

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, October 28, 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 September 23, 2019 meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 19-60 - New Exterior Doors and Siding - 207 Avenue D
 - b. Certificate of Appropriateness 19-61 - Sky Lights and Wheelchair Lifts - 239 S. Indian River Drive
 - c. Certificate of Appropriateness 19-62 - New Garage, Front Porch, Fence and Remodeling - 410 N. 2nd Street. Variance from City Code Section 22-28.1(d)(2), Section 22-28.1(e)(3) and Section 22-28.1(e)(4)a.5.
7. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - September 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: 10/28/2019

Information

REQUESTED ACTION

Minutes from the September 23, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Historic Preservation Board Minutes 9/23/19

Form Review

Form Started By: Alicia Rosenthal
Final Approval Date: 10/01/2019

Started On: 09/30/2019 04:59 PM

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, SEPTEMBER 23, 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**

Mr. Benton entered the meeting at 3:05 PM.

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

Absent: **Suzanne Boardman; Paul Sampson**

Staff Present: **Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant**

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

Mr. Johansen and Mr. Westbury were made regular voting members for the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 26, 2019 meeting

Motion was made by Michael Broderick, and seconded by Jon Neprud to approve the minutes from the August 26, 2019 meeting.

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

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 19-55 - Sign Removal - 207-209 Orange Avenue

Mr. Broderick disclosed that he had a conversation with the applicant.

Ms. Lewicka gave an overview of the application and answered questions from the Board on approving a new sign for the building and placement of the historic placard.

Ms. Lewicka stated that if the new sign was compatible with the downtown historic district, it could be approved administratively.

Mr. Benton asked if the applicant considered eliminating the current sign and reapplying the name of the building on any future signage in a much smaller fashion.

Kris Einstein, owner and applicant, stated the building was named after the builder and looking back to 1845 there were a lot of other names the building was referred to. Ms. Einstein explained that it is hard to have advertising for tenants on the 1st floor and the dark tint makes it hard to see signage on the windows.

Mr. Broderick asked the applicant if they are coming up with standardized signage and 2nd story signage. Ms. Einstein noted that they are looking at directory type of signage so it does not take away from the building.

After the vote Chairman Hayek said he would like to see staff encourage more historic building owners to put plaques on the outside of their buildings. Ms. Lewicka said she will create a list of interested owners and contact the company regarding plaque discounts.

Motion was made by Michael Broderick, and seconded by Jon Neprud to approve Certificate of Appropriateness 19-55, with staff recommendations, for the sign removal at 207-209 Orange Avenue.

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

Passed

b. Certificate of Appropriateness 19-57 - New Dormer - 239 S. Indian River Drive

Ms. Lewicka gave an overview of the application.

Mr. Neprud said the new dormer is not proportionally appropriate.

Mike Menard, from Architectonic, stated since they were last before the Board, the dormer was reduced in size and scale to take it away from the main roof line, where it can easily be removed and the roof repaired to put it back in its original state. Since the structure is on the National Historic Register, Mr. Menard asked if adding skylights would require staff or Board approval.

Nicole Bentler Mohr, owner, stated they need natural light to open up the third floor so it does not look like an attic. Ms. Bentler explained if the building has to be ADA compliant they would have to re-purpose the building in the inside or add an elevator and/or two bathrooms to the building. Ms. Bentler said if the Board does not approve the modifications they can take the disapproval letter to the state and ask for an ADA allowance due to the building being a historic

structure.

Mr. Hayek said he was not sure if the state can supersede the city on ADA requirements, and he said the city is concerned with lawsuits. Mr. Broderick said the standard requirement is it has to be easily completed.

Mr. Benton suggested submitting a Certificate of Appropriateness showing how the exterior alterations would impact the historic structure, how the structure has been evaluated and compliance with state and federal guidelines. Mr. Benton said this would allow the Board to evaluate what impacts it would have on the National Register Historic structure. Mr. Benton suggested providing accessibility to the first floor and alternative options to the second floor to fill the intent and purpose of the federal ADA law.

Mr. Neprud suggested using the additional building on site for ADA compliancy.

Mr. Broderick asked Ms. Lewicka for her initial reaction to the skylights. Ms. Lewicka said she would like to know the use of the 3rd floor.

John Owens, owner, stated they ideally would like to do is a cafe/smoothie bar on the first floor, offices on the second floor and a conference area on the third floor with skylights in the middle of the room.

Mr. Menard said depending on the use and how it is established, in some cases, you can get a vertical accessibility waiver from the state for the 3rd floor, if you have offices on the 2nd floor and private offices on the third floor, and the primary floor has a common area for ADA compliance, including restrooms, conference room and a lobby area.

Motion was made by Michael Broderick, and seconded by Holly Theuns to deny Certificate of Appropriateness 19-57 for a new dormer.

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

Passed

7. NEW BUSINESS

a. Administratively Approved Certificates of Appropriateness - August 2019

Mr. Broderick suggested a full overview be done when the Galleria building signage application comes in, because there is a lot of temporary signage that is no longer temporary and there is permanent signage that has not been approved.

8. COMMENTS FROM THE PUBLIC

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Kris Einstein, resident, stated that Mainstreet Downtown has a sign facade grant matching up to 50% up to \$1,000.

9. CONSIDERATION OF ABSENCES

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the absence of Mr. Sampson.

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

Passed

10. ADJOURNMENT

Historic Preservation Board

6. a.

Meeting Date: 10/28/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-60 - New Exterior Doors and Siding - 207 Avenue D

LOCATION

207 Avenue D (Parcel ID: 2403-705-0116-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Siding replacement:
Approval
Door replacement:
Denial/Approval with Condition

Attachments

staff report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/23/2019

Started On: 10/21/2019 04:37 PM



HISTORIC PRESERVATION BOARD : PUBLIC HEARING

OCTOBER 28, 2019

COA 19-60

Owner/Applicant

Maxwell Rudd

Representative

Remnant Construction

Location

207 Avenue D

Parcel

2403-705-0116-000-3

Historic Status

Contributing structure in the
 Edgar Town Historic District

Requested Action

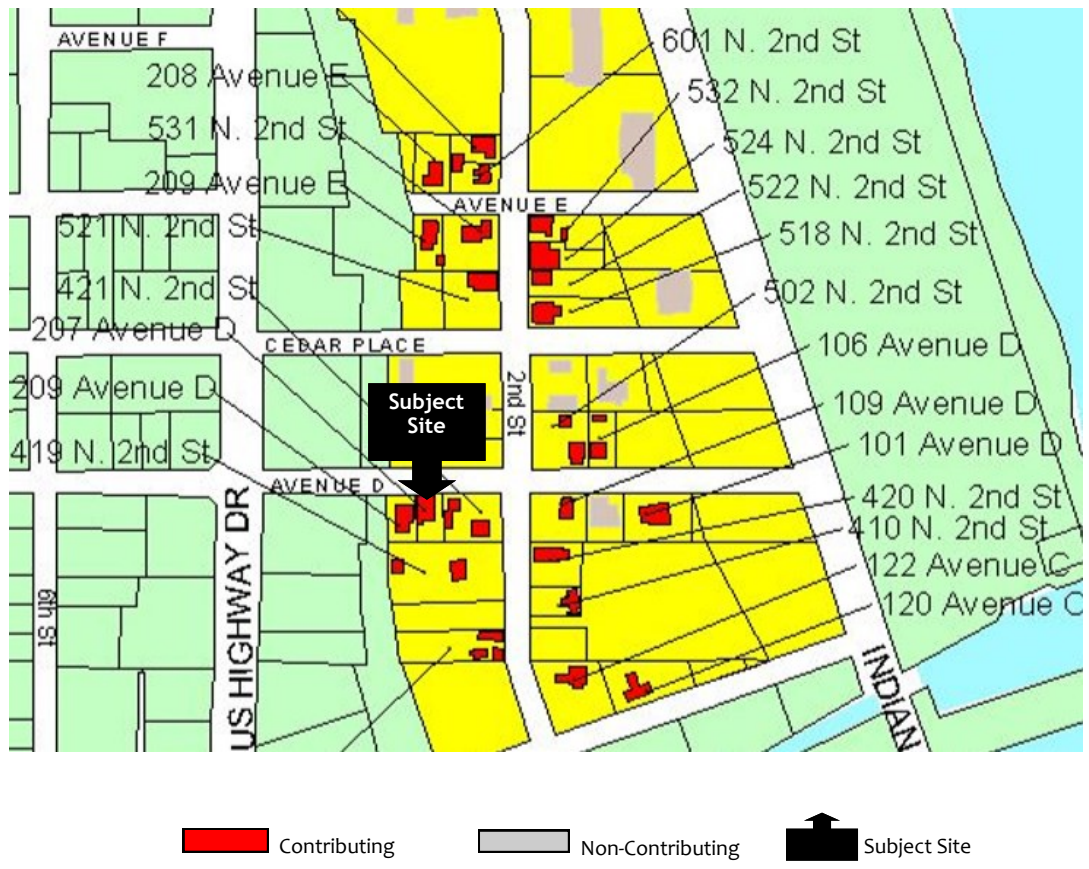
Consideration of approval for
 replacement of siding and three
 doors.

Recommendations

Siding replacement:
 Approval
 Door replacement:
 Denial/Approval with Condition

Staff

Maria Lewicka, AICP
 Historic Preservation Planner



Background

This one story wood Frame Vernacular structure is characterized by rounded bevel wood siding, a pyramidal hip roof with exposed rafters, a front porch with square, tapered columns and steeply tapered piers sheathed in the wood siding.

The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1901. The Florida Master Site File for this structure indicates the year of construction as c. 1924.

Applicant Request

The applicant is requesting consideration of an approval for the following:

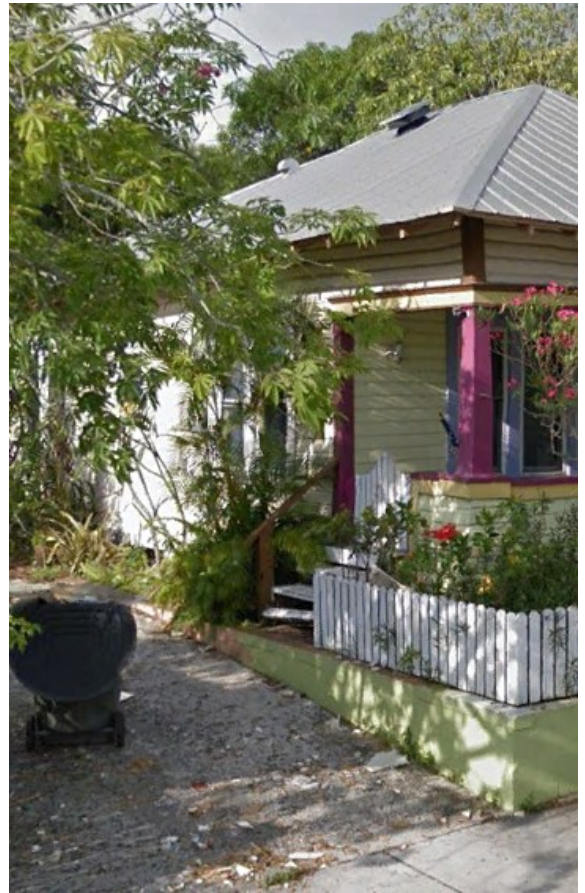
- Replacement of mixed, non-original, dilapidated and termite damaged siding with fibered cement lap siding to preserve existing aesthetics and decrease future rot and termite infestation.
- Replacement of front kitchen and utility room external doors.



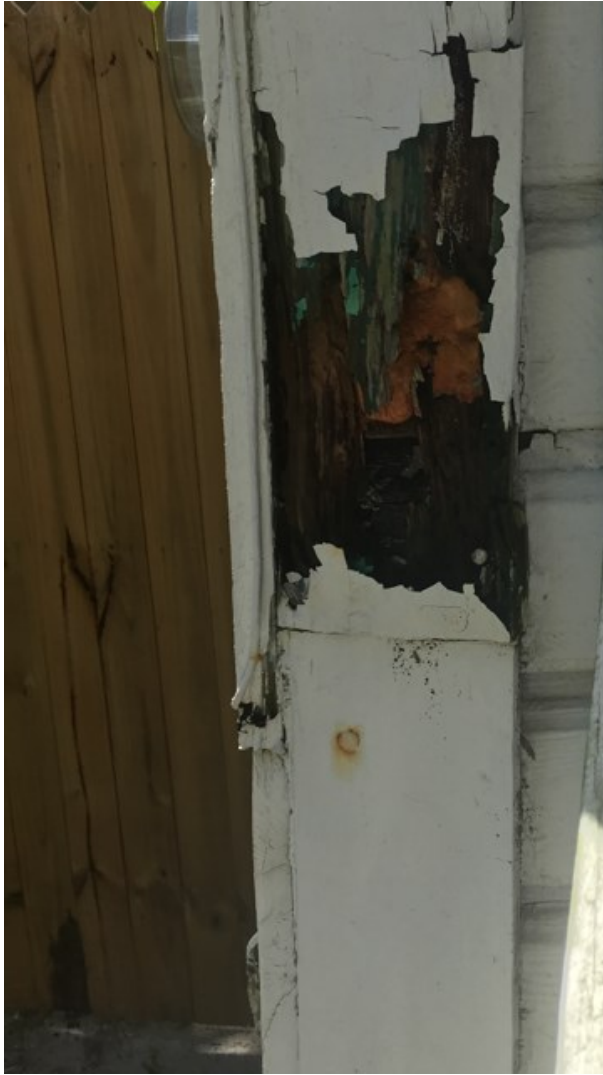
Building Location—Aerial Photo



Front/Avenue D Facade



Rear Yard



Existing —damaged siding.
Pictures provided by the Applicant.



Mixed matched siding.

Pictures provided by the Applicant.



Doors proposed for replacement.

The 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.
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 submitted request conflicts with Secretary of Interior’s Standards 2 and 9 as it seeks to remove distinct features and materials from the historic structure and utilize replacements that are different in design, texture, and material. However, the Secretary of the Interior’s 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”. The existing siding is only partially original as many parts were already replaced. Currently all siding is damaged and deteriorated to a point which necessitates replacement. The existing doors have decorative elements (as shown on the provided pictures) which should be retained, repaired and preserved as they define the historic character of the building. The plain, contemporary doors proposed as replacements do not have the same architectural complexity or charm.

Staff Recommendation

Staff recommends that the Historic Preservation Board:

- Approve the replacement of the siding as proposed.
- Deny the replacement of the doors as proposed, or approve the replacement with the condition that replacement doors will match the existing doors in design, color, features and material.



Proposed siding—color off-white



RECEIVED

SEP 14 2019

COA# 19-60

CITY OF FORT PIERCE
PLANNING ZONING

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 207 Avenue D, Ft. Pierce, FL 34950

Parcel ID #: 2403-705-0116-000-3

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)
Name(s): MAXWELL RUDD

Mailing Address: 207 Avenue D, Ft. Pierce, FL 34950

Phone Number(s): 551-579-3011 Email: maxwell.rudd@yahoo.com

Applicant

Name(s): SAME AS ABOVE

Mailing Address: 201 S. 2nd St. Suite 207, Ft. Pierce, FL 34950

Phone Number(s): _____ Email: _____

Representative

Name(s): Remnant Construction

Mailing Address: 201 S. 2nd St. Suite 207, Ft. Pierce, FL 34950

Phone Number(s): 772-577-5850 Email: bnobile@remnantconstruction.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, Maxwell Rudd as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

X [Signature]
Signature of Owner

9/13/2019
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) Replace mixed matched non-original siding with
 Other (describe) hardie plank fibered cement lap siding.

Please provide a detailed description of the proposed work to be performed: To remove delapidated
existing non cohesive wood siding (termite and rot damage) with
fibered cement lap siding to keep existing aesthetics and decrease
future rot and termite infestation. Replacement of 3 Doors
Front, kitchen, utility room.

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.

From: Byron Garcia
Sent: Monday, September 16, 2019 12:32 PM
To: Maria Lewicka
Subject: 207 Ave D Siding Replacement

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





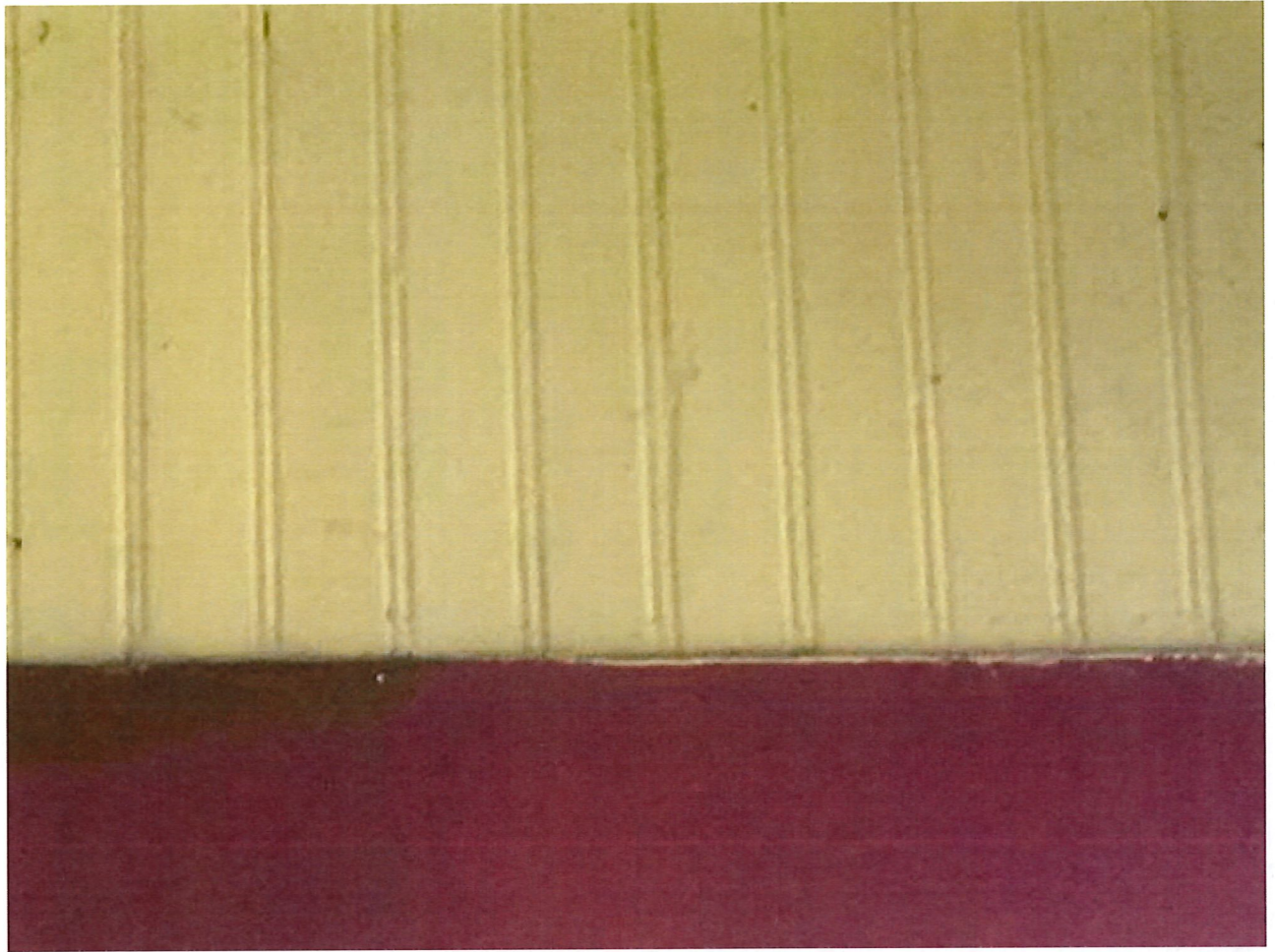










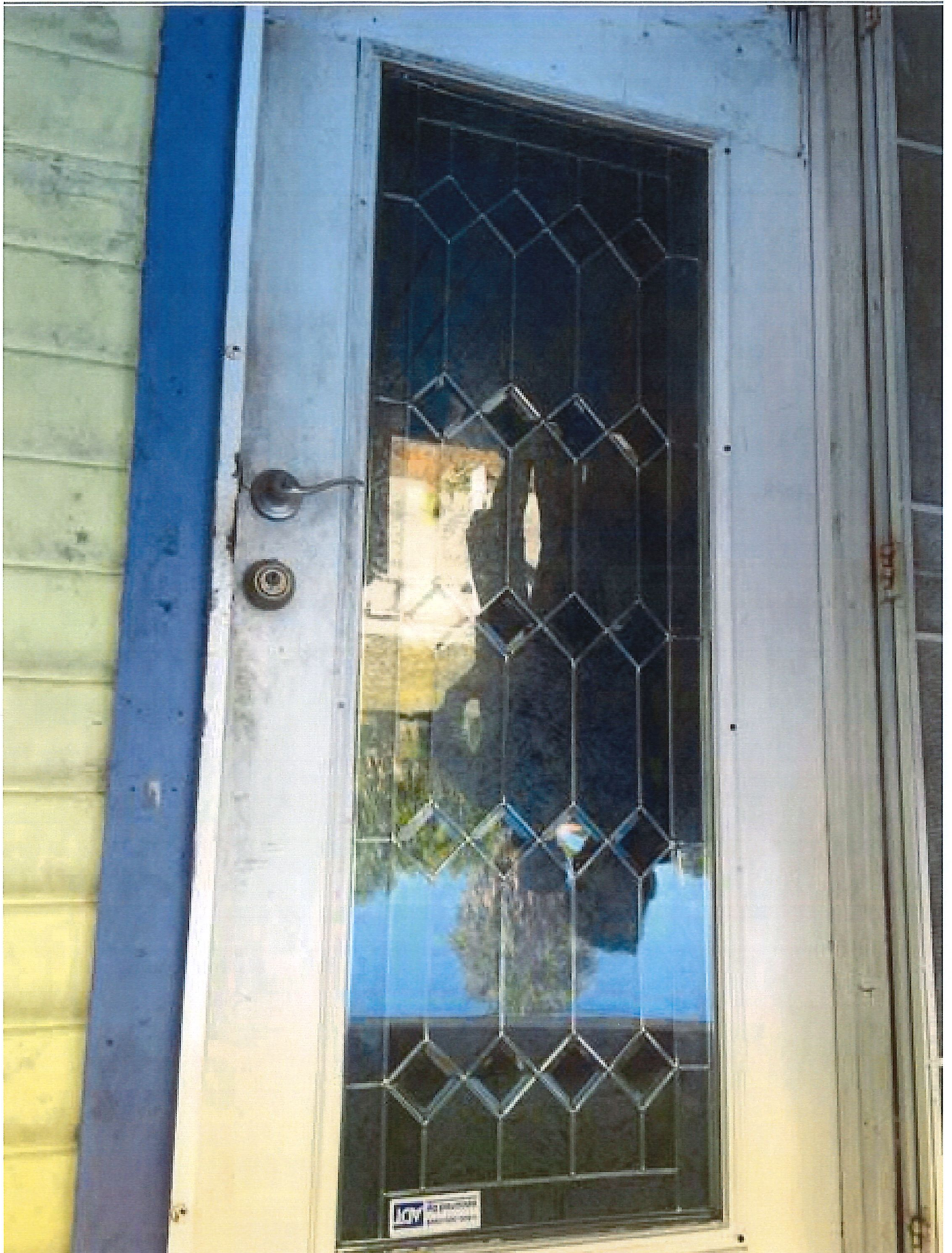






Sent from my iPhone

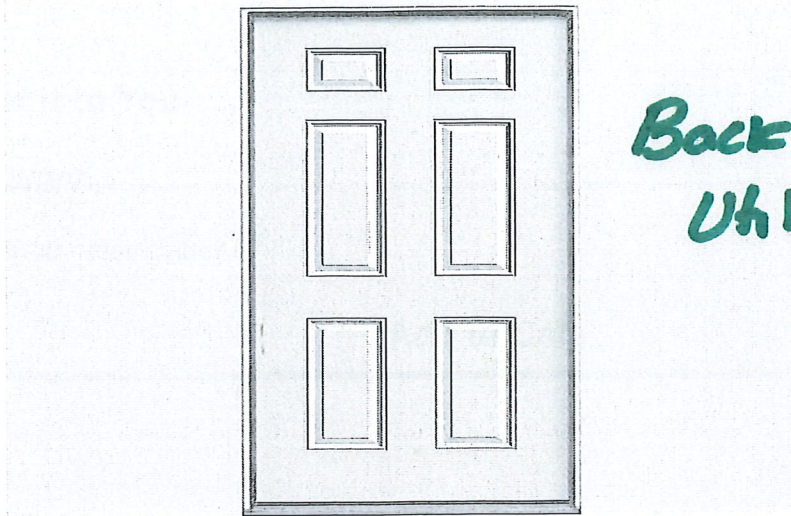




LOWE'S
KITCHEN & BATH
RENOVATIONS



Internet #202768870 Model # 45692



Back Door
Utility Room

Save to Favorites

Masonite

36 in. x 80 in. 6-Panel Left Hand Inswing Primed White Steel Prehung Front Exterior Door with Vinyl Frame

★★★★★ (1) Write a Review

\$342³²

OR

\$58⁰⁰ per month* suggested payments with
6 months* financing on this \$342.32 purchase*.

Apply for a Home Depot Consumer Card

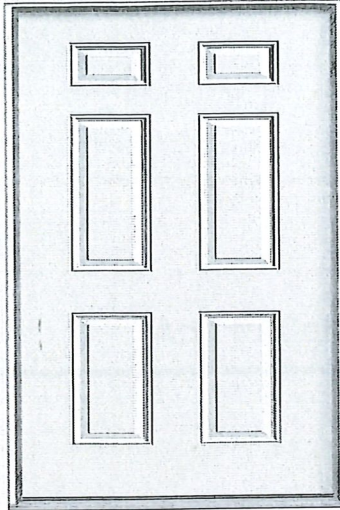
Quantity

Not in Your Store - We'll Ship It There

Available for pickup
October 29 - November 1

We'll send it to Ft Pierce for free pickup

Add to Cart



Back Door
Kitchen

Save to Favorites

Masonite

36 in. x 80 in. 6-Panel Left Hand Inswing Primed White Steel Prehung Front Exterior Door with Vinyl Frame

★★★★★ (1) Write a Review

\$342³²

OR

\$58⁰⁰ per month* suggested payments with
6 months* financing on this \$342.32 purchase*.

Apply for a Home Depot Consumer Card

Quantity

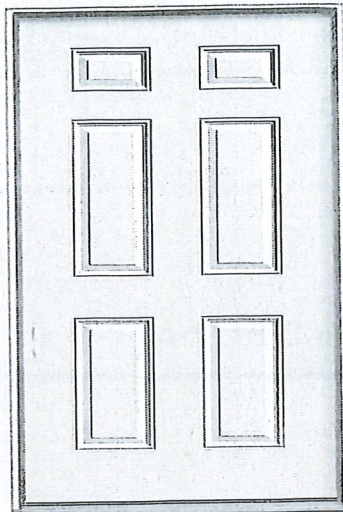
Not in Your Store - We'll Ship It There

Available for pickup
October 29 - November 1

We'll send it to Ft Pierce for free pickup

Add to Cart

Internet #202768870 Model # 45692



FRONT Door

Save to Favorites

Masonite

36 in. x 80 in. 6-Panel Left Hand Inswing Primed White Steel Prehung Front Exterior Door with Vinyl Frame

★★★★★ (1) Write a Review

\$342³²

OR

\$58⁰⁰ per month* suggested payments with 6 months* financing on this \$342.32 purchase*.

Apply for a Home Depot Consumer Card

Quantity

Not in Your Store - We'll Ship It There

Available for pickup
October 29 - November 1

We'll send it to Ft Pierce for free pickup

Add to Cart

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

Property Identification

Site Address: 207 Avenue D
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10C
 Zoning: Medium Den

Parcel ID: 2403-705-0116-000-3
 Account #: 16021
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Maxwell D Rudd
 207 Avenue D
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 13-H- LOT 3
 (MAP 24/10C) (OR 4238-255)

Current Values

Just/Market Value: \$125,500
 Assessed Value: \$64,607
 Exemptions: \$64,607
 Taxable Value: \$0



Total Areas

Finished/Under Air (SF): 957
 Gross Sketched Area (SF): 1,336
 Land Size (acres): 0.1
 Land Size (SF): 4,300

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
Feb 28, 2019	4238 / 0255	0001	WD	Henriques William D	\$150,000
Apr 6, 2001	1394 / 2590	XX01	WD	Ashton Dana M	\$0
Apr 6, 2001	1381 / 1513	XX01	WD	Henriques William D	\$42,000
Aug 12, 1994	0915 / 0113	XX01	WD	Pete Smits	\$27,000
May 1, 1986	0503 / 2291	XX00	CV		\$21,000
Jan 1, 1974	0233 / 0328	XX00	CV		\$13,000

Building Information (1 of 1)

Finished Area: 957 SF

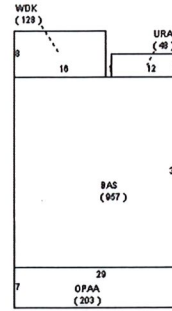
Gross Sketched Area: 1,336 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HC-	Year Built: 1901	Frame:
Grade: C-	Effective Year: 1990	Primary Wall: Pine Bd/Btn
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	957	957	124
OPAA	Open Porch Attached Average	203	0	72
URAA	Utility Room Attached Average	48	0	32
WDK	WOOD DECK	128	0	48

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 4'	1	29	1999
WOOD FEN 6'	1	190	2007

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$77,300					
Land:	\$48,200	2019	2008	0500	Homestead Exemption	\$25,000
Just/Market:	\$125,500	2019	2008	0550	Homestead Exemption over \$50,000	\$0
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$60,893	2019	2018	2100	Total & Permanent Service Connected Disability	\$34,607
Assessed:	\$64,607	2019	2018	2400	Veteran's Disability	\$5,000
Exemption(s):	\$64,607					
Taxable:	\$0					

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
2019	\$125,500	\$64,607	\$64,607	\$0
2018	\$97,800	\$63,403	\$63,403	\$0
2017	\$88,800	\$62,099	\$37,099	\$25,000

Permits

Number	Issue Date	Description	Amount	Fee
https://www.paslc.org/RECard/				

F01-000572	May 3, 2001	Heat and Air Conditioning	\$1,600	\$0
0700000127	May 7, 2007	Wood Fence	\$2,500	\$100
0800001516	Nov 25, 2008	Alterations/Remodeling	\$17,495	\$250
BP15-0663	Apr 1, 2015	Re Roof Permit	\$1,645	\$165
BP19-1245	Apr 22, 2019	Electric	\$2,400	\$0
BP19-1249	Apr 22, 2019	Air Conditioning Only	\$9,800	\$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. b.

Meeting Date: 10/28/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-61 - Sky Lights and Wheelchair Lifts - 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/Approval with Conditions/Denial

Attachments

staff report

Application

Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/23/2019

Started On: 10/21/2019 04:54 PM



HISTORIC PRESERVATION BOARD : PUBLIC HEARING

OCTOBER 28, 2019

COA 19-61

Owner

Boston House of Ft Pierce LLC

Applicant

Martin Mohr

Location

239 S Indian River Drive

Parcel

2410-803-0005-000-5

Historic Status

National Register-Listed

Requested Action

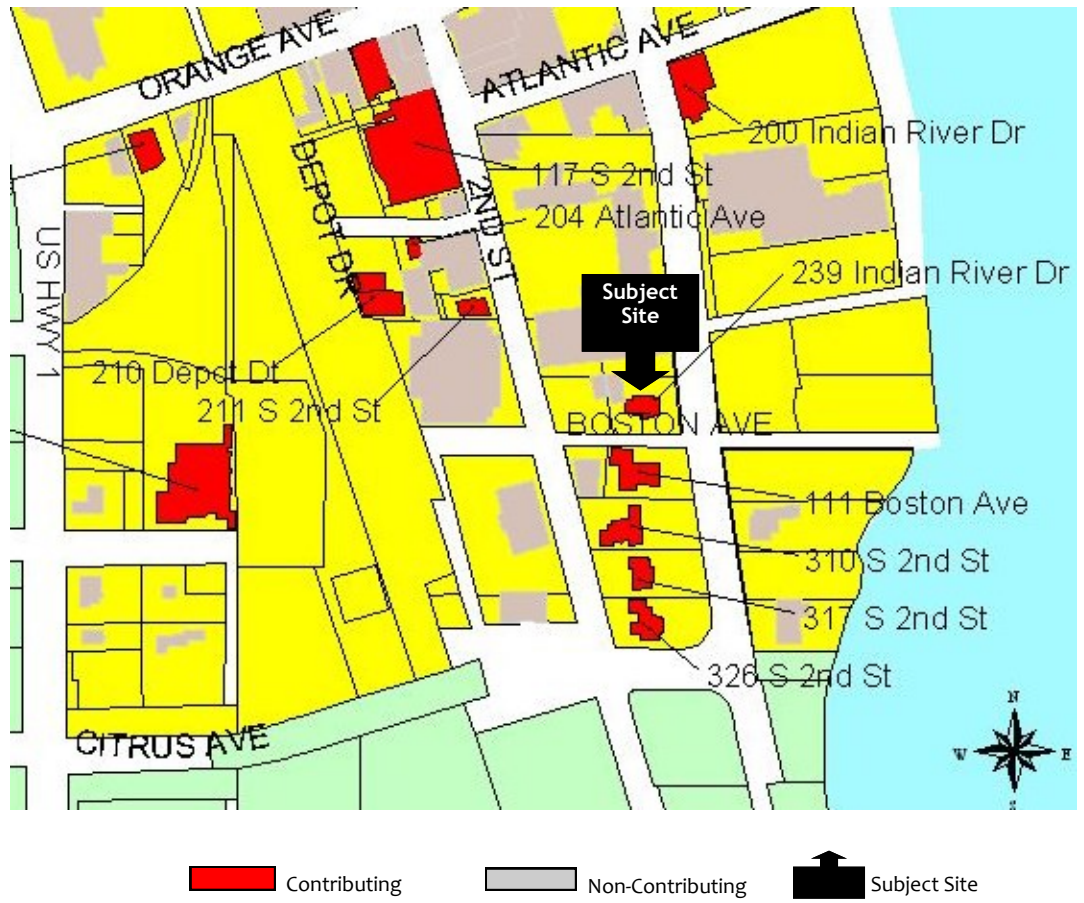
Consideration of approval for addition of two sky lights and two wheelchair lifts.

Recommendations

Approval/Approval with Conditions/Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner



Background

The Cresthaven/Boston House was completed in 1909 to the design of builder William T. Blanchard for W.T. Jones, the third Sheriff of St. Lucie County. The materials used to build the home were brought by train from Georgia. The original name Cresthaven was the name given to this elegant building was the Cresthaven. Unfortunately, Mr. Jones lost the house during the Great Depression of 1929. In the 1960's, the new owners restored the home and renamed it to the Boston House for its location on Boston Avenue. The Boston House was restored again in 1984 and repurposed for commercial use used as a law office.

The Boston House was listed on the National Register of Historic Places on April 11, 1985 and recognized for its unique mixture of Neo-classical Revival and Georgian Revival architecture. The subject structure is also recognized for its contribution 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 Cresthaven/Boston House.

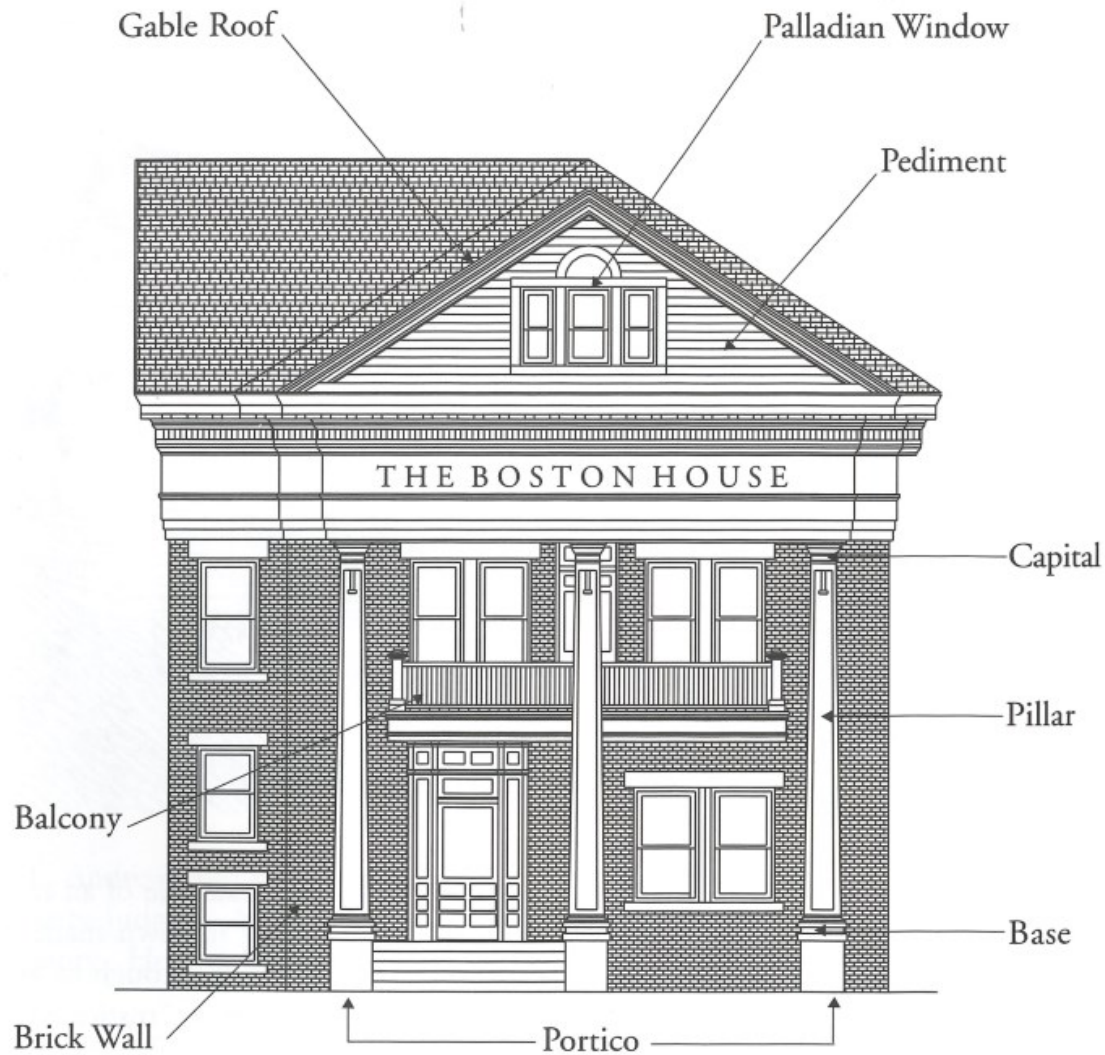
The Boston House is a large two-and-one-half-story red brick building. The building combines three intersecting gables with a hipped roof. Originally sheathed with cypress shingles, the roof covering was replaced with asphalt shingles in the 1950s. Fenestration of the Boston House is generally one-over-one,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



Front/Indian River Drive Façade



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 columns, gives the building a distinctly neo-Classical appearance. It is worth noting that the original columns were replaced in the 1920s after suffering damage during a hurricane. The Georgian influence in the building is evident by the brick construction and front portico. The Palladian window used as a focal point is particularly of particular interest for its association with the Georgian Revival style.



Recent COA Applications

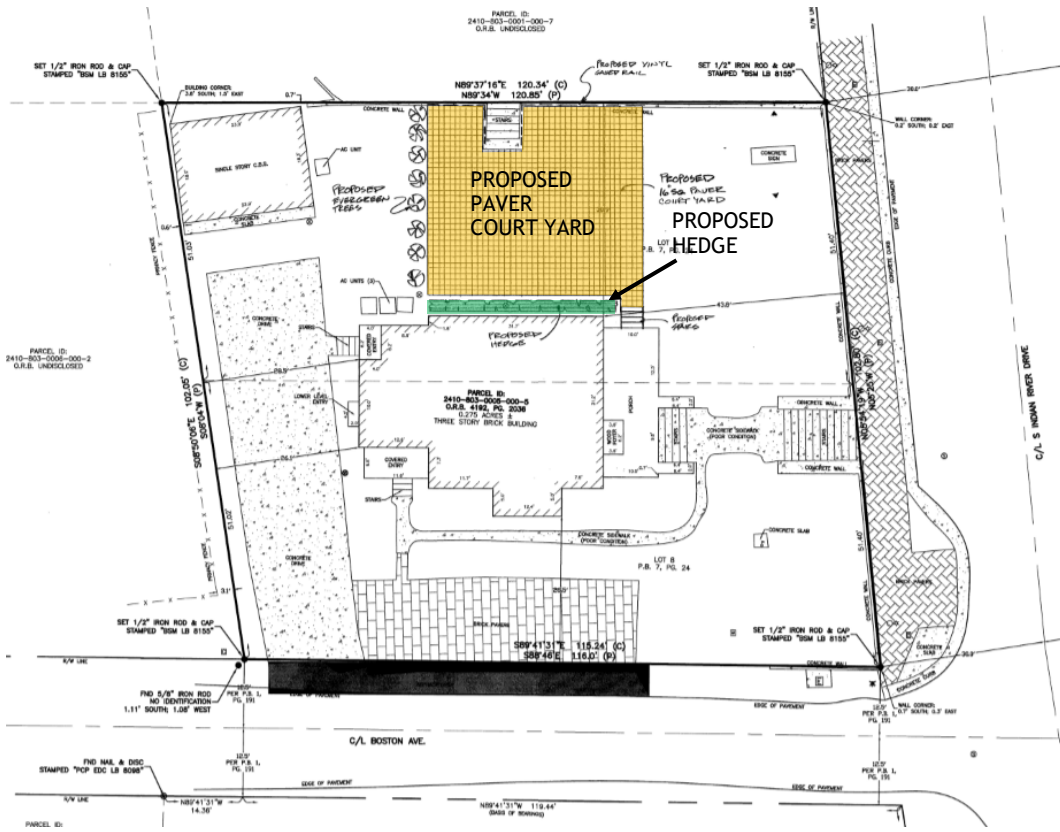
- 12/18/2018 The Historic Preservation Board approved COA 18-97, for replacement of all windows.
- 8/23/2019 The Historic Preservation Board approved part of the COA 19-53, to allow courtyard improvements and windows replacement with conditions and deny the proposed dormer addition
- 9/23/2019 Historic Preservation Board deny the COA Application for a new dormer with windows to the north side of the main roof.

Current Applicant Request

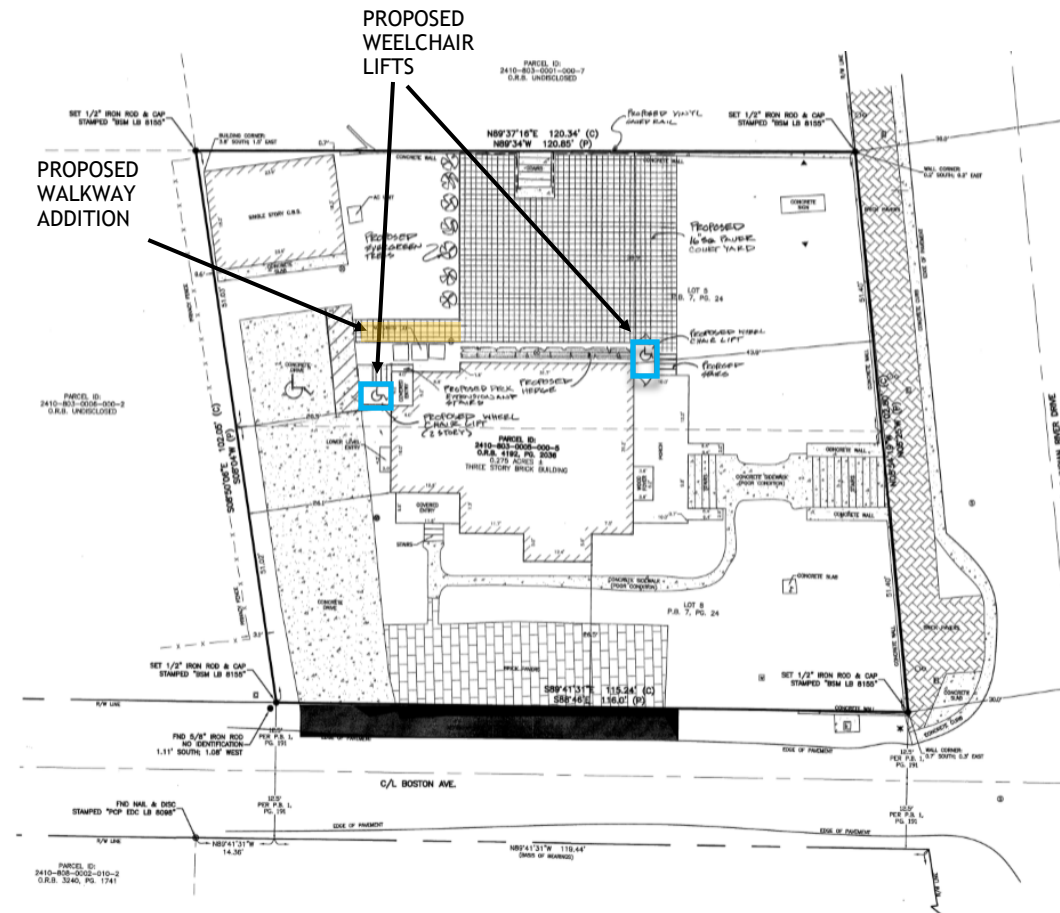
The applicant is requesting consideration of approval for the addition of two sky lights, two wheel chair lifts at the side and rear porches, and a walkway leading to the courtyard.



Building Location—Aerial Photo



Site Plan —
Approved



Site Plan —
Proposed
Improvements



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



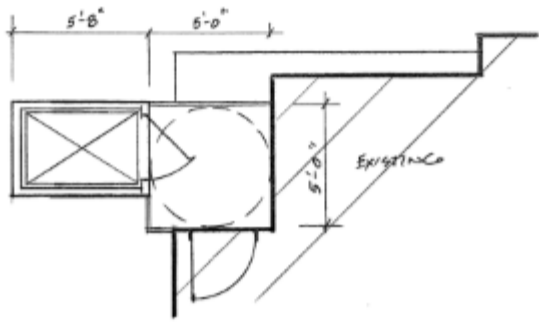
EXISTING RIGHT SIDE ELEVATION 1/4"

Existing Right Side Elevation

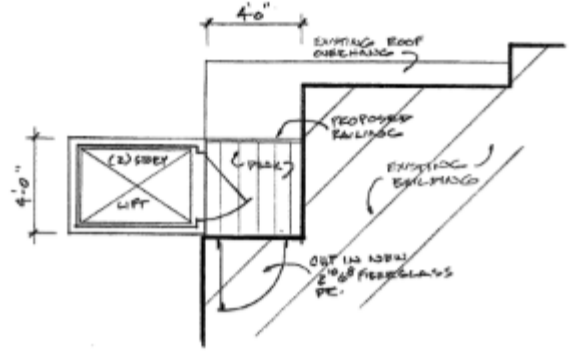


PROPOSED RIGHT SIDE ELEVATION 1/4"

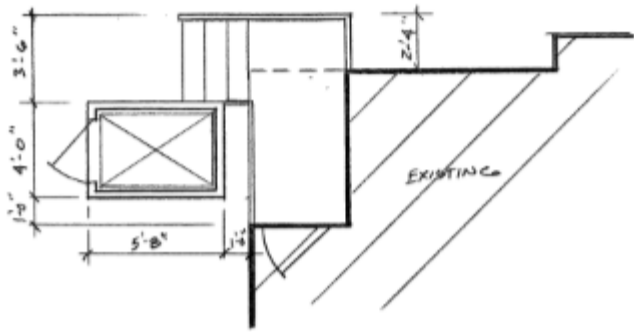
Proposed Right Side Elevation



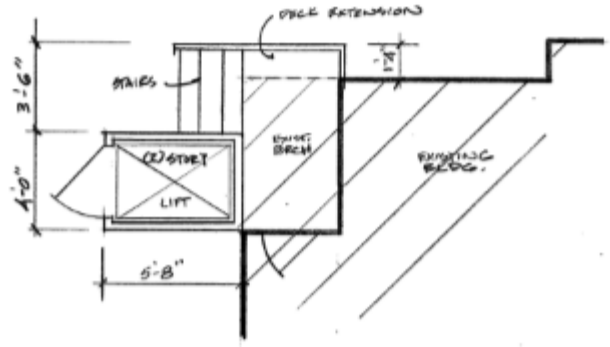
ALT. SECOND FLOOR PLAN
1/4"



PARTIAL SECOND FLOOR PLAN
1/4"



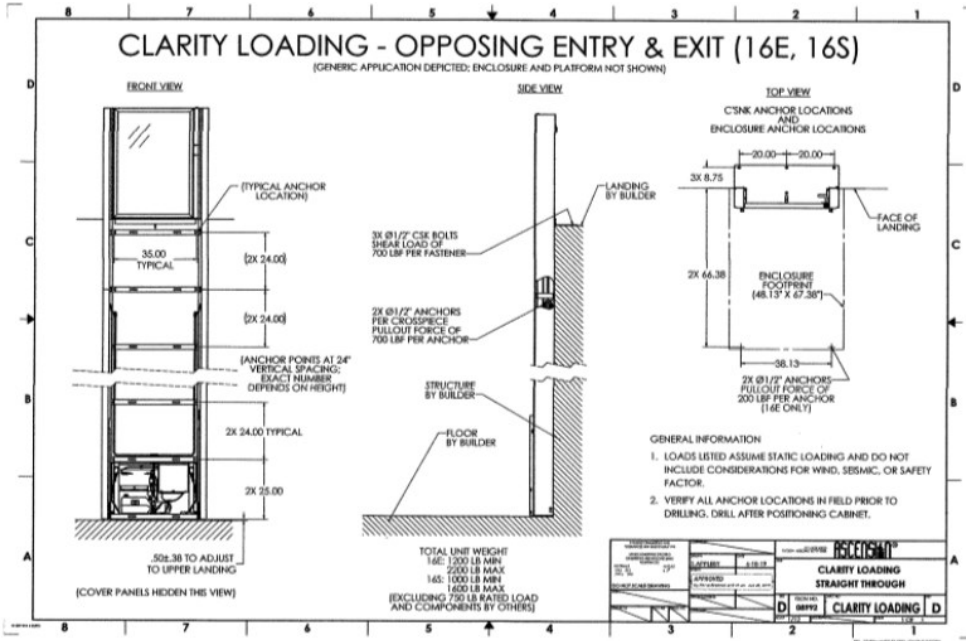
ALT. FIRST FLOOR PLAN
1/4"



PARTIAL FIRST FLOOR PLAN



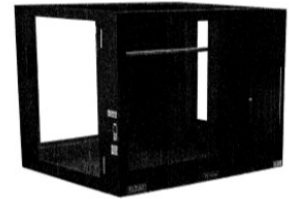
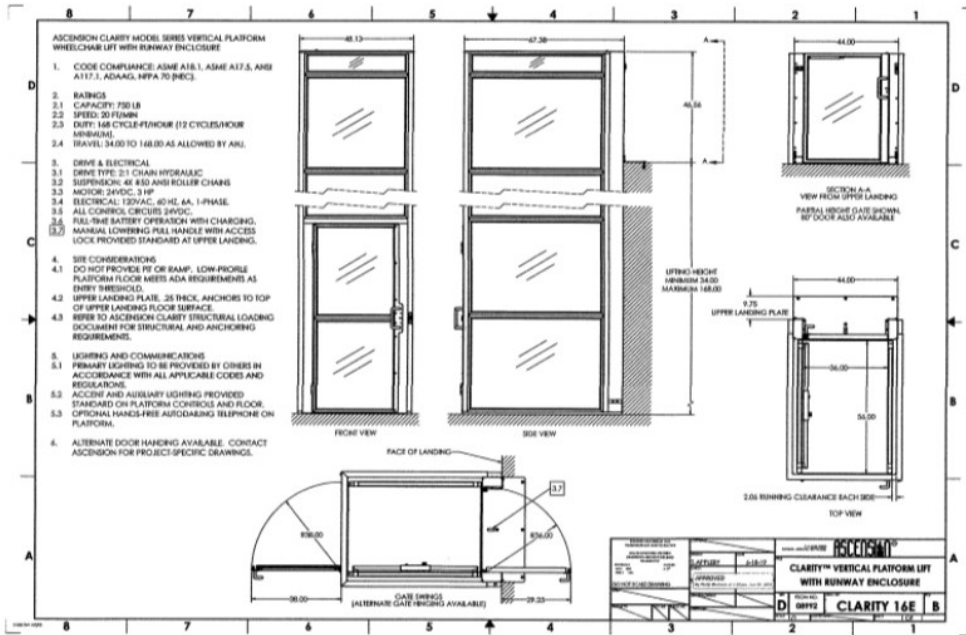
Front and Rear Elevations of the building which will be altered by the proposed wheelchair lifts



Clarity

Rise Height: 34 to 168 inches
 Lifting Capacity: 750lbs
 Lift Footprint: 48" wide x 68" long
 Fully Enclosed
 Landing Side Machine Cabinet

Proposed Rear Lift



Protégé

Rise Height: Up to 42 inches
 Lifting Capacity: 900lbs
 Lift Footprint: 48" wide x 61" long
 Available in Permanent and Portable Versions

Proposed Front Porch Lift

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.
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 walkway from the courtyard will improve circulation, handicap accessibility and overall function and appearance of the property and meets the Secretary of Interior's Standard 2 and 9. As to the current proposal to install two skylights on the north side of the main roof, in the Florida Model Guidelines for Design Review recommend avoiding "changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public rights-of-way". Additionally, the Secretary of the Interior Standards do not recommend "changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse)". However, if the alternations or additions are necessary to accommodate a new use, the Secretary of the Interior Standards recommend designing rooftop additions, including skylights so that 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.

The Boston House roof is a highly visible component of this historic building. It is an integral part of the building's overall design and a primary feature defining its architectural style and should be preserved in the course of rehabilitating the building. In addition, the historic properties are not exempt from the Americans with Disabilities Act (ADA) and must comply with its regulations. However, as with other alternations, historic properties can generally be made accessible while preserving their architectural character through careful planning and sensitive design. All options for accessibility should be evaluated. The compliance with accessibility should be achieved in such a manner that character-defining spaces, and features are preserved or impacted as little as possible. A reasonable balance between safe access and preservation of historic building should be found. Lifts should be installed on the secondary, exterior elevations as inconspicuously as possible.

Staff Recommendations

Staff recommends are as follows:

1. Approval of the proposed paver walkway, as proposed.
2. Denial of the skylights addition or approval with the following conditions:
 - The applicant will present evidence (floor plan), showing that installation of additional skylights is absolutely necessary for the adequate functioning of the third floor.
 - The applicant will present the design of the skylight including materials to demonstrate the skylight will be inconspicuous and minimally visible.
3. Approval of one wheelchair lift:
 - The applicant will present evidence showing that installation of two story wheelchair lift is absolutely necessary for the functioning of the second floor.
 - The one story lift if handicap access to the second floor is not required.

Two wheelchair lifts should be approved only if accessibility of the second floor is required and the presented floor plan will show that inside connection from the rear lift to the front part of the first floor is impossible.

Note: Additional door will be required to serve the second story lift.



Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 239 S, INDIAN RIVER DR.

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: SHELLY N JOHN 90@GMAIL.COM

Applicant
Name(s): MARTIN MOHR PRESIDENT

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

Phone Number(s): 678-517-7493 Email: SHELLY N JOHN 90@GMAIL.COM

Representative
Name(s): MIKE MENARD w/ ARCHITECTONIC INC.

Mailing Address: 306 DELAWARE AVE FT PIERCE FL 34950

Phone Number(s): 772 460-7751 Email: MMENARD@ARCHITECTONICINC.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

9/5/19
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

X LIFT

Window(s)

Signage

Shutter(s)

Porch

X SKYLIGHTS

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) ADD WHEEL CHAIR LIFTS

Other (describe) ADD SKY LIGHTS

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

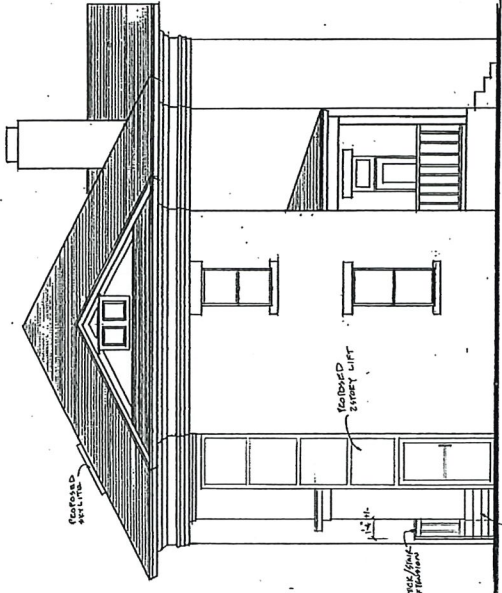
ADD WHEEL CHAIR LIFT @ FRONT & REAR PORCHES
ADD WALK WAY FROM COURTYARD & INSTALL
SKY LIGHTS

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

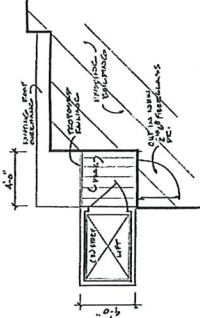
Will the proposed work require a Zoning Variance? No Yes, Code Section(s):

Application Requirements

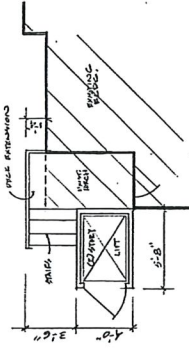
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - > Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - > Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the 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.



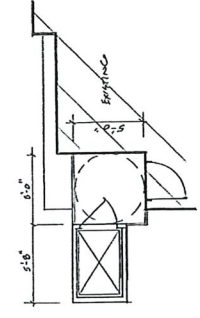
PROPOSED REAR ELEVATION 1/4"



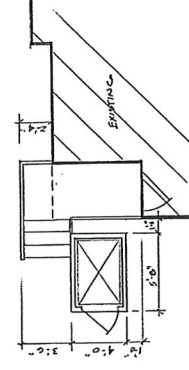
PARTIAL SECOND FLOOR PLAN 1/4"



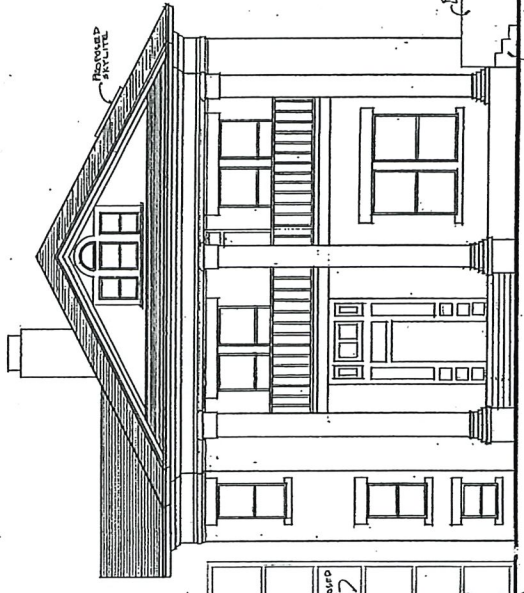
PARTIAL FIRST FLOOR PLAN 1/4"



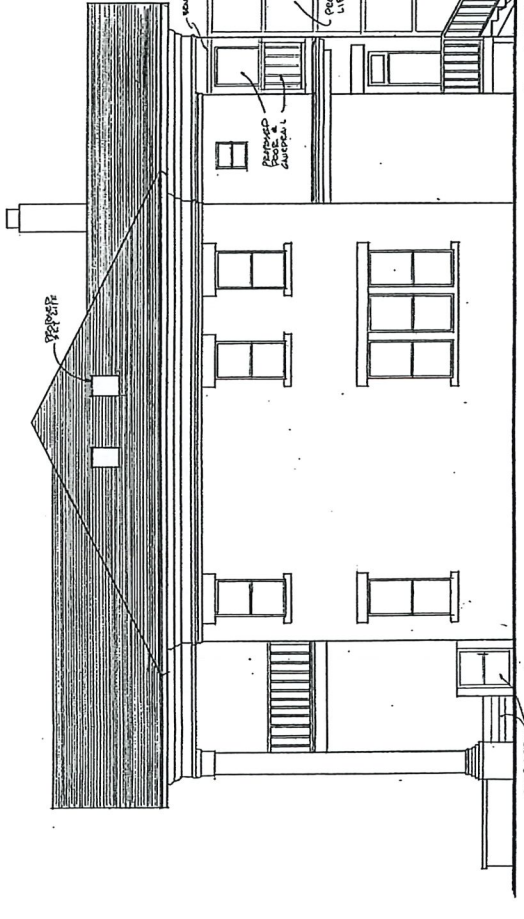
ALT. SECOND FLOOR PLAN 1/4"



ALT. FIRST FLOOR PLAN 1/4"



PROPOSED FRONT ELEVATION 1/4"



PROPOSED RIGHT SIDE ELEVATION 1/4"













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

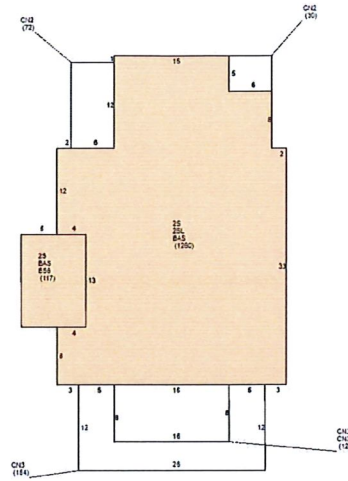
Gross Sketched Area: 4,673 SF

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

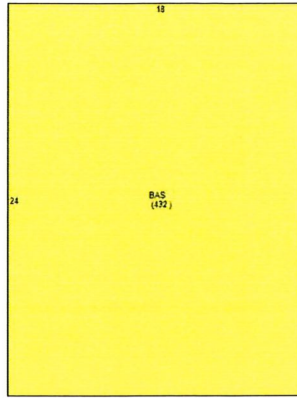
Interior Data

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. c.

Meeting Date: 10/28/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-62 - New Garage, Front Porch, Fence and Remodeling - 410 N. 2nd Street. Variance from City Code Section 22-28.1(d)(2), Section 22-28.1(e)(3) and Section 22-28.1(e)(4)a.5.

LOCATION

410 N 2nd Street (Parcel ID: 2403-705-0113-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval/Denial/
Postponement

Attachments

staff report
Application
Variance Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/23/2019

Started On: 10/21/2019 05:12 PM



OCTOBER 28, 2019

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 19-62

Owner

Douglas & Linda Granfield

Applicant

Douglas Granfield

Location

410 N 2nd Street

Parcel

2403-705-0113-000-2

Historic Status

The subject residence is a contributing structure located in the Edgar Town Historic District

Requested Action

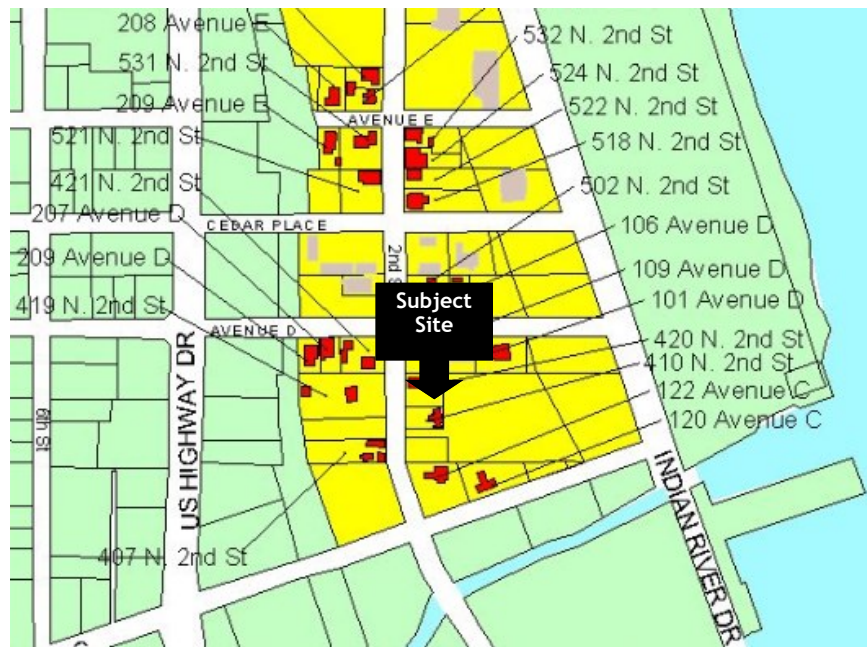
Consideration of an approval for the construction of a new garage and porch and remodeling of the residence combined with a variance to deviate from City Code Section 22-28.1(d) (2) and Section 22-28.1(e)(4) a.5.

Recommendation

Approval/Denial/
Postponement

Staff

Maria Lewicka, AICP
Historic Preservation
Planner



Contributing



Non-Contributing



Subject Site

Background

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

The subject building is a one-story Frame Vernacular residential home. Notable architectural features include a cross-gable roof, front porch, drop siding exterior wall fabric, and 1/1 double-hung sash windows. This building has retained some of its original architectural integrity.



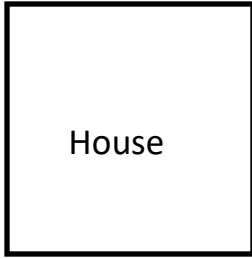
Aerial View of the Site



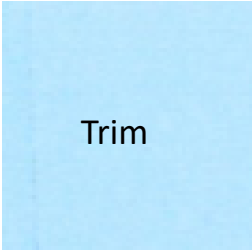
Street View of the Site

Applicant Request

The applicant is requesting consideration of an approval for the construction of a new garage, front porch and three (3) foot high fence, and remodeling of the existing house located on a designated historic site at 410 N 2nd Street. The requested additions require two variances. The first variance is to deviate from City Code Section 22-28.1(d)(2) Dimensional Standards, which requires minimum depth of the side yard to be five (5) feet, whereas the proposed depth of the side yard is 4.9 feet. The second variance is to Section 22-28.1(e)(3) and Section 22-28.1(e)(4)a.5. which permits detached garages only within rear yards. The proposed garage is located within a front yard. The proposed interior remodeling includes replacement of the windows, doors, siding and roof, bathroom addition and converting the existing bathroom into a screened porch.



House

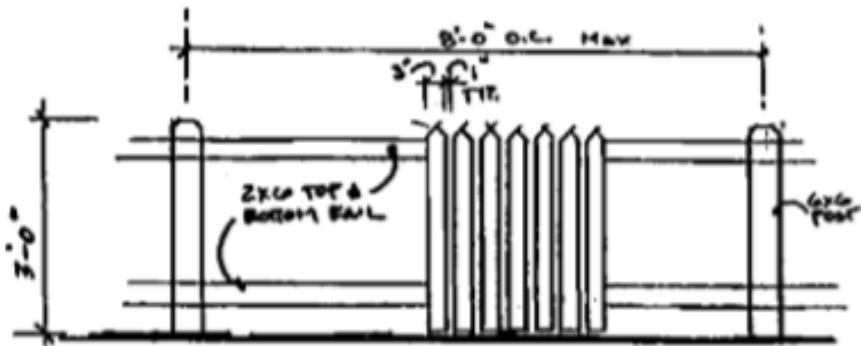


Trim

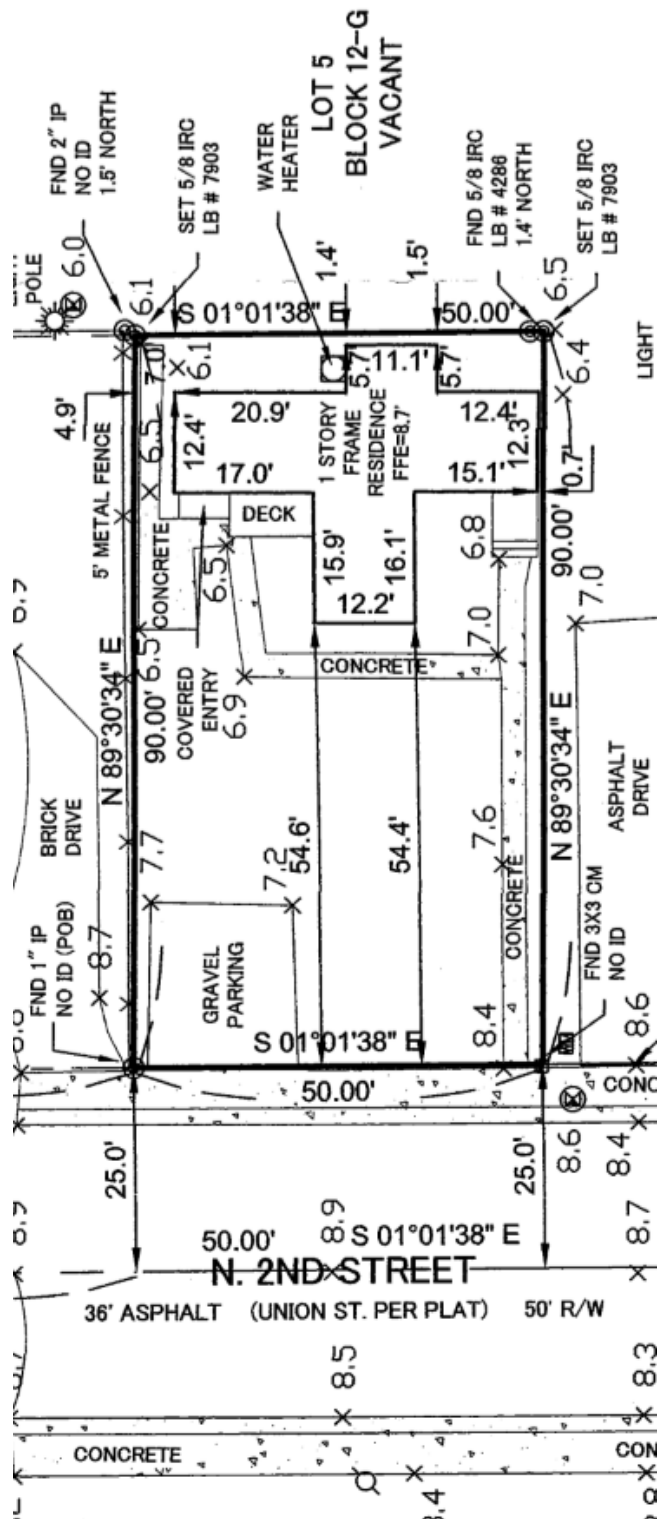


Doors

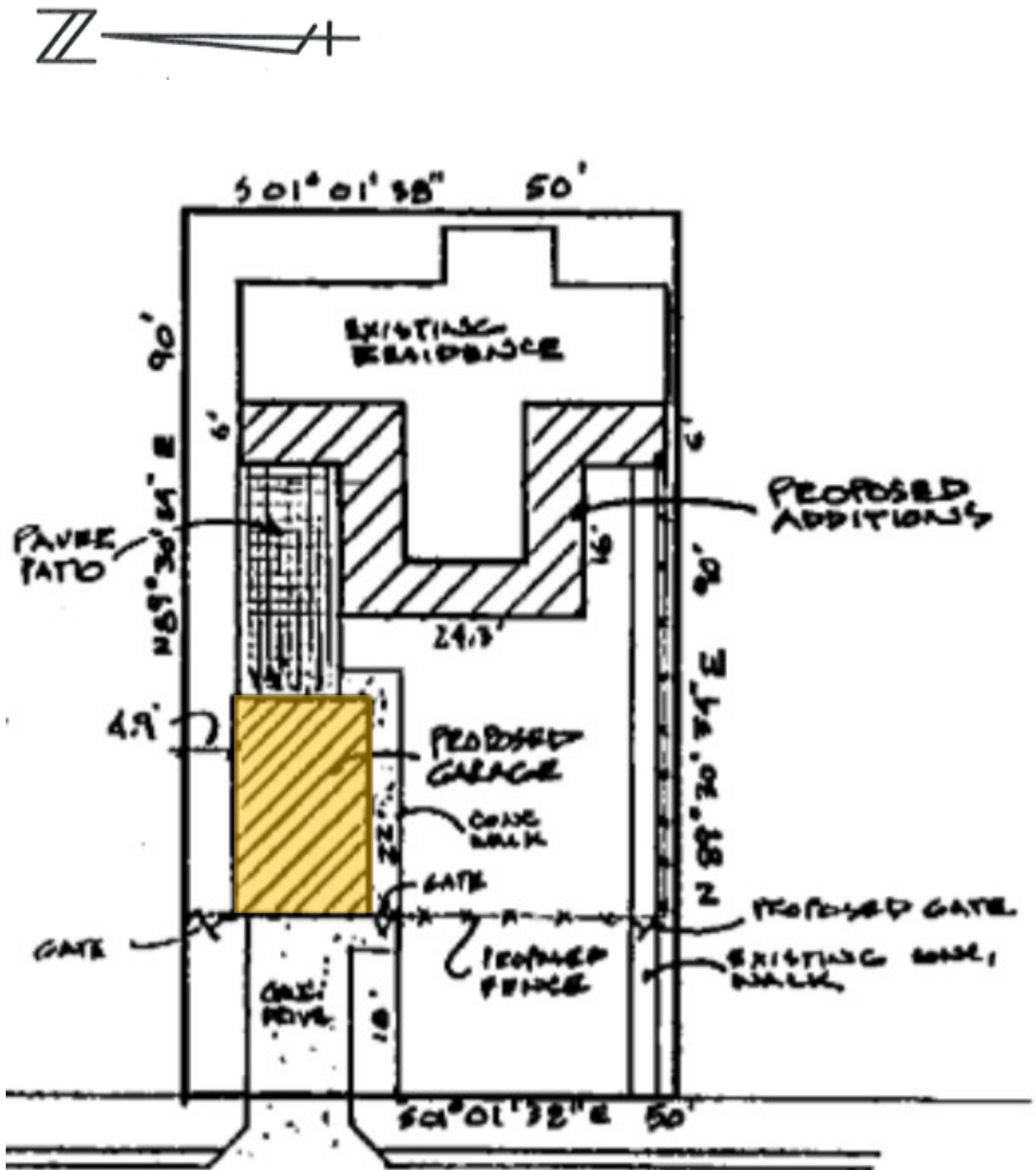
Proposed Paint Colors



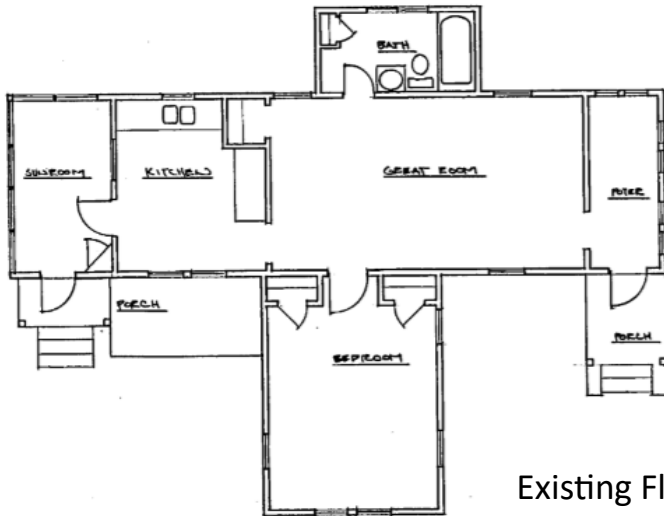
Proposed Picket Fence Detail



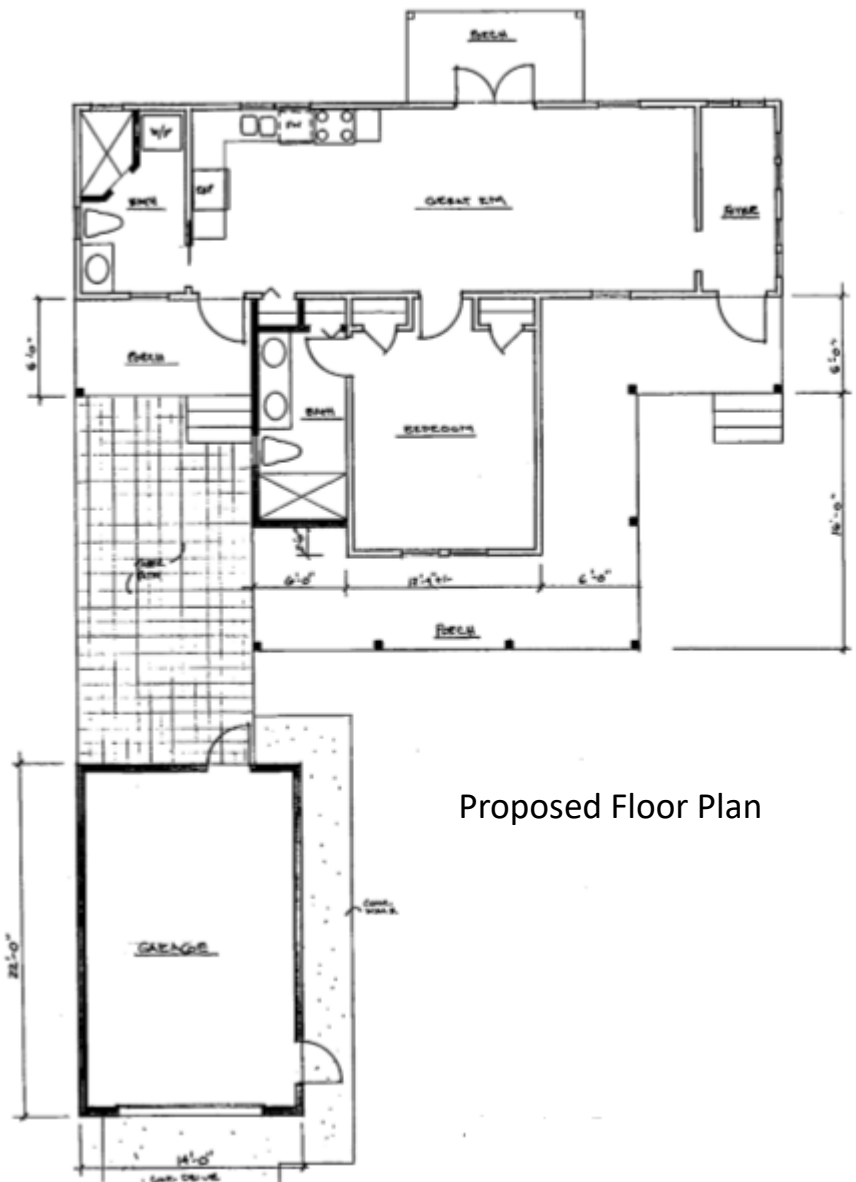
Existing Site Plan



Proposed Site Plan



Existing Floor Plan

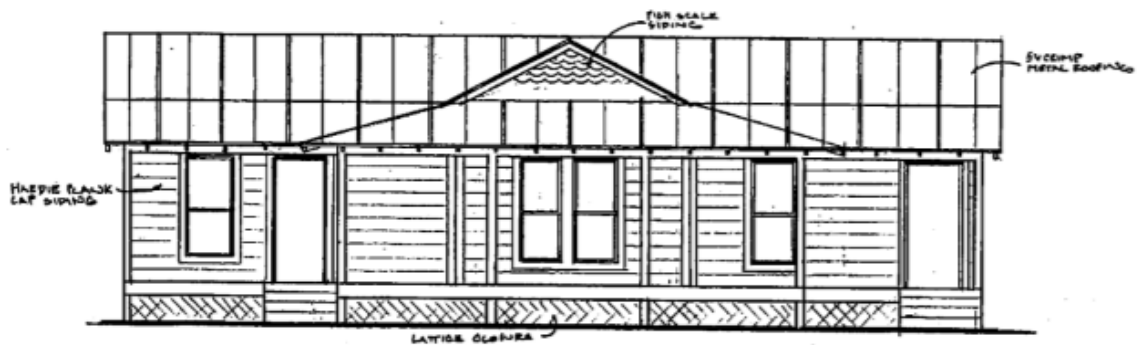


Proposed Floor Plan



FRONT ELEVATION
(EXISTING)

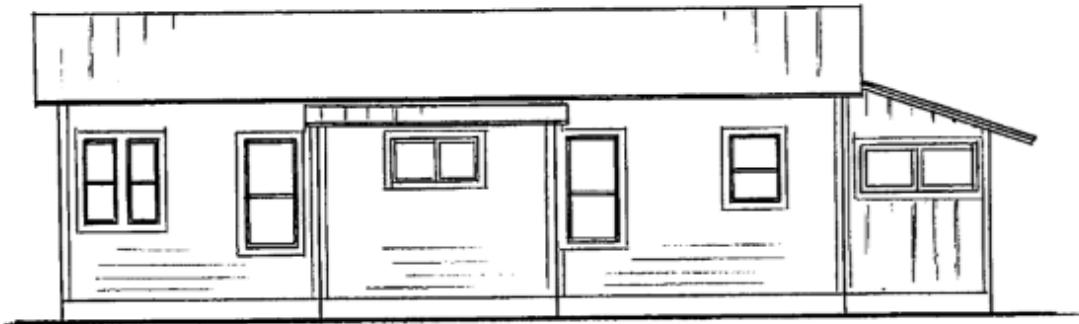
1/4"



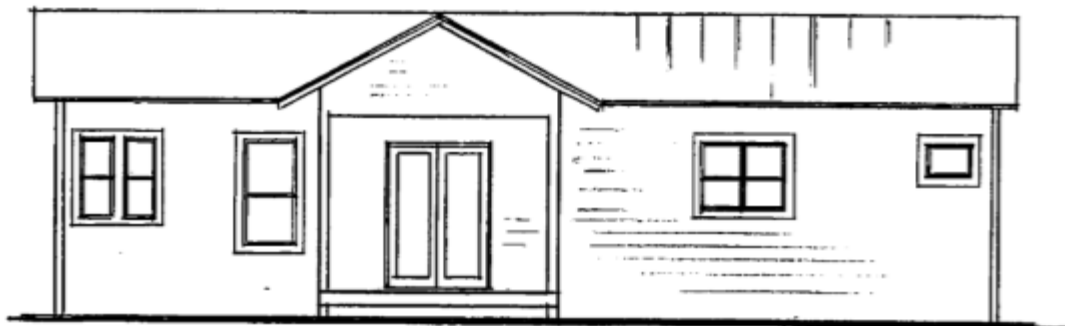
FRONT ELEVATION
(PROPOSED)

1/4"

Existing and Proposed Front Elevations



REAR ELEVATION
(EXISTING) 1/4"

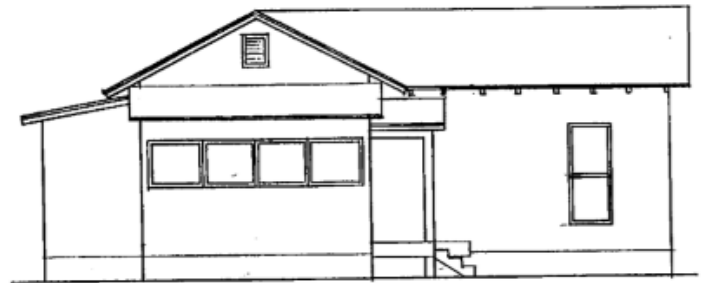


REAR ELEVATION
(PROPOSED) 1/4"

Existing and Proposed Rear Elevations



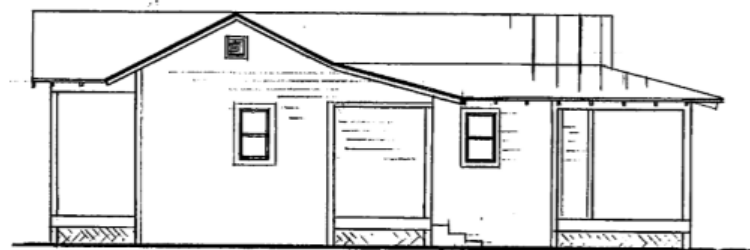
RIGHT SIDE ELEVATION
(EXISTING) 1/4"



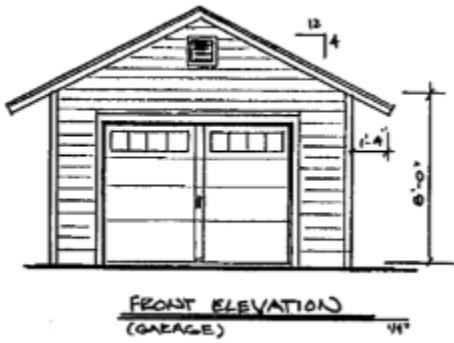
LEFT SIDE ELEVATION
(EXISTING) 1/4"



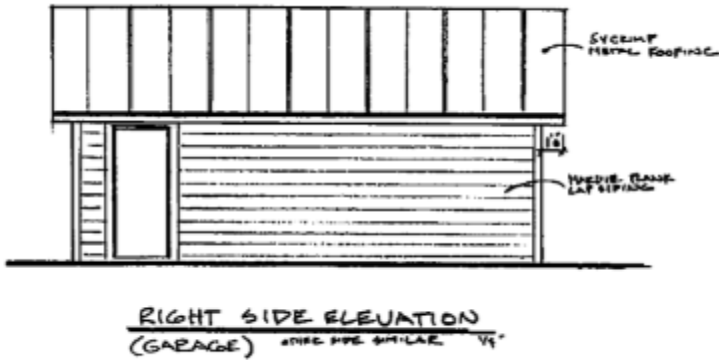
RIGHT SIDE ELEVATION
(PROPOSED) 1/4"



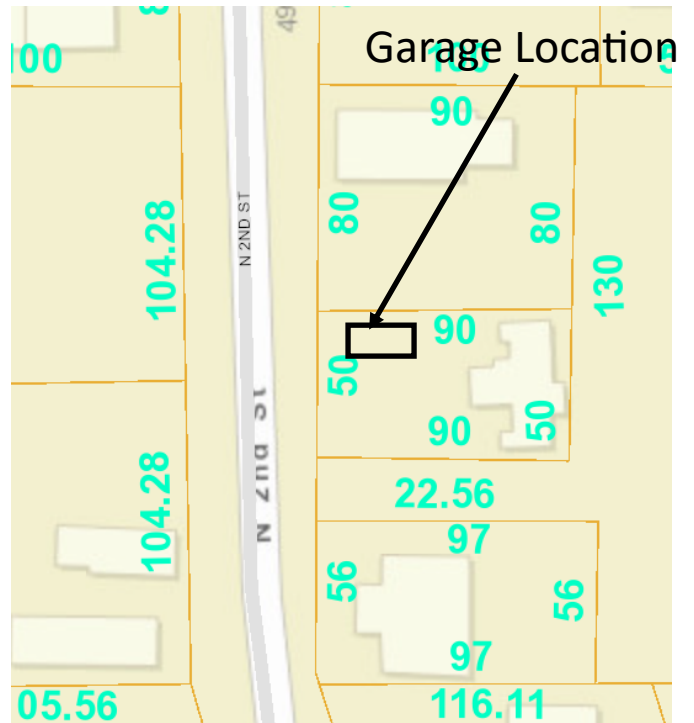
LEFT SIDE ELEVATION
(PROPOSED) 1/4"



East Side of the N 2nd Street



Elevations of the Proposed Garage



Variance Criteria/Applicant Response/Staff Comments

In order to determine whether the request for the Variances meet all the criteria in Section 22-108 of the City Code the applicant provided responses 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.**

***Applicant:** The existing structure encroaches in the setbacks and cannot be moved. The additions and renovations will not increase the encroachments. Also due to the location of the existing structure the garage has to be located in front of the residence.*

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

***Applicant:** The zoning ordinances or lot separations have changed since the residence was originally constructed creating the encroachments.*

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.**

***Applicant:** If the variance is not approved the residence will not be able to have a covered porch to enjoy the great outdoors or garage for storage and vehicle parking, which is a need for all residences especially for a residence of this size and location.*

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

***Applicant:** The variances are reduction to the north side setback to 4.9', the south side setback to .7', the rear setback to 1.4' and construct detached garage in the front yard.*

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

***Applicant:** The structure is currently encroaching in the setbacks and in need of repair the proposed renovations and additions will match the existing structure and not make further encroachments than what is already existing.*

City Code Sections for Consideration:

- City Code Section 22-28.1(d)(2) Dimensional Standards, requires minimum depth of the side yard to be five (5) feet; and
- City Code Section 22-28.1(e)(3) and Section 22-28.1(e)(4)a.5 which allow detached garages to be located within rear yards.

General Overview

The subject property is a single-family home located at 410 N. 2nd Street in the Edgartown Historic District. The residence has been vacant for several years and subject to numerous complaints from neighbors as the structure has been deteriorating and substantially damaged. The owners wish to restore and improve the property requiring variances from City Code and Certificate of Appropriateness.

There are two principal components to these Variances and COA Applications; those being

1. Proposed construction of a detached garage on the northwest corner of the property front yard, designed to architecturally blend with the main residence and placed in similar setback to the structures located to the north and south.
2. Proposed substantial modifications and improvements to the main building including, but not limited to the following:
 - New construction adjacent to the existing bedroom to house a new bathroom,
 - Enclosure of the north side portico to house a second new bathroom,
 - Demolition of existing bathroom structure on the rear (east) side of the building and installation of a screened porch and patio doors.
 - Installation of a porch spanning the entire front (west) façade of the building,
 - Modification to the roof to cover the new bathroom and porch structures, and
 - Replacement and relocation of windows and entry doors.

Variance Application Analysis and Recommendations

1. Proposed New Garage:

The garage addition requires a variance from Code Section 22-28.1(e)(4)a.5., which allows detached garages to only be located within rear yards, whereas the proposed garage is located within the only available space in the front yard. Although the proposed garage does not meet the current code, this structure is not intrusive nor dramatically interferes with the existing setting, is designed to blend with the main residence, and is placed within a similar setback to structures located north and south. It is the opinion of the Planning Department that, although not all the required findings of Section 22-108 criteria for granting variances have been fully satisfied, granting the subject variance will be in harmony with the intent and purpose of the Code. It is staff's opinion, that there is no other location other than the front of the property to place the garage, therefore, variance from Code Sections 22-28.1(e)(3) and Section 22-28.1(e)(4)a.5. is justified. However, it is also staff's opinion that there is no need for garage encroachment to the five (5) foot depth of the side yard required by Code Section 22-28.1(d)(2).

2. Proposed Porch on Main Building:

The proposed front porch requires a variance from Code Section 22-28.1(d)(2) Dimensional Standards, which requires minimum depth of the side yard to be (5) feet, whereas the proposed depth of the side yard for a new porch is 4.9 feet. It is staff's opinion, the proposed porch should be aligned with the rest of the house and granting requested variance in this case is justified.

COA Staff Analysis

1. Proposed New Garage:

The proposed detached garage on the North West corner of the property front yard is designed to architecturally blend with the main residence and placed in similar setback to the structures located to the south and north.

2. Proposed Exterior Modifications and Improvements to the Main Structure:

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. However, the alterations are also a significant change the architectural elements and overall visual appearance. Not all proposed additions and changes are key for the applicant's new use of the building. The addition of a new bathroom and garage are necessary to the basic function of the residence, however, changing the front porch and shape of the roof is not. If the functional changes are essential and cannot be avoided, they should be designed so they are not intrusive, does not detract from the overall historic style and do not compete with but rather compliment the historic characteristics of the building and surrounding environment.

In addition, the Secretary of Interior Standards do not recommend "removing or substantially changing entrances and front porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished." They recommend "retaining a historic entrance even though it will no longer be used because of a change in the building's function." The proposal includes substantial changes to the roof shape. The Secretary of the Interior Standards do not recommend removing a feature of the roof and replacing it with a new roof that does not match or introducing a new roof feature that is incompatible in size, scale, material or color. However, if some of the architectural elements like windows or roof are severely damaged and deteriorated to the point which necessitates replacement, the Secretary of Interior #6 allows, as in this case, the replacement of the deteriorated historic features when the new feature matches the existing in design, texture, color, and, where possible, material.

Secretary of Interior 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.
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 that characterize the property. The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Recommendation

Staff recommends as follow:

1. Approval of the proposed application for the construction of a new garage and three foot high picket fence.
2. Denial of the application for remodeling that includes porch addition, replacement of the windows, doors, siding and roof, bathroom addition and converting existing bathroom into a screened porch or;
3. Postponing the application approval subject to new design compatible with the recommendations of the Secretary of Interior's Standards.



Property Cross the Street



Property to the North



Bldg. Permit # _____

COA# 19-62

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 410 N. 2nd St

Parcel ID #: 2403-705-0113-000-2

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Douglas and Linda Granfield

Mailing Address: 1017 S. 7th St Fort Pierce FL 34950

Phone Number(s): 603-608-7397 Email: granfieldL@gmail.com
603-608-7446

Applicant

Name(s): Douglas Granfield

Mailing Address: Same as above

Phone Number(s): 603 608 7446 Email: _____

Representative

Name(s): Michael Menard - Architectonic Inc

Mailing Address: 804 Delaware Ave Ft. Pierce, FL 34950

Phone Number(s): 772-460-7751 Email: architectonicinc.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, Douglas and Linda Granfield as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Douglas Granfield
Signature of Owner
Linda Granfield

9/23/19
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation
- New Construction
- Demolition
- Relocation

- Site Improvements (describe) Remodel / Rehab existing house, add wrap
- Other (describe) around porch. Build garage

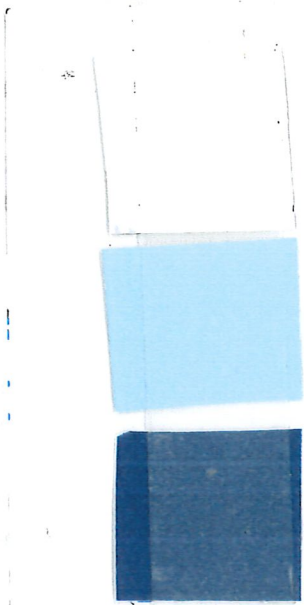
Please provide a detailed description of the proposed work to be performed: House: Replace windows, siding, roof, doors. Add front porch and add a bathroom. Turn existing bathroom into a screened in porch. Add a bathroom to existing laundry room. Build a 14 x 22 foot garage, picket fence.

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): SECTION 22-28.1
SIDE SET BACK FROM 5' TO 4.9' ON NORTH & FROM 5' TO 0.7' ON SOUTH
LINE, ALSO REAR SET BACK FOR RECONSTRUCTION TO PORCH
FROM 40' TO 104' WHICH IS EXISTING

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.



House color

trim

Doors









WHERE TO BUY ▾

LIVE CHAT

MY IDEA BOOK

DOOR IMAGINATION SYS

SEARCH

GARAGE DOORS

COMMERCIAL DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

CANYON RIDGE

COACHMAN

GRAND HARBOR

GALLERY

CLASSIC

MODERN STEEL

AVANTE

RESERVE

CLASSIC WOOD

HOME / RESIDENTIAL GARAGE DOORS / GRAND HARBOR COLLECTION

STEEL CARRIAGE HOUSE GARAGE DOORS



click to zoom

← Different windows



GRAND HARBOR® COLLECTION

★★★★★ (0) Write a review

steel and composite carriage house garage doors with or without insulation.

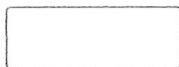


When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

WHERE TO BUY

SEE ON MY HOUSE

ADD TO IDEA BOOK



OVERVIEW

DESIGN OPTIONS

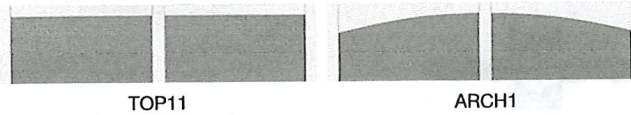
CONSTRUCTION

BROCHURE

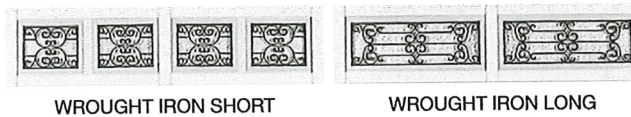
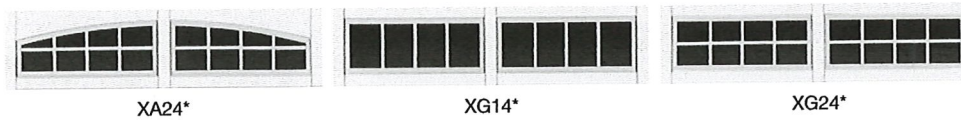
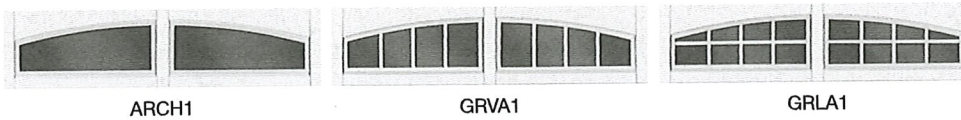
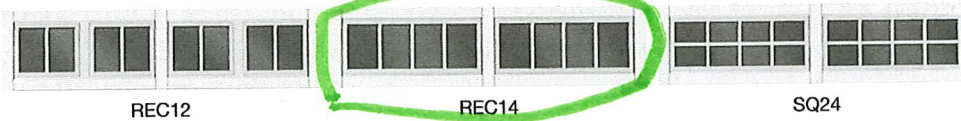
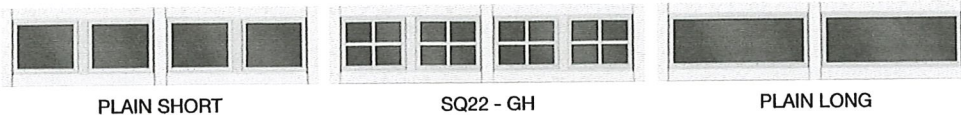
INSTALLATION & CARE

ENTER TO WIN \$1,000!

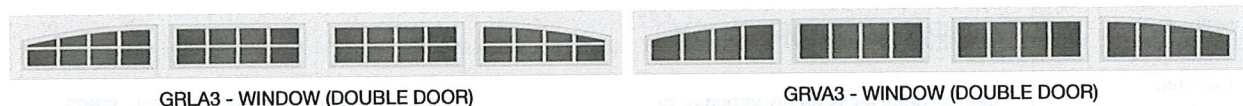
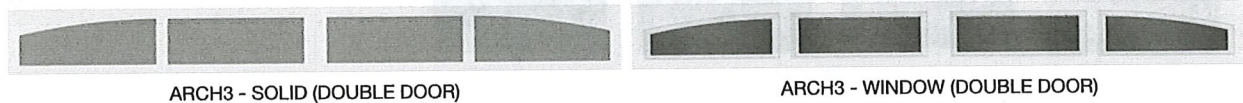
SOLID TOP SECTIONS - SERIES 3 & SERIES 4



WINDOW DESIGNS

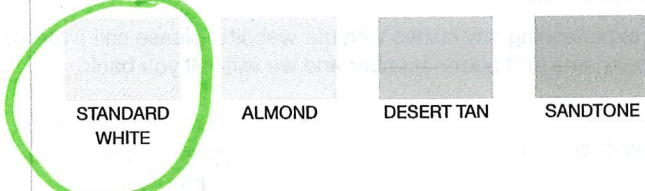


DOUBLE TOP SECTIONS



*Faux windows.

COLORS



*Available on select models. For more information regarding color availability, [click here](#). Color Blast Custom Paint Option Available.

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

ENTER TO WIN \$1,000!

Glass Details

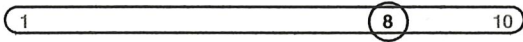
Door Surrounds



Rainglass

An elegantly fashioned glass, featuring ripples of cascading water.

Glass Privacy Rating



Craftsman Step - TDS-CRSLT

Add a beautiful, finished look to the entry with a stylish, low-maintenance door surround. The Craftsman Step Crosshead pairs best with High-Fashion Farmhouse, Single Barn and Craftsman-style frames. The flat trim provides a versatile look.

Jones Lumber

Phone: 772-318-6649 Fax:
7408 Commercial Circle

Ft. Pierce Florida 34951



BILL TO:

SHIP TO:

Phone:

Fax:

Phone:

Fax:

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
DOUGLAS & LINDA GRANFIELD	410 N 2ND ST		1/1/0001
QUOTED BY	SHIP VIA	QUOTE NUMBER	
fwilliams		42779	

LineItem #	Description	Net Price	Quantity	Extended Price
100-1		\$444.12	3	\$1,332.36

Actual Size:

28" X 65"

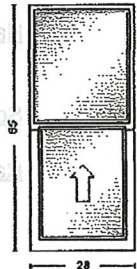
RO:

28.5" X 65.5"

Comments:

SH 28" X 65"

Product	9000 Dominator I Impact SH Operable 28 x 65
Dimensions	Frame Width 28
	Frame Height 65
	Sash Split Even
Unit Type	Complete Unit
	Frame Yes
	Operation SHOperable
	Screen Yes
	ship separate
	HVHZ Unit No
Color	Unit Color Cream White
Glass	Tempered No
	Package Type Standard IGU
	Glass Package LowE Package
	LowE Type Florida LowE
	Exterior Glass Thickness 1/8"
	Interior Glass 090 Lami
	Exterior Glass Florida LowE
	Gas-Filled No
Hardware	Has Grilles No
	Balance Standard
	Install Clips No
Screen	Sash Limiter No
	Screen Option Half Screen
	Mesh Type Fiberglass
Ratings	FL Number 8153.1
	DP+ 50
	DP- 50
	U-Factor 0.31
	SHGC 0.21
	CR 57
	VT 0.48
	CPD SHW-M-14-00179-00002
Wrapping -	STC Rating 38
Exterior Casing	Exterior Fin Option Nail Fin
Options	Fin Option All 4 Sides
	Pre-Punched Jamb No



QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
DOUGLAS & LINDA GRANFIELD	410 N 2ND ST		1/1/0001
QUOTED BY	SHIP VIA		QUOTE NUMBER
fwilliams			42779

Line/Item #	Description	Net Price	Quantity	Extended Price
300-1		\$397.62	2	\$795.24

Actual Size:

30" X 60"

RO:

30.5" X 60.5"

Comments:

SH 30" X 60"

Product Dimensions

Unit Type

Color Glass

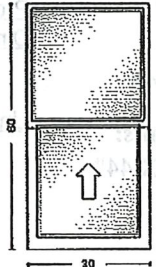
Hardware

Screen

Ratings

Wrapping - Exterior Casing Options

9000 Dominator I Impact SH Operable	30 x 60
Frame Width	30
Frame Height	60
Sash Split	Even
Unit Type	Complete Unit
Frame	Yes
Operation	SHOperable
Screen	Yes
ship separate	
HVHZ Unit	No
Unit Color	Cream White
Tempered	No
Package Type	Standard IGU
Glass Package	LowE Package
LowE Type	Florida LowE
Exterior Glass Thickness	1/8"
Interior Glass	090 Lam
Exterior Glass	Florida LowE
Gas-Filled	No
Has Grilles	No
Balance	Standard
Install Clips	No
Sash Limiter	No
Screen Option	Half Screen
Mesh Type	Fiberglass
FL Number	8153.1
DP+	50
DP-	50
U-Factor	0.31
SHGC	0.21
CR	57
VT	0.48
CPD	SHW-M-14-00179-00002
STC Rating	38
Exterior Fin Option	Nail Fin
Fin Option	All 4 Sides
Pre-Punched Jamb	No



QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
DOUGLAS & LINDA GRANFIELD	410 N 2ND ST		1/1/0001
QUOTED BY	SHIP VIA		QUOTE NUMBER
fwilliams			42779

Line/Item #	Description	Net Price	Quantity	Extended Price
500-1		\$1,588.71	1	\$1,588.71

Actual Size:

72" X 80"

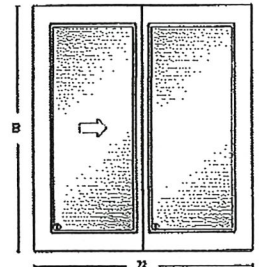
RO:

72.5" X 80.5"

Comments:

SGD 72 X 80

<u>Product</u>	9700 Guardian I Impact Double Sliding Door XO 72 x 80
<u>Dimensions</u>	Frame Width 72 Frame Height 80
<u>Unit Type</u>	Unit Type Complete Unit
	Frame Yes
	Operation XO
	Shipping Method Standard
	Screen Yes
	ship separate
	Knockdown Frame No
<u>Color</u>	Unit Color Cream White
<u>Glass</u>	Tempered Yes
	Package Type Standard IGU
	Glass Package LowE Package
	LowE Type Soft-Coat Florida LowE
	Exterior Glass Thickness 3/16"
	Interior Glass 090 Lami
	Exterior Glass Florida LowE
	Gas-Filled No
	Has Grilles No
<u>Hardware</u>	Handle Color Color Matched
	Handle Type Standard
	Key Cylinder No
	Install Clips Yes
<u>Screen</u>	Screen Option Deluxe
	Mesh Type Fiberglass
<u>Ratings</u>	FL Number 12519.3
	DP+ 50
	DP- 50
	U-Factor 0.37
	SHGC 0.18
	CR 48
	VT 0.39
	CPD SHW-M-22-00021-00003
<u>Wrapping -</u>	Exterior Fin Option Nail Fin
<u>Exterior Casing</u>	Pre-Punched Jamb No
<u>Options</u>	



CUSTOMER SIGNATURE _____ DATE _____

We appreciate the opportunity to provide you with this quote!

SUB-TOTAL	\$6,840.97
SETUP	\$0.00
LABOR	\$0.00
FREIGHT	\$0.00
SALES TAX	\$478.88
TOTAL:	\$7,319.85
DEPOSIT	(\$0.00)
BALANCE	\$7,319.85

Quote Expires
Quote Not Certified

**Boundary & Topographic Survey For:
Douglas & Linda Granfield**

LEGAL DESCRIPTION:

BEGINNING 80 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 5, BLOCK 12(G) OF ASSESSOR'S MAP OF NORTH FORT PIERCE, AS PER PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 80 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY 50 FEET ALONG SAID WEST LINE OF LOT 5, THENCE TURN AND RUN EAST 90 FEET, THENCE RUN NORTH 50 FEET AND THENCE RUN WEST 90 FEET TO THE POINT OF BEGINNING.

STREET ADDRESS:

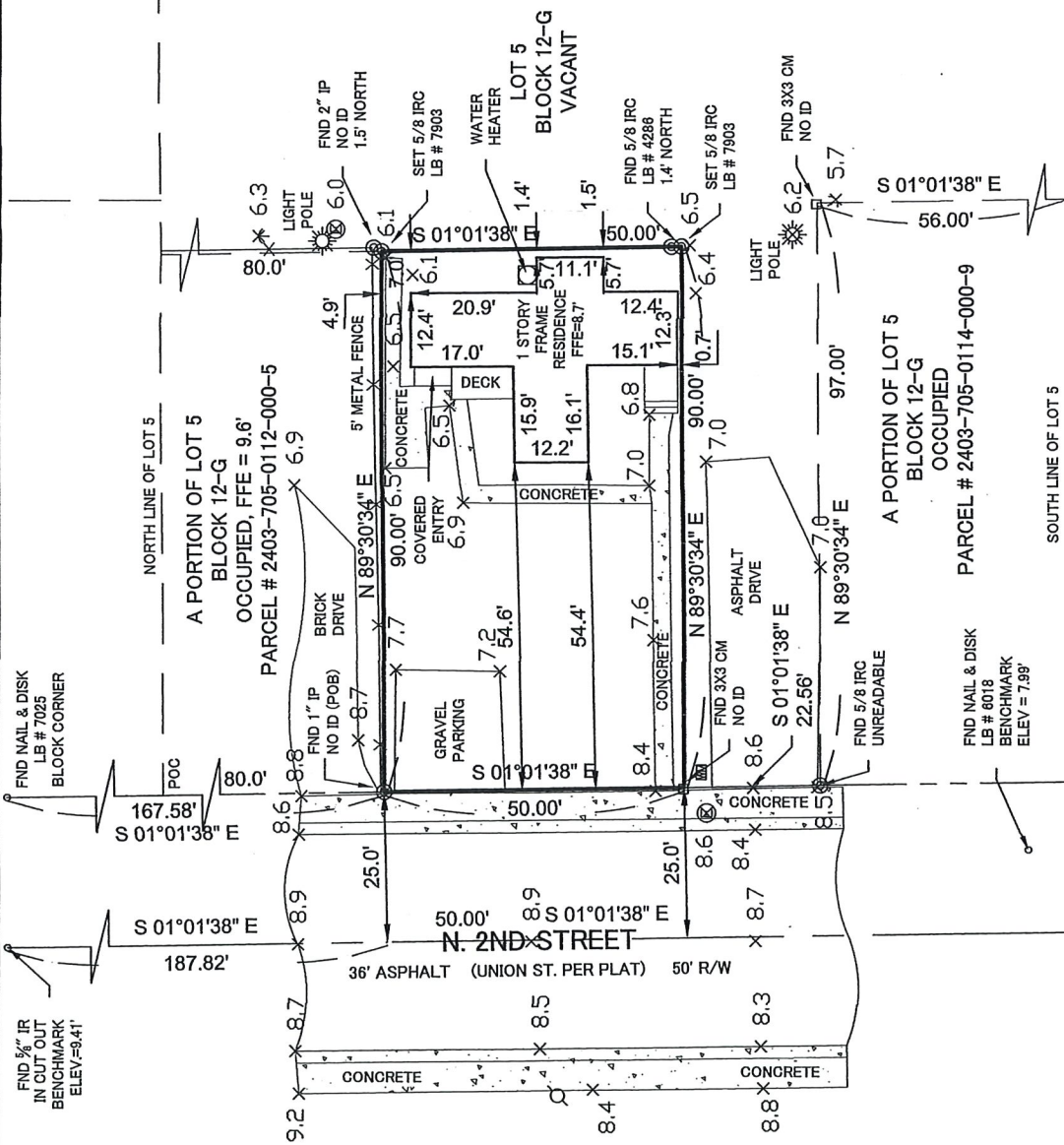
410 N 2ND STREET, FORT PIERCE, FL 34950

LEGEND & ABBREVIATIONS:

A/C	AIR CONDITIONER	ORP	OFFICIAL RECORDS BOOK
B/S	BUILDING SETBACK LINE	P	PLAT BOOK
C	CALCULATED FROM FIELD MEASUREMENTS	PC	PLAT CONTROL POINT
CONG	CONCRETE BLOCK STRUCTURE	PC(S)	PLAT CONTROL POINT(S)
CM	CONCRETE MONUMENT	POB	POINT OF BEGINNING
C/L	CENTERLINE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	PSM	PROFESSIONAL SURVEYOR & MAPPER
FFE	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
FND	FOUND	TOB	TOP OF BANK
IR	IRON PIPE	TS	TOP OF SLOPE
IP	IRON ROD	U.S.	ELEVATION (TYPICAL)
IRP	IRON ROD & CAP	W	WATER METER
LB	LICENSED BUSINESS	WM	WATER METER
LS	LICENSED SURVEYOR	W.M.	WATER MAIN/LE
M	MEASURED DATA	W.P.	WATER MAIN/LE
NAD	NORTH AMERICAN DATUM	W.P.	WATER MAIN/LE
NAVD	NORTH AMERICAN VERTICAL DATUM	W.P.	WATER MAIN/LE

GENERAL NOTES:

1. THE EXPLECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF 2ND STREET HAVING A BEARING OF S01°01'38"E, ACCORDING TO THE ASSESSOR'S MAP OF NORTH FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 164, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA, (ASSUMED DATUM).
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMERCIAL ELEVATION, C-0179 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS AUGUST 21, 2019.



ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N WINDY HOLLOW #48, FORT PIERCE, FLORIDA 34981
(772) 708-1819 SURVEY@ASI-SURVEY.COM

JOB NO. 19-530
DATE: 08/24/2019
SCALE: 1"=20'
DRAWN BY: CA
REVIEWED BY: CA

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CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

DATE SIGNED

CERTIFIED TO:
DOUGLAS G. GRANFIELD;
LINDA GRANFIELD;



VARIANCE

Property address or Location 410 N 2nd St Ft. Pierce FL 34950
 Parcel ID #(s) 2403-705-0113-000-2
 Project description Rehab existing house add wrap around porch build garage, Add a bathroom to existing house, build fence
 Property Owner(s) Douglas and Linda Granfield Applicant/Representative, Title, Company Michael Menard - Architectonic, Inc
 Street Address 1017 S. 7th St Street Address 806 Delaware Ave
 City State Zip Fort Pierce FL 34950 City State Zip Fort Pierce FL 34950
 Phone Number 603 608 7446 Phone Number 772-460-7751
 Email Address granfield L@gmail.com Email Address 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.

Douglas Granfield *Linda J. Granfield*
 Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY SANIT LUCIE
 The foregoing instrument was acknowledged before me this 5th day of OCTOBER, 2019, by DOUGLAS & LINDA GRANFIELD who is personally known to me or has produced FLDL & FLDL as identification.



Jasmine A. Reid
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG016036
Expires 7/27/2020

Jasmine A. Reid
 Signature of Notary

(seal)

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 _____

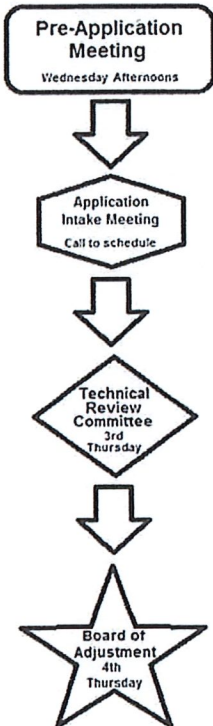
Intake Date Stamp

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: SECTION 22-28.1 REDUCTION IN SET BACKS NORTH SIDE TO 4.9', SOUTH SIDE TO 0.07', REAR SET BACK TO 1.4' & CONSTRUCT A DETACHED GARAGE IN FRONT OF RESIDENCE

Reason for request: THE RESIDENCE IS EXISTING & SET TO THE REAR OF THE PROPERTY

Existing Use: RESIDENTIAL Date Property was Purchased: _____

Alterations made to the site since purchase: NONE

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:

Granfield Variance Criteria

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

Response: The existing structure encroaches in the setbacks and cannot be moved. The additions and renovations will not increase the encroachments. Also due to the location of the existing structure the garage has to be located in front of the residence.

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

Response: The zoning ordinances or lot separations have changed since the residence was originally constructed creating the encroachments.

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

Response: If the variance is not approved the residence will not be able to have a covered porch to enjoy the great outdoors or garage for storage and vehicle parking, which is a need for all residences especially for a residence of this size and location.

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

Response: The variances are reduction to the north side setback to 4.9', the south side setback to .7', the rear setback to 1.4' and construct detached garage in the front yard.

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

Response: The structure is currently encroaching in the setbacks and in need of repair the proposed renovations and additions will match the existing structure and not make further encroachments than what is already existing.

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

Property Identification

Site Address: 410 N 2nd ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10A
 Zoning: High Desit

Parcel ID: 2403-705-0113-000-2
 Account #: 16018
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Douglas G Granfield
 Linda Granfield
 410 N 2nd ST
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 12-G- BEG 80 FT S OF NW COR OF LOT 5, TH RUN S 50 FT, TH E 90 FT, TH N 50 FT, TH W TO POB (MAP 24/10C)

Current Values

Just/Market Value: \$63,200
 Assessed Value: \$49,170
 Exemptions: \$0
 Taxable Value: \$49,170



Total Areas

Finished/Under Air (SF): 786
 Gross Sketched Area (SF): 936
 Land Size (acres): 0.1
 Land Size (SF): 4,500

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
Jul 26, 2019	4301 / 2565	0001	WD	HOUSE THAT CIDER BUILT LLC	\$102,500
Jun 26, 2017	4015 / 0844	0137	WD	Norcia Kimberly	\$83,300
Dec 12, 2013	3589 / 0092	0001	WD	Lloyd Properties Ltd	\$50,000
Apr 4, 2000	1290 / 2443	XX00	WD	Whaley Mark	\$26,400
Oct 23, 1997	1114 / 0381	XX01	PR	Riker Franklin	\$18,000
Jul 28, 1995	0970 / 1824	XX01	WD	Margaret Broadhead	\$100
Oct 25, 1993	0892 / 0844	XX02	QC	Franklin C Riker	\$100
Jul 25, 1990	0701 / 2702	XX02	WD	Thurmond M Poole	\$35,000
Feb 1, 1982	0372 / 0545	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 786 SF

Gross Sketched Area: 936 SF

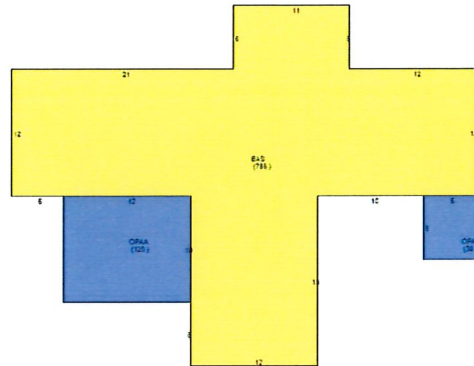
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: HC-	Year Built: 1940	Frame:
Grade: C-	Effective Year: 1940	Primary Wall: Hardwood Lap
Story Height: 1 Story	No. Units: 1	Secondary Wall:

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	786	786	156
OPAA	Open Porch Attached Average	150	0	66

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	280	1985

Current Year Values

Current Values Breakdown

Building:	\$14,000
Land:	\$49,200
Just/Market:	\$63,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$14,030
Assessed:	\$49,170
Exemption(s):	\$0
Taxable:	\$49,170

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	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

2018	\$44,700	\$44,700	\$0	\$44,700
2017	\$56,700	\$52,998	\$0	\$52,998

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

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

7. a.

Meeting Date: 10/28/2019

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - September 2019

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA- September 2019

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 10/23/2019

Started On: 10/21/2019 04:28 PM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in September 2019.

- COA #19-58, 909 Boston Avenue – New roof
- COA #19-59, 311 S 8th Street – Windows replacement
- COA #19-63, 403 N US Highway 1 – Windows replacement



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#19-58 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 909 Boston Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Replace flat roof. Please see attached. Similar		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board

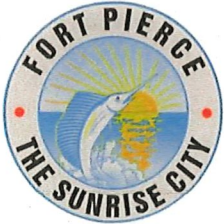

 _____ 9/10/19
 Maria Lewicka, AICP Date
 Historic Preservation Planner

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	Irene Sitaras 616 Willoughby Blvd Greensboro, NC 27408	E-Mail sophiasitarasagapion@gmail.com
Applicant	Leakbusters Roof Repair 6101 Buchanan Drive Fort Pierce, FL 34982	E-Mail richiecolletti@gmail.com



CITY OF FORT PIERCE

RECEIVED
PLANNING DEPARTMENT

SEP 09 2019

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

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 909 Boston Ave
Parcel ID #: 2410-706-0057-000-6
Type of Designation: Contributing Non-contributing Site within the Samuel Historic District
Coors
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Irene Sitaras
Mailing Address: 616 Willoughby Blvd Greensboro NC 27408
Phone Number(s): 336 707 5852 Email: Sophiasitarasagapion@gmail.com

Applicant
Name(s): Leakbusters Roof Repair
Mailing Address: 1101 Buchanan Drive, Fort Pierce FL 34982
Phone Number(s): 772 332 8450 Email: richiecolleth@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, Sophia Sitaras Agapion as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Sophias Agapion, Executive of 08-23-19
Signature of Owner Date
the State of Iowa Sitaras

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) ReRoof

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: remove existing roof down to decking, remove to code, install new flat roof.

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.

Flat Roof Material List

Address: 909 Boston Ave

SA Base - 18 Rolls

SA Cap- 17 Rolls

2x2 white drip edge- 23 Sticks

1 ¼ coiled roofing nails- 1 Box

Asphalt spray primer- 1 Can

4x5 Wall Flashing- 2 Sticks



© 2018 Google

© 2019 Google



Sitaras

909 Boston Ave. Fort Pierce

By Richie Colletti | September 10, 2019

POWERED BY





7

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:36 PM Richie Colletti



8

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:36 PM Richie Colletti



11

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:40 PM Richie Colletti



12

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:40 PM Richie Colletti



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909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:40 PM Richie Colletti



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909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:40 PM Richie Colletti



15

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:41 PM Richie Colletti



16

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:41 PM Richie Colletti



19

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:41 PM Richie Colletti



20

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:41 PM Richie Colletti



27

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:42 PM Richie Colletti



28

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:42 PM Richie Colletti



29

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:42 PM Richie Colletti



30

909 Boston Ave | Fort Pierce, FL Sep 9, 2019 | 4:43 PM Richie Colletti



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#19-59 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 311 S 8th Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace six (6) windows with impact rated windows. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Suzanne Boardman, Chair Date
Historic Preservation Board



Maria Lewicka, AICP 9/17/19
Historic Preservation Planner 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@city-ftpierce.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	Kolyma Partners LLC 250 S Central Blvd, Ste 205 Jupiter, FL 33458	E-Mail wsnyder@allsteelproducts.com
Applicant/Representative	John Jacobs Construction 4701 Oleander Avenue Fort Pierce, FL 34982	E-Mail Jmjacobs4701@gmail.com



Bldg. Permit # 19-3113

SEP 12 2019
CITY OF FORT PIERCE
PLANNING & ZONING

COA# 19-59

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 311 S. 8th St.
 Parcel ID #: 2410-706-0049-000-7
 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): Kolyma Partners LLC
 Mailing Address: 250 S. Central Blvd., Ste 205
Jupiter, FL 33450
 Phone Number(s): 954-658-8154 Email: W.snyder@allsteelproducts.com

Applicant
 Name(s): John Jacobs Construction
 Mailing Address: 4701 Oleander Ave., Fort Pierce, FL 34982
 Phone Number(s): 772-882-8334 Email: jmjacobs4701@gmail.com

Representative
 Name(s): John Jacobs
 Mailing Address: 4701 Oleander Ave., Fort Pierce, FL 34982
 Phone Number(s): 772-882-8334 Email: jmjacobs4701@gmail.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, John Jacobs as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.
John Jacobs
 Signature of Owner
 Acting Agent
 Date 9/12/19



RECEIVED

SEP 12 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # 19-3113

COA# _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 311 S. 8th St.

Parcel ID #: 2410-706-0049-000-7

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): Kolyma Partners LLC

Mailing Address: 250 S. Central Blvd, Ste 205
Jupiter, FL 33459

Phone Number(s): 954-658-8154 Email: W.snyder@allsteelproducts.com

Applicant

Name(s): John Jacobs Construction

Mailing Address: 4701 Oleander Ave., Fort Pierce, FL 34982

Phone Number(s): 772-882-8334 Email: jmjacobs4701@gmail.com

Representative

Name(s): John Jacobs

Mailing Address: 4701 Oleander Ave., Fort Pierce, FL 34982

Phone Number(s): 772-882-8334 Email: jmjacobs4701@gmail.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, William L. Snyder Jr as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

9/12/19
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) Replacing 6 windows w/ impact

Other (describe) _____

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

Demo and Remove specified windows (6 openings)
Supply & Install new impact windows to existing openings;
White; Screens where needed; caulk & seal; Trim Out window

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.

synder 311 south 8th st

Legend
📍 311 S 8th St

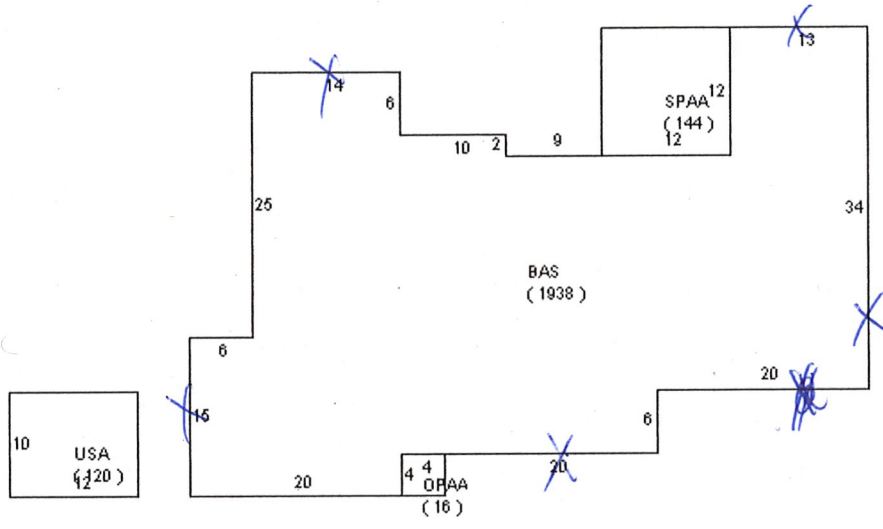


Google Earth

© 2018 Google
© 2019 Google

9.90 ft

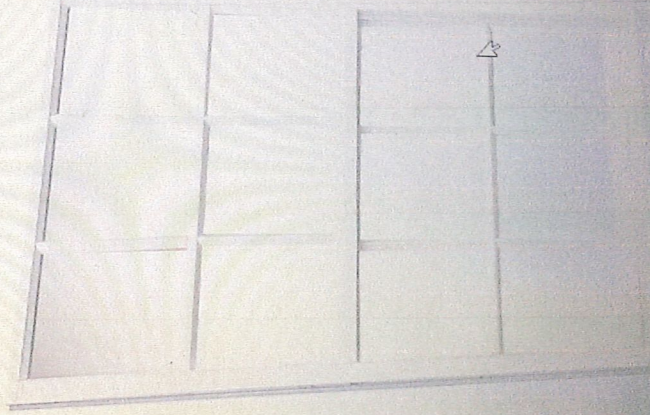




311 S. 8th St.
Fort Pierce, FL
34950

7700 Hurricane Guard™ Single Hung Window

Traditional good looks with state-of-the-art weather protection.



Features & Benefits

- Block and tackle balance for easy vent removal.**
- Bottom sill latch eliminates possible accessibility conflict.**
- Extruded aluminum snap-on glazing bead provides a strong, clean and neat appearance.**
- Tubular horizontal rails reduce bowing.**
- Single plane weathering eliminates gaps that permit air leakage.**
- Fin-seal provides highly efficient weather-stripping.**
- Recessed jamb installation holes and screw heads won't interfere with balance travel.**
- Vent lift rail provides ease of grasping vent.**
- Sill riser and vent rail are both weathered providing the most efficient defense against air and water penetration.**
- Profile extruded aluminum muntins have a pleasing appearance that matches muntins on our other impact products.**
- Frame depth is 2.6" making it a practical depth to match most commonly available wood bucks.**

Product Resources

[Download Installation Guide](#)

Windows

French Door

Low

Window

Sliding Window

Door

Windows

French Door

Low

Window

Sliding Window

Door

Windows

French Door

Low

Window

Sliding Window

Door

Scheck-Web

Manufacturer of Quality Windows & Doors

LAWSON
INDUSTRIES, INC

Authorized Preferred Partner

LANSING BUILDING PRODUCTS, INC
6035 Southern Blvd
Bay 500
West Palm Beach, FL 33414
ph: 561-848-9700 fx: 561-848-9844



MASTER BUILDERS
WINDOWS

Customer Quote

Snyder

Purchase Order #

Quote #

59061

Bill To:

Ship To:

Project Name

Quote Name

Quote Creation Date

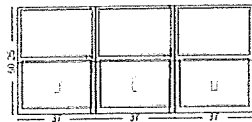
Single hung option

John Jacobs

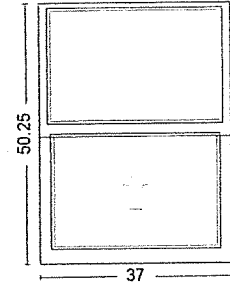
9/9/2019

Quote Notes:

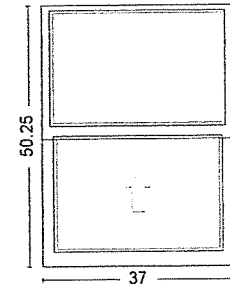
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1	1	None Assigned	\$918.16	\$918.16



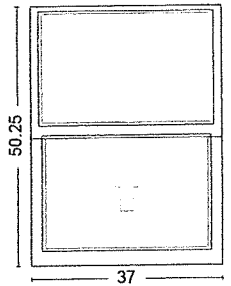
1-1	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1	7700 Series Single Hung 37 x 50 1/4 2 Custom, Frame Width = 37, Frame Height = 50.25, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Vertical Field 0" thick, 50.25" length Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$287.54	\$287.54



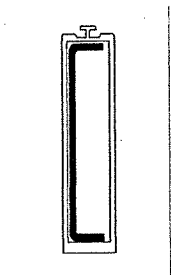
1-2	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1	7700 Series Single Hung 37 x 50 1/4 2 Custom, Frame Width = 37, Frame Height = 50.25, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Vertical Field 0" thick, 50.25" length Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$287.54	\$287.54



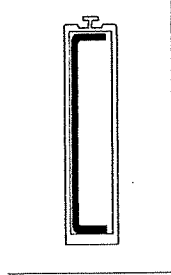
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
1-3 1	7700 Series Single Hung 37 x 50 1/4 2 Custom, Frame Width = 37, Frame Height = 50.25, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$287.54	\$287.54



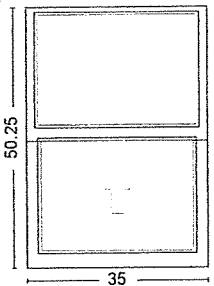
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
1-4 1	Vertical Mull - 1 X 4 X 50 1/4 V White, With Steel, With Clips		\$27.77	\$27.77



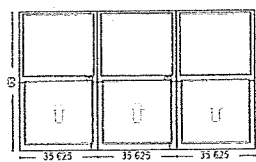
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
1-5 1	Vertical Mull - 1 X 4 X 50 1/4 V White, With Steel, With Clips		\$27.77	\$27.77



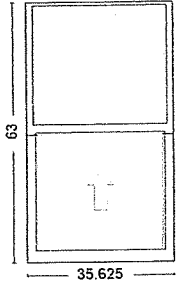
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
2-1 3	7700 Series Single Hung 35 x 50 1/4 Custom Custom, Frame Width = 35, Frame Height = 50.25, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$325.86	\$977.58



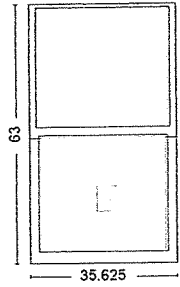
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
3 1		None Assigned	\$1,229.30	\$1,229.30



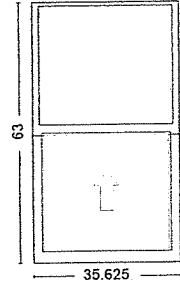
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
3-1 1	7700 Series Single Hung 35 5/8 x 63 Custom Custom, Frame Width = 35.625, Frame Height = 63, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Vertical Field 0" thick, 63" length Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$384.52	\$384.52



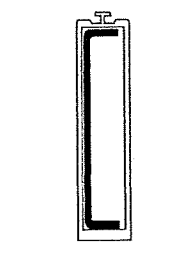
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
3-2 1	7700 Series Single Hung 35 5/8 x 63 Custom Custom, Frame Width = 35.625, Frame Height = 63, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Vertical Field 0" thick, 63" length Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$384.52	\$384.52



QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
3-3 1	7700 Series Single Hung 35 5/8 x 63 Custom Custom, Frame Width = 35.625, Frame Height = 63, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$384.52	\$384.52



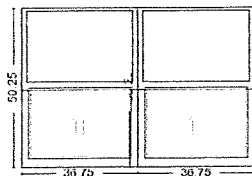
QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
3-4 1	Vertical Mull - 1 X 4 X 63 V White, With Steel, With Clips		\$37.87	\$37.87



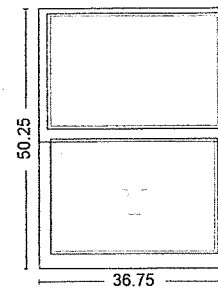
3-5	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1	Vertical Mull - 1 X 4 X 63 V White, With Steel, With Clips		\$37.87	\$37.87



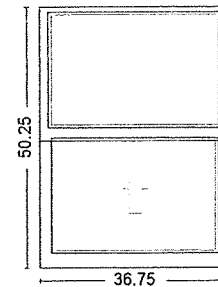
4	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1		None Assigned	\$683.19	\$683.19



4-1	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1	7700 Series Single Hung 36 3/4 x 50 1/4 Custom Custom, Frame Width = 36.75, Frame Height = 50.25, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Vertical Field 0" thick, 50.25" length Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$325.86	\$325.86



4-2	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1	7700 Series Single Hung 36 3/4 x 50 1/4 Custom Custom, Frame Width = 36.75, Frame Height = 50.25, Sash Split = Even White 1/8 AN/ 090 Solutia Int/ 1/8 AN, NOA Glass Type = 2, Clear, Low E = No, Interlayer Color = Clear, 5/16" Sweep Lock Substrate Type = Concrete Pos DP Required = 50, Neg DP Required = 50, Calculated Positive DP = 80, Calculated Negative DP = 80	None Assigned	\$325.86	\$325.86



4-3	QTY	DESCRIPTION	ROOM / MARK#	UNIT PRICE	EXTENSION
	1	Vertical Mull - 1 X 4 X 50 1/4 V White, With Steel, With Clips		\$31.47	\$31.47





CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#19-63 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 403 N US Highway 1

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace non-original insulated vinyl windows (installed in 2005) with new vinyl impact rated windows with colonial grid to match existing. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Suzanne Boardman, Chair Date
Historic Preservation Board



Maria Lewicka, AICP 10/02/19
Historic Preservation Planner 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/Applicant	403 North US One LLC 2400 S Ocean Dr. Apt 4200 D Fort Pierce, FL 34949	E-Mail
Representative	Crist Construction Co. 4365 Gator Trace Ln Fort Pierce, FL 34982	E-Mail jimcrist@yahoo.com



RECEIVED

SEP 30 2019

COA# 19-63

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 403 N. U.S #1, Ft. Pierce

Parcel ID #: 2410 603 0017 000 8

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): 403 North US ONE LLC (PAT Murphy)
Mailing Address: 2400 S. OCEAN DR. Apt 4200 D, Ft. Pierce 34949
Phone Number(s): 772-461-3250 Email: _____

Applicant
Name(s): 403 N. U.S ONE
Mailing Address: 2400 S. OCEAN DR. Apt 4200 D, FT PIERCE 34949
Phone Number(s): 772-461-3250 Email: _____

Representative
Name(s): CRIST CONSTRUCTION CO.
Mailing Address: 4365 GATOR TRACE LN, FT. PIERCE 34982
Phone Number(s): 772-370-4024 Email: jimerst@yahoo.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, 403 North US One LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

9-30-19
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 checked="" type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) _____

Other (describe) Replacing Windows

Please provide a detailed description of the proposed work to be performed: Replace insulated vinyl windows with new vinyl/impact with colonial grid to match existing. EXISTING WINDOWS WERE ~~REPLACED~~ INSTALLED IN 2005

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

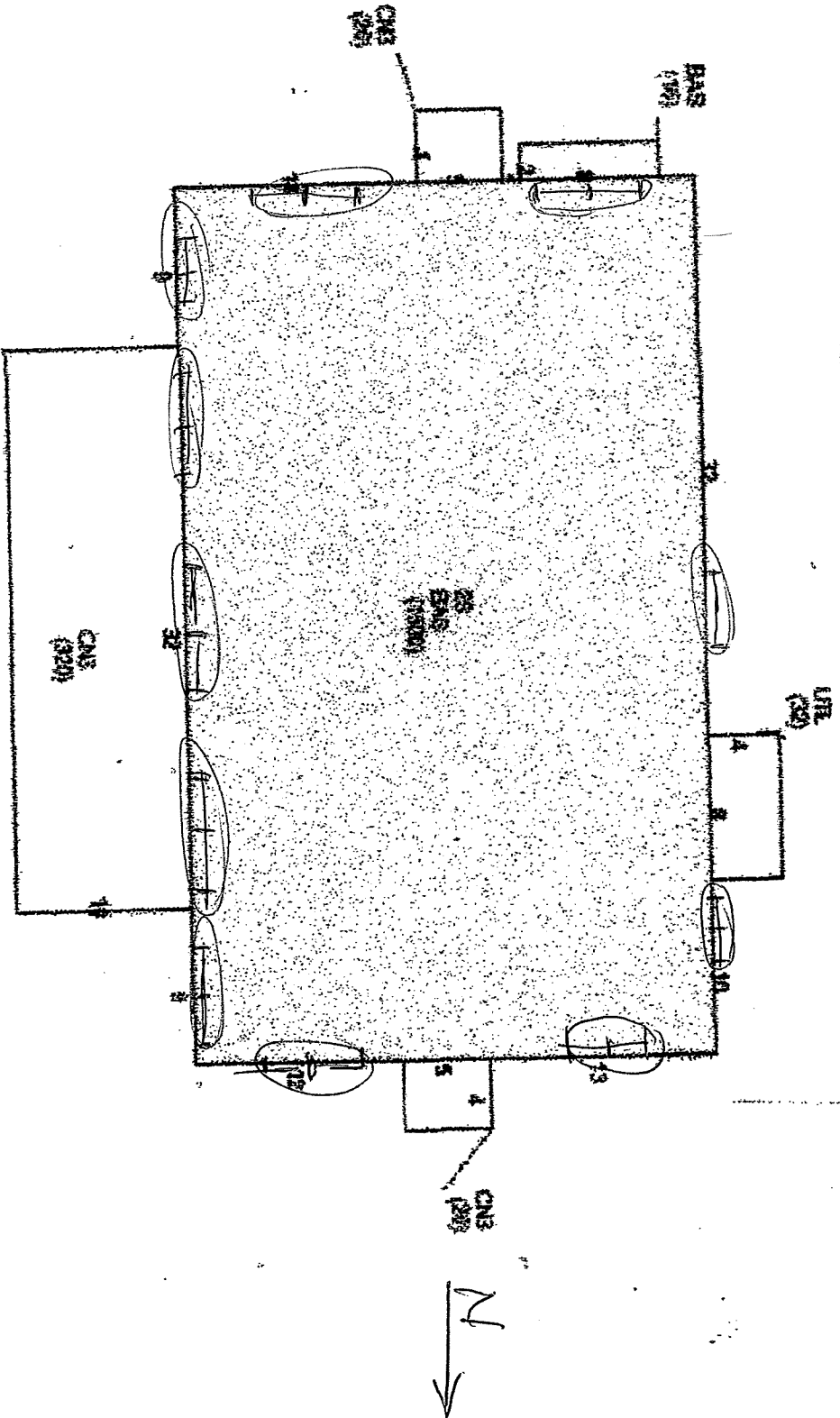
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.



ENG BROTHERS
ENG SYSTEM



403 N. U.S. #1
FT. PIERCE

WINDOW
REPLACEMENT
21 WINDOWS

CRIST CONSTRUCTION CO
772-370-4024
2ND FLOOR



EXISTING
WINDOWS



EXISTING
WINDOWS



Last Modified Date: 09/23/2019 14:10:37

PO#:6017132

Job Name:BIG BROTHER SISTER 1 ST FLOOR

Job Address: 403 N. U.S #1, FT. PIERCE
1ST FLR.

Sales Order # 1490428

Sales Person:Rob Springer

SALES AGREEMENT WITH NOTES

ShipTo: EAST COAST LUMBER & SUPPLY CO

Account#: A00271

308 AVENUE A 003708-6
FORT PIERCE, FL 34950-4417
Phone# Fax# (772) 461-5957

Customer

Account #

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing	
			Sell Price	Ext Price
0001 (1.00)	PW5520 PW5520 VINYL PICTURE WINDOW	Ordered: 2.00		

Configuration: 12.625X73.25,5/8" FL,W,7/8 LIG,CL,ES Max,OUTSIDE GLZ,9/16" GBG,1V3H

	<p>Certification Type: MIAMI Frame Type: .625FLANGE Size Ref: ACTUAL Height: 73.2500 Rough Masonry Opening: 14 3/8 X 74 1/4 Frame Color: W - White Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: STD Boxing Options: N - None Acc Glass Breakage: N PositiveDesignPressure: 50.0000 PANumber: FL243 CondensationResistance: 57.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300</p>	<p>NOA Selection: 17-0614.09 Size Selection: CUSTOM Width: 12.6250 Actual Size: 12 5/8 X 73 1/4 Wood Frame Opening: 12 7/8 X 73 1/2 Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Color: W Grid Pattern: - 2A4D LITES (1V3H BARS) Decralite: N CAR#: 17-0614.09 NegativeDesignPressure: 50.0000 EnergyStar: 123.0000 UF: 0.2900 VT: 0.4700</p>
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Location: SOUTH WEST CORNER

Notes:

0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 3.00	Sell Price	Ext Price
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Configuration: 19.375X73.25X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,1V1H/1V1H,SGL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Sales 1490428
Order #

Print Date 9/30/2019

Page 1 of 5

Certification Type: MIAMI
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 73 1/4
 Rough Masonry: 21 1/8 X 74 1/4
 Egress Opening: 15 1/8 X 28 1/2 (2.9903 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 2A2D LITES (1V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 1.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 19 3/8
 Actual Size: 19 3/8 X 73 1/4
 Wood Frame Opening: 19 5/8 X 73 1/2
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: A.SH5500
 Acc Glass Breakage: N
 Vent Ht: 36.2680
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: SOUTH WEST CORNER

Notes:

0003 (3.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 2.00	Sell Price	Ext Price
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Configuration: 27.X76.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,1V2H/1V2H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Certification Type: MIAMI
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 76 1/2
 Rough Masonry: 28 3/4 X 77 1/2
 Egress Opening: 22 3/4 X 27 7/8 (4.3991 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 2A3D LITES (1V2H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 27.0000
 Actual Size: 27 X 76 1/2
 Wood Frame Opening: 27 1/4 X 76 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 2A3D LITES (1V2H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: A.SH5500
 Acc Glass Breakage: N
 Vent Ht: 37.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: MIDDLE WEST OFFICE

Notes:

0004 (4.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price	Ext Price
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Configuration: 27.X76.5X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,1V2H/1V2H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

1ST FLOOR

Certification Type: MIAMI
 Frame Type: 625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 76 1/2
 Rough Masonry: 28 3/4 X 77 1/2
 Egress Opening: 22 3/4 X 27 7/8 (4.3991 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 2A3D LITES (1V2H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 27.0000
 Actual Size: 27 X 76 1/2
 Wood Frame Opening: 27 1/4 X 76 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 2A3D LITES (1V2H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: A.SH5500
 Acc Glass Breakage: N
 Vent Ht: 37.8930
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: KITCHEN

Notes:

0005 (5.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 2.00	Sell Price	Ext Price
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Configuration: 32.X75.X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Certification Type: MIAMI
 Frame Type: 625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 75.0000
 Rough Masonry: 33 3/4 X 76
 Egress Opening: 27 3/4 X 27 1/8 (5.2214 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32.0000
 Actual Size: 32 X 75
 Wood Frame Opening: 32 1/4 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: A.SH5500
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: NORTH OFFICE

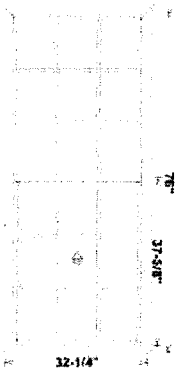
Notes:

0006 (6.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 4.00	Sell Price	Ext Price
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Configuration: 32.25X76.X.,STD,5/8" FL,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,2V2H/2V2H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

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 Order #
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1st Floor



Certification Type: MIAMI
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 76.0000
 Rough Masonry: 34 X 77
 Egress Opening: 28 X 27 5/8 (5.3656 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A3D LITES (2V2H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

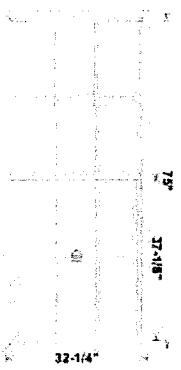
NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32 1/4
 Actual Size: 32 1/4 X 76
 Wood Frame Opening: 32 1/2 X 76 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 3A3D LITES (2V2H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: A.SH5500
 Acc Glass Breakage: N
 Vent Ht: 37.6430
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: NORTH EAST OFFICE

Notes:

0007 (7.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 7.00	Sell Price	Est Price
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Configuration: 32.25X75.X., STD, 5/8" FL, W, EQUAL, 7/8 LIG, CL, ES Max, 9/16" GBG, 2V1H/2V1H, DBL, SWEEP, *K-
 INSTALLED, CMFRT LFT HNDL



Certification Type: MIAMI
 Frame Type: .625FLANGE
 Window Style: STD
 Size Ref: ACTUAL
 Height: 75.0000
 Rough Masonry: 34 X 76
 Egress Opening: 28 X 27 1/8 (5.2684 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Boxing Options: N - None
 Decralite: N
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32 1/4
 Actual Size: 32 1/4 X 75
 Wood Frame Opening: 32 1/2 X 75 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Anchor Group: A.SH5500
 Acc Glass Breakage: N
 Vent Ht: 37.1430
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

Location: S E CORNER OFFICE

Notes:

TOTAL SALE AMT:
 TOTAL CUSTOMER

Sales 1490428
 Order #
 Print Date 9/30/2019
 Page 4 of 5



SALES AGREEMENT WITH NOTES

Last Modified Date: 05/22/2019 15:32:43
 PO#:
 Job Name: **BIG BROTHER SISTER 2 ND FLOOR**
 Job Address: **403 N. U.S. 41**
 Quote # 5726085
 Sales Person: Rob Springer

ShipTo: EAST COAST LUMBER & SUPPLY CO
 Account#: A00271
 308 AVENUE A
 FORT PIERCE, FL 34950-4417
 Phone# Fax# (772) 461-5957
 003708-6

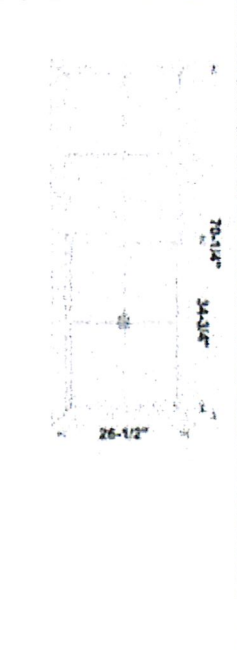
Customer ROB CONTRACTORS HOUSE
 Account # **HCM Colonial Bldg**
 Phone# Fax#

Line #	Item Description	Quantity	Line Pricing	
			Sell Price	Ext Price
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 2.00		
Configuration: 31.875X67.X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,9/16" GBG,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL				
		Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 67.0000 Rough Masonry: 33 5/8 X 68 Egress Opening: 27 5/8 X 26 1/2 (5.078 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A2D LITES (2V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 33.1430 CAR#: 17-0630.05 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300		
		NOA Selection: 17-0630.05 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 31 7/8 Actual Size: 31 7/8 X 67 Wood Frame Opening: 32 1/8 X 67 1/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Grid Style: STD Summary Top: 3A2D LITES (2V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: N - None Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300		

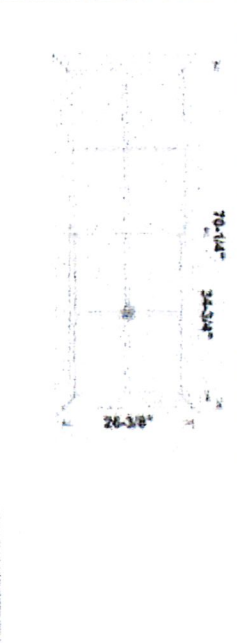
Location: Notes:

0002 (2.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00	Sell Price	Ext Price
Configuration: 26.5X70.25X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,OB,9/16" GBG,1V1H/1V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL				

2nd FLR

	<p>Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 70 1/4 Rough Masonry: 28 1/4 X 71 1/4 Egress Opening: 22 1/4 X 27 (4.1672 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Privacy Glass Location: UNIT Grid Style: STD Summary Top: 2A2D LITES (1V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOOD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: N - None Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p>	<p>NOA Selection: 17-0630.05 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 26 1/2 Actual Size: 26 1/2 X 70 1/4 Wood Frame Opening: 26 3/4 X 70 1/2 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: OB - OBSCURE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 2A2D LITES (1V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 34.7680 CAR#: 17-0630.05 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300</p>
<p>Location: BATHROOM</p>		<p>Notes:</p>

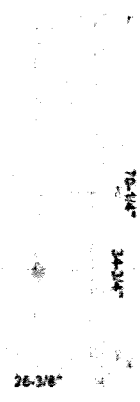
<p>0003 (3.00)</p>	<p>SH5500 VINYL SINGLE HUNG 5500</p>	<p>Ordered: 2.00</p>	<p><u>Sell Price</u></p>	<p><u>Ext Price</u></p>
<p>Configuration: 26.375X70.25X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,OB,9/16" GBG,1V1H/1V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL</p>				

	<p>Certification Type: MIAMI Frame Type: 1.375FIN Window Style: STD Size Ref: ACTUAL Height: 70 1/4 Rough Masonry: 28 1/8 X 71 1/4 Egress Opening: 22 1/8 X 27 (4.1438 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Privacy Glass Location: UNIT Grid Style: STD Summary Top: 2A2D LITES (1V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOOD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: N - None Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL-239 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.1900 VTCOG: 0.6300</p>	<p>NOA Selection: 17-0630.05 Vent Configuration: EQUAL Size Selection: CUSTOM Width: 26 3/8 Actual Size: 26 3/8 X 70 1/4 Wood Frame Opening: 26 5/8 X 70 1/2 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: OB - OBSCURE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 2A2D LITES (1V1H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 34.7680 CAR#: 17-0630.05 NegativeDesignPressure: 50.0000 EnergyStar: 1.0000 UF: 0.3200 VT: 0.4300</p>
<p>Location: N WEST CORNER</p>		<p>Notes:</p>

<p>0004 (4.00)</p>	<p>SH5500 VINYL SINGLE HUNG 5500</p>	<p>Ordered: 3.00</p>	<p><u>Sell Price</u></p>	<p><u>Ext Price</u></p>
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2ND FLOOR.

Configuration: 26.375X70.25X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,OB,9/16" GBG,1V1H/1V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: MIAMI
 Frame Type: 1.375FIN
 Window Style: STD
 Size Ref: ACTUAL
 Height: 70 1/4
 Rough Masonry: 28 1/8 X 71 1/4
 Egress Opening: 22 1/8 X 27 (4.1438 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Privacy Glass Location: UNIT
 Grid Style: STD
 Summary Top: 2A2D LITES (1V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

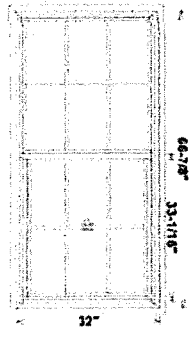
NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 26 3/8
 Actual Size: 26 3/8 X 70 1/4
 Wood Frame Opening: 26 5/8 X 70 1/2
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: OB - OBSCURE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 2A2D LITES (1V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 34.7680
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Location: N WEST CORNER

Notes:

0005 (5.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 2.00	Sell Price	Ext Price
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Configuration: 32.X66.875X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,OB,9/16" GBG,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: MIAMI
 Frame Type: 1.375FIN
 Window Style: STD
 Size Ref: ACTUAL
 Height: 66 7/8
 Rough Masonry: 33 3/4 X 67 7/8
 Egress Opening: 27 3/4 X 26 7/16 (5.0889 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN)
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Privacy Glass Location: UNIT
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32.0000
 Actual Size: 32 X 66 7/8
 Wood Frame Opening: 32 1/4 X 67 1/8
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: OB - OBSCURE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 33.0805
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

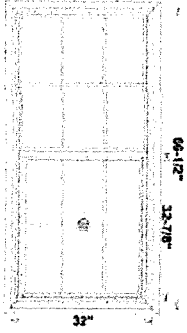
Location: NORTH

Notes:

0006 (6.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 6.00	Sell Price	Ext Price
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JHD FLR.

Configuration: 32.X66.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,OB,9/16" GBG,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: MIAMI
 Frame Type: 1.375FIN
 Window Style: STD
 Size Ref: ACTUAL
 Height: 66 1/2
 Rough Masonry: 33 3/4 X 67 1/2
 Egress Opening: 27 3/4 X 28 5/8 (5.5104 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Privacy Glass Location: UNIT
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

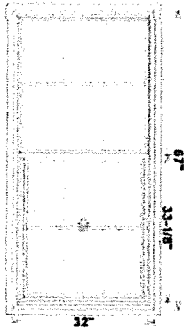
NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32.0000
 Actual Size: 32 X 66 1/2
 Wood Frame Opening: 32 1/4 X 66 3/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: OB - OBSCURE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 32.8930
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Location: S E CORNER

Notes:

0007 (7.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 2.00	Sell Price	Ext Price
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Configuration: 32.X67.X.,STD,1-3/8" NAIL FIN,W,EQUAL,7/8 LIG,CL,ES Max,OB,9/16" GBG,2V1H/2V1H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: MIAMI
 Frame Type: 1.375FIN
 Window Style: STD
 Size Ref: ACTUAL
 Height: 67.0000
 Rough Masonry: 33 3/4 X 68
 Egress Opening: 27 3/4 X 26 1/2 (5.1009 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Privacy Glass Location: UNIT
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32.0000
 Actual Size: 32 X 67
 Wood Frame Opening: 32 1/4 X 67 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: OB - OBSCURE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 33.1430
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Location: EAST FRONT DOOR

Notes:

0008 (8.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 2.00	Sell Price	Ext Price
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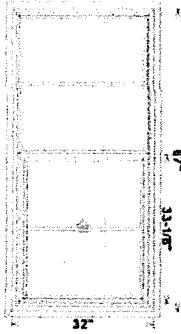
Quote # 5726085

Print Date 5/22/2019

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2ND FUR

Configuration: 32 X 67 X .STD, 1-3/8" NAIL FIN, W, EQUAL, 7/8 LIG, CL, ES Max, OB, 9/16" GBG, 2V1H/2V1H, DBL, SWEEP, 1816K-
INSTALLED, CMFRT LFT HNDL



Certification Type: MIAMI
 Frame Type: 1.375FIN
 Window Style: STD
 Size Ref: ACTUAL
 Height: 67.0000
 Rough Masonry: 33 3/4 X 68
 Egress Opening: 27 3/4 X 26 1/2 (5.1009 SQFT)
 Balance Type: CONSTANT
 Interlayer Type: PVB090
 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN
 Glass Color: CL - CLEAR
 Argon Gas: NONE
 Privacy Glass Location: UNIT
 Grid Style: STD
 Summary Top: 3A2D LITES (2V1H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOOD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL-239
 CondensationResistance: 55.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6300

NOA Selection: 17-0630.05
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 32.0000
 Actual Size: 32 X 67
 Wood Frame Opening: 32 1/4 X 67 1/4
 Frame Color: W - White
 Glass Family: LI - Laminated Insulating
 Glass Makeup: LIA207AA5
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: OB - OBSCURE
 Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
 Grid Location: UNIT
 Summary Bottom: 3A2D LITES (2V1H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 33.1430
 CAR#: 17-0630.05
 NegativeDesignPressure: 50.0000
 EnergyStar: 1.0000
 UF: 0.3200
 VT: 0.4300

Location: EAST FRONT DOOR

Notes:

TOTAL SALE AMT:

TOTAL CUSTOMER TAX:

NET SALE AMOUNT:

** PRICES ARE GOOD FOR 30 DAYS. --- BEFORE SIGNING OFF PLEASE VERIFY SIZES, QUANTITIES, MODEL AND PRICES. THIS IS A SPECIAL ORDER AND CANNOT BE CHANGED OR CANCELLED ONCE IT IS PLACED. SPECIAL ORDERED ITEMS ARE NOT RETURNABLE--ALL SALES ARE FINAL.

**NOTE:IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ARCHITECT OR OWNER TO SELECT PRODUCTS IN COMPLIANCE WITH APPLICABLE LAWS AND BUILDING CODES.

Quote # 5726085

Print Date 5/22/2019

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