arch-Top & Radius-Top	Through the frame of the window.....into 2X Wood Frame/Buckstrip - sheet 4, option 5into Concrete/CMU - sheet 4, option 6into Metal - sheet 4, option 7through 1X Buckstrip into Concrete/CMU - sheet 4, option 8
J-Channel (#1)	5 - 8	Equal-Lite, Oriel/Proview & Cottage	Square/Rect., Arch-Top & Radius-Top	Through the integral fin.....into 2X Wood Frame/Buckstrip - sheet 4, option 5into Metal - sheet 4, option 7through 1X Buckstrip into Concrete/CMU - sheet 4, option 6into Metal - sheet 4, option 8
			Square/Rect., Arch-Top & Radius-Top	Through the integral fin.....into 2X Wood Frame/Buckstrip - sheet 4, option 5into Metal - sheet 4, option 7through 1X Buckstrip into Concrete/CMU - sheet 4, option 6into Metal - sheet 4, option 8

FIGURE A: FRAME CONFIGURATIONS

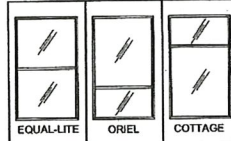
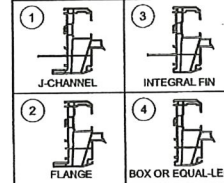
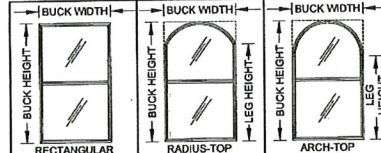


FIGURE B: FRAME TYPES



"A" = ANNEALED
"H" = HEAT STRENGTHENED
"T" = TEMPERED
"PVB" = .090" TROSIFOL PVB BY KURARAY AMERICA, INC.
"SG" = .090" SENTRYGLAS INTERLAYER BY KURARAY AMERICA, INC.

FIGURE C: FRAME SHAPES



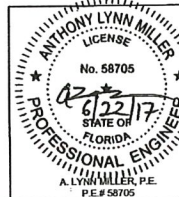
WINDOW SHAPES AS ABOVE OR SIMILAR ARE APPROVED. SHAPES MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES AND ANCHORAGE FOR THAT BLOCK SIZE FROM THE TABLES ON SHEETS 6-10.

Material	Min. F _y	Min. F _u
Steel Screw	92 ksi	120 ksi
18-8 Screw	60 ksi	95 ksi
410 Screw	90 ksi	110 ksi
Elco Aggre-Gator®	57 ksi	96 ksi
Elco UltraCon®	155 ksi	177 ksi
410 SS Elco CreteFlex®	127.4 ksi	189.7 ksi
6063-T5 Aluminum	16 ksi	22 ksi
A36 Steel	36 ksi	58 ksi
Gr. 33 Steel Stud	33 ksi	45 ksi

TABLE 3: ALLOWABLE ANCHORS THROUGH THE INTEGRAL FIN

Group	Anchor	Substrate	Min. Edge Distance	Min. Embedment*
E	2-1/2" x .131" Common Nail	P.T. Southern Pine (SG=.55)	3/8"	2-7/16"
	2-1/2" Ring-shank Roofing Nail	P.T. Southern Pine (SG=.55)	3/8"	2-7/16"
F	#10 Trusshead SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=.55)	1/2"	1-3/8"
		Aluminum, 6063-T5*	3/8"	0.050"
		Steel Stud, Gr. 33*	3/8"	0.0451" (18 Ga.)
	#12 SMS (steel, 18-8 S.S. or 410 S.S.)	Steel, A36*	3/8"	0.050"
		P.T. Southern Pine (SG=.55)	9/16"	1-3/8"
		Aluminum, 6063-T5*	3/8"	0.063"
Steel Stud, Gr. 33*	3/8"	0.050"		
Steel, A36*	3/8"	0.050"		

* MIN. OF 3 THREADS BEYOND THE METAL SUBSTRATE.



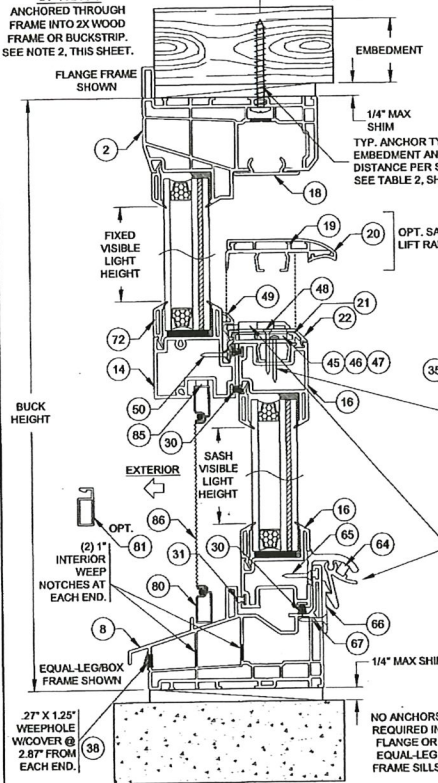
Revision: ANCHORS RE-GROUPED. - JR - 06/06/17

PRODUCT REVISED as complying with the Florida Building Code Acceptance No. 17-0630.05 Issuance Date July 30, 2020 By Manuel Diaz Miami Trade Product Control

Description: GLASS/ANCHORS/FRAME OPTIONS		Drawn By: J ROSOWSKI	
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Date: 05/15/15	
Series/Model: SH-5500	Scale: NTS	Sheet: 2 OF 13	Drawing No. MD-SH5500-01
			Rev: B

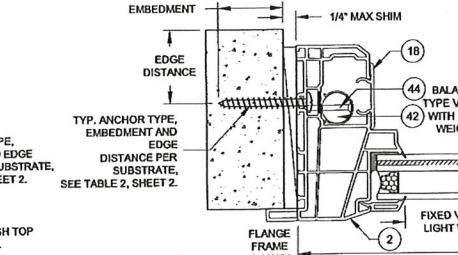
INSTALLATION DETAILS FOR FLANGE & EQUAL-LEG/BOX FRAMES

INSTALLATION OPTION 1
ANCHORED THROUGH FRAME INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.



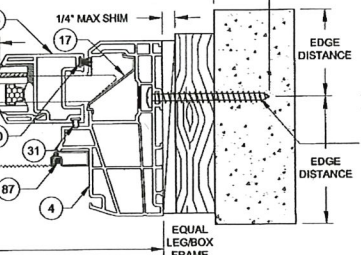
VERTICAL SECTION B-B

INSTALLATION OPTION 2
ANCHORED THROUGH FRAME DIRECTLY INTO CONCRETE/CMU.



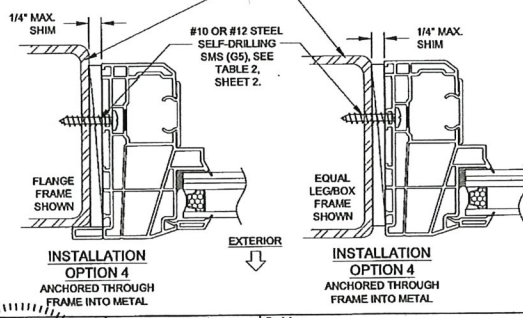
HORIZONTAL SECTION A-A

INSTALLATION OPTION 3
ANCHORED THROUGH FRAME AND 1X BUCKSTRIP INTO CONCRETE/CMU. SEE NOTE 2, THIS SHEET.



- NOTES:**
- 1) USE ONLY SUBSTRATE-APPROPRIATE ANCHORS LISTED ON TABLE 2, SHEET 2. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY SIDE OF THE WINDOW.
 - 2) MASONRY ANCHORS MAY BE USED INTO WOOD AS PER TABLE 2, SHEET 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 OR ARCHITECT OF RECORD.
 - 3) VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.

DADE APPROVED MULLION, FBC COMPLIANT ALUMINUM/STEEL FRAMING OR STEEL STUD. MAY BE VERTICAL OR HORIZONTAL. SEE SUBSTRATE PROPERTIES, TABLE 2, SHEET 2.



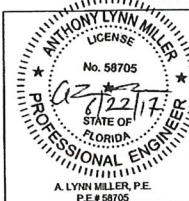
INSTALLATION OPTION 4
ANCHORED THROUGH FRAME INTO METAL

INSTALLATION OPTION 4
ANCHORED THROUGH FRAME INTO METAL

VISIBLE LIGHT FORMULAS

WIDTH
@ SASH: BUCK WIDTH - 6-1/2"
@ FIXED LITE: BUCK WIDTH - 4-3/8"

HEIGHT (EQUAL-LITE)
BUCK HEIGHT/2 - 3-15/16"



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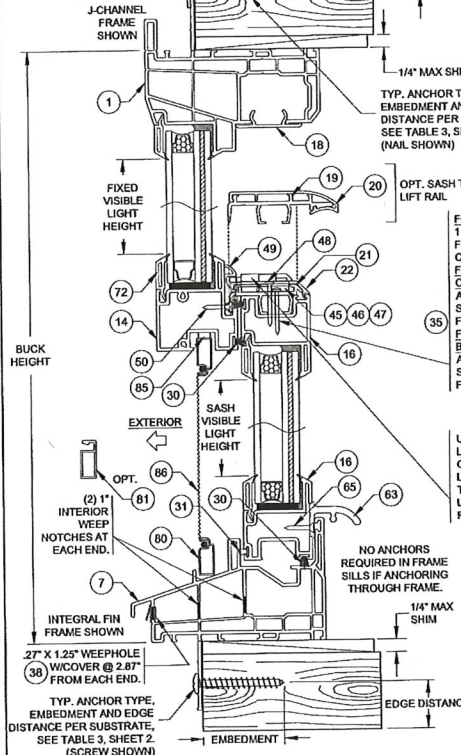
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Description: FLANGE & EQUAL-LEG/BOX FRAMES		Drawn By: J ROSOWSKI	
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Date: 05/15/15	
Series/Model: SH-5500	Scale: NTS	Sheet: 3 OF 13	Drawing No. MD-SH5500-01
			Rev: B

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No. 17-0630-05
Expiration Date 10/19/30/2020
By: *Manuel J. [Signature]*
Miami Dade Product Council

INSTALLATION DETAILS FOR INTEGRAL FIN & J-CHANNEL FRAMES

INSTALLATION OPTION 5
 ANCHORED THROUGH INTEGRAL FIN INTO 2X WOOD FRAME OR BUCK-STRIP. SEE NOTE 2, THIS SHEET.



INSTALLATION OPTION 5
 ANCHORED THROUGH INTEGRAL FIN INTO 2X WOOD FRAME OR BUCK-STRIP. SEE NOTE 2, THIS SHEET.

VERTICAL SECTION D-D

TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE. SEE TABLE 2, SHEET 2. (SCREW SHOWN)

TYP. ANCHOR TYPE, EMBEDMENT AND EDGE DISTANCE PER SUBSTRATE. SEE TABLE 3, SHEET 2. (NAIL SHOWN)

FOR ALL WINDOWS:
 1) ANCHOR @ 3.5\"/>

USE EITHER LATCH (SHOWN) OR BOTTOM LOCK (SHEET 3). TESTED UNIT LOCATION: 6'-8\"/>

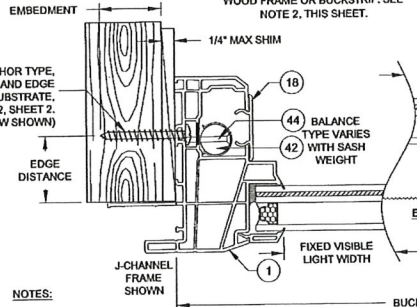
NO ANCHORS REQUIRED IN FRAME SILLS IF ANCHORING THROUGH FRAME.

VISIBLE LIGHT FORMULAS

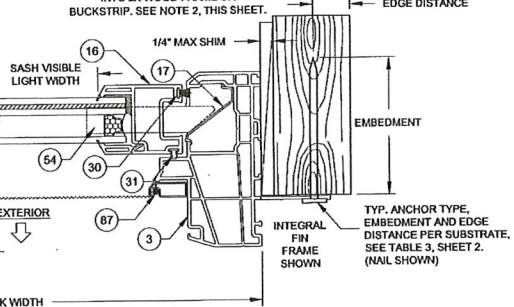
WIDTH
 @ SASH: BUCK WIDTH - 6-1/2\"/>

HEIGHT (EQUAL-LITE)
 BUCK HEIGHT/2 - 3-15/16\"/>

INSTALLATION OPTION 6
 ANCHORED THROUGH FRAME INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.

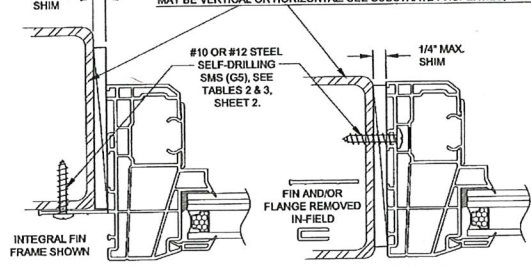


INSTALLATION OPTION 5
 ANCHORED THROUGH INTEGRAL FIN INTO 2X WOOD FRAME OR BUCKSTRIP. SEE NOTE 2, THIS SHEET.



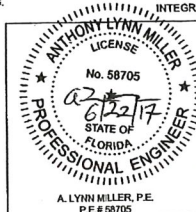
HORIZONTAL SECTION C-C

DADE APPROVED MULLION, FBC COMPLIANT ALUMINUM/STEEL FRAMING OR STEEL STUD. MAY BE VERTICAL OR HORIZONTAL. SEE SUBSTRATE PROPERTIES, TABLES 2 & 3, SHEET 2.



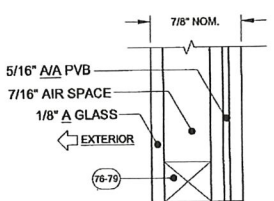
INSTALLATION OPTION 7
 ANCHORED THROUGH INTEGRAL FIN INTO METAL

INSTALLATION OPTION 8
 ANCHORED THROUGH FRAME INTO METAL (INTEGRAL FIN FLANGE REMOVED)

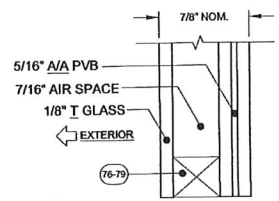


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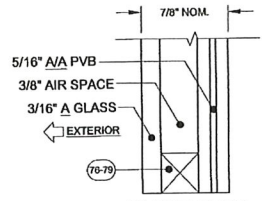
Revision:		Description: J-CHANNEL & INTEGRAL FIN FRAMES		Drawn By: J ROSOWSKI	
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Date: 05/15/15		By: <i>Manuel Diaz</i> Miami Trade Product Control	
Series/Model: SH-5500	Scale: NTS	Sheet: 4 OF 13	Drawing No. MD-SH5500-01	Rev: B	



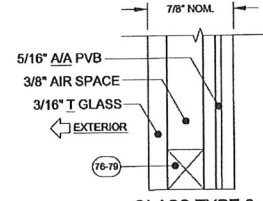
GLASS TYPE 5



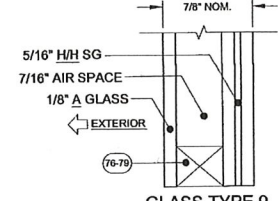
GLASS TYPE 6



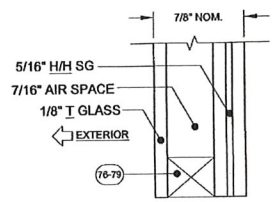
GLASS TYPE 7



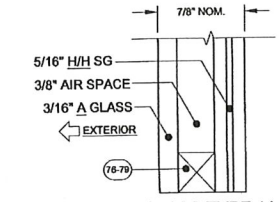
GLASS TYPE 8



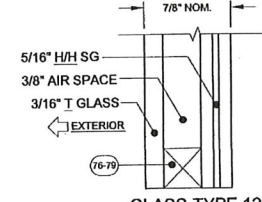
GLASS TYPE 9



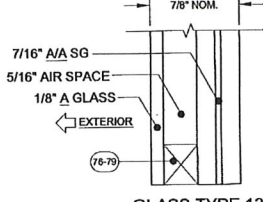
GLASS TYPE 10



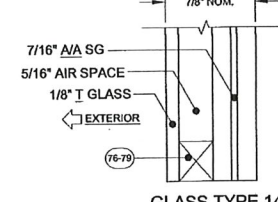
GLASS TYPE 11



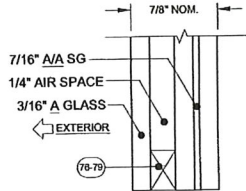
GLASS TYPE 12



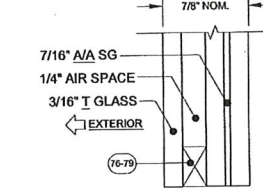
GLASS TYPE 13



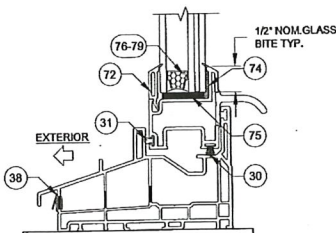
GLASS TYPE 14



GLASS TYPE 15



GLASS TYPE 16

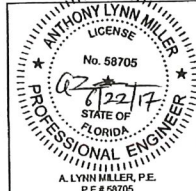


TYP. GLAZING DETAIL

- GLASS TYPES 9 THROUGH 16 MAY NOT BE USED WITH J-CHANNEL OR INTEGRAL FIN FRAMES
- GLASS TYPES 5, 7, 9, 11, 13 & 15 MAY NOT BE USED IN THE HVHZ ABOVE 30°.

GLAZING NOTES:
 A = ANNEALED
 H = HEAT STRENGTHENED
 T = TEMPERED
 PVB = .090" TROSIFOL® PVB BY KURARAY AMERICA, INC.
 SG = .090" SENTRYGLAS® BY KURARAY AMERICA, INC.
 FOR LAMINATED GLAZING COMPONENTS, SEE TABLE 1, SHEET 2.

PRODUCT REVISED as complying with the Florida Building Code
 Acceptance No. 17-0630.05
 Expiration Date 11/15/2020
 By: *Manuel J. Rosowski*
 Miraflores Product Control

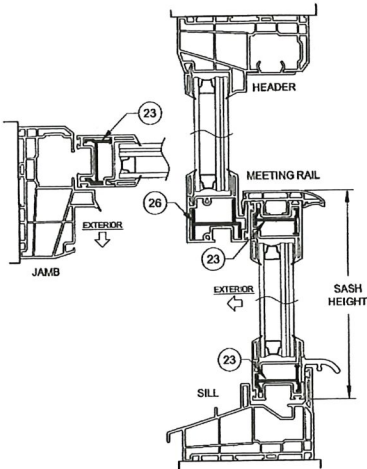


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Revision:		Drawn By: J ROSOWSKI	
Description: GLAZING DETAILS		Date: 05/15/15	
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Rev: B	
Series/Model: SH-5500	Scale: NTS	Sheet: 5 OF 13	Drawing No.: MD-SH5500-01

Glass Type #	Design Pressure, lbs/ft ²
5, 6, 7 & 8	+/- 50.0
Reinf. Level	R1
For all window & sash sizes	

SEE TABLE 9, SHEET 8 FOR ANCHOR GROUP AND QUANTITY.



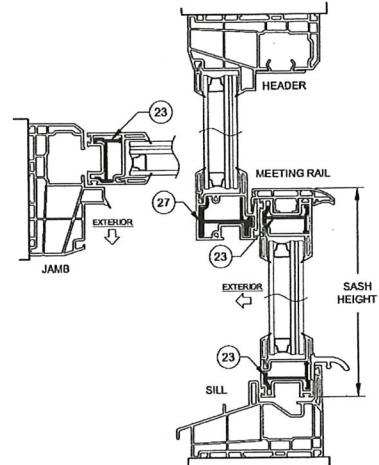
SECTION DETAIL FOR WINDOWS WITH LEVEL R1 REINFORCEMENT & GLASS TYPES 5, 6, 7 & 8 (REINFORCEMENTS SHOWN IN FIGURES ABOVE APPLY TO ALL FRAME TYPES & CONFIGURATIONS)

Glass Type #	Reinf. Level	Bottom Sash Description for glass Range (S) Window Height Shown	Sash Height Range (in)	Design Pressure, lbs/ft ²
				Window Buck Width (in)
				up to 48
				52.125
23.5	R2	Equalite	11.304	+65.0 -70.0 +65.0 -70.0
		Standard Cottage	14.517 - 15.870	+65.0 -70.0 +65.0 -70.0
28	R2	Equalite	11.583 - 14.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	11.377 - 11.552	+65.0 -70.0 +65.0 -70.0
		Tallest	23.517 - 25.208	+65.0 -70.0 +65.0 -70.0
		Standard Cottage	20.868 - 23.516	+65.0 -70.0 +65.0 -70.0
37.375	R2	Equalite	17.517 - 20.867	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	14.517 - 17.516	+65.0 -70.0 +65.0 -70.0
		Shotfast	11.377 - 14.516	+65.0 -70.0 +65.0 -70.0
		Tallest	27.583 - 31.011	+65.0 -70.0 +65.0 -70.0
44	R2	Custom Size	20.517 - 27.582	+65.0 -70.0 +65.0 -70.0
		Standard Cottage	23.517 - 26.516	+65.0 -70.0 +65.0 -70.0
		Equalite	20.517 - 23.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	17.517 - 20.516	+65.0 -70.0 +65.0 -70.0
46	R2	Custom Size	14.517 - 17.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	12.517 - 14.516	+65.0 -70.0 +65.0 -70.0
		Shotfast	11.377 - 12.516	+65.0 -70.0 +65.0 -70.0
		Tallest	31.283 - 35.011	+65.0 -70.0 +65.0 -70.0
49.025	R2	Standard Cottage	26.517 - 31.592	+65.0 -70.0 +65.0 -70.0
		Equalite	20.517 - 26.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	17.517 - 20.516	+65.0 -70.0 +65.0 -70.0
		Custom Size	20.517 - 23.516	+65.0 -70.0 +65.0 -70.0
52	R2	Custom Size	12.517 - 14.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	11.377 - 12.516	+65.0 -70.0 +65.0 -70.0
		Shotfast	11.377 - 12.516	+65.0 -70.0 +65.0 -70.0
		Tallest	33.208 - 37.520	+65.0 -70.0 +65.0 -70.0
54.025	R2	Standard Cottage	26.517 - 33.207	+65.0 -70.0 +65.0 -70.0
		Equalite	23.517 - 28.516	+65.0 -70.0 +65.0 -70.0
		Custom Size	20.517 - 23.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	17.517 - 20.516	+65.0 -70.0 +65.0 -70.0
62	R2	Custom Size	14.517 - 17.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	12.517 - 14.516	+65.0 -70.0 +65.0 -70.0
		Shotfast	11.377 - 12.516	+65.0 -70.0 +65.0 -70.0
		Tallest	38.517 - 41.844	+65.0 -70.0 +65.0 -70.0
75	R2	Standard Cottage	31.517 - 38.516	+65.0 -70.0 +65.0 -70.0
		Equalite	28.517 - 31.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	23.517 - 28.516	+65.0 -70.0 +65.0 -70.0
		Custom Size	20.517 - 23.516	+65.0 -70.0 +65.0 -70.0
84	R2	Custom Size	17.517 - 20.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	14.517 - 17.516	+65.0 -70.0 +65.0 -70.0
		Custom Size	13.017 - 14.516	+65.0 -70.0 +65.0 -70.0
		Shotfast	11.864 - 13.016	+65.0 -70.0 +65.0 -70.0
81.78	R2	Tallest	39.517 - 41.844	+65.0 -70.0 +65.0 -70.0
		Custom Size	35.517 - 39.516	+65.0 -70.0 +65.0 -70.0
		Equalite	32.517 - 35.516	+65.0 -70.0 +65.0 -70.0
		Standard Prowler	29.517 - 32.516	+65.0 -70.0 +65.0 -70.0
84	R2	Standard Prowler	25.517 - 28.516	+65.0 -70.0 +65.0 -70.0
		Shotfast	23.517 - 25.516	+65.0 -70.0 +65.0 -70.0
		Equalite	20.517 - 23.516	+65.0 -70.0 +65.0 -70.0
		Custom Size	18.517 - 20.516	+65.0 -70.0 +65.0 -70.0
84	R2	Standard Prowler	33.817 - 35.516	+65.0 -70.0 +65.0 -70.0
		Tallest	41.844	+65.0 -70.0 +65.0 -70.0

SEE TABLE 10, SHEET 9 FOR ANCHOR GROUP AND QUANTITY.
** MIN. SASH HEIGHT = WINDOW BUCK HEIGHT - 50.136

Glass Type #	Design Pressure, lbs/ft ²
5, 6, 7 & 8	+65.0 / -70.0
Reinf. Level	R2
For all window and sash sizes	

SEE TABLE 10, SHEET 9 FOR ANCHOR GROUP AND QUANTITY.

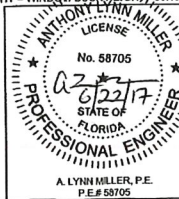


SECTION DETAIL FOR WINDOWS WITH LEVEL R2 REINFORCEMENT & GLASS TYPES 5, 6, 7 & 8 (REINFORCEMENTS SHOWN IN FIGURES ABOVE APPLY TO ALL FRAME TYPES & CONFIGURATIONS)

PRODUCT REVISED as complying with the Florida Building Code Acceptance No. 17-0630.05 Expiration Date July 30, 2020 By *Manuel J. J...* Miami Dade Product Control

NOTES:

- 1) USE THESE TABLES FOR ALL WINDOWS INSTALLED THROUGH THE FRAME OR INTEGRAL FIN.
- 2) FRAME DIMENSIONS ARE BUCK. SASH HEIGHT IS AS PER THE FIGURE.
- 3) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.

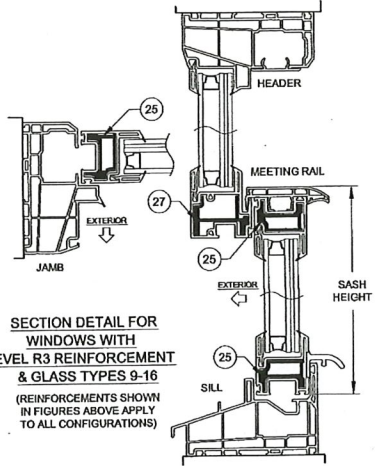


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Revision:	Drawn By: J ROSOWSKI
Description: DESIGN PRESSURE TABLES	Date: 05/15/15
Title: SINGLE HUNG WINDOW INSTALLATION - LM	Rev: B
Series/Model: SH-5500	Scale: NTS
Sheet: 6 OF 13	Drawing No. MD-SH5500-01

Glass Type 8-12, 18 & 16 Rainfall Level 3	Bottom Sash Description for given Range of Window Height (ft)	Sash Height Range (ft)	Design Pressure, lb/ft ²							
			Window Buck Width (in)							
			Up to 40	40	52.125	54	54	54	54	54
23.5	Equal-Itie	11.304	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Cottage	14.517 - 15.870	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
28	Equal-Itie	11.583 - 14.519	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Profile	11.277 - 11.582	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
37.375	Equal-Itie	17.517 - 20.266	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Cottage	20.568 - 23.518	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
44	Equal-Itie	17.517 - 20.266	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Profile	14.517 - 17.516	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
48	Equal-Itie	17.517 - 20.266	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Profile	14.517 - 17.516	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0

Glass Type 12 & 14 Rainfall Level 3	Bottom Sash Description for given Range of Window Height (ft)	Sash Height Range (ft)	Design Pressure, lb/ft ²											
			Window Buck Width (in)											
			18	24	32	36	40	48	52.125	54	54	54		
23.5	Equal-Itie	11.304	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Cottage	14.517 - 15.870	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
28	Equal-Itie	11.583 - 14.519	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Profile	11.277 - 11.582	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
37.375	Equal-Itie	17.517 - 20.266	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Cottage	20.568 - 23.518	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
44	Equal-Itie	17.517 - 20.266	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Profile	14.517 - 17.516	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
48	Equal-Itie	17.517 - 20.266	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0
	Standard Profile	14.517 - 17.516	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0	+70.0	+110.0



SECTION DETAIL FOR
WINDOWS WITH
LEVEL R3 REINFORCEMENT
& GLASS TYPES 9-16
(REINFORCEMENTS SHOWN
IN FIGURES ABOVE APPLY
TO ALL CONFIGURATIONS)

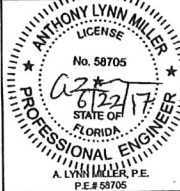
GLASS TYPES 9 THROUGH
16 MAY NOT BE USED WITH
J-CHANNEL OR INTEGRAL
FIN FRAMES

PRODUCT REVISOR
as complying with the Florida
Building Code
Acceptance No. 17-0630-05
Expiration Date July 30, 2020
By: *Manuel Lopez*
Miami Dade Product Control

SEE TABLE 11, SHEET 10 FOR ANCHOR GROUP AND QUANTITY.
** MIN. SASH HEIGHT = WINDOW BUCK HEIGHT - 50.136

SEE TABLE 11, SHEET 10 FOR ANCHOR GROUP AND QUANTITY.
** MIN. SASH HEIGHT = WINDOW BUCK HEIGHT - 50.136

- NOTES:
- 1) USE THESE TABLES FOR ALL WINDOWS INSTALLED THROUGH THE FRAME.
 - 2) FRAME DIMENSIONS ARE BUCK. SASH HEIGHT IS AS PER THE FIGURE.
 - 3) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.



Revision:

Description: DESIGN PRESSURE TABLES

Title: SINGLE HUNG WINDOW INSTALLATION - LM

Series/Model: SH-5500

Scale: NTS

Sheet: 7 OF 13

Drawing No. MD-SH5500-01

Rev: B

Date: 05/15/15

Drawn By: J ROSOWSKI

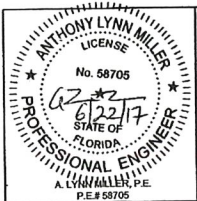
Glass Types 5, 6, 7 & 8 Range @ Retail Level R2	Anchor Group B														Anchor Group C														Anchor Group D													
	18" WxH		24" WxH		32" WxH		40" WxH		48" WxH		52" WxH		18" WxH		24" WxH		32" WxH		40" WxH		48" WxH		52" WxH		18" WxH		24" WxH		32" WxH		40" WxH		48" WxH		52" WxH							
	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height	Anchor	Height								
23	Equal #s	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
28	Standard Collage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
37-35	Standard Profile	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
44	Equal #s	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1						
48	Standard Collage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
48-25	Standard Profile	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
62	Equal #s	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
75	Standard Collage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
84	Standard Profile	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
91-78	Equal #s	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					

Max. Anchor O.C. Spacing for "Integral-Flt" Installation

Anchor Group F
4"

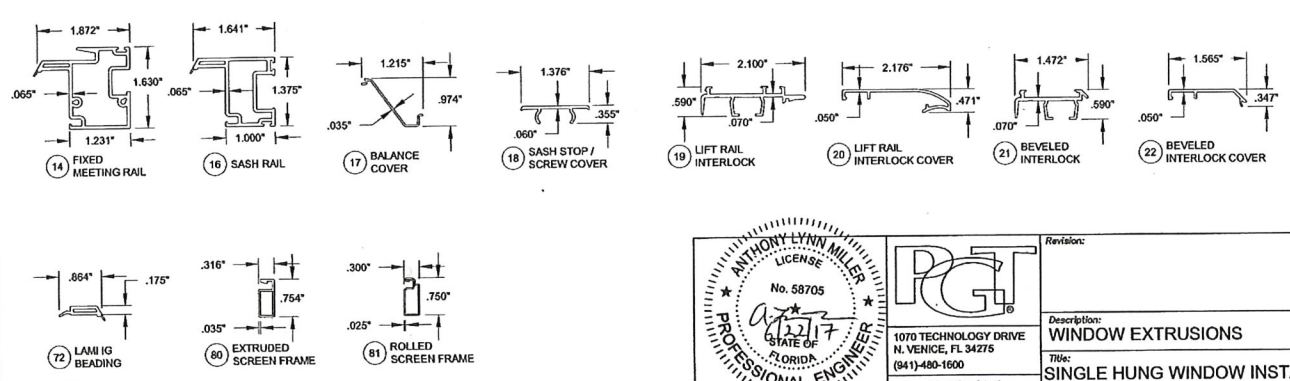
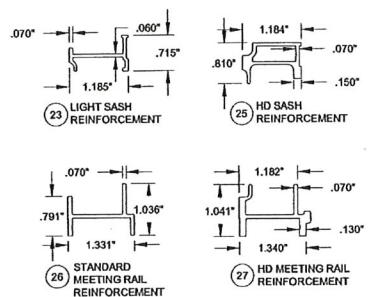
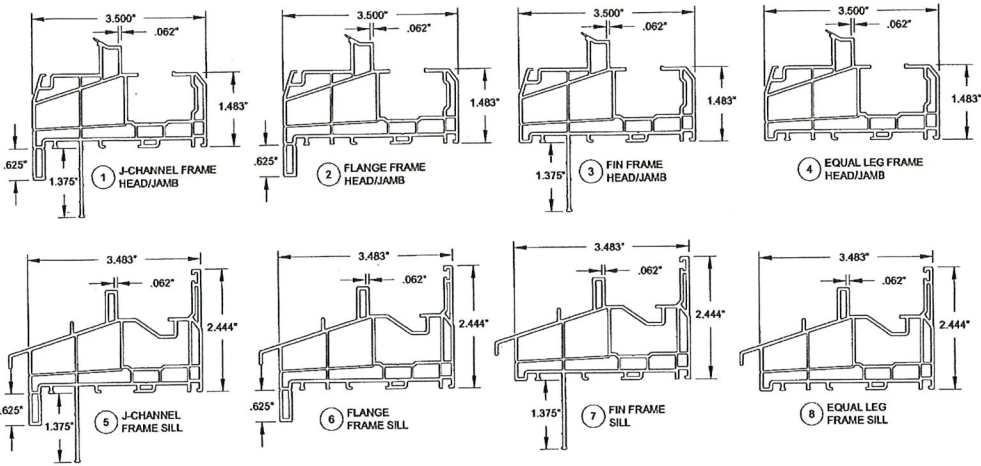
SEE TABLES 5 & 6, SHEET 6 FOR DESIGN PRESSURES WHEN USING THIS TABLE.
** MIN. SASH HEIGHT = WINDOW BUCK HEIGHT - 50.136

- NOTES:
- 1) USE THE ABOVE "ANCHOR QUANTITIES REQUIRED....." TABLE FOR ANCHORS INSTALLED THROUGH THE FRAME.
 - 2) USE THE ABOVE "MAX. ANCHOR O.C. SPACING....." TABLE FOR ANCHORS INSTALLED THROUGH THE INTEGRAL FLN.
 - 3) FRAME DIMENSIONS ARE BUCK. "MR" = MEETING RAIL.
 - 4) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION SHOWN ON THE TABLE.
 - 5) REFER TO TABLES 2 & 3, SHEET 2 FOR ANCHOR GROUP DESCRIPTIONS.

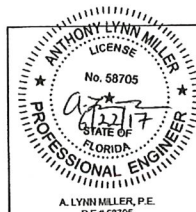


Revisions	Description: ANCHOR QUANTITY TABLE		Drawn By: J ROSOWSKI
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Date: 05/15/15	
Series/Model: SH-5500	Scale: NTS	Sheet: 9 OF 13	Drawing No. MD-SH5500-01
			Rev: B

PRODUCT REVISED as complying with the Florida Building Code
Acceptance No. **17-0630.05**
Expiration Date **July 31, 2020**
By **Manuel Jose**
Miami Jade Product Control

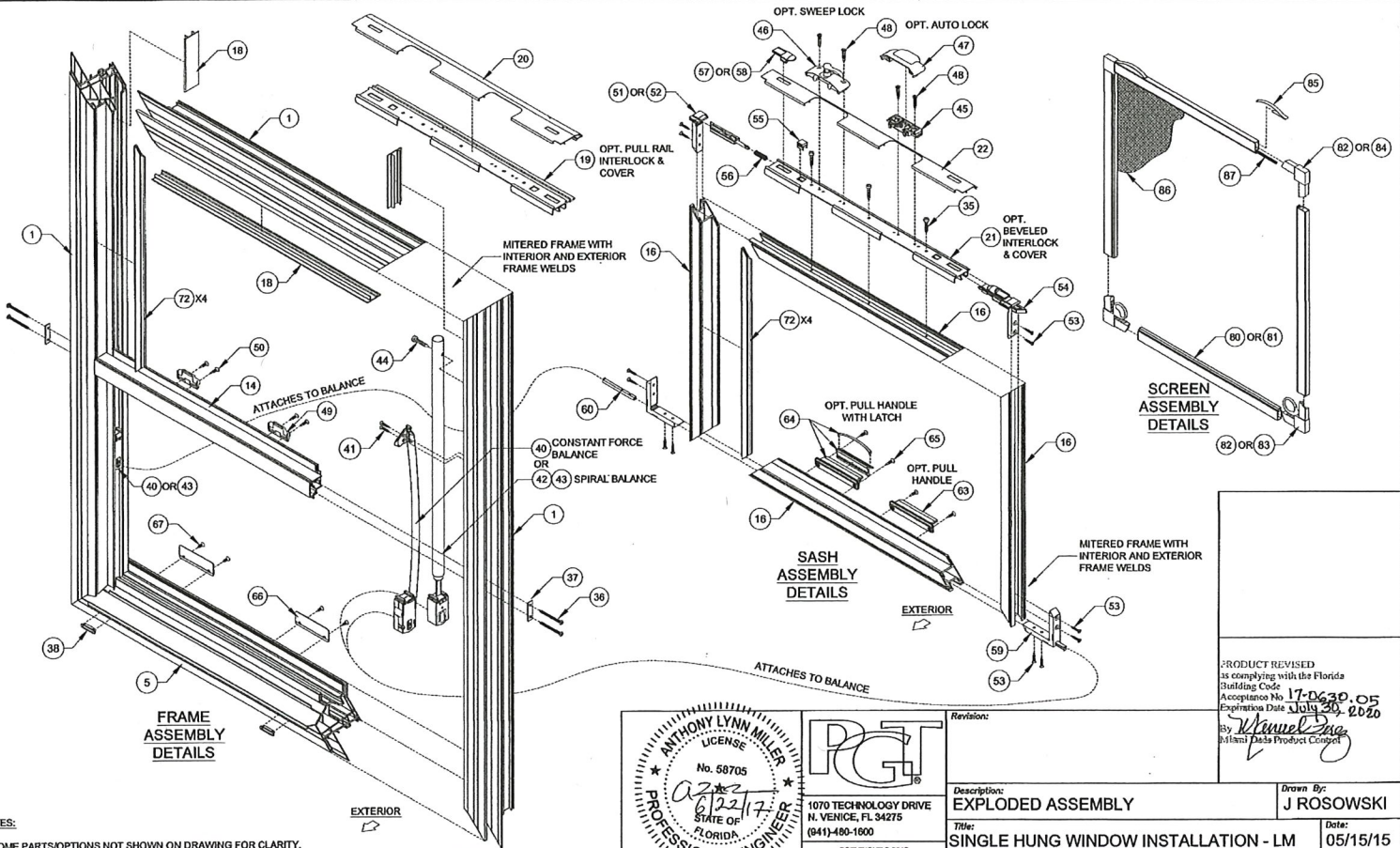


PRODUCT REVISED
 as complying with the Florida
 Building Code
 Acceptance No. 17-0630-05
 Expiration Date July 30, 2020
 By Manuel Jero
 Miami Dade Product Control

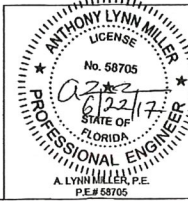


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Revision:		Description: WINDOW EXTRUSIONS		Drawn By: J ROSOWSKI	
Title: SINGLE HUNG WINDOW INSTALLATION - LM		Date: 05/15/15		Rev: B	
Series/Model: SH-5500	Scale: NTS	Sheet: 11 OF 13	Drawing No. MD-SH5500-01		



- NOTES:**
- SOME PARTS/OPTIONS NOT SHOWN ON DRAWING FOR CLARITY.
 - J-CHANNEL FRAME SHOWN, PARTS # 1 & 5. OTHER FRAME TYPES APPLY.
 - FOR REINFORCEMENT TYPES, SEE DETAILS ON SHEETS 6 & 7.
 - USE EITHER SASH TOP LOCKS OR SASH BOTTOM LOCKS.



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 (941)-480-1600
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 CERT. OF AUTH. #29296

Description: EXPLODED ASSEMBLY				Drawn By: J ROSOWSKI	
Title: SINGLE HUNG WINDOW INSTALLATION - LM				Date: 05/15/15	
Series/Model: SH-5500	Scale: NTS	Sheet: 13 OF 13	Drawing No. MD-SH5500-01	Rev: B	

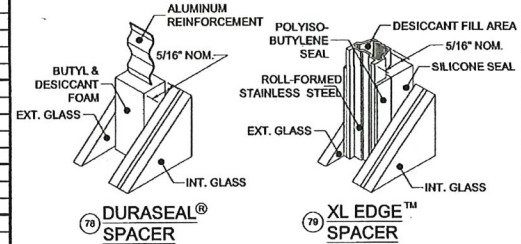
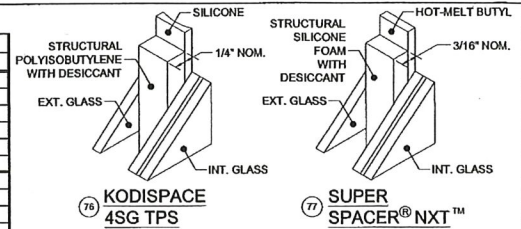
PRODUCT REVISED
 in compliance with the Florida
 Statute Code
 Acceptance No. **17-0639.05**
 Expiration Date **July 30, 2020**
 By *Manuel M...*
 Miami Data Product Control

TABLE 12:

#	Part #	Description	Material
1	620101	Single Hung Frame Head & Jambs - J-Channel	PVC
2	620102	Single Hung Frame Head & Jambs - Flange	PVC
3	620103	Single Hung Frame Head & Jambs - Fin	PVC
4	620104	Single Hung Frame Head & Jambs - Equal Leg/Box	PVC
5	620105	SH/DH Frame Sill - J-Channel	PVC
6	620106	SH/DH Frame Sill - Flange	PVC
7	620107	SH/DH Frame Sill - Fin	PVC
8	620108	SH/DH Frame Sill - Equal Leg/Box	PVC
14	620131	Fixed Meeting Rail	PVC
16	620129	Sash Rail (Sides, Top & Bottom)	PVC
17	620134	Balance Cover	PVC
18	620133	Sash Stop/Screw Cover	PVC
19	620156	Pull Rail Interlock	6005 T5 AI
20	620144	Pull Rail Interlock Cover	PVC
21	620157	Beveled Interlock	6005 T5 AI
22	620145	Beveled Interlock Cover	PVC
23	620150	Light Sash Reinforcement	6063 T6 AI
25	620152	HD Sash Reinforcement	6063 T6 AI
26	620153	Standard Meeting Rail Reinforcement	6005 T5 AI
27	620154	HD Meeting Rail Reinforcement	6005 T5 AI
30	61644	Weatherstrip, .187" x .270" Fin Pile	
31	6Q300	Weatherstrip, .190" x .300" Foam Bulb	Flex PVC
32	61719	Weatherstrip, .187" x .220" PolyPile	
33	61825	Weatherstrip Plug, 220° Finseal	
35	78X1MTTT	#8 x 1" Ph. PH SDS (Interlock Mounting Screw)	
38	78X3THPX	#8 x 3/4" Ph. PH SMS (Meeting Rail Screw)	410 SS
37	71668SP	Meeting Rail Screw Support Plate	6063 T6 AI
38	720210	Weep Hole Cover	PVC
40	720XXXX	Constant Force Balance	
41		#8 x 3/4" Ph. FH SMS (Con. Force Balance Screw)	SS
42		Spiral Balance	
43	720205	Spiral Balance Shoe	Nylon
44	78X114FPAX	#8 x 1-1/4" Ph. FH SMS (Spiral Balance Screw)	410 SS

TABLE 12, CONT.:

#	Part #	Description	Material
45	720197	Auto Lock Mechanism	C Steel
46	720198&9	Sweep Lock	Cast Zinc
47	720195&6	Auto Lock Cover Assembly	Cast Zinc
48	76X1180PTX	#6 x 1-1/8" Ph. FH SDS (Auto and Sweep Lock Screw)	SS
49	720200	Auto and Sweep Lock Keeper	Cast Zinc
50	776X34PPA	#6 x 3/4" PH. PH SDS (Keeper Screw)	SS
51	420181 L/R	Beveled Tilt Latch Corner Key	PVC
52	420182 L/R	Pull Rail Tilt Latch Corner Key	PVC
53	7634PHFL	#6 x 3/4" Ph. FH SDS (Corner Key Screw)	SS
54	420183	Tilt Latch	PVC
55	420184	Tilt Latch Retainer	PVC
56	720207	1" Tilt Latch Spring	SS
57	420186	Plastic Tilt Latch Finger Pull	PVC
58	720192	Metal Tilt Latch Finger Pull	Cast Zinc
59	420180	Pivot Bar Corner Key	PVC
60	720206	Pivot Bar	SS
63	720191	Sash Pull Handle	Cast Zinc
64	720194	Sash Pull Handle With Latch Assembly	Cast Zinc
65	7834FPT	#8 x 3/4" Ph. FH SDS (Pull Handle Screw)	SS
66	420188	Bottom Latch Strike Plate	Cast Zinc
67	77858B	#8 x 5/8" Ph. FH SMS (Strike Plate Screw)	SS
72	720135	Lami I.G. Bead	PVC
74		Backbedding, GE 7700 or Dow 791	Silicone
75	71646N	Setting Block (7/8" x 1" x 1/8"), 85 +/- 5 duro.	EPDM
80	61012	Extruded Screen Frame	Alum
81	61011	Roll-Formed Screen Frame	Alum
82	7CKGLB21	Screen Corner Key for Extruded Frame X4	PVC
83	47042	Screen Corner Key with Pull Ring X2	PVC
84	47041	Screen Corner Key without Pull Ring X2	PVC
85	7CASPM	Tension Spring	SS
86	61816C48	Screen Cloth	Fiberglass
87	61835/61814	.140" Screen Spline (Machine/Hand Rolled)	Vinyl

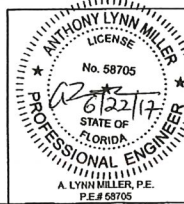


Part #	Description	Material
76	Kommerling 4SG TPS Spacer System	See this Sheet for Materials
77	Quanex Super Spacer nXT with Hot Melt Butyl	
78	Quanex Duraseal Spacer	
79	Cardinal XL Edge Spacer	

REFERENCE TEST REPORTS: FTL-8717, 8968 & 8970

NOTES:

- 1) PVC BY ENERGI WINDOW AND DOOR PROFILES, LTD. TO BE LABELED FOR AAMA EXTRUDER CODE.
- 2) ITEMS # 9-13, 15, 24, 28, 34, 39, 61, 62, 66-71, & 73 ARE NOT USED AND ARE NOT PART OF THIS APPROVAL.



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Revision:

Description: **BILL OF MATERIAL (BOM)**

Title: **SINGLE HUNG WINDOW INSTALLATION - LM**

Series/Model: **SH-5500** Scale: **NTS** Sheet: **12 OF 13** Drawing No. **MD-SH5500-01** Rev: **B**

Drawn By: **J ROSOWSKI** Date: **05/15/15**

PRODUCT REVISED
 as complying with the Florida
 Building Code
 Acceptance No. **17-0630.05**
 Expiration Date **July 30, 2020**
 By *Manuel Diaz*
 Miami Dade Product Control

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 239 S INDIAN RIVER DR
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: C4

Parcel ID: 2410-803-0005-000-5
 Account #: 23857
 Use Type: 1800
 Jurisdiction: Fort Pierce

Ownership

Boston House of Ft Pierce LLC
 3389 Sheridan ST # 471
 Hollywood, FL 33021

Legal Description

W T JONES S/D BLK 1 LOTS 5 AND 8-LESS RD R/W- (MAP 24/10G)

Current Values

Just/Market Value: \$378,600
 Assessed Value: \$378,600
 Exemptions: \$0
 Taxable Value: \$378,600



Total Areas

Finished/Under Air (SF): 4,446
 Gross Sketched Area (SF): 5,105
 Land Size (acres): 0.28
 Land Size (SF): 12,130

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2018	4192 / 2036	0111	QC	ITALIAN CASTLE OF THE TREASURE COAST LLC	\$100
Aug 17, 2018	4171 / 0421	0001	WD	Kraaz and Kraaz Finance LLC	\$395,000
Jan 27, 2016	3835 / 1625	0112	SP	Suntrust Bank	\$286,300
Jan 27, 2016	3830 / 2954	0118	CT	Jafco Inc	\$215,100
Feb 1, 1984	0425 / 0233	XX00	CV		\$195,000
Apr 1, 1976	0251 / 1700	XX00	CV		\$62,400

Building Information (1 of 2)

Finished Area: 4,014 SF

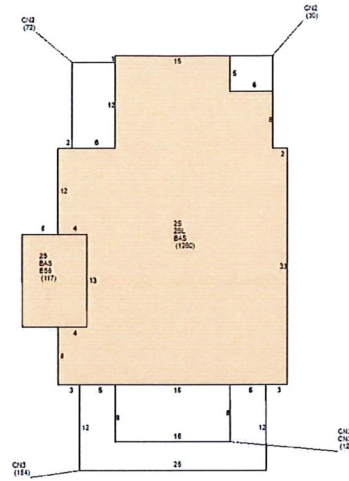
Gross Sketched Area: 4,673 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HROF	Year Built: 1936	Frame:
Grade: Y_B	Effective Year: 1970	Primary Wall: Brk/Masonry
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1377	1377	208
2SL	1 1/1 STORY LOW	1260	1260	164
BAS	BASE AREA	1377	1377	208
BS6	BASEMENT/60	117	0	44
CN2	CANOPY	102	0	58
CN3	CANOPY	440	0	188

Building Information (2 of 2)

Finished Area: 432 SF

Gross Sketched Area: 432 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1936
 Effective Year: 1950
 No. Units: 2

Roof Structure: Gable
 Frame:
 Primary Wall: Conc Block
 Secondary Wall: Wood/Sheath

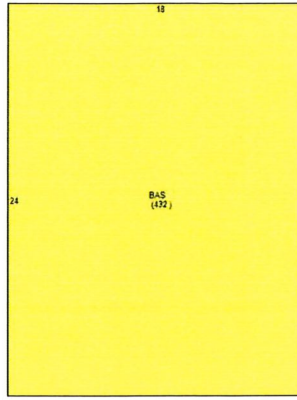
Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Wood Laminat
 Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	432	432	84

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	900	1960
CONCRETE LOW	1	500	1960

Current Year Values

Current Values Breakdown

Building:	\$202,700
Land:	\$175,900
Just/Market:	\$378,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$378,600
Exemption(s):	\$0
Taxable:	\$378,600

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	2.8	Fort Pierce Stormwater Charge	\$193.20

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$378,600	\$378,600	\$0	\$378,600
2017	\$378,600	\$378,600	\$0	\$378,600

Permits

F92-000465	Apr 24, 1992	Roof	\$7,000	\$7,000
DM2005138	Sep 8, 2005	Demolition	\$1,000	\$130
BP18-3320	Oct 19, 2018	Roof	\$25,800	\$0
BP18-3696	Oct 24, 2018	Air Conditioning Only	\$17,000	\$0
BP18-4112	Feb 8, 2019		\$24,500	\$0
BP19-1106	Apr 26, 2019		\$8,000	\$0
bp19-1728	Jun 24, 2019	Deck	\$2,400	\$0
bp19-1826	Jun 24, 2019		\$25,000	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Historic Preservation Board

6.e.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-54 - Alternations, Additions and Demolition - 1009 Delaware Avenue

LOCATION

1009 Delaware Avenue (Parcel ID: 2409-822-0003-000-6)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 08/20/2019

Started On: 08/19/2019 02:57 PM



AUGUST 26, 2019

COA 19-54

Owner/Applicant

Women's Care Center of
IRC, Inc.

Location

1009 Delaware Avenue

Parcel

2409-822-0003-000-6

Historic Status

Individual, Local Designation

Requested Action

The applicant is seeking approval to renovate and construct additions to the existing building, as well as approval to demolish a structurally unsound garage.

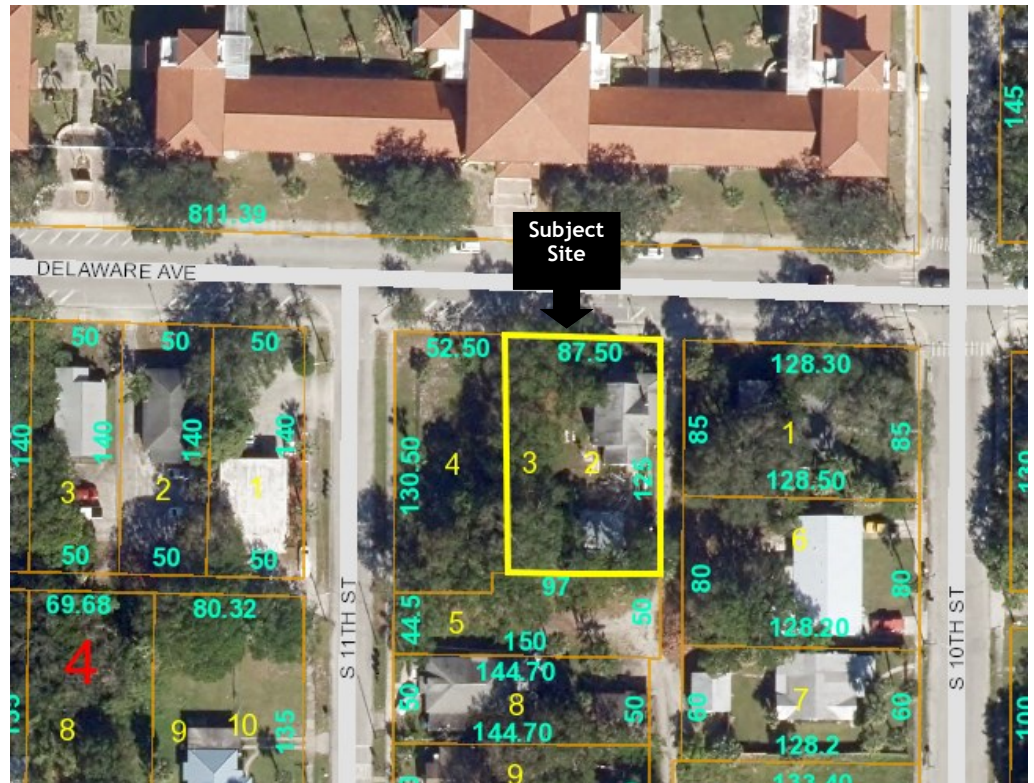
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD: PUBLIC HEARING



HISTORY

The St. Lucie County Property Appraiser's Record Card indicates the structure was built as a private residence in 1921 and the Florida Master Site File indicates the structure was built in 1924.

ARCHITECTURAL SIGNIFICANCE

This two-story wood frame residential structure embodies characteristics of a Frame Vernacular styling expressed by a cross gable roof, exposed rafter ends, a symmetrical façade, offset entrance, and a veranda. The veranda has a hip roof supported by wooden posts and is partially enclosed with double-hung sash windows..

This building has retained most of its original architectural integrity.



1924



1970

Request

The applicant's primary intent is to restore the structure to its original historic character.

Windows: All windows will be replaced with new components which match, as best as reasonably possible within industry standards, the character of the original windows.

Doors: All exterior doors will be replaced with new components which match, as best as reasonably possible within industry standards, the character of the original doors.

Roofing: The proposed new metal roof will replace an existing asphalt shingle roof, although the original roof was constructed of metal (based on the historic photographs). All existing gutters and downpipes shall be removed. New gutters are proposed at the ramp entrance on the west edge of the porch.

Stair Landing Exterior Supports: The stair landing is to be reinforced structurally due to structural sagging.

Upper Story Shingles: The existing shingles shall remain and will be painted.

Siding:

Option 1—The metal siding will be removed and the original timber siding will be patched where necessary with similar materials. The original siding will be stripped and painted white to match the original color.

Option 2—Metal siding will remain in place and painted white. See materials and colors for base and trim colors.



Trim: The window and door trim will be removed and replaced to match, with the exception of the paint color. Historic photographs reveal that the original trim was painted white.

ADA Accessible Ramp: The proposed ADA accessible concrete ramp shall be poured in place. The ramp will have an accessible walk from the parking lot and/or street to the entrance. The final configuration of the ramp is subject to code compliance and final client approval.

Handrails, Railings, Guardrails: The porch handrails, now plastic, will be replaced with wood railings to meet applicable design codes. The handrails will be extended along the proposed ADA accessible ramp, which will be located on the front façade.

Option 1: Painted Metal Railings

Option 2: Painted Wood Railings

Mechanical and Electrical: All surface mounted light fixtures will be removed.

Foundation: The exposed foundation of brick piers will be repaired, as required and continuously maintained. The foundation will be sized to meet code requirements and structural needs.

Brick Screen: The brick screen covering the crawl space will be removed. The brick screen is not identified as original to the historic structure. The brick screen will be replaced with wood lattice. The wood lattice is to be removable from the structure to allow for access into the crawl space.



Demolition Proposal

Shed: The shed at the property's rear is to be removed in its entirety. The shed is not a historically designated structure and is in disrepair structurally.

Trees: The line of trees separating the two lots, as well as the three trees immediately to the west of the building structure and the tree located in the front of the building, are proposed to be removed. See the proposed site plan for specifics.



New Construction Proposal

Addition: Following more recent project developments, the client has indicated a need for an additional room. The approximate size of the addition proposed in the rear of the building is 200 square feet. The one-story addition is proposed to the rear of the building. Refer to drawings for exact location and size. The proposed addition is pending site plan approval.

The new work will be differentiated from the original building. The proposed addition will be timber construction with painted timber lap siding.



Trees: The trees directly adjacent to the building to the west will be removed as they are a safety hazard causing possible damage to the structure.

All trees that are proposed to be removed are dying or pose a safety hazard to the structure.

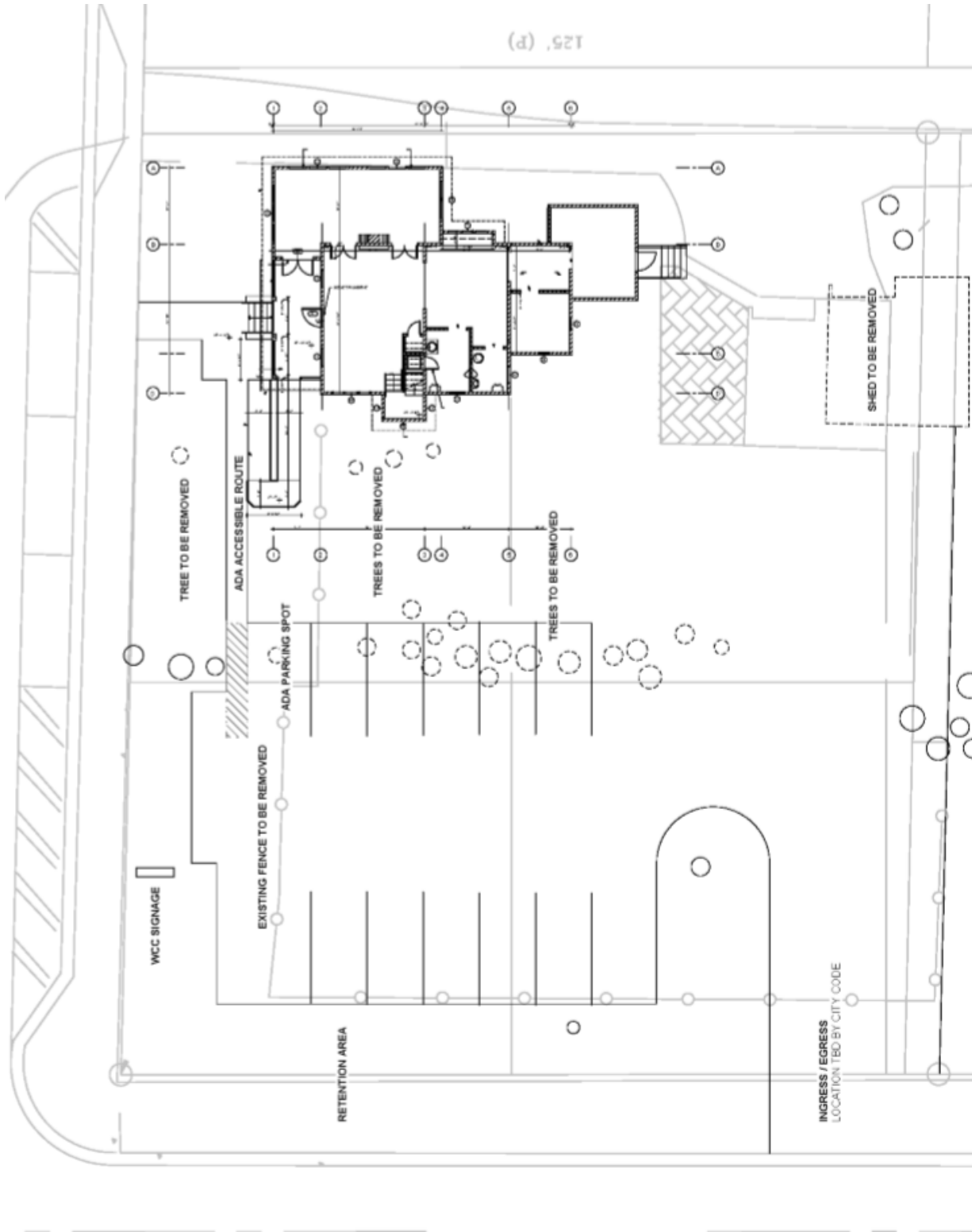
Any remaining trees will be trimmed and maintained in accordance with City Code. Mitigation for the removal of any protected trees shall also be made in accordance with City Code.

Parking: The proposed surface treatment for the parking lot is itemized in the following options.

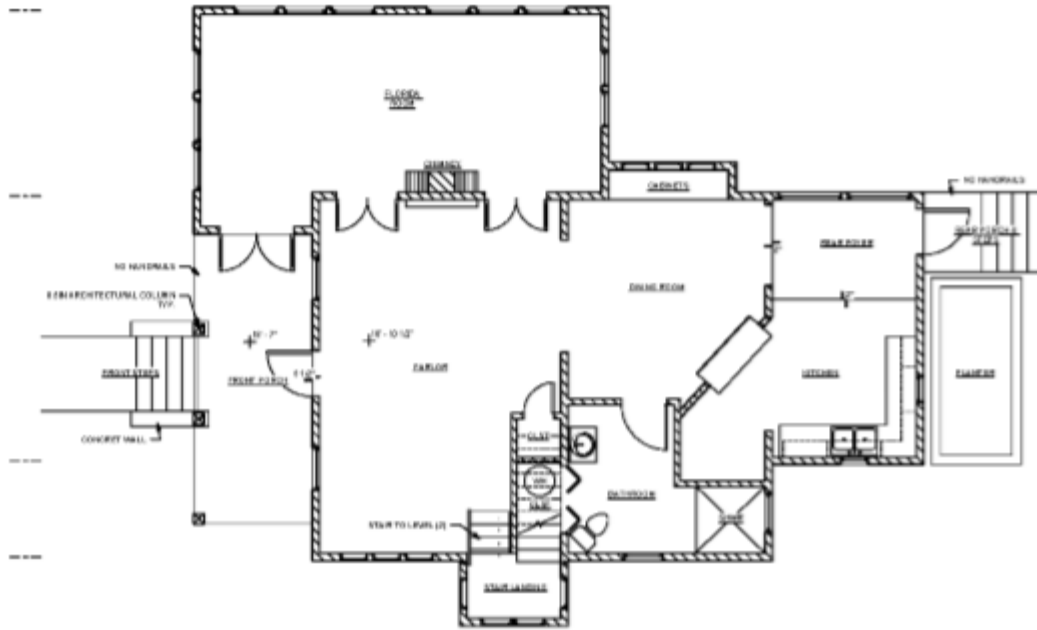
Option 1: Pervious Pavers

Option 2: Asphalt

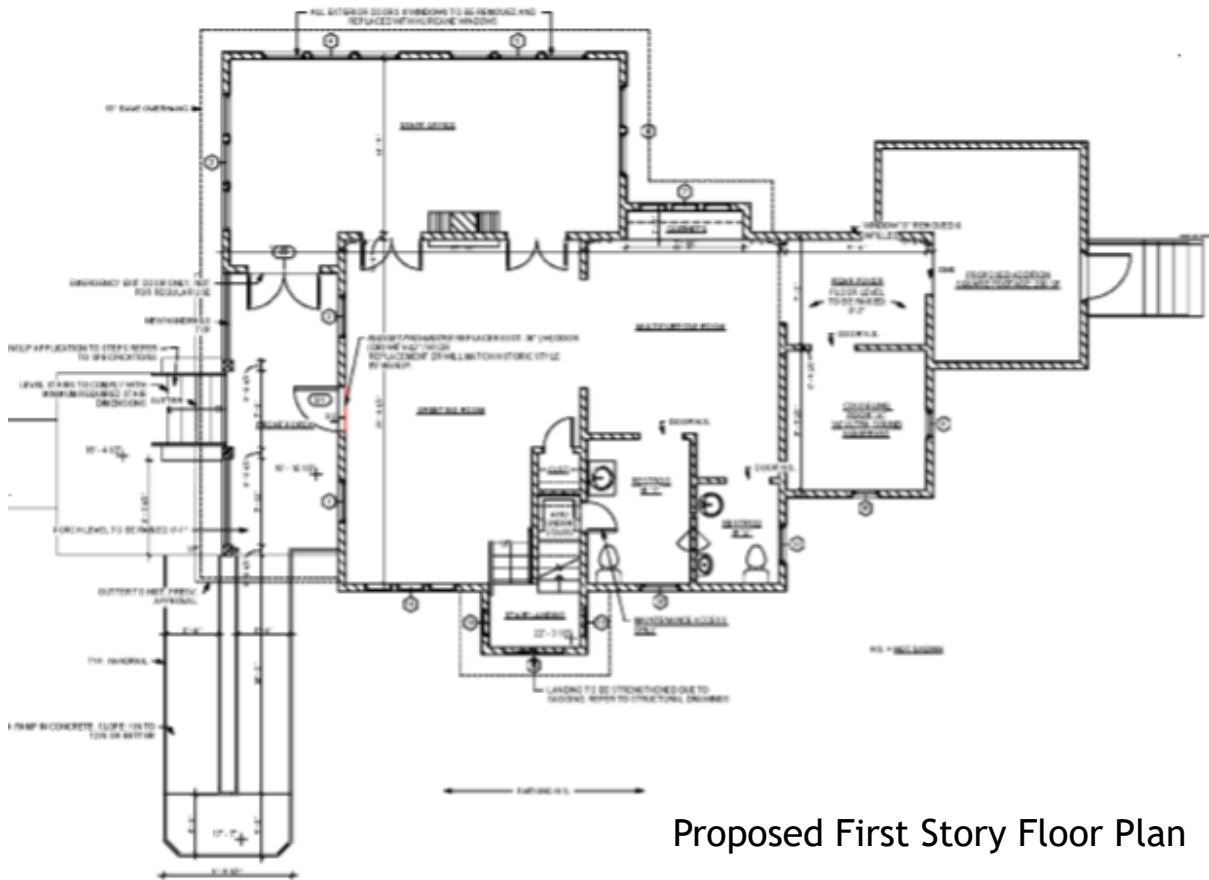




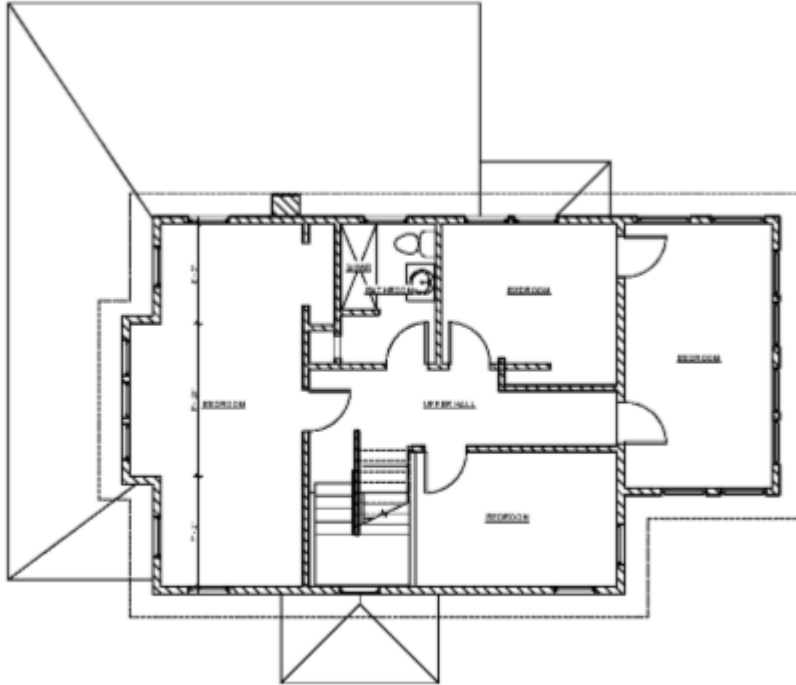
Proposed site plan



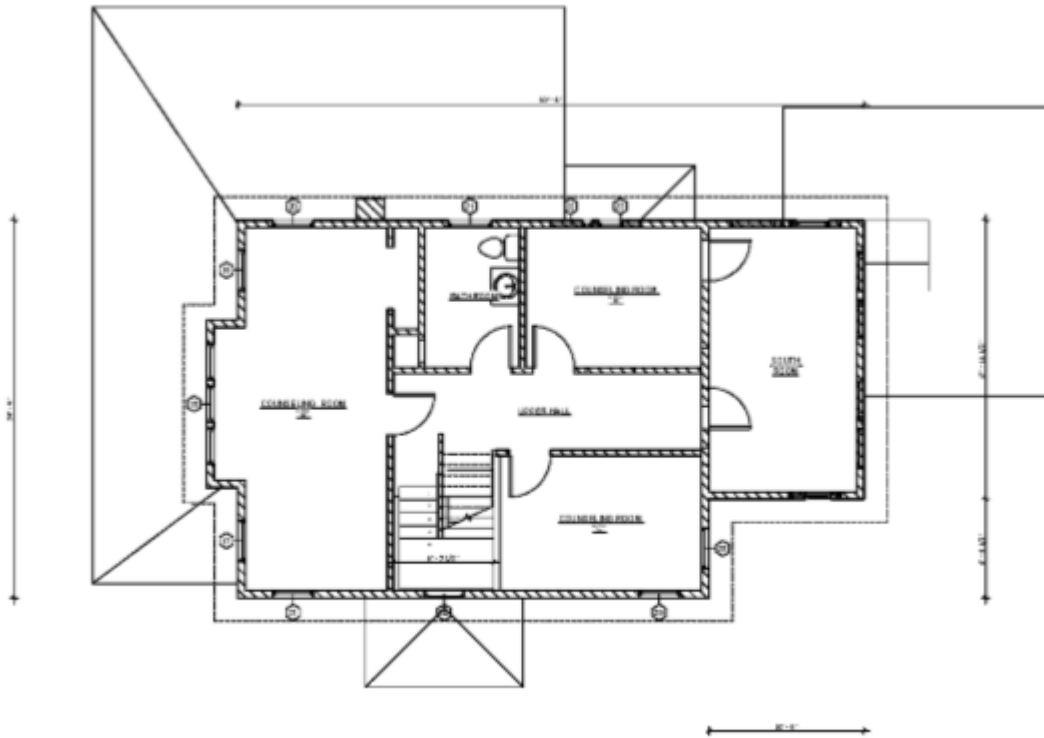
Existing First Story Floor Plan



Proposed First Story Floor Plan



Existing Second Story Floor Plan



Proposed Second Story Floor Plan

Materials & Colors

Exterior Paint: Historic photographs reveal that both the siding and trim were originally painted all in white. The proposed exterior paint and trim color is to be white. The trim color shall be painted in a subtle white grey with the base color a warm white.



Wickham Gray

LRV: 68.94 ⓘ

This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.

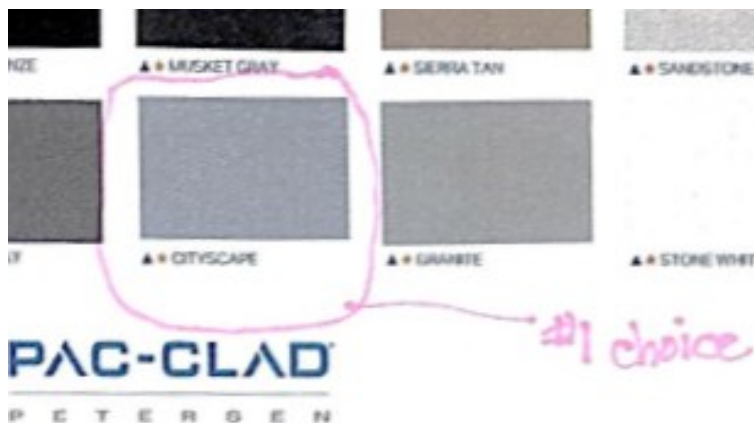
Mountain Peak White

LRV: 90.58 ⓘ

This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

Metal Roof:

The selected metal roof color shall be Cityscape, as indicated in the color chart below.





Aerial view of the property

STAFF ANALYSIS

Secretary of Interior's Standards for Consideration:

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.
5. Distinctive 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, physical, or pictorial evidence.
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 will be differentiated from the old and will be compatible with the materials, features, size, scale, and proportions, and massing to protect the historic integrity of the property and its environment.



Staff Recommendation

The proposed additions are key for the applicant's new use of the building. They respect the scale, detailing, and vernacular elements of the historic style. They are designed so that they do not compete with the historic characteristics of the building and its environment.

Generally, exterior alternations to a historic building are sometimes needed to assure its continued use. The proposed renovations and alternations address the technical, economic, and functional efficiency of the building, while also significantly improving and retaining the visual appearance of the building's historical character.

Staff recommends approval of the proposal as it follows Secretary of the Interior's Standards 2, 5, 6 and 9.





AUG 09 2019

COA# 19-54

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING DEPARTMENT

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 1009 Delaware Avenue, Fort Pierce, FL 34950

Parcel ID #: 3409-822-0003-000-6

Type of Designation: Contributing Non-contributing Site within the _____ Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Women's Care Center of IRC, Inc.

Mailing Address: 1986 31st Avenue, Suite 100, Vero Beach, FL 32960

Phone Number(s): 772-257-5390 Email: holli@wccfl.org

Applicant
Name(s): Women's Care Center of IRC, Inc.

Mailing Address: 1986 31st Avenue, Suite 100, Vero Beach, FL 32960

Phone Number(s): 772-257-5390 Email: holli@wccfl.org

Representative
Name(s): Patrick Kondziola

Mailing Address: 510 45th Ave, Vero Beach, FL 32968

Phone Number(s): 772-633-9343 Email: patrickkondziola@censur.io

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, Women's Care Center of IRC, Inc. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Terri Borick
Signature of Owner

Aug. 2, 2019
Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage *(on vacant lot)*
- Shutter(s)
- Porch
- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) roof repair, replace windows, add ADA Ramp + handrails for steps
 Other (describe) demolish shed at rear of property - termite infested -> Refer to attached.

Please provide a detailed description of the proposed work to be performed: replace roof with silver metal roof, replace broken, inoperatable windows with energy efficient hurricane rated windows, repair termite infested boards, upgrade electric + plumbing, -> Refer to attached.

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 - *Refer to attached.*

- \$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.



1.0

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ground

Lower Roof

Items

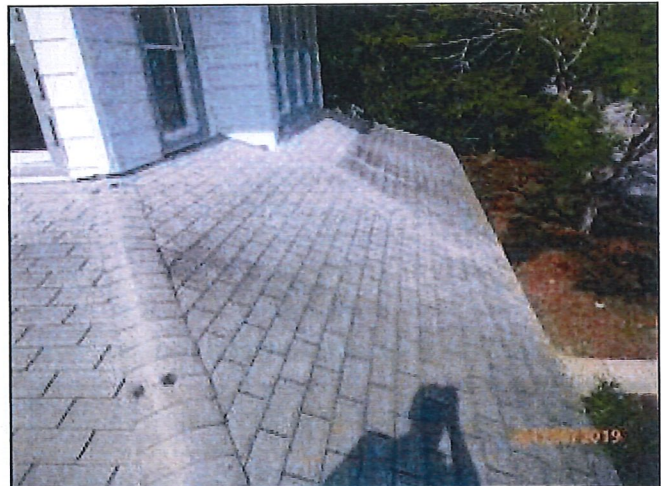
2.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

The 3 tab fiberglass roof was installed in 2004 with a permit. The roof is in poor condition. A 3 tab roof usually lasts a bout 15 years. **It needs to be replaced.**



2.0



2.0

2.1 FLASHINGS

Comments: Inspected

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

2.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, (grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
Vinyl Siding

Siding Material:

Wood

Exterior Entry Doors:

Steel
Wood

Appurtenance:

Covered Entry

Driveway:

Dirt

Window Material:

Aluminium
Wood

Eaves and Soffits:

Wood

Items

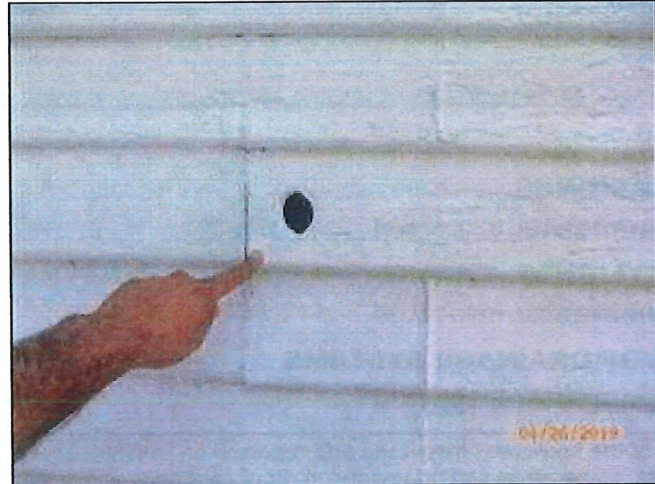
3.0 WALL CLADDING & TRIM

Comments: Inspected, Repair or Replace

There were siding boards that need repair.



3.0



3.0

3.1 DOORS (Exterior)










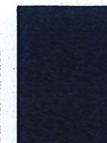
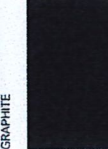

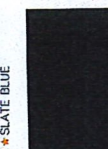
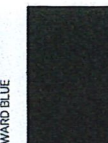
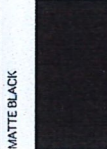
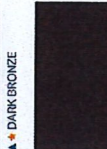
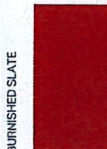


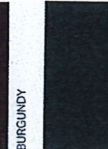

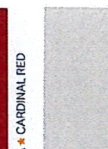
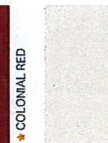
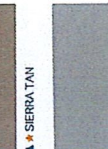
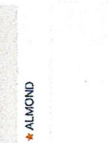
Comments: Inspected, Repair or Replace

The kitchen walk out door is an out swing door installed as an inswing.

The front door lock did not work and the door could not be tested.

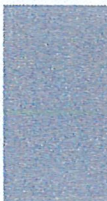

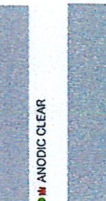
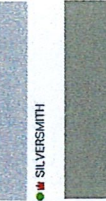

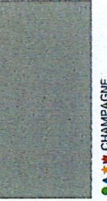


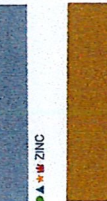



Roof Color Sample

Standard Colors

				
▲ ★ PATINA GREEN	▲ ★ TEAL	▲ ★ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
				
▲ ★ EVERGREEN	▲ ★ HUNTER GREEN	▲ ★ ARCADIA GREEN	▲ ★ MILITARY BLUE	▲ ★ BERKSHIRE BLUE
				
GRAPHITE	▲ ★ CHARCOAL	INTERSTATE BLUE	▲ ★ SLATE BLUE	AWARD BLUE
				
MATTE BLACK	▲ ★ DARK BRONZE	BURNISHED SLATE	AGED BRONZE	▲ ★ MEDIUM BRONZE
				
▲ ★ MANSARD BROWN	BURGUNDY	▲ ★ TERRA COTTA	▲ ★ CARDINAL RED	▲ ★ COLONIAL RED
				
MIDNIGHT BRONZE	▲ ★ MUSKIET GRAY	▲ ★ SIERRATAN	▲ ★ SANDSTONE	▲ ★ ALMOND
				
▲ ★ SLATE GRAY	▲ ★ CITYSCAPE	▲ ★ GRANITE	▲ ★ STONE WHITE	▲ ★ BONE WHITE

#1 choice

Premium Colors

			
▲ ★ ANODIC CLEAR	▲ ★ SILVER	▲ ★ SILVERSMITH	▲ ★ CHAMPAGNE
			
▲ ★ ZINC	▲ ★ WEATHERED ZINC	▲ ★ AGED COPPER	WEATHERED COPPER
			
▲ ★ COPPER PENNY	WEATHERED STEEL	WEATHERED STEEL	WEATHERED STEEL

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

- PAC-CLAD Metallic Colors
- ▲ PAC-CLAD Cool Colors
- Premium Colors
- ★ ENERGY STAR® Colors

See back for color availability chart.



PETERSEN

PAC-CLAD.COM TX: 800 441 8661 MD: 800 344 1400
 HQ: 800 PAC CLAD GA: 800 272 4482 MN (Sales): 877 571 2025



3.1

3.2 WINDOWS

Comments: Inspected

3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, **Repair or Replace**

The handrail on the front entry steps is lower than today's code. There is no handicap access to the house. The bathrooms are not handicap accessible or protected.



3.3

3.4 EAVES, SOFFITS AND FASCIAS

Comments: **Inspected, Repair or Replace**

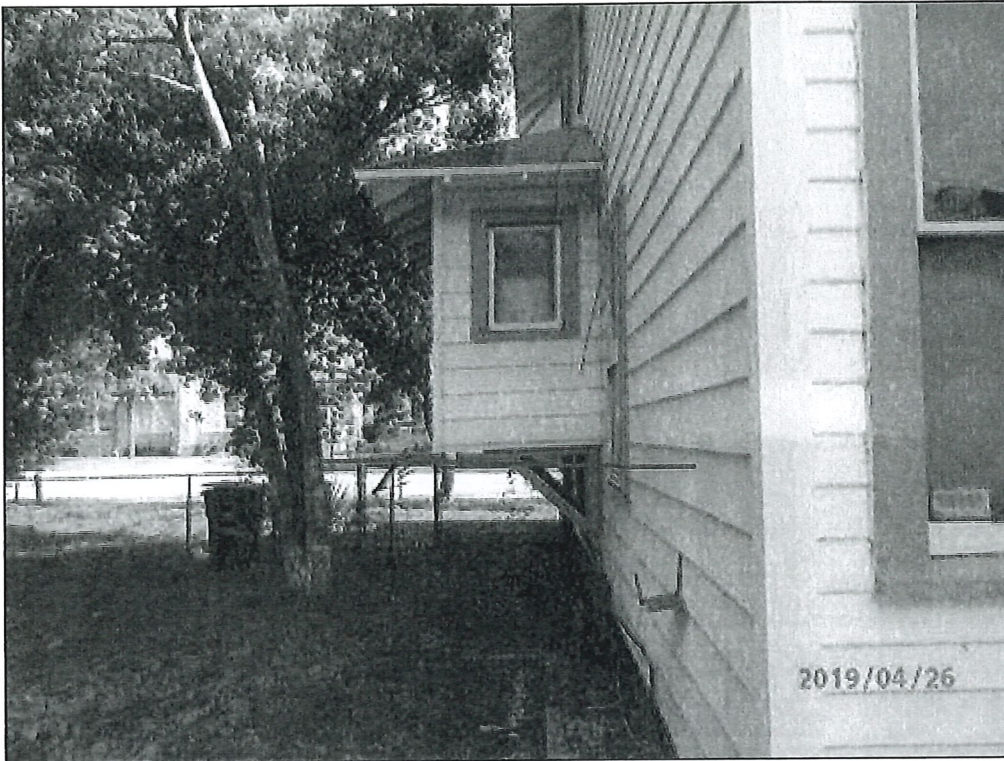
Inspect related damage on the soffit in the front porch area.

A piece of soffit is missing in the rear.

4.3 FLOORS (Structural)

Comments: Inspected, Repair or Replace

The stairwell alcove is sagging. It needs to be braced up.



4.3

4.4 CEILINGS (structural)

Comments: Inspected

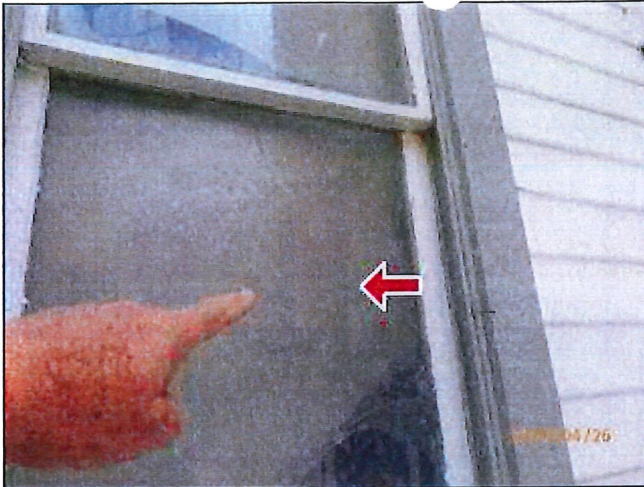
4.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected, Repair or Replace

There is damage to the roof sheathing in numerous places.

There are signs of insect related damage to structural members in the attic space. It is recommended to have a licensed GC inspect and provide a repair estimate.

The gable ridge board is sagging.



5.6



5.6



5.6



5.6

5.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, **Repair or Replace**

There is a cracked pane of glass on the rear of the house.

The bottom sill in the window near the kitchen is damaged. And the window balancer did not work.

If any of the rooms will be used as bedrooms a fire egress exit window will be needed. All windows are painted shut.

There are awning windows, most of the operators did not work and some were missing.



5.6



5.6



5.6



5.6

5.7 Hallways

Comments: Inspected

5.8 Fireplace

Comments: Not Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



John Vetter & Sons, Inc.

**7636 15th Street
Vero Beach, FL. 32966
772.480.0358**

Customer
Women's Care Center

Address
1009 Delaware Ave
Ft. Pierce Fl.

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Roofing

2.0 ROOF COVERINGS

Inspected, **Repair or Replace**

The 3 tab fiberglass roof was installed in 2004 with a permit. The roof is in poor condition. A 3 tab roof usually lasts a bout 15 years. It needs to be replaced.

3. Exterior

3.0 WALL CLADDING & TRIM

Inspected, **Repair or Replace**

There were siding boards that need repair.

3.1 DOORS (Exterior)

3. Exterior

Inspected, **Repair or Replace**

The kitchen walk out door is an out swing door installed as an inswing.

The front door lock did not work and the door could not be tested.

3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, **Repair or Replace**

The handrail on the front entry steps is lower than today's code. There is no handicap access to the house. The bathrooms are not handicap accessible or protected.

3.4 EAVES, SOFFITS AND FASCIAS

Inspected, **Repair or Replace**

Inspect related damage on the soffit in the front porch area.

A piece of soffit is missing in the rear.

4. Structural Components

4.3 FLOORS (Structural)

Inspected, **Repair or Replace**

The stairwell alcove is sagging. It needs to be braced up.

4.5 ROOF STRUCTURE AND ATTIC

Inspected, **Repair or Replace**

There is damage to the roof sheathing in numerous places.

There are signs of insect related damage to structural members in the attic space. It is recommended to have a licensed GC inspect and provide a repair estimate.

The gable ridge board is sagging.

5. Interiors

5.0 CEILINGS

Inspected, **Repair or Replace**

There are **stains on the ceiling** upstairs in a bedroom. It is believed they are from rodents.

5.1 WALLS

Inspected, **Repair or Replace**

There are damaged wood boards in the first floor shower that should be repaired.

There are numerous holes in the wall on the third floor.

5.2 FLOORS

Inspected, **Repair or Replace**

Insect related damage to wood flooring in different areas of the house.

5. Interiors

There was a hole in the flooring in the sun room.

Most of the floors had craft paper and they could not be inspected.

5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Inspected, Repair or Replace

There is no handrail on the stairs to the third floor.

5.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

The second floor middle bedroom door jamb is missing the strike plate.

The first floor bathroom door hits the jamb due to settlement.

5.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

There is a cracked pane of glass on the rear of the house.

The bottom sill in the window near the kitchen is damaged. And the window balancer did not work.

If any of the rooms will be used as bedrooms a fire egress exit window will be needed. All windows are painted shut.

There are awning windows, most of the operators did not work and some were missing.

6. Plumbing System

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

The first floor bathroom p-trap connection is not installed correctly.

The first floor bathroom shower does not have a drain cover.

The second floor bathroom tub drained slowly.

The second floor toilet should be resealed to the floor.

The cast iron drain pipe in the attic is sagging. It should be either removed or properly supported.

There is another cast iron air vent pipe that is not supported in the attic and it should be.

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

The kitchen sink faucet handle leaked.

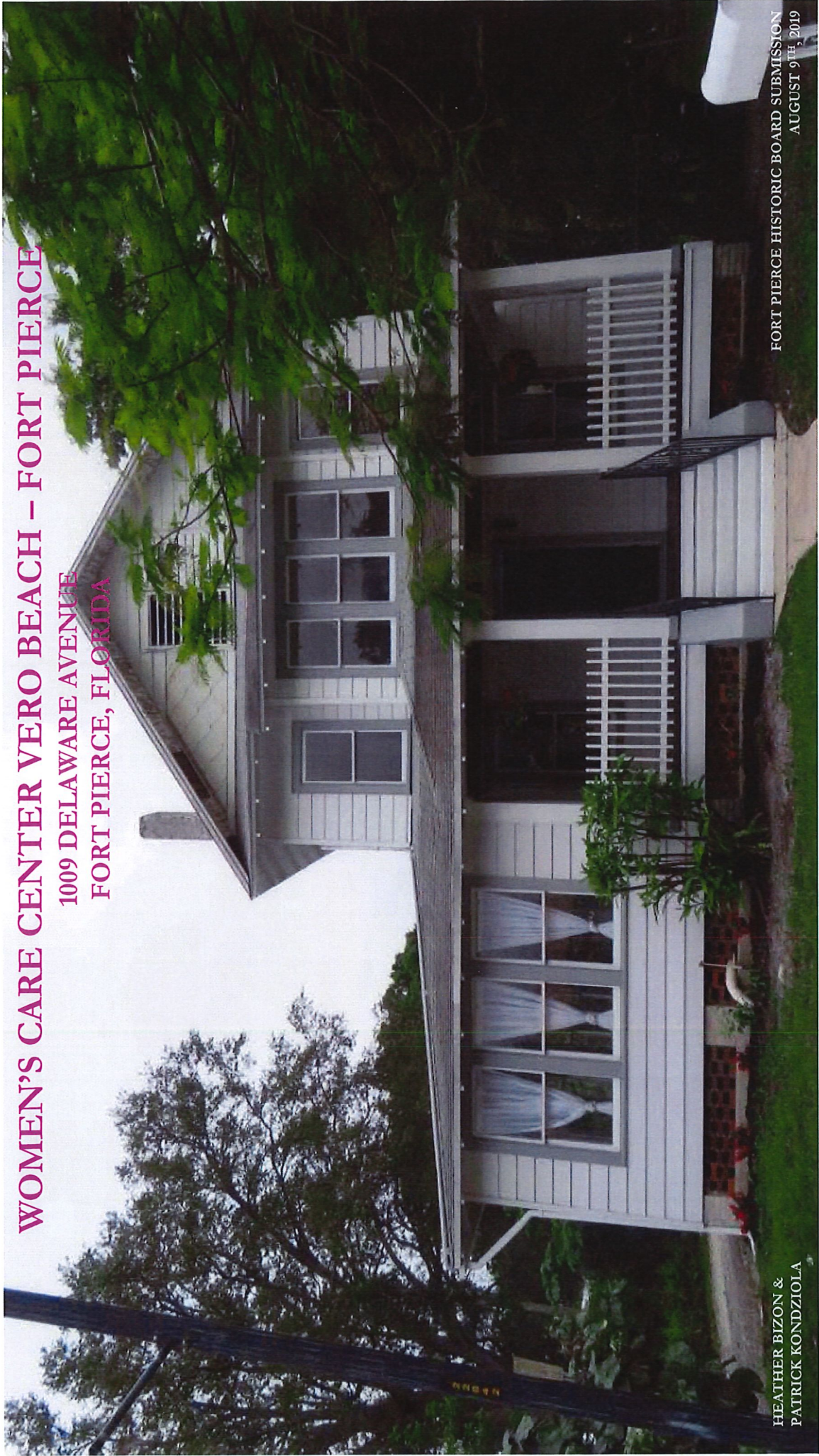
The second floor bathroom tub cold water handle leaked. The diverter did not fully close. The shower head was missing.

The second floor bathroom sink is not sealed to the wall.



Demo bldg. out back

WOMEN'S CARE CENTER VERO BEACH - FORT PIERCE
1009 DELAWARE AVENUE
FORT PIERCE, FLORIDA



**HEATHER BIZON &
PATRICK KONDIOLA**

**FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019**



(1924) Source: Unknown.

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

HEATHER BIZON &
PATRICK KONZIOLA



(1970s) Source: Unknown.

HEATHER BIZON &
PATRICK KONDIOLA

WCC VERO BEACH – FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Project Information

Project Objective:

The primary intent of the client is to restore the structure at 1009 Delaware Ave., likely built in 1924, to its original historic character (or appropriate matching architectural style) while achieving a state of the art building that will best serve its client's needs.

Project Data:

Address: 1009 Delaware Avenue, Fort Pierce, FL 34950

Built: est. 1924

Building Area: 2300 sq.ft.

Levels: 2

Lot: Proposal includes the amalgamation of a (.14 acre) lot to the property's immediate west.*

Proposed total lot area: .394 acres

1009 Delaware Ave Lot: .251 acres; Corner Lot: .143 acres;

*The project includes a parcel and structure that is historically designated (1009 Delaware Ave) and a lot that is not historically designated (adjacent lot to the west).

Owner:

Geri Krempel-Rorick, Director

On behalf of Women's Care Center, Vero Beach

Design Team:

Architect & Project Management: Heather Bizon RA LEED

BD+C & Patrick Kondziola

Structural Engineer: Terry Schlitt PE

Landscape Architect: Robin Pelensky, PLA, LEED AP, ASLA

Civil Engineer: Geoff Barkett PE



HEATHER BIZON &
PATRICK KONDZIOLA

WCC VERO BEACH – FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Facade Alterations

Windows:

All windows will be replaced with new components that match as best as reasonably possible, within industry standard, the character of the original windows. Exceptions to this guideline are that the historic double hung sash windows will be replaced by single hung windows and the jalousie windows will be replaced by single hung windows as well.

All windows on the front façade are to be replaced and maintained in the existing locations. The window of the front gable at some point in the building's history was replaced with metal louvers. These louvers will be removed and a window will be restored to the location. The upper window will be shuttered.

As indicated in the proposed exterior elevations eliminate windows in the rear of the structure. All windows are to be replaced and dimensions standardized. See drawings.

WCC is considering options for reducing the number of windows in the rear of the house in order to maximize work space in the offices.

Doors:

All exterior doors will be replaced with new components that match as best as reasonably possible, within industry standard, the character of the original doors.

The front door is proposed to be widened by 4" to allow for ease of movement for clients.



Facade Alterations

Roofing:

Proposed roofing material to be new metal roof, see specification and color selection. This will replace the existing asphalt shingle roof.

In reviewing the limited historic photographs, it is believed the original roof was metal. The change to metal roof is also a safety and security issue for WCC.

Gutters & Downpipes:

All existing gutters and downpipes to be removed. New gutter is proposed at the ramp entrance on the west edge of the porch, see drawings.

Stair Landing Exterior Supports:

Popout architectural feature is to be reinforced structurally. Entire landing to be strengthened due to structural sagging.

Upper Story Shingles:

Existing shingles to remain and to be painted.



Facade Alterations

Siding:

At present, roughly 80% of the building's original timber lap siding is covered by a sheet metal material that appears to be about 20 years old. The options outlined below are

Option 1

The metal siding will be removed and the original timber siding will be patched where necessary with similar materials. The original siding will be stripped and painted white to match the original color.

Option 2

Metal siding will remain in place and painted white. See materials and colors for base and trim colors.

Trim:

Window and door trim will be removed and replaced to exact match with the exception of the paint color which will be painted.

Historic photographs reveal both the siding and trim were originally painted all in white.

*Please note that all color selections are being finalized.



Facade Alterations

ADA Accessible Ramp:

Proposed ADA accessible ramp to be pour in place concrete. The ramp will have an accessible walk from the parking lot or street to the entrance of the ramp. The final configuration of the ramp is subject to code compliance and final client approval.

Handrails, Railings, Guardrails:

Porch handrails, now plastic, will be replaced with wood railings to meet applicable design codes. The handrails will be extended along the proposed ADA accessible ramp, which is located on the front façade.

Option 1: Painted Metal Railings

Option 2: Painted Wood Railings

Mechanical and Electrical:

All surface mounted light fixtures will be removed.

Foundation:

The exposed foundation of brick piers will be repaired as required and maintained. Foundations will be sized to meet code requirements and structural needs

Brick Screen:

The brick screen covering the crawl space will be removed. The brick screen is not identified as original to the historic structure. The brick screen will be replaced with wood lattice. The wood lattice is to be removable from the structure, to allow for access to the crawl space.



Demolition Proposal

Shed

The shed at the property's rear is to be removed in its entirety. The shed is not a historic designated structure. The rear shed is in disrepair structurally.

Trees

The line of trees separating the two lots, three trees immediately to the west of the building structure and the tree located in the front of the building are proposed to be removed. See proposed site plan.



New Construction Proposal

Addition

Following more recent project developments, the client has indicated a need for an additional room. The approximate square footage of the proposed addition is 200 sf. The one story addition is proposed in the rear of the building. Refer to drawings for proposed location and size. The proposed addition is pending site plan approval.

The new work will be differentiated from the original building. The proposed addition will be timber construction with painted timber lap siding.

*Subject to Final Design, Site Plan Approval and WCC Board approval.



Site & Landscape

Signage

The Women's Care Center Building Signage is to be located on the adjacent non-historic lot owned by WCC, see site plan for proposed location. The signage will not be located in the front of the historic building or on the historic building lot.

The sign is to be 5' x 6', and illuminated.

Trees

Trees directly adjacent to the building structure to the west will be removed due to a safety hazard causing damage to the building structure.

All trees that are proposed to be removed are dying or pose as safety hazard to the building structure.

Trees will be trimmed and maintained in accord with the Fort Pierce City Code.

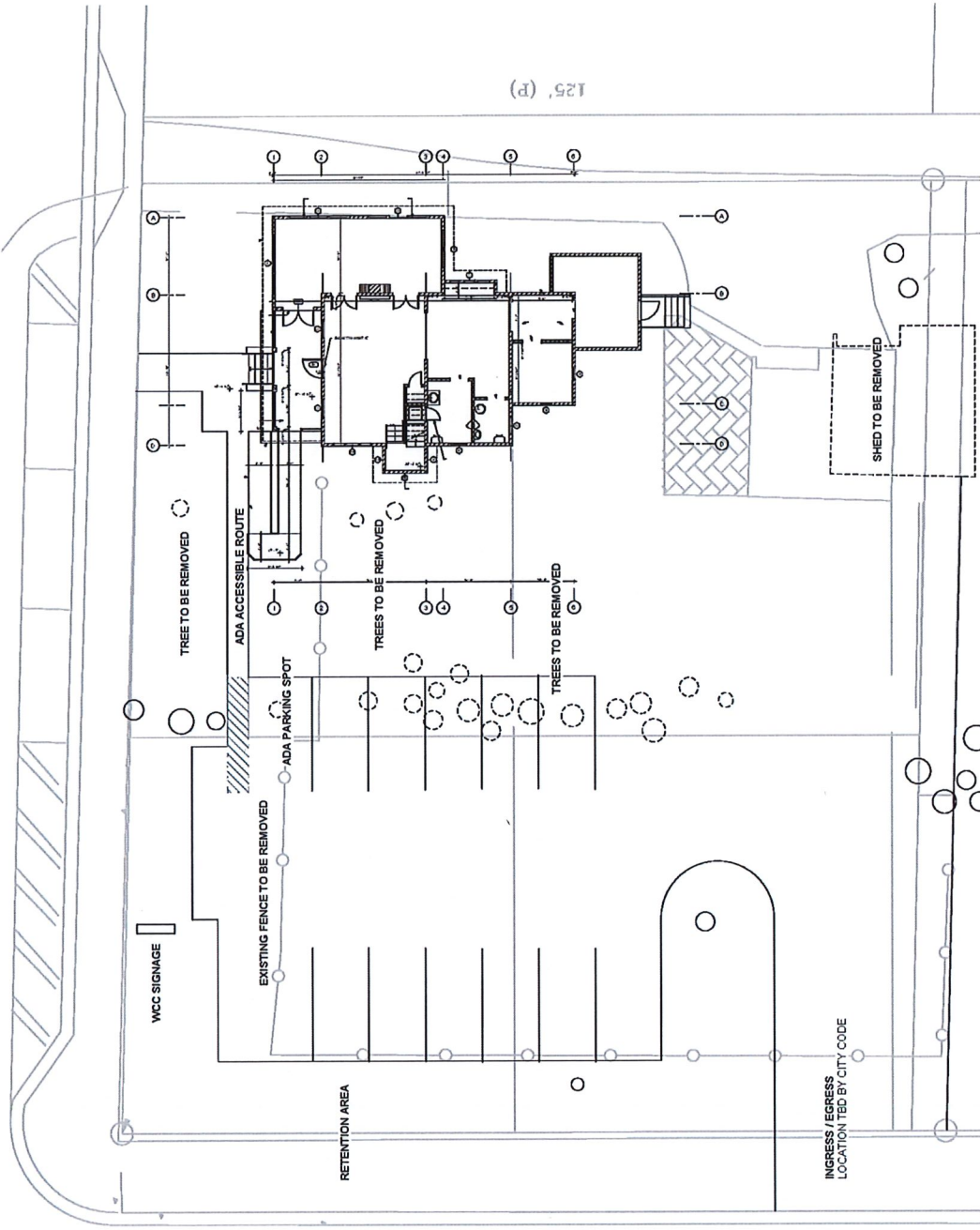
Parking

The proposed surface treatment for the parking is itemized in the following options.

- Option 1
Pervious Pavers
- Option 2
Asphalt

*Please note that all options, landscaping, are being finalized and in progress considering budget restraints and final Client approval.





FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

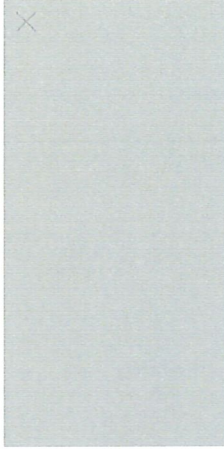
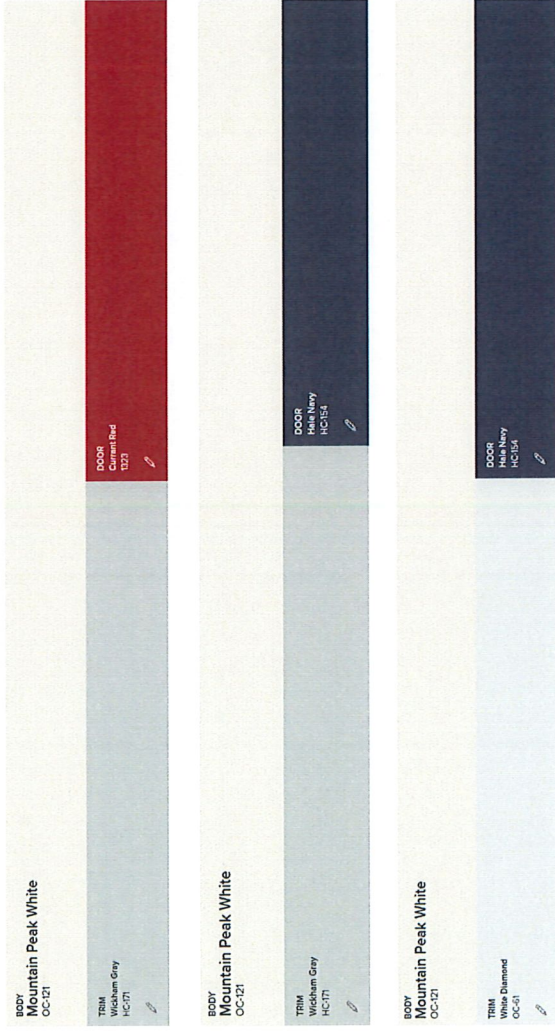
HEATHER BIZON &
PATRICK KONDZIOLA

Materials & Colors

Exterior Paint

Historic photographs reveal both the siding and trim were originally painted all in white. The proposed exterior paint and trim color is to be white; the trim color in a subtle white grey and base color a warm white.

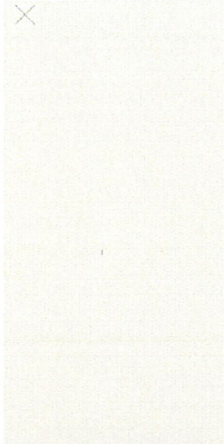
Please note that all color options are being finalized and in progress considering budget restraints and final Client approval.



Wickham Gray

LRV: 65.94

This color is part of the Historic Color collection. A collection of 191 time-honored hues comprises our most popular palette. Steeped in tradition, the refined, elegant colors of the Historical Collection deliver timeless color that can be used in traditional as well as contemporary spaces. Unveiled in 1976 to celebrate the US bicentennial, a collection of 191 colors inspired by America's historic landmarks.



Mountain Peak White

LRV: 90.58

This color is part of the Off-White Color collection. Inherently sophisticated and endlessly versatile, the Off-White collection offers subtle nuances of whites that suit tranquil, serene environments as well as creates color-enhancing accents for dynamic spaces. A compilation of 152 white and off-white colors.

HEATHER BIZON &
PATRICK KONDIOLA

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Materials & Colors

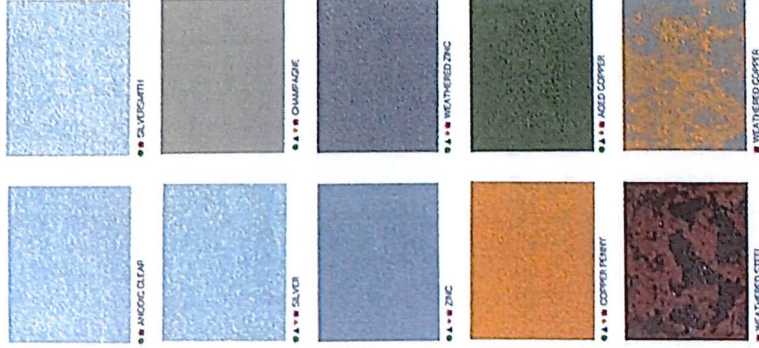
Metal Roof

Please note that all color options are being finalized and in progress considering budget restraints and final Client approval.

Selected metal roof color to be Cityscape, as indicated in the standard color chart.

Sample

Premium Colors

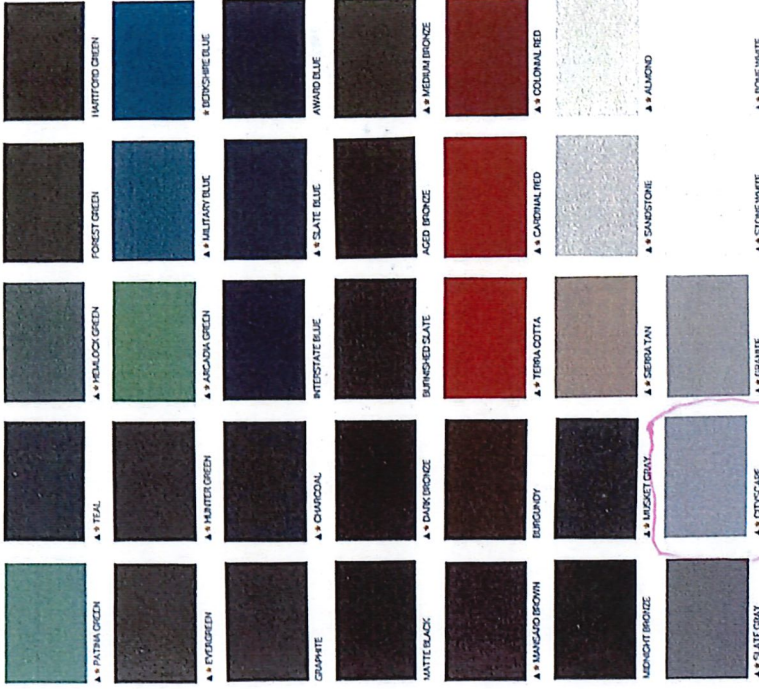


Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● PAC-CLAD MACHIE Colors ● ENERGY STAR Colors
 ▲ PAC-CLAD Cool Colors ■ Premium Colors

See back for color availability chart.

Standard Colors



● PAC-CLAD MACHIE Colors ● ENERGY STAR Colors
 ▲ PAC-CLAD Cool Colors ■ Premium Colors

See back for color availability chart.

City choice

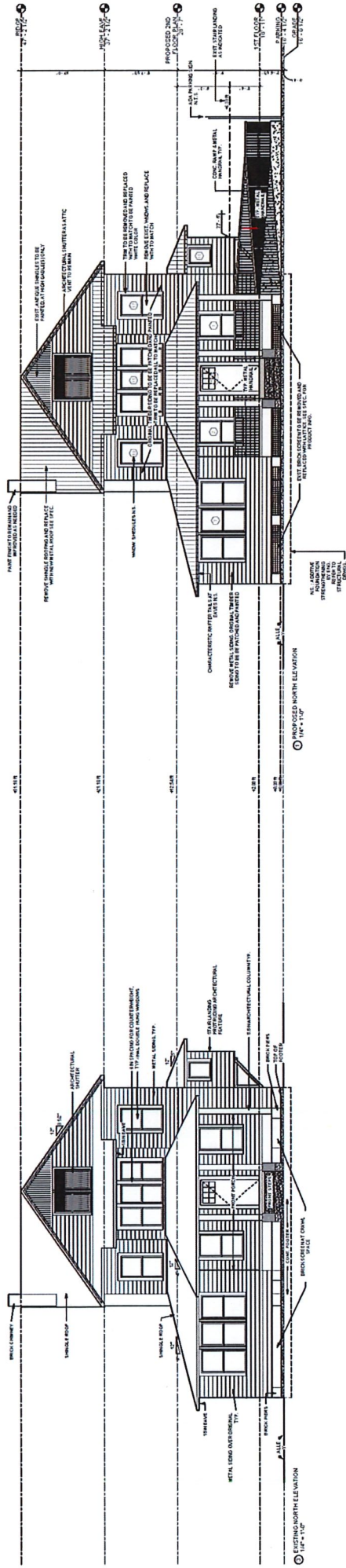
PAC-CLAD
 P E T E R S E N
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 HQ: 800 PAC CLAD GA: 800 772 4482 MN: (554) 412 7717 2025

HEATHER BIZON &
PATRICK KONDZIOLA

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Existing Building Elevations



Proposed Building Elevations

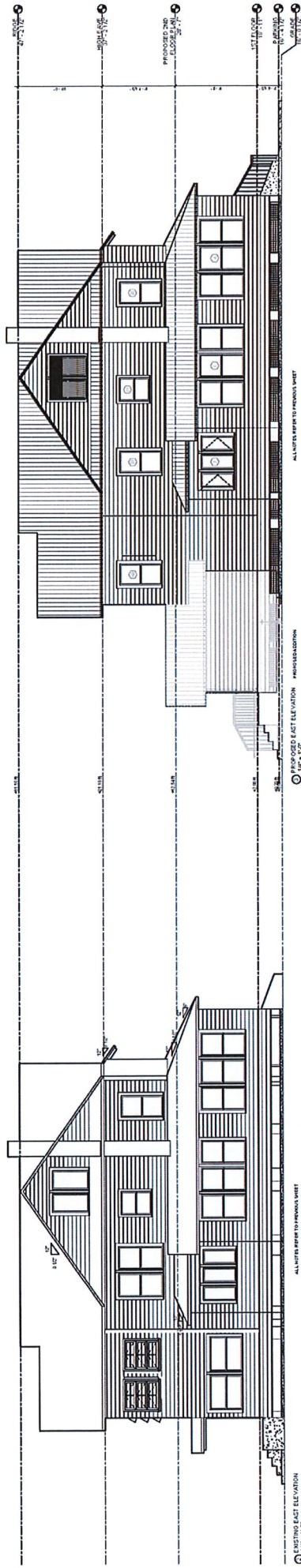


HEATHER BIZON &
PATRICK KONDIOLA

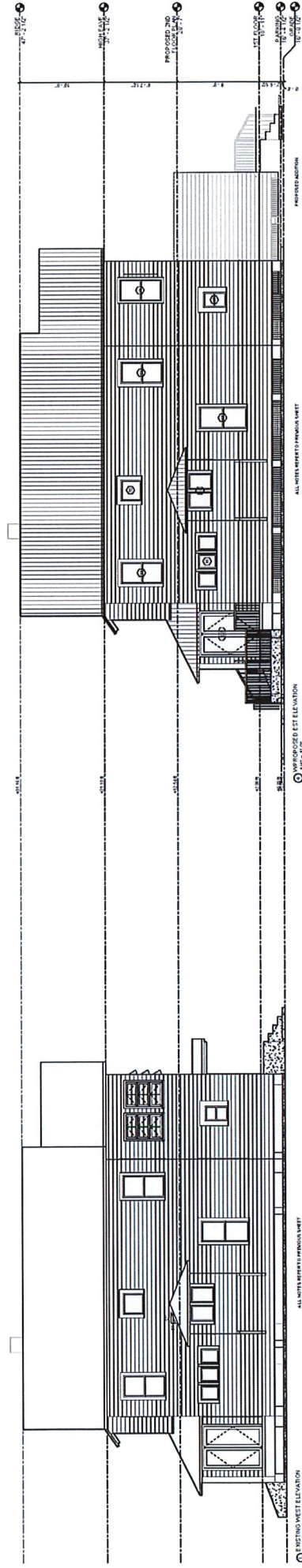
WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Existing Building Elevations



Proposed Building Elevations

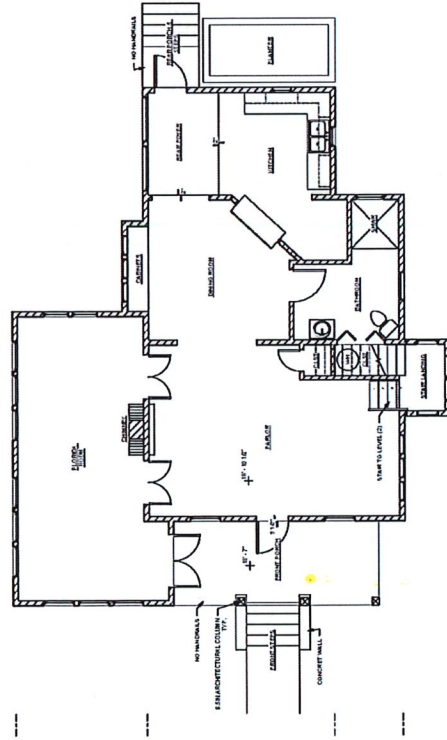


HEATHER BIZON &
PATRICK KONDIOLA

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1009 DELAWARE AVE

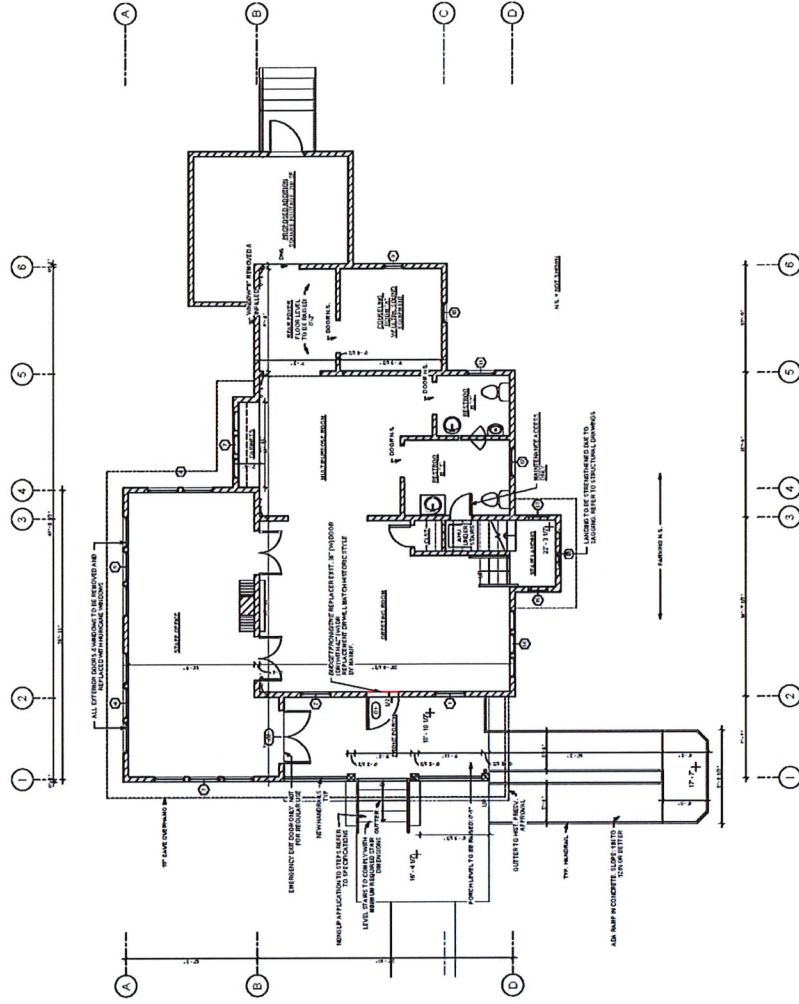
FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Existing Building Plan
First Floor



Existing Building First Floor Plan
1/8" = 1'-0"

Proposed Building Plan
First Floor



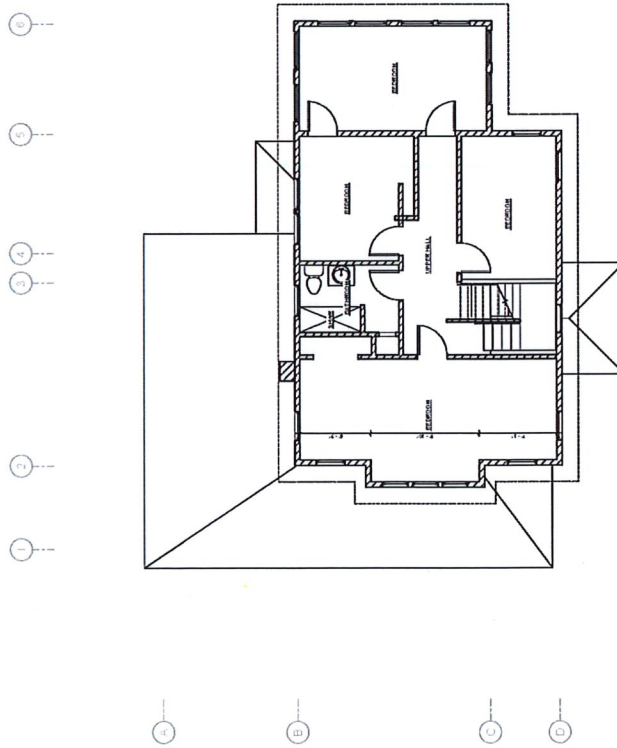
Proposed First Floor Plan
1/8" = 1'-0"

HEATHER BIZON &
PATRICK KONDIOLA

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

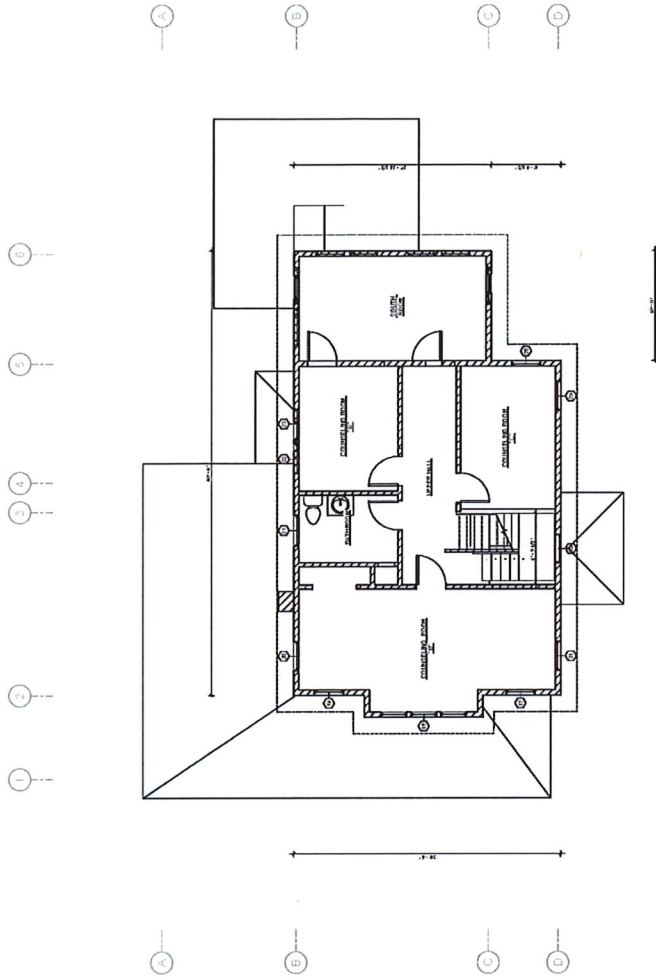
FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Existing Building Plan
Second Floor



PROPOSED 2ND FLOOR PLAN COPY 1
1/8" = 1'-0"

Proposed Building Plan
Second Floor



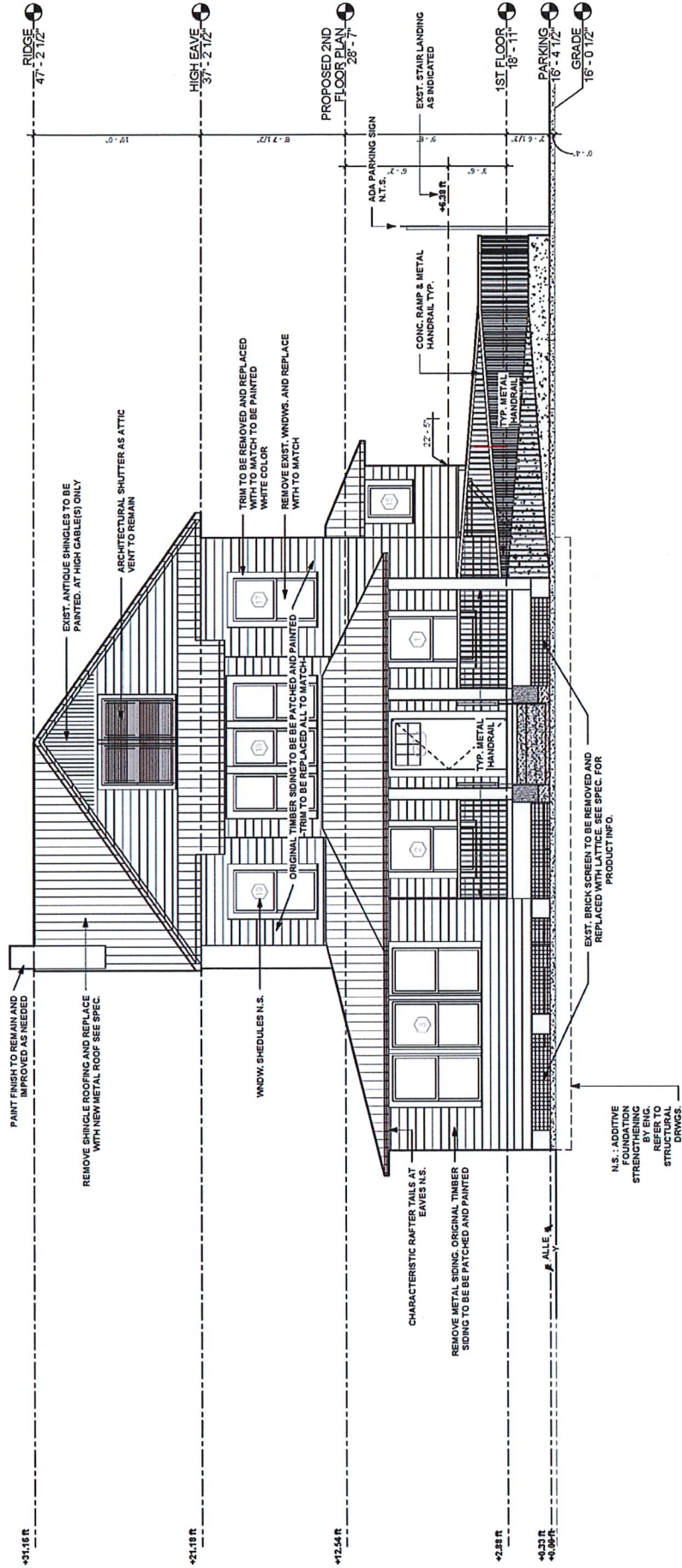
PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

HEATHER BIZON &
PATRICK KONDIOLA

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

North Elevation

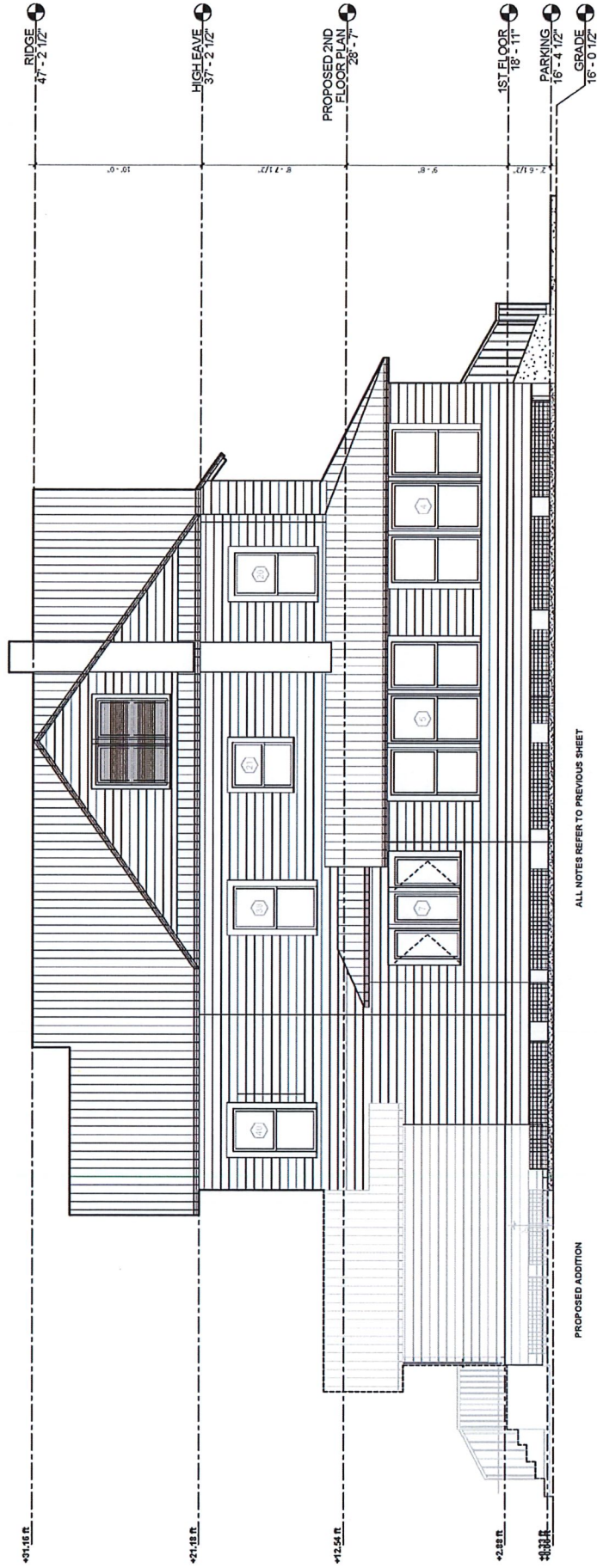


HEATHER BIZON &
PATRICK KONDIOLA

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1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

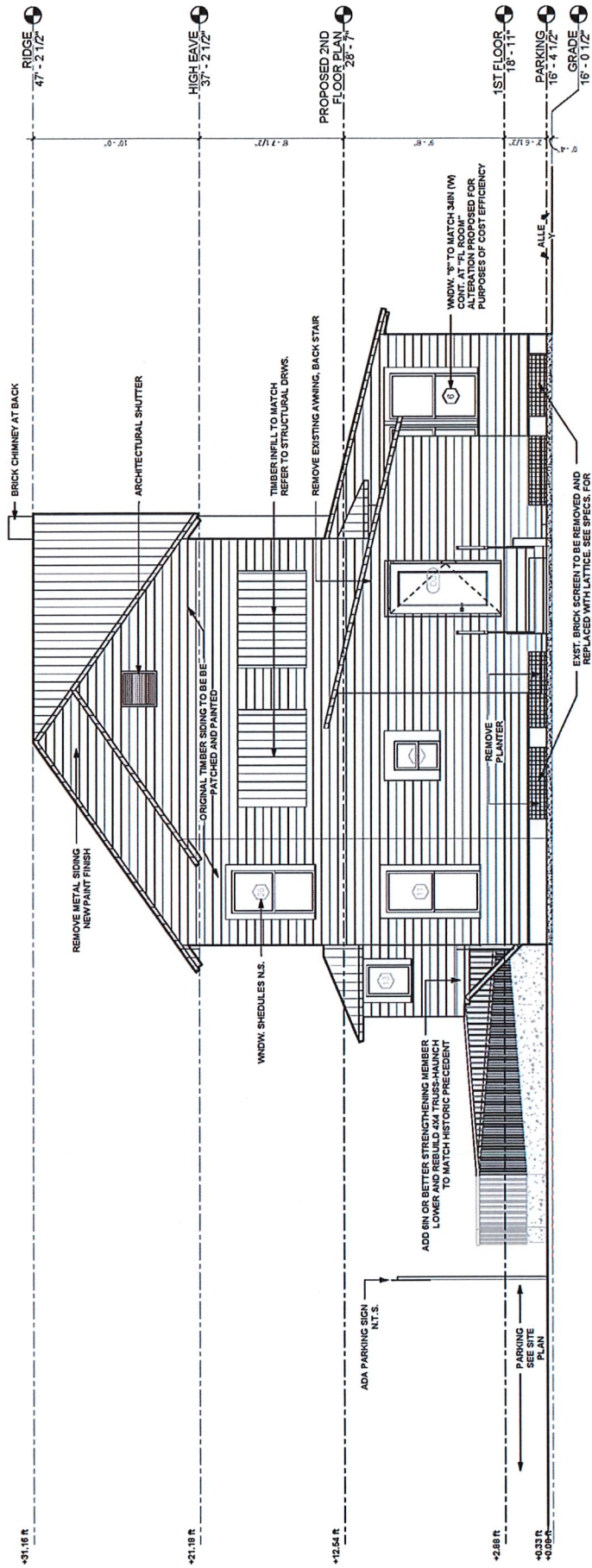
East Elevation



ALL NOTES REFER TO PREVIOUS SHEET

PROPOSED ADDITION

South Elevation

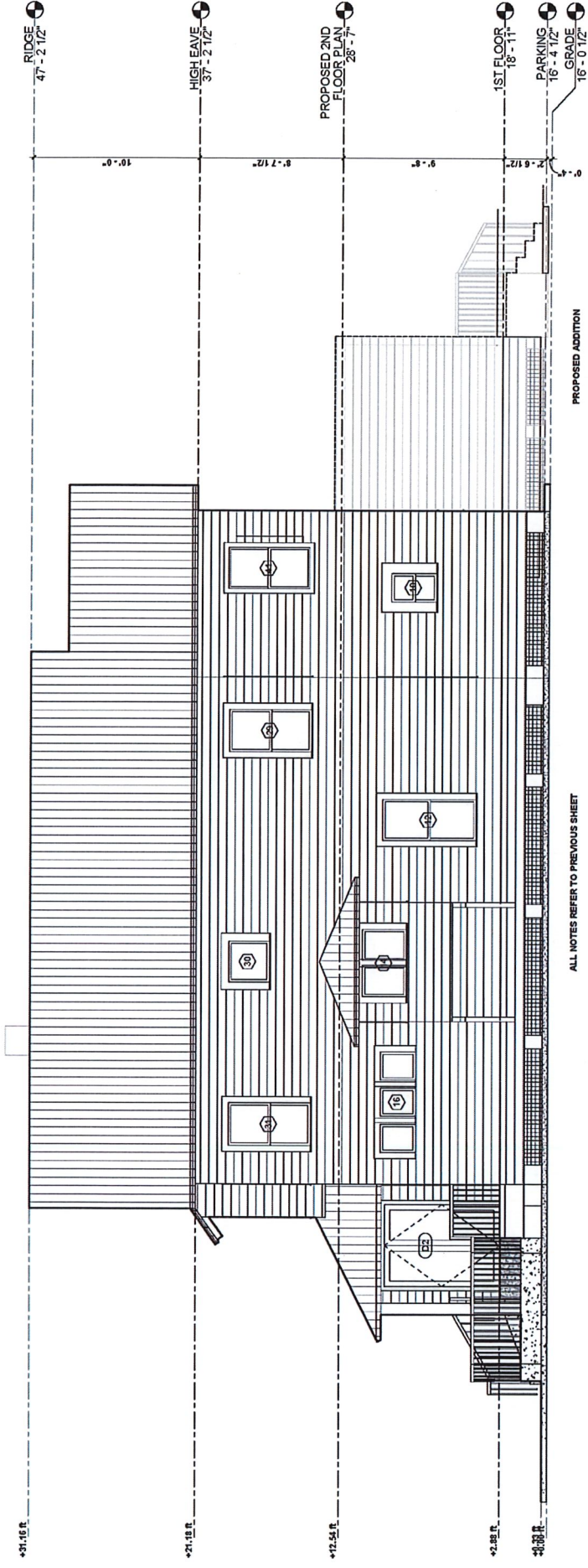


WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

HEATHER BIZON &
PATRICK KONDIOLA

West Elevation



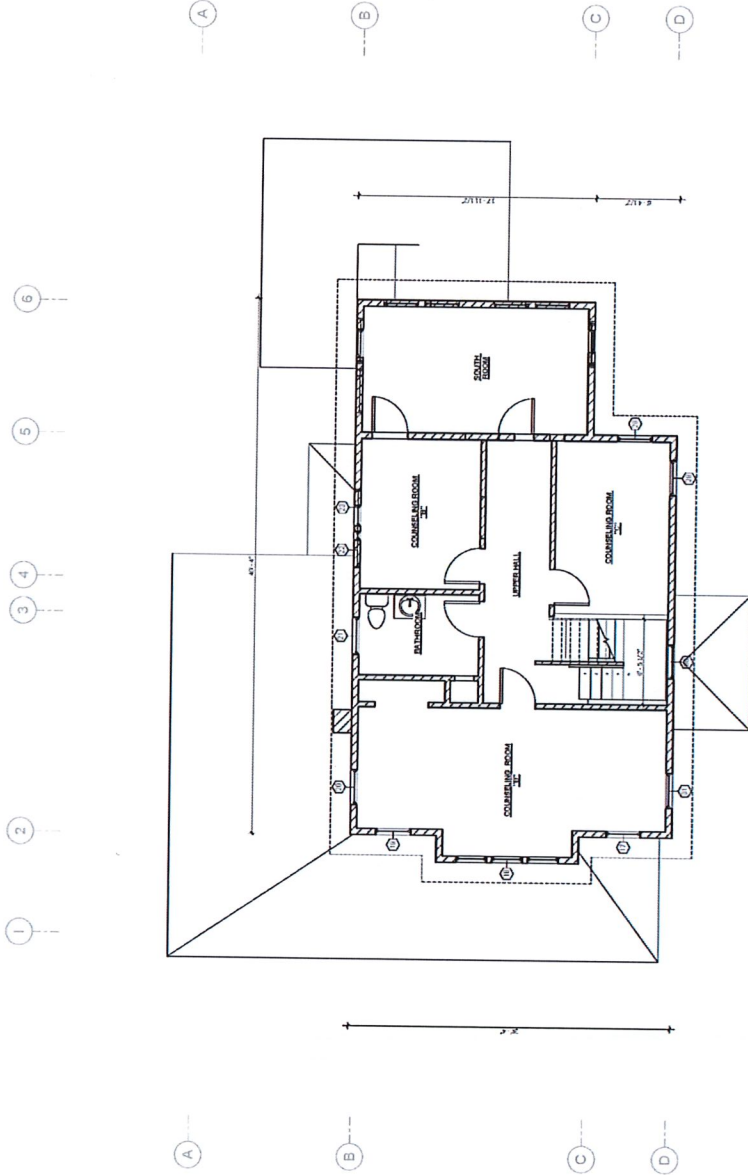
ALL NOTES REFER TO PREVIOUS SHEET

PROPOSED ADDITION

HEATHER BIZON &
PATRICK KONDZIOLA

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019



Second Floor Plan

HEATHER BIZON &
PATRICK KONDZIOLA

WCC VERO BEACH - FORT PIERCE
1009 DELAWARE AVE

FORT PIERCE HISTORIC BOARD SUBMISSION
AUGUST 9TH, 2019

Prepared by and return to:
David N. Sowerby, Esq.
DAVID N. SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, FL 34981

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4602481 08/06/2019 01:18:06 PM
OR BOOK 4305 PAGE 937 - 938 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$347.90

Parcel Identification No. 2409-822-0003-000/6

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 2nd day of August, 2019 between VANDANA MANGROO, a single adult, whose post office address is 44 Cuchawan Trace, Debe, Trinidad, Grantor, and WOMEN'S CARE CENTER OF IRC, INC., a Florida not for profit corporation whose post office address is 1986-31st Avenue, Suite 100, Vero Beach, FL 32960 of the County of Indian River, State of Florida, Grantee,

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:


An undivided 50% interest in Lots 2 and 3, less the West 12.5 feet of said Lot 3, Amended Plat of Stouder's Subdivision, according to the map or plat thereof, as recorded in Plat Book 4, Page 18, of the Public Records of Saint Lucie County, Florida

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:



Witness Name: Jane Parley




Witness Name: MARTIN MCKENZIE



VANDANA MANGROO (Seal)

Country of ~~Trinidad and Tobago~~ ^{CANADA}
State, Province or County of ^{ON.} ONTARIO

The foregoing instrument was acknowledged before me this 2nd day of August, 2019 by VANDANA MANGROO, who is personally known or has produced Trinidad and Tobago passport T37 85909 as identification.


Print Name: DAVID MOON

(Seal)



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1009 DELAWARE AVE
 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09S
 Zoning: OFFICE COM

Parcel ID: 2409-822-0003-000-6
 Account #: 22880
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Portfolio 55 LLC
 Vandana Mangroo
 301 W Atlantic AVE # 0-5
 Delray Beach, FL 33444

Legal Description

AMENDED PLAT OF STODER'S S/D LOTS 2 AND 3-EX W 12.5 FT OF LOT 3-

Current Values

Just/Market Value: \$76,600
 Assessed Value: \$67,870
 Exemptions: \$0
 Taxable Value: \$67,870



Total Areas

Finished/Under Air (SF): 2,205
 Gross Sketched Area (SF): 2,933
 Land Size (acres): 0.25
 Land Size (SF): 10,938

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 5, 2018	4160 / 1186	0111	WD	Mangroo Vandana	\$0
Aug 15, 2014	3665 / 2192	0112	SP	Federal National Mortgage Association	\$66,000
Jan 23, 2014	3598 / 1478	0112	CT	Ramsey Lara	\$0
Jul 25, 2006	2622 / 0725	XX01	WD	Ramsey Larry E	\$199,900
Nov 20, 2002	1619 / 2088	XX02	WD	Luke Edith H	\$123,000
Sep 1, 1987	0559 / 0700	XX01	CV		\$100
Dec 1, 1981	0367 / 1283	XX01	CV		\$0
Feb 1, 1979	0304 / 1132	XX01	CV		\$0

Building Information (1 of 2)

Finished Area: 2,205 SF

Gross Sketched Area: 2,381 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD	Year Built: 1921	Frame:
Grade: D	Effective Year: 1955	Primary Wall: Alum Siding
Story Height: 2 Story	No. Units: 1	Secondary Wall:

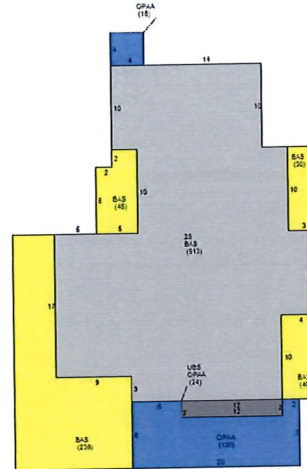
Interior Data

Property Card

Full Baths: 1
 Half Baths: 1
 A/C %: 0%

Heat Type:
 Heat Fuel:
 Heated %: 0%

Avg Hgt/Floor: 0
 Primary Floors: Sing Pine
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	913	913	148
BAS	BASE AREA	1268	1268	316
OPAA	Open Porch Attached Average	176	0	104
UBS	UPPER BASE AREA/+1	24	24	28

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 552 SF

Exterior Data

View:
 Building Type: DGAR
 Grade: DG-
 Story Height: 1 Story

Roof Cover: Sheet Metal
 Year Built: 1945
 Effective Year: 1945
 No. Units: 0

Roof Structure: Gable
 Frame:
 Primary Wall: Conc Block
 Secondary Wall: Corr Metal

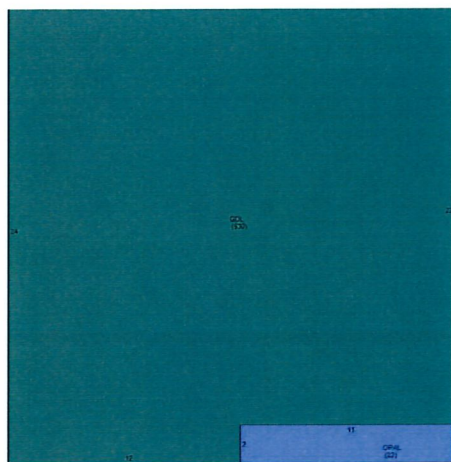
Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric: MINIMUM
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: CONC GRD
 Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDL	Garage Detached Low	530	0	94
OPAL	Open Porch Attached Low	22	0	26

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	256	2004

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$38,300					
Land:	\$38,300					
Just/Market:	\$76,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$8,730					
Assessed:	\$67,870					
Exemption(s):	\$0					
Taxable:	\$67,870					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$76,600	\$67,870	\$0	\$67,870
2017	\$61,700	\$61,700	\$0	\$61,700

Permits

Number	Issue Date	Description	Amount	Fee
F00-000786	Jun 26, 2000	Roof	\$3,900	\$0
FF2003132	Sen 8, 2003	Chainlink Fence	\$975	\$75

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: S 11th ST
 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09S
 Zoning: OFFICE COM

Parcel ID: 2409-822-0005-000-0
 Account #: 22881
 Use Type: 1000
 Jurisdiction: Fort Pierce

Ownership

Women's Care Center of IRC Inc
 1986 31ST AVE STE 100
 Vero Beach, FL 32960

Legal Description

AMENDED PLAT OF STOUDEY'S S/D W 12 1/2 FT OF LOT 3, LOT 4
 AND W 53 FT OF N 5 1/2 FT OF LOT 5

Current Values

Just/Market Value: \$28,400
 Assessed Value: \$28,400
 Exemptions: \$0
 Taxable Value: \$28,400



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.19
 Land Size (SF): 8,104

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 28, 2019	4289 / 2212	0137	WD	Lubet (TR) Cary R	\$35,000
Mar 12, 2019	4245 / 2621	0111	WD	Lubet (TR) Cary R	\$0
Jan 24, 2019	4228 / 0047	0130	WD	Lubet Cary R	\$100
Jul 25, 2006	2622 / 0736	XX01	WD	Ramsey Larry E	\$50,000
Nov 20, 2002	1619 / 2088	XX02	WD	Luke Edith H	\$123,000
Sep 1, 1987	0559 / 0698	XX01	CV		\$0
Mar 1, 1983	0397 / 0150	XX00	CV		\$12,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Bath: 0	Heat Type:	Avg Hot/Floor: 0

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$28,400
Just/Market:	\$28,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$28,400
Exemption(s):	\$0
Taxable:	\$28,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.3	Fort Pierce Stormwater Charge	\$20.70

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$28,400	\$28,400	\$0	\$28,400
2017	\$28,400	\$28,400	\$0	\$28,400

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

Historic Preservation Board

7.a.

Meeting Date: 08/26/2019

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - July 2019

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA, July 2019

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 08/20/2019

Started On: 08/19/2019 03:05 PM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in July 2019.

- COA #19-47, 239 S Indian River Drive – New siding (pediments only)
- COA #19-48, 517 N 12nd Street – New roof
- COA #19-49, 119 N 2nd Street – New paint
- COA #19-51, 911 Boston Avenue – New roof

JUL 03 2019



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 19-47

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 239 S. Indian River Drive

Parcel ID #: 2410-803-0005-000/5

Type of Designation: Contributing Non-contributing Site within the _____ Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Boston House of Ft. Pierce LLC

Mailing Address: 389 Sheridan St. #471 Hollywood, Fl. 33021

Phone Number(s): 678-938-1542 Email: _____

Applicant
Name(s): The Roof Authority, Inc.

Mailing Address: 6771 North Old Dixie Hwy. Fort Pierce, Fl. 34946

Phone Number(s): 772-468-7870 Email: tra1993@gmail.com

Representative
Name(s): _____

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, Martha Mohg as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

7/2/19
Date

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | <input type="checkbox"/> Door(s) | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) _____

Other (describe) Siding _____

Please provide a detailed description of the proposed work to be performed: Install 30# felt over existing sub framing. Install Hardie Panel staggered Edge Siding, using 8d ring shank nails.

Have other alterations been made to the site within the last 12 months? No Yes, Shingle re-roof

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.



sliding this part
8 ft wide





James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



HardieShingle®
7 in. Straight
Edge Panel
Mountain Sage

HardieTrim®
5/4 x 3.5 in.
Smooth
Navajo Beige



TOUGHER THAN THE ELEMENTS



Stands up to storms and harsh weather



Water resistant to protect against swelling, warping and cracking; also resists mold damage



Won't be eaten by animals or insects

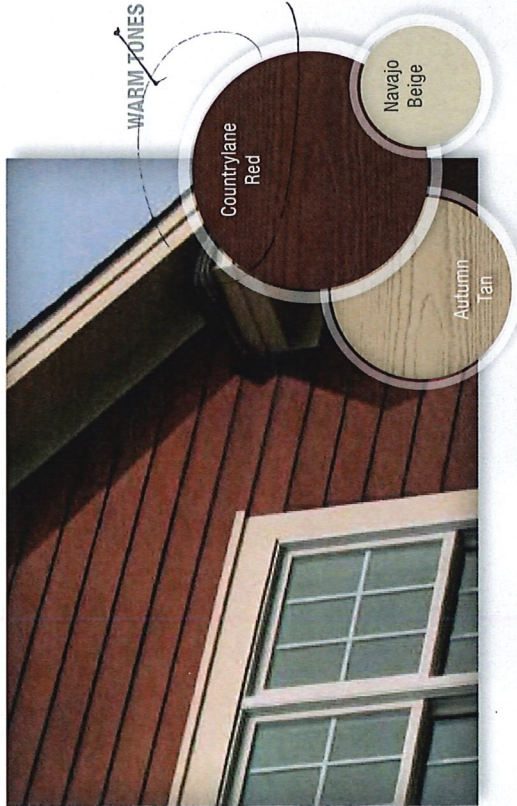


Fire resistant



Helps reduce time and money spent on maintenance

Resist the elements
WITH IRRESISTIBLE CHARM.



COUNTRYLANE RED

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



ARCTIC WHITE



COBBLE STONE



HEATHERED MOSS



PEARL GRAY



LIGHT MIST



SAIL CLOTH



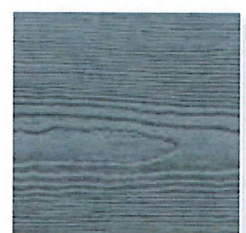
MONTEREY TAUPE



MOUNTAIN SAGE



GRAY SLATE



BOOTHBAY BLUE



WOODLAND CREAM



AUTUMN TAN



WOODSTOCK BROWN



AGED PEWTER



EVENING BLUE



NAVAJO BEIGE



KHAKI BROWN



TIMBER BARK



NIGHT GRAY



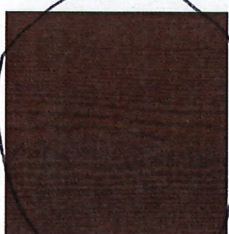
IRON GRAY



SANDSTONE BEIGE



CHESTNUT BROWN



COUNTRYLANE RED



RICH ESPRESSO





HardiePanel® Vertical Siding

EFFECTIVE APRIL 2018

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



⚠ CUTTING INSTRUCTIONS

OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Cut using one of the following methods:
 - Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- These instructions to be used for single family installations only. **For Commercial / Multi-Family installation requirements go to www.JamesHardieCommercial.com
- HardiePanel® vertical siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-naailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jameshardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3, 5, 6, 7, 8, 9, 10 & 11 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft.
- Do not use HardiePanel lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on flat vertical wall applications only.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION:

Fastener Positioning

Position fasteners 3/8" from panel edges and no closer than 2in away from corners. Do not nail into corners. HardiePanel Vertical Siding Installation

- Framing must be provided at horizontal and vertical edges for nailing.
- HardiePanel vertical siding must be joined on stud.
- Double stud may be required to maintain minimum edge nailing distances.

Joint Treatment

- Vertical Joints - Install panels in moderate contact (fig. 1), alternatively joints may also be covered with battens, PVC or metal jointers or caulked (Not applicable to ColorPlus® Finish) (fig. 2).
- Horizontal Joints - Provide Z-flashing at all horizontal joints (fig. 3).

Figure 3

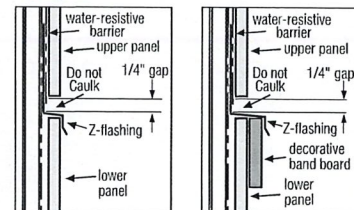
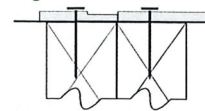


Figure 4



Recommendation: When installing Sierra 8, provide a double stud at panel joints to avoid nailing through grooves.

Figure 1

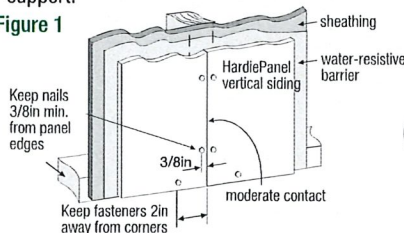
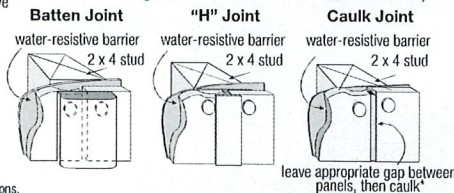


Figure 2



¹Apply caulk in accordance with caulk manufacturer's written application instructions.

**James Hardie recommends installing a rainscreen (an air gap) between the HardiePanel siding and the water-resistive barrier as a best practice.

James Hardie recommends that you consult your design professional if you have questions regarding the use of rainscreen on your single family project.

¹For additional information on HardieWrap™ Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com



SMOOTH | CEDARMILL® | STUCCO | SIERRA 8

Visit jameshardiepros.com for the most recent version.



HS1236 P/13 04/18



CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

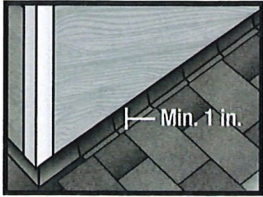


Figure 4
Horizontal Flashing

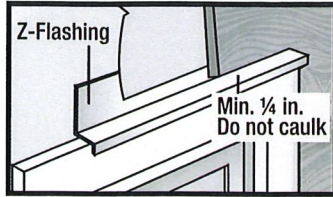


Figure 5
Kickout Flashing

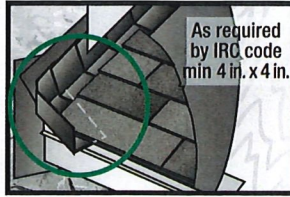


Figure 6
Slabs, Path, Steps to Siding

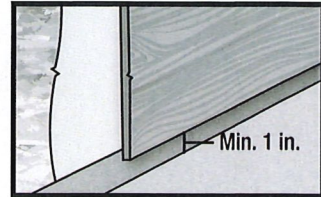


Figure 7
Deck to Wall

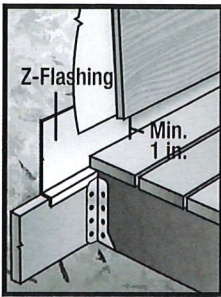


Figure 8
Ground to Siding

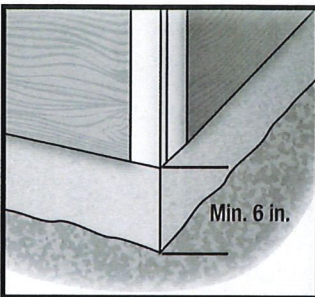


Figure 9
Gutter to Siding

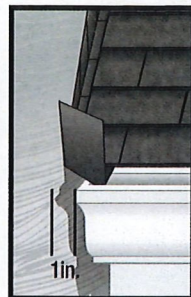


Figure 10
Sheltered Areas

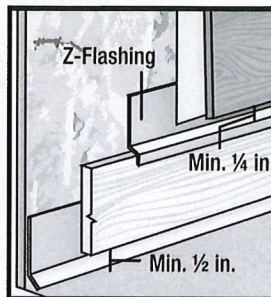


Figure 11
Mortar/Masonry

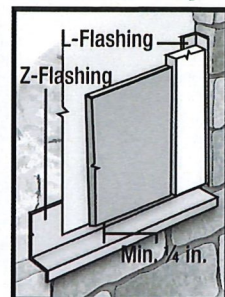


Figure 12
Drip Edge

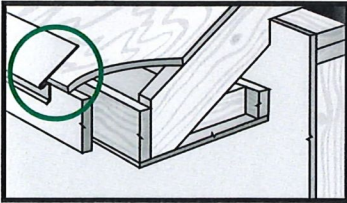


Figure 13
Block Penetration

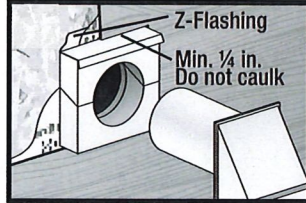
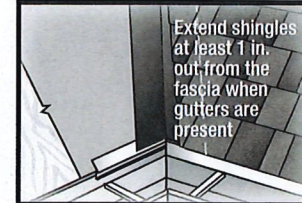


Figure 14
Valley/Shingle Extension



PNEUMATIC FASTENING

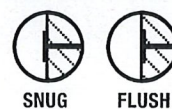
James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.



DO NOT



IF, THEN

WOOD FRAME



HAMMER
FLUSH

STEEL FRAME



REMOVE &
REPLACE

DO NOT



IF, THEN ADDITIONAL NAIL

FACE NAIL



COUNTERSINK
& FILL

DO NOT USE



ALUMINUM
FASTENERS



CLIPPED
HEAD NAILS



STAPLES



CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
 - Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
 - Laminate sheet must be removed immediately after installation of each course.
 - Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
 - Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.
- Note:** James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

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SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.



RECEIVED

JUL 06 2019

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 19-48

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 517 N. 12 Street

Parcel ID #: Lincoln Park NO 2 BK 2 lots 25 and 26 or 3969-1877

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
 Name(s): Sarah George
 Mailing Address: P O Box 1165 Ft. Pierce, FL 34954
 Phone Number(s): (772) 475-6934 Email: sarahgeorge2053@gmail.com

Applicant
 Name(s): Sarah George
 Mailing Address: P O Box 1165 Ft. Pierce, FL 34954
 Phone Number(s): (772) 475-6934 Email: sarahgeorge2053@gmail.com

Representative
 Name(s): _____
 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, Sarah George as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Sarah George
Signature of Owner

7/5/2019
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) Re-placering the roof

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: The metal will be taken off and Cobblestone gray shingle will repaice it. The roof is A-frame

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

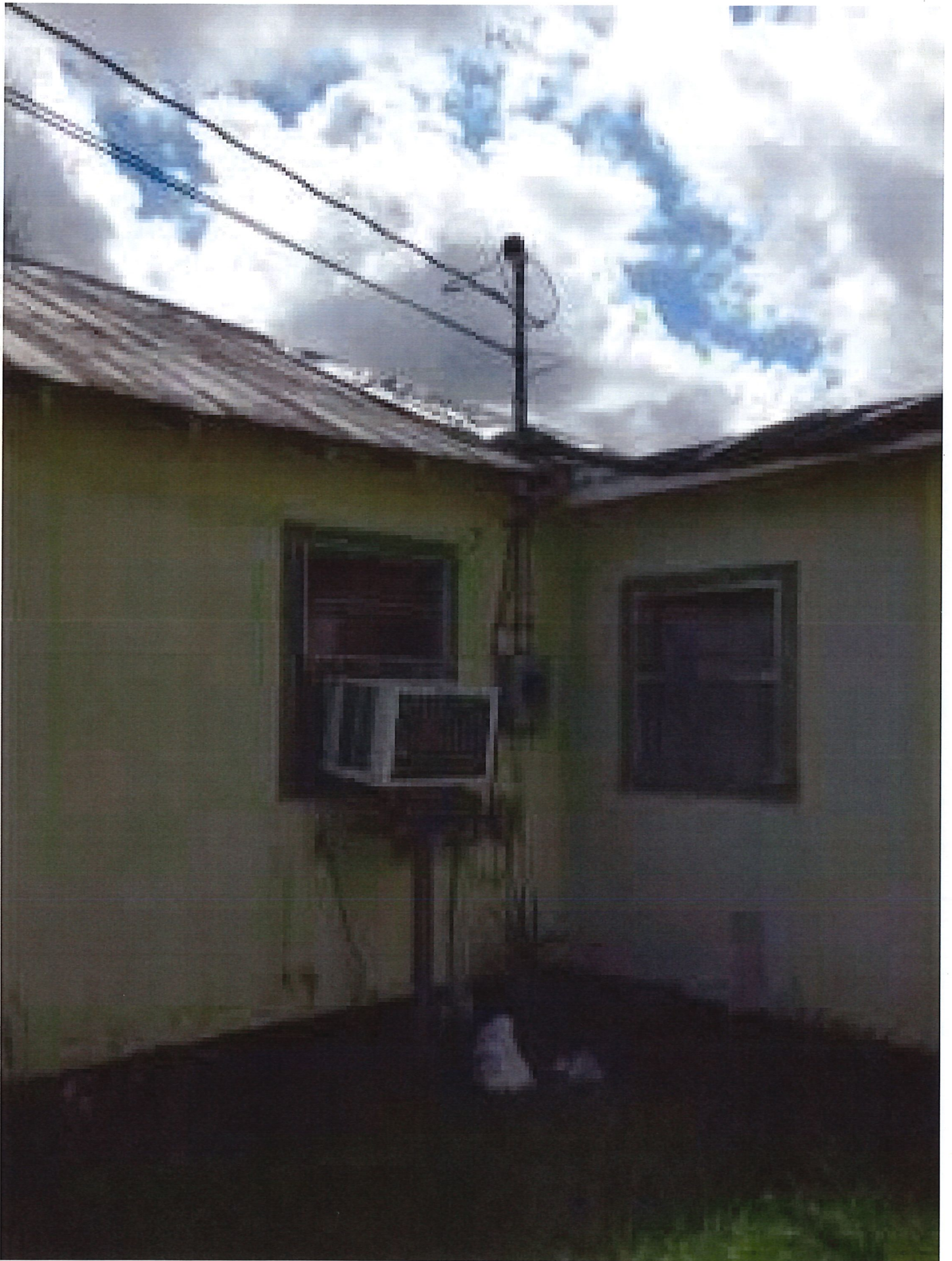
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.











Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 517 N 12th ST
 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09N
 Zoning: R4

Parcel ID: 2409-501-0060-000-7
 Account #: 21085
 Use Type: 0800
 Jurisdiction: Fort Pierce

Ownership

Christopher Blackmon
 Latasha Blackmon
 Sarah L George
 PO Box 1165
 Fort Pierce, FL 34954

Legal Description

LINCOLN PARK NO 2 BLK 2 LOTS 25 AND 26 (OR 3969-1877; 4242-859)

Current Values

Just/Market Value: \$22,500
 Assessed Value: \$22,500
 Exemptions: \$22,500
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 890
 Gross Sketched Area (SF): 890
 Land Size (acres): 0.24
 Land Size (SF): 10,260

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 11, 2019	4242 / 0859	0111	QC	Blackmon Christopher	\$100
Jan 14, 2017	3969 / 1877	0111	QC	George Sarah L	\$100
Oct 31, 2008	3031 / 0108	XX00	WD	Wahl William A	\$32,000
Oct 7, 2008	3024 / 1666	XX03	SP	Watkins Steven	\$100
Feb 11, 2005	2168 / 2981	XX02	WD	Trident Real Estate Mgmt Corp	\$422,000
Apr 30, 2004	1957 / 0160	XX00	WD	Davis Beatrice L J	\$27,500
Oct 25, 1994	0927 / 1817	XX01	PR	Jackson Marie	\$100

Building Information (1 of 1)

Finished Area: 890 SF

Gross Sketched Area: 890 SF

Exterior Data

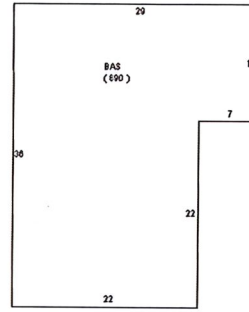
View:	Roof Cover: Sheet Metal	Roof Structure: Hip
Building Type: MFH	Year Built: 1932	Frame:
Grade: MFFQ	Effective Year: 1950	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 4	Secondary Wall:

Interior Data

Full Baths: 2
 Half Baths: 0
 A/C %: 0%

Heat Type:
 Heat Fuel:
 Heated %: 0%

Avg Hgt/Floor: 0
 Primary Floors: Double Pine
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	890	890	130

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$17,400
Land:	\$5,100
Just/Market:	\$22,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$22,500
Exemption(s):	\$22,500
Taxable:	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2018	0500	Homestead Exemption	\$22,500
2018	2018	0550	Homestead Exemption over \$50,000	\$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
------------	------------	-------	-------------	--------

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$22,500	\$22,500	\$22,500	\$0
2017	\$17,100	\$16,258	\$16,258	\$0
2016	\$12,900	\$10,450	\$0	\$10,450

Permits

Number	Issue Date	Description	Amount	Fee
0200000762	May 15, 2002	Demolition	\$100	\$0
RR200469	Jul 20, 2004	Alterations/Remodeling	\$1,500	\$135
RR200470	Jul 20, 2004	Alterations/Remodeling	\$1,500	\$135

BP13-3050	Oct 24, 2013	Roof	\$1,000	\$164
BP16-2471	Sep 20, 2016	Door	\$1,500	\$0
BP19-1391	May 21, 2019	Replacement Roof	\$16,500	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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FORT PIERCE BRANCH
BEACON ROOFING SUPPLY
PO BOX 100639
ATLANTA GA
30384-0639

30384-0639

FORT PIERCE BRANCH
ALLIED BUILDING PRODUCTS
701 S MARKET AVE
FORT PIERCE FL
Phone #772 466 3461
34982-6643

JOHN GEORGE
701 S MARKET AVE
FORT PIERCE FL
Phone # (772) 555-5500
34982

JOHN GEORGE
517 N 12TH ST
FORT PIERCE FL
34950

CUSTOMER P.O. NUMBER	JOB NAME	JOB NO.	SLS	SALES	ORDER DATE	SHIPPING METHOD	PROMISED DATE
SARA GEORGE		27F	CL6		7/03/19	OUR TRUCK	07/05/19

LINE LOCATION	PRODUCT NO./DESCRIPTION	U/M	ORDERED	SHIPPED	B/O	UNIT PRICE	DISCOUNT	EXTENDED AMOUNT
001	CTRRHROXCBG 416494 D8		1	1	0	48.0000		48.00
	CTR OX SHADOW RIDGE H&R COB GRYBDL OXFORD, NC COBBSTN GRAY 30LF/BDL							
002	POLPSIRXGR 351259 D7 / H		6	6	0	50.0000	64	300.00
	POL POLYSTICK IRXE GRAN SA 2 SQRL GRANULAR ICE/WATER SHEILD PSIRXES							
003	CTRMLNWARCG 450245 E		30	30	0	24.6600	360	739.80
	CTR NW LANDMARK AR M COBBLE GRYBDL 96003 NORWOOD METRIC 3BDLS/SQ ----- DO NOT MIX -----							
END OF ORDER								

<input type="checkbox"/> PREPAID	<input type="checkbox"/> COLLECT	<input type="checkbox"/> PICK UP	NO. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	PACKED BY	CHECKED BY	AMOUNT	%
				2824							1,087.80	
											TAX	76.15
											FREIGHT	.00
											OTHER	50.00
											TOTAL DUE	1,213.95

THIS SALE IS SUBJECT TO THE TERMS AND CONDITIONS AND RETURN POLICY FOUND AT
http://www.beaconroofingsupply.com/ BUYER ACKNOWLEDGES READING SUCH TERMS
AND CONDITIONS AND RETURN POLICY.

RECEIVED BY
FOR CHEMICAL EMERGENCY,
SPILL, LEAK, EXPLOSION OR
ACCIDENT CALL DAY OR
NIGHT 877-303-0883

DATE RECEIVED

TOTAL DUE

SALES ORDER
PICK TICKET



WAREHOUSE

FORT PIERCE BRANCH
ALLIED BUILDING PRODUCTS
701 S MARKET AVE
FORT PIERCE FL
Phone #772 466 3461
34982-6643

FORT PIERCE BRANCH
ALLIED BUILDING PRODUCTS
701 S MARKET AVE
FORT PIERCE FL
Phone #772 466 3461
34982-6643

PAYMENT TYPE
DOCUMENT NO.
DOCUMENT DATE
CUSTOMER NO.
WAREHOUSE

C.O.D.
DF72999
7/03/19
408072
881

BRANCH COPY

SPECIAL INSTRUCTIONS

SHIP TO

PAGE NO
1

7/03/19
12:02:36



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JUL 06 2019

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 19-49

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site:

119 N 2nd St Ft Pierce 34950

Parcel ID #:

2410-503-0079-000-3

Type of Designation:

Contributing Non-contributing Site within the Downtown Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s):

Kragg & Kragg Finance, LLC

Mailing Address:

201 S 2nd St, Ste 206 Ft Pierce 34950

Phone Number(s):

772 370 4777

Email: bstone@bank.com

Applicant

Name(s):

Michael Rappa (Mouyap Painting)

Mailing Address:

2 Harbour Isle Drive East PH 1

Phone Number(s):

772-284-3644

Email: mrappa@mouyapainting.com

Representative

Name(s):

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, Kragg & Kragg Finance, LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

Date

6/25/19

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) EXTERIOR PAINTING

Other (describe) _____

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

Body B/W # 274 Santo Domingo Cream

Trim B/W white

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

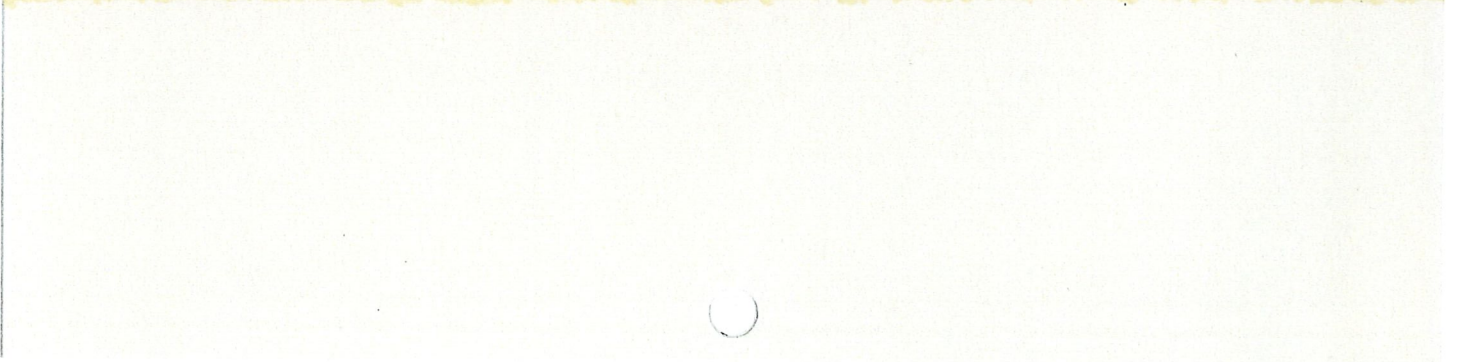
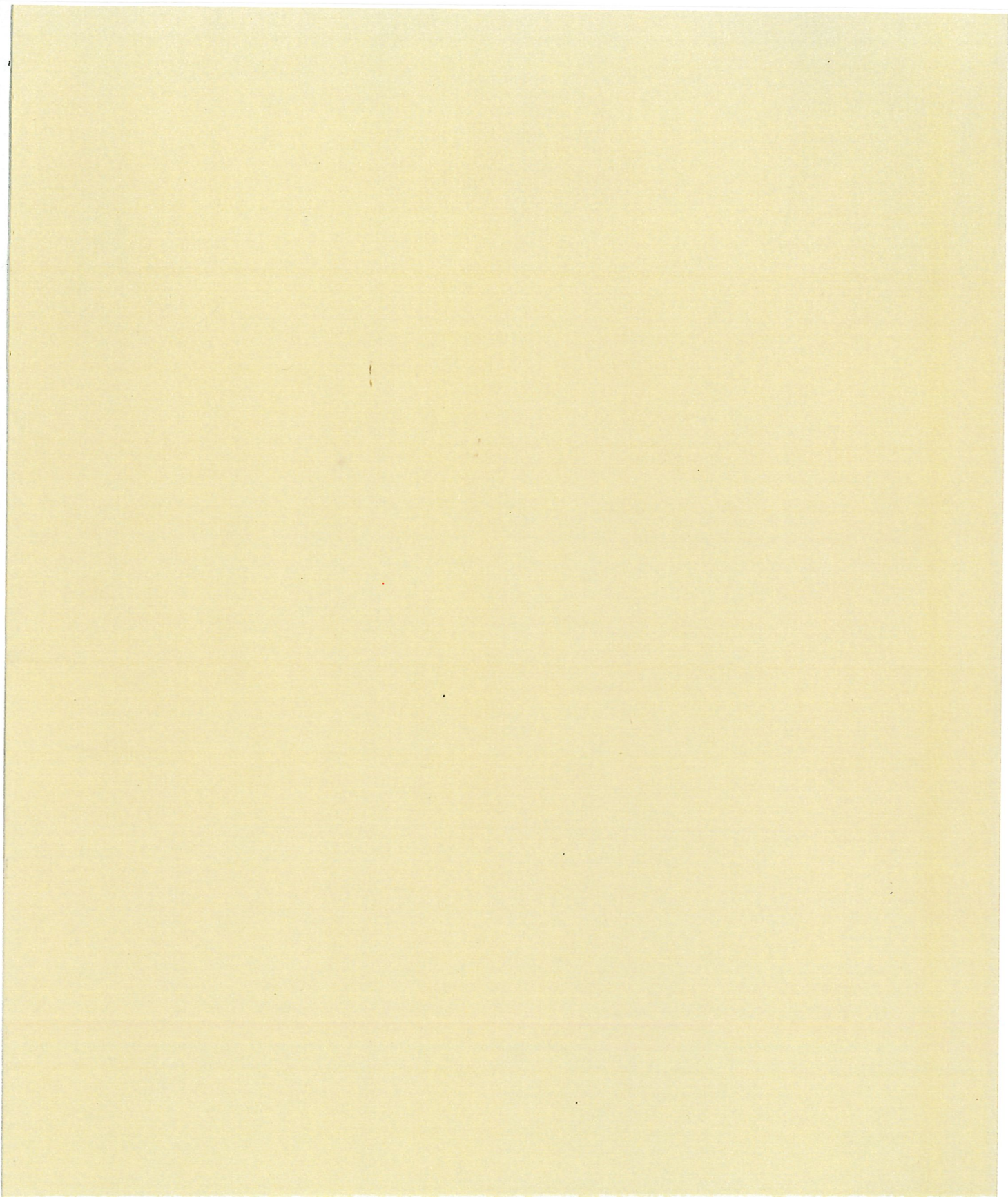
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

EMAIL MRAPPA@MONEYMARTPAINTING.COM







**CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE**

COA#19-51 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 911 Boston Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Replace existing asphalt shingle roof with 5V Crimp Metal Panel Roof System. Please see attached. Similar		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Paul Samson, Chair
Historic Preservation Board

Date

Maria Lewicka

Maria Lewicka, AICP
Historic Preservation Planner

7/23/19
Date

This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Manuel Garcia 2923 Sherwood Fort Pierce, FL 34982	E-Mail
Applicant	J.A. Taylor Roofing Inc 302 Melton Drive Fort Pierce, FL 34982	E-Mail nadine@jataylorroofing.com



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

JUL 17 2019

CITY OF FORT PIERCE
PLANNING & ZONING

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 911 BOSTON AVENUE, FORT PIERCE

Parcel ID #: 2410-706-0059-000-0

Type of Designation: Contributing Non-contributing Site within the SAMPLE OAKS Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s) Name(s): MANUEL GARCIA

Mailing Address: 2923 SHERWOOD, FORT PIERCE FL 34982

Phone Number(s): 772-216-1451 Email: _____

Applicant Name(s): J.A. TAYLOR ROOFING INC

Mailing Address: 302 MELTON DR, FT PIERCE FL 34982

Phone Number(s): 772-466-4040 Email: NADINE@JATAYLORROOFING.COM

Representative Name(s): _____

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, MANUEL GARCIA as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Manuel Garcia
Signature of Owner

7/16/2019
Date

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|------------------------------------|----------------------------------|-------------------------------------|--------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Shed | <input type="checkbox"/> Door(s) | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |

- | | | | |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
|---|---|-------------------------------------|-------------------------------------|

Site Improvements (describe) RE-ROOF

Other (describe) _____

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

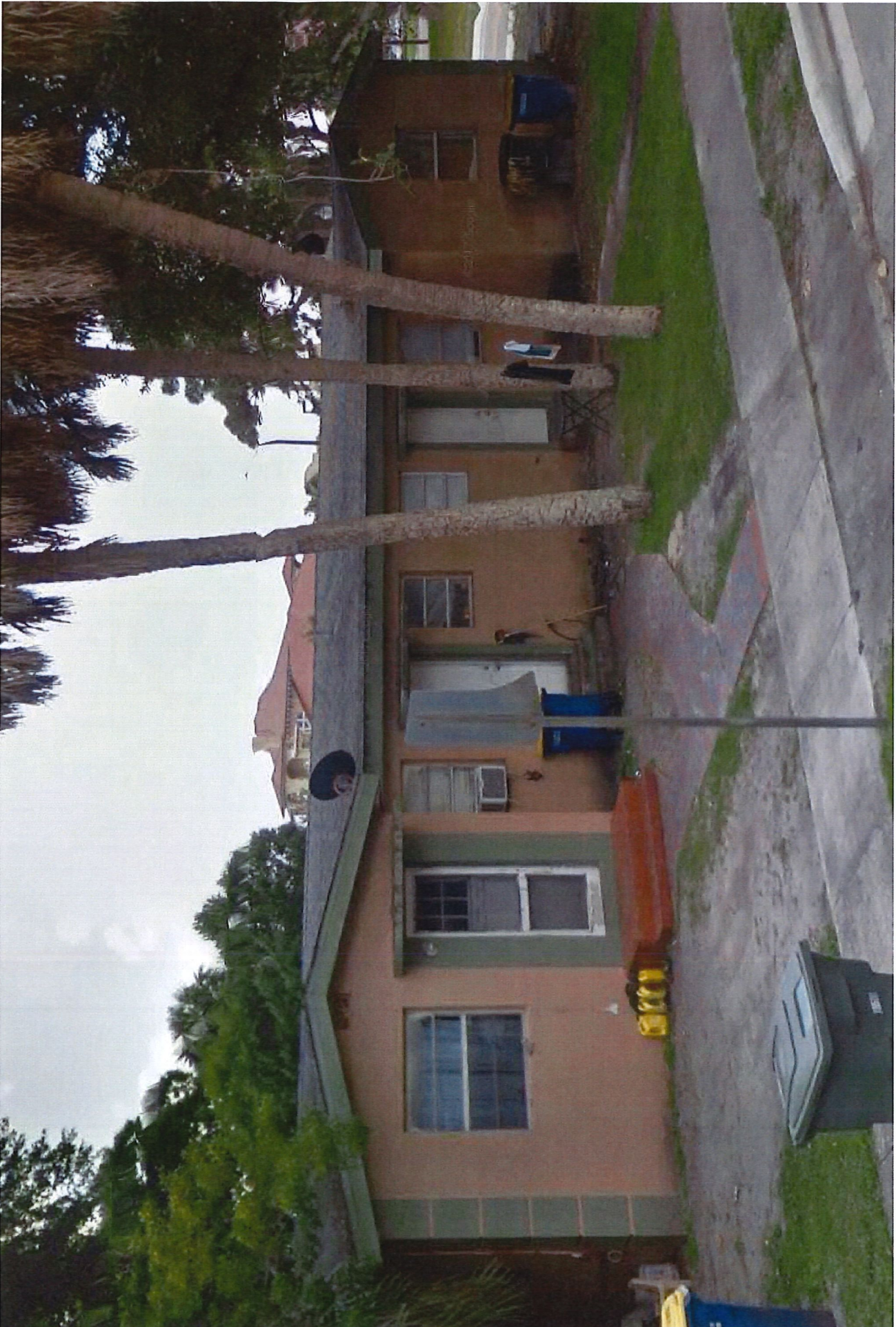
TEAR OFF EXISTING SHINGLE ROOFING SYSTEM, RE-NAIL DECK INSTALL 5V CRIMP METAL PANEL ROOF SYSTEM (FL#17443.1)

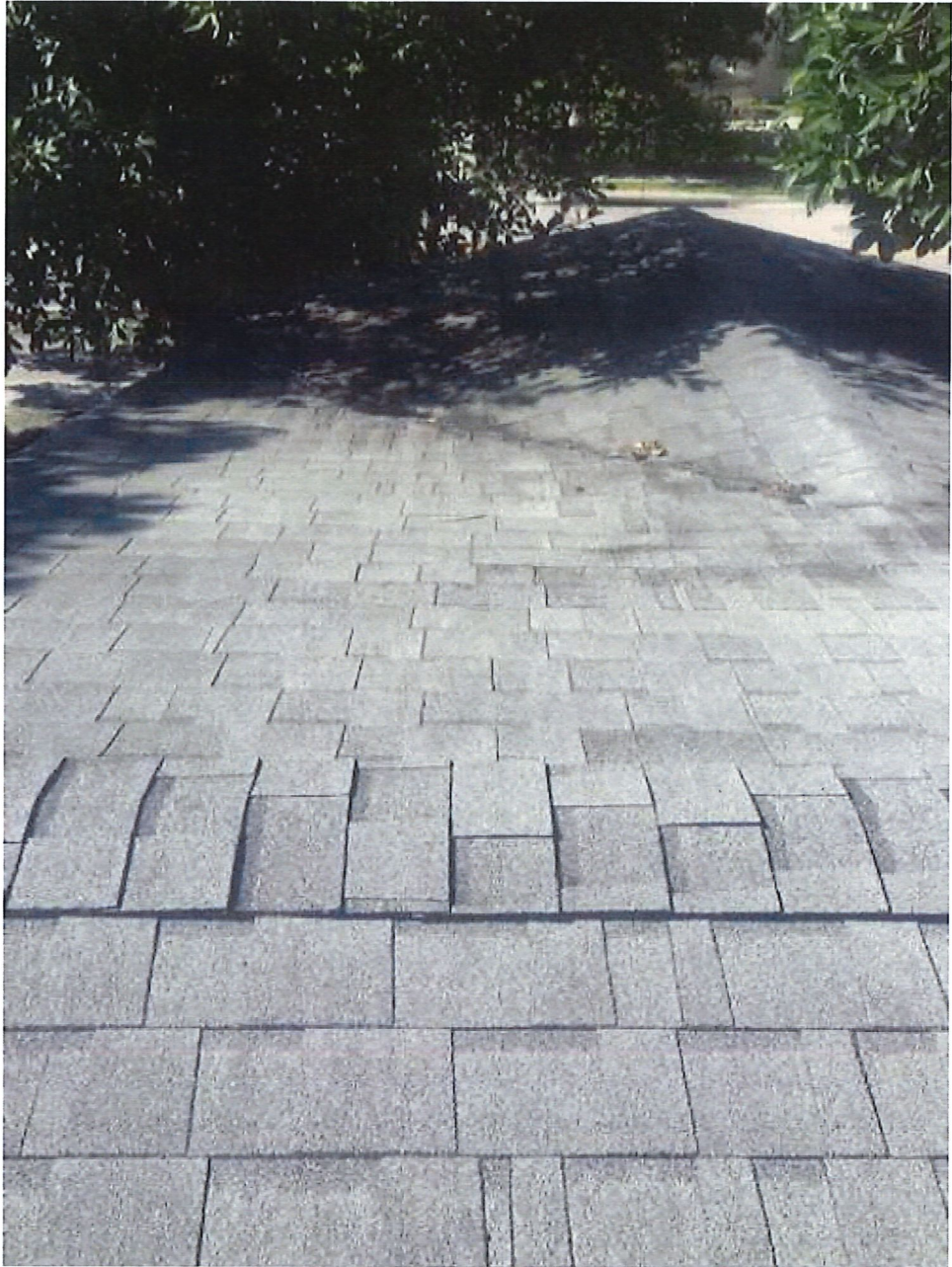
Have other alterations been made to the site within the last 12 months? No Yes, _____

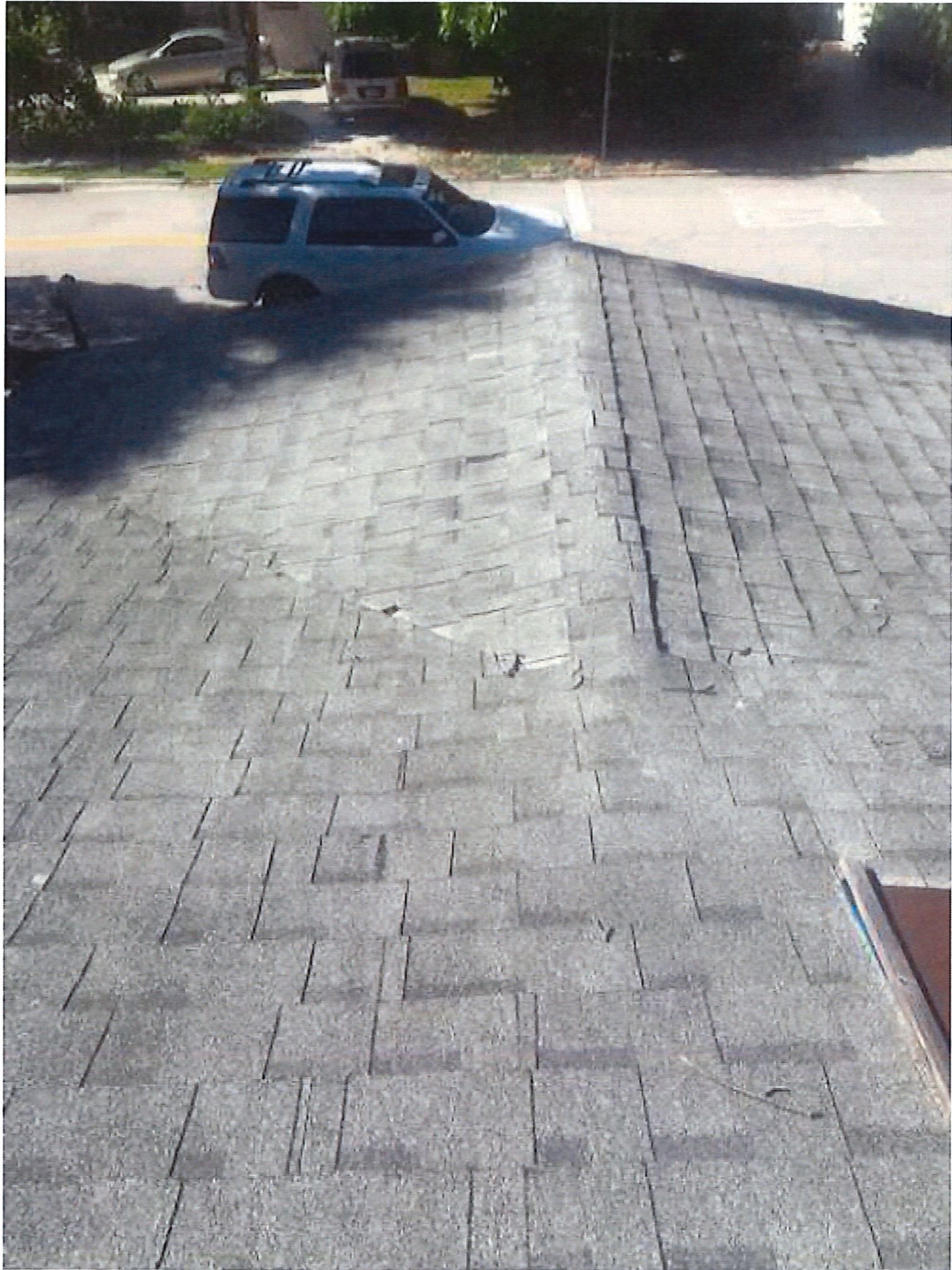
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 911 BOSTON AVE
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: R3

Parcel ID: 2410-706-0059-000-0
 Account #: 23598
 Use Type: 0800
 Jurisdiction: Fort Pierce

Ownership

Manuel Garcia
 Maria Del Consuelo Esquivel
 2923 Sherwood
 Fort Pierce, FL 34982

Legal Description

PARKWAY PLACE N 1/2 OF LOTS 62 AND 63 (MAP 24/10E) (OR 3454-191)

Current Values

Just/Market Value: \$57,900
 Assessed Value: \$30,213
 Exemptions: \$0
 Taxable Value: \$30,213



Total Areas

Finished/Under Air (SF): 1,578
 Gross Sketched Area (SF): 1,578
 Land Size (acres): 0.14
 Land Size (SF): 6,080

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 31, 2012	3454 / 0191	0001	WD	Gamez Jose J	\$42,500
Apr 30, 2001	1388 / 2691	XX00	WD	Shaw Gerald W	\$42,000
Oct 27, 1998	1228 / 0701	XX01	PR	Shaw Mary C	\$100
May 5, 1992	0789 / 0685	XX00	WD	Willis D May	\$35,000
Jul 1, 1981	0359 / 0670	XX00	CV		\$53,000
Dec 1, 1980	0345 / 1798	XX00	CV		\$35,000
Mar 1, 1976	0250 / 1957	XX00	CV		\$30,000

Building Information (1 of 1)

Finished Area: 1,578 SF

Gross Sketched Area: 1,578 SF

Exterior Data

View:
 Building Type: MFH
 Grade: MFAQ
 Story Height: 1 Story

Roof Cover: Asph Shingle
 Year Built: 1947
 Effective Year: 1970
 No. Units: 2

Roof Structure: Gable
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 0

Electric: AVERAGE

Primary Int Wall:

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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