

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 27, 2020 - 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 December 9, 2019 meeting
6. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 20-01 - New Signs & Variance from Sec 15-7(5)2 - 100 S 2nd Street.
  - b. Certificate of Appropriateness 19-78 - Demolition - 1009 Delaware Avenue.
  - c. Certificate of Appropriateness 19-79 - Demolition - 209 Avenue D
7. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - November & December 2019
8. **COMMENTS FROM THE PUBLIC**
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: 01/27/2020

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Information

REQUESTED ACTION

Minutes from the December 9, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

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Attachments

Historic Preservation Board Minutes 12.9.1

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**Form Review**

Form Started By: Alicia Rosenthal  
Final Approval Date: 12/23/2019

Started On: 12/17/2019 04:26 PM

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, DECEMBER 9, 2019, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

Absent: **Jon Neprud; Paul Sampson**

Staff Present: **Peter Sweeney, City Attorney  
Jennifer Hofmeister, Planning Director  
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 October 28, 2019 meeting

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the October 28, 2019 meeting.**

**AYE: Charlie Hayek, Michael Broderick, Holly Theuns, George Johansen, Anthony Westbury, Kori Benton, Chair Suzanne Boardman**

Passed

## 6. PUBLIC HEARINGS

### a. Certificate of Appropriateness 19-79 - Demolition - 209 Avenue D

Ms Theuns and Mr. Benton recused themselves.

Ms. Lewicka gave an overview of the application and answered questions from the Board on how long the applicant owned the building and what code violations were on the property.

Cynthia O'Connell spoke in favor of the demolition.

Donna Benton spoke in favor of the demolition. She stated her client purchased the property several years ago and it was termite ridden. She said the home is beyond repair and hindering the neighborhood. Ms. Benton said the consensus among the contractors and investors is that it is beyond the benefit of money needed to repair the home. Ms. Benton suggested putting in something new that is safe and has the same architectural style and Edgartown feel.

Mr. Hayek noted that four years ago the home could have been rehabilitated and if the city keeps allowing demolition by neglect, Edgartown may not be around.

Cathy Wassylenko spoke against the demolition and she stressed that the one of Ft. Pierce's greatest resource is it's historic structures.

Toni Monokian spoke against the demolition. Ms. Monokian explained that the two-story front porch has historical significance because it is unique to Fort Pierce and quite rare. Ms. Monokian suggested to replace what was eaten by termites and preserve the outside of the building.

Mike McCloud, spoke against the demolition and he said he would like to hear about the true structural integrity of the building.

Board discussion ensued on mandating that a new structure be built exactly the same, possible grants, strategy being put into place for demolition by neglect, and hearing from the building department regarding the inspection.

Ms. Hofmeister stated that historic structures are important to the character of the city and she wants to take a look at what other cities are doing to capitalize on historic structures.

**Motion was made by Michael Broderick, and seconded by Anthony Westbury to defer Certificate of Appropriateness 19-79 for the demolition of 209 Avenue A to the January 28, 2020 meeting.**

AYE: **Michael Broderick, George Johansen, Anthony Westbury, Charlie Hayek, Chair Suzanne Boardman**

Other: **Holly Theuns (ABSTAIN), Kori Benton (ABSTAIN)**

Passed

### b. Certificate of Appropriateness 19-72 - Accordion Shutters - 811 Delaware Avenue

Ms. Lewicka gave an overview of the Certificate of Appropriateness and answered questions from the Board on who the building is occupied by, if the applicant considered Bahama shutters and if accordion shutters have been approved by the Historic Preservation Board in the past.

Brown Johnson from JBR Exteriors provided additional information and answered questions

from the Board on impact windows and cost to the applicant.

Toni Monokian and Michael McCloud spoke against the accordion shutters.

Board discussion ensued on insurance companies mandating how windows are protected, uniformity in contributing structures, and using a demountable system on the entire structure.

**Motion was made by Kori Benton, and seconded by Michael Broderick to approve Certificate of Appropriateness 19-72, with the condition that all the shutter systems utilize the direct mount storm panels accordance with the Secretary of Interior Standards, 2, 5 and 9 as they would minimize the impact to the structure, it's overall appearance, design, and craftsmanship, helping to conceal the protective devices.**

**AYE: Holly Theuns, George Johansen, Anthony Westbury, Kori Benton, Charlie Hayek, Michael Broderick, Chair Suzanne Boardman**

Passed

c. **Certificate of Appropriateness 19-77 - Canopy Signs combined with a Variance Application - 701 Delaware Avenue**

Ms. Lewicka gave an overview of the application and answered questions from the Board on landscape and lighting plans, LED lighting and lighting colors.

Mr. Benton explained that the location has been vacant for quite some time and there are homes to the south and west of the property. Mr. Benton said the gas station has more character than the average gas station and architectural features, that are compatible with the building style, are encouraged.

Fred Shuaibi, sign company representative, explained that Amoco always uses red and blue in their 80 year old logo. Mr. Shuaibi stated the monument and pylon signs are self contained and the proposed logo sign is the smallest sign that Amoco offers.

Ms. Hofmeister stated that the businesses should be able to work with the historic standards by compromising and working together with the city.

Jonathan Baixauli, applicant representative, stated that the red in the torch logo is part of the historical brand and Amoco is adamant about the brand colors. Mr Baixauli showed pictures of the Amoco gas station signage in Miami and he said he would be willing to look at landscape improvements to dampen the spillover of light to the adjacent residential neighbors.

Board discussion ensued on landscape buffering and eliminating the LED canopy lighting.

**Motion was made by Michael Broderick, and seconded by Anthony Westbury to approve Certificate of Appropriateness 19-77 for the canopy signs combined with a Variance for 701 Delaware Avenue with the following conditions:**

- 1. The southern most canopy sign will be non-illuminated;**
- 2. A landscape plan will be submitted to the Planning department for the south boundary line, where currently a vinyl fence is installed, that would be subject to an administrative approval from the Planning department.**

**AYE: George Johansen, Anthony Westbury, Kori Benton, Charlie Hayek, Michael Broderick, Holly Theuns, Chair Suzanne Boardman**

Passed

## 7. NEW BUSINESS

### a. Administratively Approved Certificates of Appropriateness - October 2019

Ms. Theuns asked how the Arcade Building, a national historic structure, was approved to be renamed to Kraaz Square. Ms. Lewicka explained that the signage on the building was not original or historic and it was added in 2002 and 2007. Ms. Lewicka stated the owners name can be put on the building if they have an office in the building. Mr. Benton highlighted that Secretary of Interior Standard #4 would have supported an alternative and better solution with what the applicant proposed and the historic nature of the building. Mr. Benton commented that it would be an easier sales pitch to the community if the sign on the side of the building said Arcade building at Kraaz Square.

Mr. Benton proposed that when an applicant is requesting to go from non-internally illuminated sign fixtures to internally illuminated or LED sign fixtures, that change the character or nature of the sign, that the Board considers the change with regards to the Secretary of Interior Standards. Mr. Benton noted that going from a manual change in copy to an electronic change of copy changes the appearance, design and dynamics of the sign.

Mr. Benton encouraged staff and possibly the city attorney to review Ordinance K-303 regarding City Commission adopting a sunset date in which non-conforming signs would be phased out and notice provided. Mr. Benton said the Board should consider location, articulation, design and landscaping for sign proposals in the historic districts.

Chair Boardman stated the city needs to come up with a process for demolition by neglect, by enforcing fines and being more proactive.

## 8. COMMENTS FROM THE PUBLIC

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

## 9. CONSIDERATION OF ABSENCES

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

**AYE: Anthony Westbury, Kori Benton, Charlie Hayek, Michael Broderick, Holly Theuns, George Johansen, Chair Suzanne Boardman**

Passed

## 10. ADJOURNMENT

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Theuns - Holly</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Historic Preservation Board</i>
MAILING ADDRESS <i>415 N 2nd St</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY      COUNTY <i>Fort Pierce      St Lucie</i>	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED <i>12/9/15</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Holly Theury, hereby disclose that on 12/9, 20 19:

(a) A measure came or will come before my agency which (check one or more)

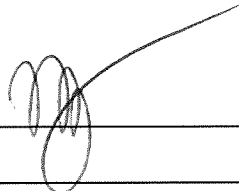
- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

COA 19-79  
 209 Ave B Demolition permit  
 I have a contract to buy the parcel if demo is approved

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/9/19  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Kori Benton, hereby disclose that on December 9, 20 19 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, Donna Benton (mother) ;
- inured to the special gain or loss of \_\_\_\_\_ , by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Certificate of Appropriateness for Demolition of Structure,

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/9/2019  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



**Historic Preservation Board**

**6. a.**

Meeting Date: 01/27/2020

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Information

REQUESTED ACTION

Certificate of Appropriateness 20-01 - New Signs & Variance from Sec 15-7(5)2 - 100 S 2nd Street.

LOCATION

100 S 2nd Street (Parcel ID: 2410-5030108-000-6)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval/Denial

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Attachments

Staff Report  
COA Application  
Variance Application  
Property Card

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/21/2020

Started On: 01/17/2020 03:22 PM



JANUARY 27, 2020

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**

**COA 20-01**

**Owner/Applicant**

Galleria at Downtown Fort  
Pierce LLC

**Location**

100 S 2nd Street

**Parcel**

2410-503-0108-000-6

**Historic Status**

Non-Contributing

**Requested Action**

Installation of a new signs  
combine with a variance to  
deviate from City Code Sec-  
tion 15-7(5)2.

**Recommendation**

Approval/Denial

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner



Location Map    Contributing    Non-Contributing    Subject Site

**HISTORY**

- 1957            Structure was built.
- 1999            Structure was extensively remodeled.
- 2000            Additional improvements were completed.
- 2007            HPB delegated review authority to the Historic Preservation Officer for exterior signs.
- 9/2014          The Historic Preservation Board approved COA 14-32 to allow exterior alterations including new store front systems, signs, etc.
- 1/2015          The Historic Preservation Board approved COA 14-39 to allow additional alternations and courtyard seating for future restaurant.
- 7/2016          The Historic Preservation Board approved COA Application for the installation of nine (9) blue flags.
- 8/2018          The Historic Preservation Board approved COA Application for the installation of a new sign for the Bradford Steakhouse.
- 8/2019          The Historic Preservation Board denied COA Application for the installation of a new sign with a separate logo for the barber shop.



Building location/aerial photo

## APPLICANT REQUEST

The applicant is asking for consideration of two new signs on the South 2nd Street façade of the Galleria building. The first is an electric barber pole to be affixed to the southwest façade between the Galleria entrance and Galleria business directory sign. The second proposed sign is an 10 inches by 12 foot sign composed of architectural formed plastic dimensional pad mounted Gemini letters in black color, to be placed above the second story barber shop windows above the entrance to the Bradford Steakhouse.

Installation of both proposed signs requires a variance to deviate from City Code Section 15-7(5)2, which allows only one wall sign per tenant of the building.



Existing southwest facade



Proposed southwest facade



Current South 2nd Street façade



Current Orange Avenue façade



Barber pole sign

LETTERING DEMENSIONS AND DETAIL PAGE

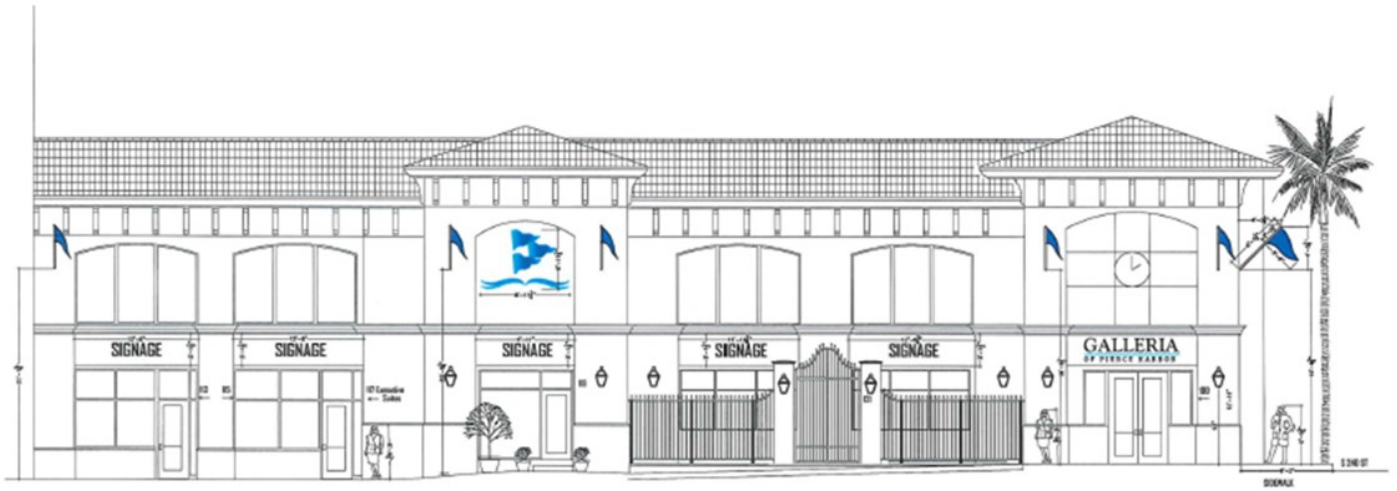
SIGN LETTERING DETAIL



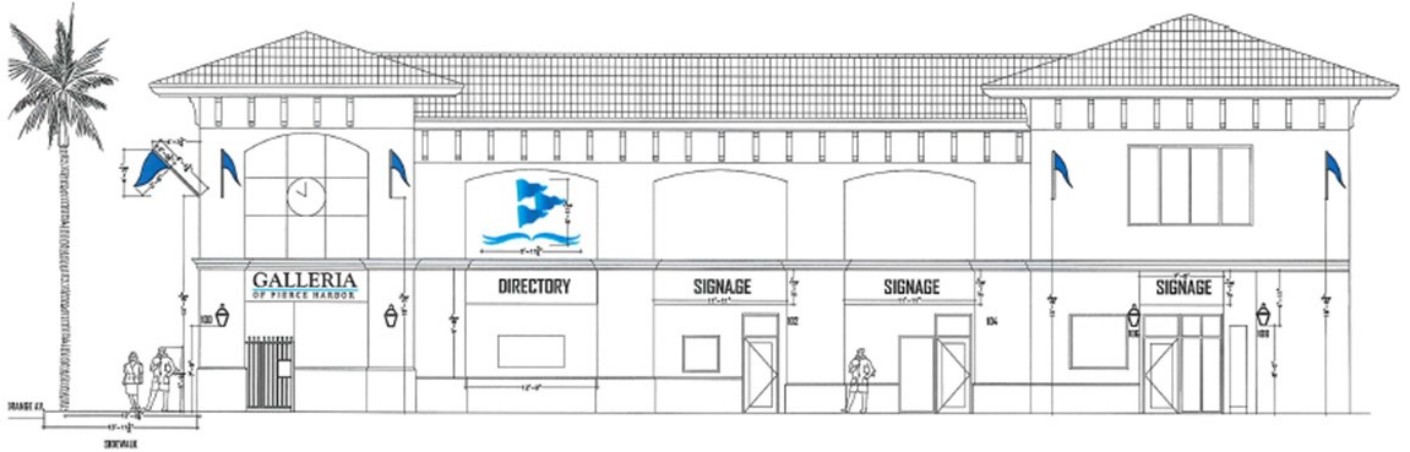
10" ARCHITECTURAL FORMED PLASTIC DEMENSIONAL PAD MOUNT GEMINI LETTERS. (BLACK)

LETTERS ATTACHED TO BUILDING WALL W/ HIGH BOND SILICONE (LEXEL) CONSTRUCTION ADHESIVE (RATED FOR THIS TYPE OF APPLICATION)

Proposed second story lettered sign



PROPOSED NORTH ELEVATION (ORANGE AVENUE)



PROPOSED WEST ELEVATION (SECOND STREET)

Approved Signs Concept for Galleria

## APPLICABLE STANDARDS/CRITERIA

### CITY CODE SECTION FOR CONSIDERATION

#### Section 15-7.(5)a.2.

One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to 20 percent of the total wall face area fronting on the main street.

#### Section 23-61:

The Historic Preservation Board shall have the authority to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area ratio requirements of the underlying zoning district of those properties designated by the City Commission as historic sites, either individual sites or buildings within historic districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The Board shall only grant variances when an application for a Certificate of Appropriates has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility the Historic Preservation Board must follow the same procedures specified for the Board of Adjustment in Article VIII of chapter 22 of the Code of Ordinances.

### VARIANCE CRITERIA/APPLICANT RESPONSE

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

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

What is specific to this property and not applicable to others in the same zoning district is the request for both signage and the use of a barber pole, as seen in the drawings provided in the application. The barber pole is mounted approximately 9'6" above the ground and does not impair pedestrian traffic. The signage will be approximately 21' from the ground, above the Barber windows, and at a height no greater than 10" and 12' wide.

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

We have read the requirements of Section 22-108 sub-section 2 and find no special conditions or circumstances that would result from actions other than that of ours and in consideration of all technical evaluations, all relevant factors and standards specified therein find no conflict with the required variance.

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.

There are no undue hardships or deprivation of commonly enjoyed property rights involved in this variance request.

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

Whatever would make possible the reasonable use of the building space required for the signage requested and the barber pole. The barber pole is mounted approximately 9'6" above the ground and does not impair pedestrian traffic. The signage will be approximately 21' from the ground, above the Barber windows, and at a height no greater than 10" and 12' wide.

## SECRETARY OF INTERIOR'S STANDARDS FOR CONSIDERATION

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

## STAFF RECOMMENDATION

Staff recommends approval of the barber pole sign, and denial of the 12 foot second story lettered sign for the following reasons:

1. Placement of the barber pole sign adjacent to the Galleria entrance and to the Galleria tenant directory provides adequate information and direction to potential clients of the barber within the Galleria complex, and blends well the façade and street scape.
2. Placement of the subject sign directly over the full size replica of the front half of a steer sign of the Bradford Steakhouse, which is a unique sign with a strong design element, removes the exclusivity of the existing sign. The existing and proposed signs are vastly different in style and together they are not compatible. Further, the proposed location is not where a patron enters to go to the barbershop, which would lead to confusion.





Bldg. Permit # \_\_\_\_\_

COA# 20-01

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 100 S 2nd Street Fort Pierce, FL 34950

Parcel ID #: 241050301080006

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): Gus Gutierrez

Mailing Address: 100 S 2nd Street Fort Pierce, FL 34950

Phone Number(s): 772-801-5729 Email: greg.pope@klockle.com

Applicant  
Name(s): Greg Pope

Mailing Address: 100 S 2nd Street Fort Pierce, FL 34950

Phone Number(s): 828-6849085 Email: houseanddesigns@gmail.com

Representative  
Name(s): Jhonattan Osorio

Mailing Address: 100 S 2nd Street Fort Pierce, FL 34950

Phone Number(s): 561-598-9505 Email: jhon.osorio.pierceharbor@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, Gus Gutierrez as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

1-3-2020  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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- Rehabilitation                       New Construction                       Demolition                       Relocation

- Site Improvements (describe) \_\_\_\_\_
- Other (describe) \_\_\_\_\_

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

We are requesting to include: "The 2nd Street Barbershop" above the window on the SW side of the building & a barber pole, as shown in the photos & drawings attached

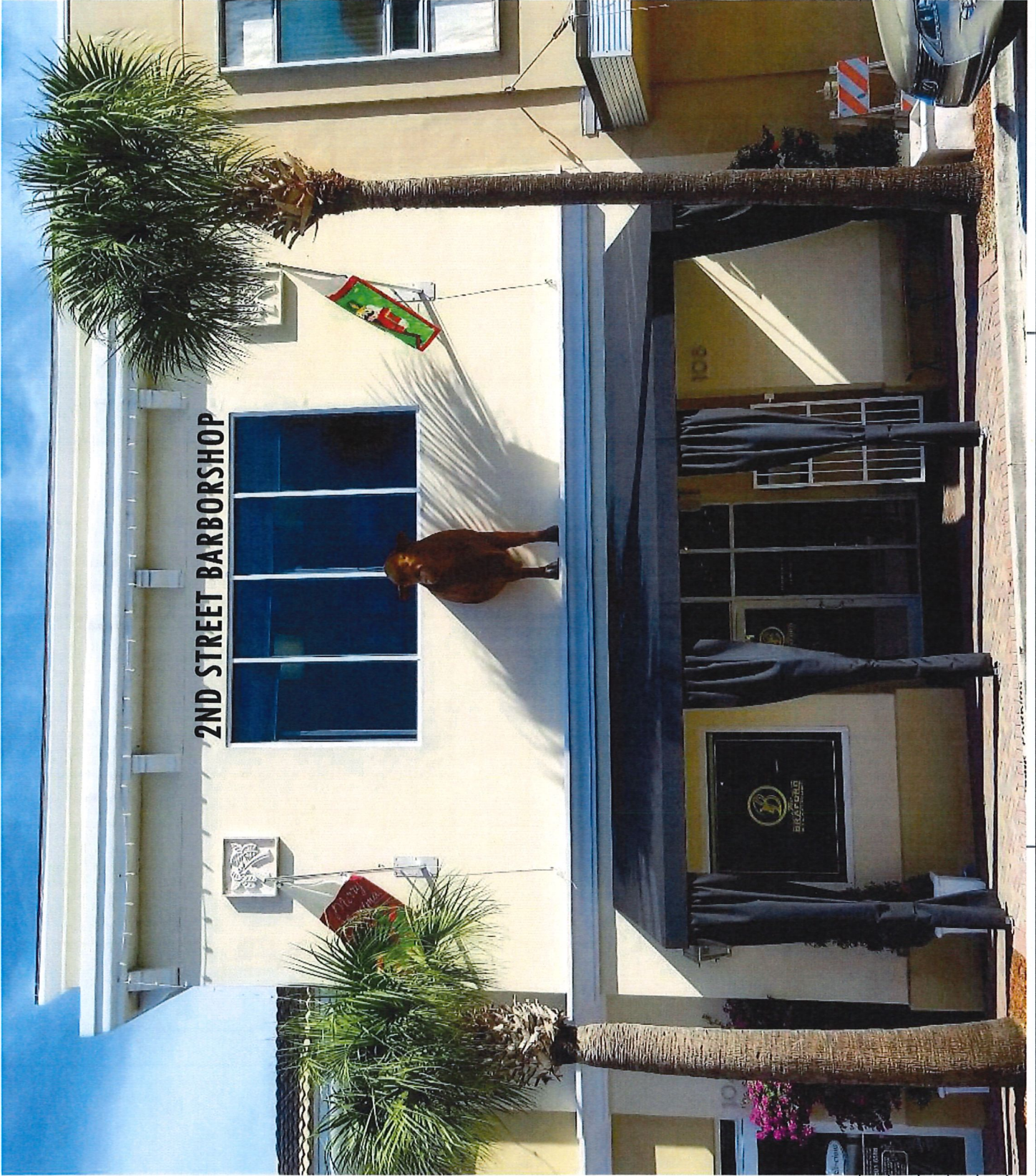
~~FUTURA CONDENSED~~ → Font. 12" h x 1 1/2" wide

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.



Customer:

Company:

Address:

City:

Phone:

Fax:

LETTERING DEMENSIONS AND DETAIL PAGE

SIGN LETTERING DETAIL

144"

**2ND STREET BARBORSHOP** 10"

10" ARCHITECTURAL FORMED PLASTIC DEMENSIONAL PAD MOUNT GEMINI LETTERS.  
(BLACK)

LETTERS ATTACHED TO BUILDING WALL W/ HIGH BOND SILICONE (LEXEL)  
CONSTRUCTION ADHESIVE (RATED FOR THIS TYPE OF APPLICATION)



\* 25.5 \*

100

100



St-Charles



**BROOKLYN**  
Sweets



Created by the Community for the Community

**THE GALLERY'S MEMBERS RATE**  
**NOW OPEN!!!**

- > Brooklyn Streets
- > Coop's Grill Shop
- > The Downtown Boardroom
- > CBD Apothecary
- > The Poppy
- > Deli-class
- > The Cabin Dress Store
- > The Art Collective Gallery
- > Bratford Sketchbook Shop
- > Rooster in the Corridor
- > The Beach Bag Shop
- > Art Street

**SUNDAY BRUNCH**



**THE GALLERY**  
ART & CAFE

S 2nd Street

100

SHOWS  
OPENING





RECEIVED

# VARIANCE

JAN 3 2020

CITY OF FORT PIERCE  
PLANNING & ZONING

Property address or Location 100 S 2nd St Fort Pierce FL 34950

Parcel ID #(s) 241050301080006

Project description REQUEST ADDITION OF EXTEIROR SIGNAGE: #1 "The 2nd St. Barbershop" 10"H x 12"W Font: Futura Condensed, Location: West Elevation appx. 21' off the ground (barbershop designation is appx. 12'Hx30'W, 2nd story); #2 Barber Pole, appx. H28"x W9", Diam. 6", Projection from wall 11", Height from ground appx. 9'6"

Gus Gutierrez  
**Property Owner(s)**  
 117 Orange Ave  
 Street Address  
 Fort Pierce FL 34950  
 City State Zip  
 828-684-9085  
 Phone Number  
 houseanddesigns@gmail.com  
 Email Address

Galleria at Downtown Fort Pierce, LLC  
**Applicant/Representative, Title, Company**  
 100 S 2nd St  
 Street Address  
 Fort Pierce FL 34950  
 City State Zip  
 772-801-5729  
 Phone Number  
 jhon.osorio.pierceharbor@gmail.com  
 Email Address

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

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

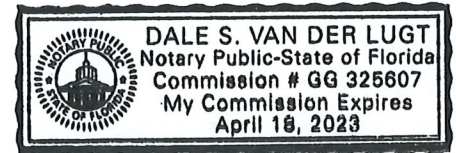
STATE OF Florida COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of January, 2020, by

Gustavo Gutierrez who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
 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

Description of request: Request for addition of exterior signage, "The 2nd St. Barbershop" 10"H x 12"W

Reason for request: New tenat addition

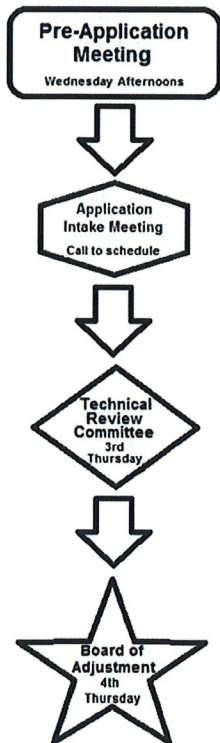
Existing Use : Empty Date Property was Purchased: 2013

Alterations made to the site since purchase: N/A

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

If yes, what has changed since the denial? N/A

**Application Outlook**



**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:

**Variance Question 1:**

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

What is specific to this property and not applicable to others in the same zoning district is the request for both signage and the use of a barber pole, as seen in the drawings provided in the application. The barber pole is mounted approximately 9'6" above the ground and does not impair pedestrian traffic. The signage will be approximately 21' from the ground, above the Barber windows, and at a height no greater than 18" and 12' wide.

**Variance Question 2:**

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

We have read the requirements of Section 22-108 sub-section 2 and find no special conditions or circumstances that would result from actions other than that of ours and in consideration of all technical evaluations, all relevant factors and standards specified therein find no conflict with the required variance.

**Variance Question 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.

There are no undue hardships or deprivation of commonly enjoyed property rights involved in this variance request.

**Variance Question 4:**

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

Whatever would make possible the reasonable use of the building space required for the signage requested and the barber pole. The barber pole is mounted approximately 9'6" above the ground and does not impair pedestrian traffic. The signage will be approximately 21' from the ground, above the Barber windows, and at a height no greater than 18" and 12' wide.

**Variance Question 5:**

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

The granting of the variance will be in harmony with the general intent and purpose of the zoning ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The barber pole is well above any pedestrian traffic, mounted at approximately 9'6" from the ground and at a depth of 9". The signage will be above the windows and flush to the exterior wall with a depth no greater than 4".

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

**Property Identification**

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

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

**Ownership**

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

**Legal Description**

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

**Current Values**

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

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



**Total Areas**

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

**Sale History**

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

**Building Information (1 of 1)**

Finished Area: 15,274 SF

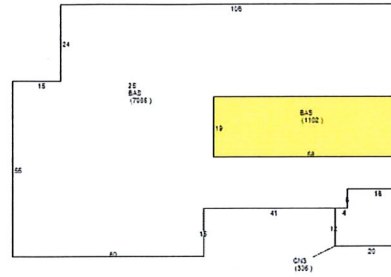
Gross Sketched Area: 15,610 SF

**Exterior Data**

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

**Interior Data**

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



**Sketch Area Legend**

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

**Special Features and Yard Items**

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

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$561,500					
Land:	\$135,700					
Just/Market:	\$697,200					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$697,200					
Exemption(s):	\$0					
Taxable:	\$697,200					

**Current Year Special Assessment Breakdown**

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

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

**Historical Values**

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

## Permits

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

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

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

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

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**Historic Preservation Board**

**6. b.**

Meeting Date: 01/27/2020

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Information

REQUESTED ACTION

Certificate of Appropriateness 19-78 - Demolition - 1009 Delaware Avenue.

LOCATION

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

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Deny or approve with a deferred effective date.

---

Attachments

Staff Report  
Application  
App. Inspection Reports  
City Inspection Reports  
Property Card  
Resolution

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/22/2020

Started On: 01/17/2020 02:30 PM



JANUARY 9, 2020

COA 19-78

**Owner/Applicant**

Women's Care Center of IRC,  
Inc.

**Location**

1009 Delaware Avenue

**Parcel**

2409-822-0003-000-6

**Historic Status**

Individual, Local Designation  
and a Contributing Structure

**Requested Action**

The applicant is seeking approval to demolish residence and shed.

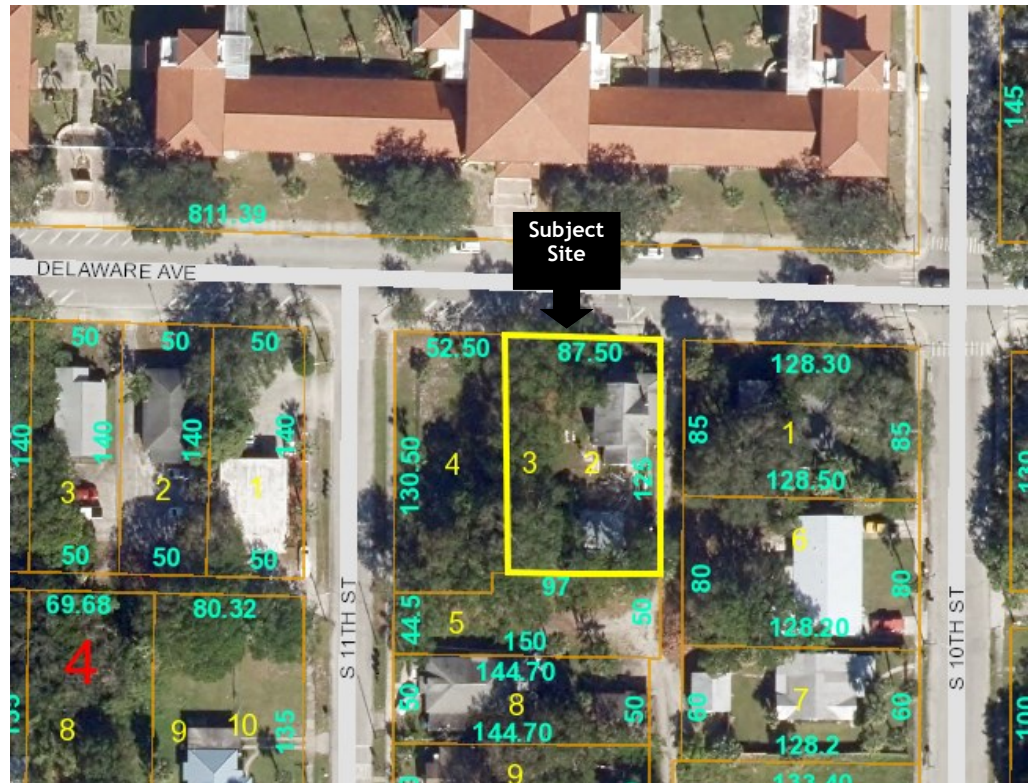
**Recommendation**

Deny or approve with a deferred effective date.

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD: PUBLIC HEARING**



**HISTORY**

The St. Lucie County Property Appraiser's Record Card indicates the subject structure was built as a private residence in 1921 while the Florida Master Site File shows the structure being built in 1924. In 2005, the City of Fort Pierce designated the home as a historic property and a locally significant site (see attached Resolution No. 05-05).

**ARCHITECTURAL SIGNIFICANCE**

Although the siding and roof are not the original, the subject structure has retained much of its original architectural integrity. The two-story wood frame embodies the characteristics of a Frame Vernacular styling expressed by a cross gable roof, exposed rafter ends, a symmetrical façade, offset entrance, and a veranda. The veranda has a hip roof supported by wooden posts and is partially enclosed with double-hung sash windows.

## APPLICANT REQUEST

The applicant is requesting approval to demolish the subject residence and shed. The application indicates long term neglect has resulted in termite damage to foundations, floors and rafters.



Existing residence located at 1009 Delaware Avenue



## APPLICANT REQUEST

The shed at the property's rear is also proposed for removal in its entirety. The shed is not a historically designated structure and is in disrepair structurally.



Existing shed located at 1009 Delaware Avenue



## STAFF ANALYSIS

A significant contribution to Fort Pierce's distinct character and charm is its rich history and iconic historic structures. Fort Pierce is fortunate to have still standing many of the original structures in a variety of architectural styles representing the various periods of City development. Regrettably, over the years, many of these structures have been altered, poorly maintained or sadly, demolished. Preservation of the City's historical structures is guided through Chapter 23, of the City Code. The purpose of Chapter 23, referred to as the City's Historic Preservation Chapter, is the preservation of historic and archeological sites, structures and districts. Through the establishment of the Historic Preservation Board and Historic Preservation Officer, the City is charged with promoting the health, safety, education, cultural and economic welfare of the public by preserving and protecting properties of historical, cultural, archaeological, aesthetic and architectural merit as these qualities serve as visual reminders of the City's cultural, social, economic, political, scientific, religious, and architectural history. Furthermore, it is the purpose of this chapter to strengthen the economy of the City by stabilizing and improving property values in historic areas, combating urban decay through rehabilitation and revitalization, and encouraging quality new construction and developments that are harmonious with neighboring historic structures.

The subject structure is a 2,933 square foot residence which was constructed between 1921 to 1924. The building has been on and off the market since November 2002 with minimal maintenance or improvements that included permitted work to the roof and fencing. In August 2019, the applicant submitted a Certificate of Appropriateness to renovate and construct additions to the existing building, as well as a request to demolish the shed. The applicant's stated intent was to restore the structure to its original historic character and re-purpose the building from a residence to a medical office. The item was scheduled for consideration but was pulled from the agenda by the applicant. Subsequently, in October 2019, the applicant submitted an application to demolish the residential structure due to the high cost estimates the applicant received thereby making the restoration not feasibility.

Two inspection reports prepared by John Vetter & Sons were provided by the applicant, one conducted on April 26, 2019 and the other on November 19, 2019. The complete engineering inspection reports have been attached. The main findings include, but are not limited to, the following

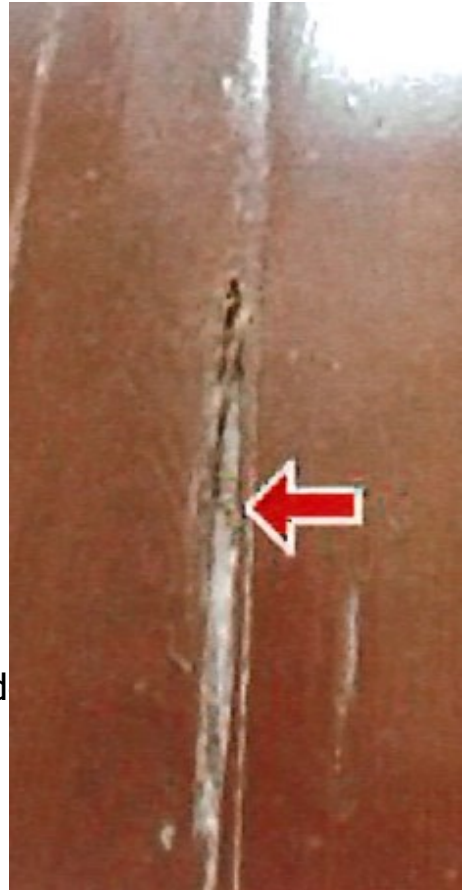
- Roof: damaged, needs to be replaced.
- Windows: need to be replaced.
- Asbestos: Front gable and possibly hidden under other materials.
- Lead Paint: Interior and Exterior.
- Termite damage: Live termite activity, damage to structural members in attic space, wood flooring and wood throughout shower.
- HVAC: no system and no insulation.
- Water and Sewer: Lines will likely need to be re-routed and possibly replaced.
- Electric: not to code.
- Flooring: Bracing and concrete piers will likely be required to meet load requirements which will necessitate tearing up existing flooring for access.
- ADA: Compliance modifications, may require potential structural modifications.

STAFF ANALYSIS



Interior damage pictures provided by the applicant

STAFF ANALYSIS



Interior damage—pictures provided by the applicant

## STAFF ANALYSIS

On November 27, 2019, the City's Building Department Coordinator conducted inspections of both the residence and shed. The report concluded that the house has major deficiencies but that those are repairable. It was noted that the structural evaluation by the engineer that recommended demolition was due to the high cost of repair which was estimated to exceed 50% of the value of the structure. The Building Department Coordinator suggested that relocation may be considered as the contributing cause for the determination of condemnation on the part of the Building Department Coordinator was due to the piers/piles that are compromised.

The subject structure is located just outside of the Oakland Park historic district, across the street from the historic Creative Arts Academy of St. Lucie (CAST) school, and along the street-lined Delaware Avenue known for the historical structures that front this scenic roadway. It is a locally designated historical structure that staff feels warrants protection from demolition. As noted in Resolution No. 05-05, "1009 Delaware Avenue, Fort Pierce, Florida is a historically significant structure that contributes to the character of the community, its continuing economic vitality, and serves as an inspiration for architects and property owners by setting a high standard of architectural and artistic quality; ... (The structure) was built circa 1921 and is representative of the Frame Vernacular style, and exhibits many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century". The Resolution went on to state that "the people of Fort Pierce desire to protect and preserve in perpetuity those sites of outstanding historic, archeological and architectural character". It is staff's professional opinion that should the subject structure be demolished, the City will lose a beautiful historic structure and a part of the Fort Pierce local heritage.



Aerial view of the property

## S T A F F   A N A L Y S I S

Criteria for Demolition (23-49): 1009 Delaware Avenue	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	<p><b>Applicant:</b> The structure is not listed on the National Register or eligible as a “contributing” structure. Nor is the structure located in a Historic District designated as part of a Historic District.</p> <p><b>Staff:</b> The structure is locally individually designated .</p>	No
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	<p><b>Applicant:</b> Renovation to a historical condition would exceed the valuation of structure and far exceed the cost of new construction resulting in great difficulty and expense.</p> <p><b>Staff:</b> The house has major deficiencies that are repairable. The cost to repair may exceed 50% of the value of the structure. The engineer’s report stated “it could be a great house again”.</p>	Yes/No
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	<p><b>Applicant:</b> No</p> <p><b>Staff:</b> The Frame Vernacular Style is still represented by some structures located in the city. However, number of these structures is diminishing every year.</p>	Yes/No
D. Does the structure contribute significantly to the historic character of a designated historic district?	<p><b>Applicant:</b> No. The structure is not located in a Historic District or eligible as a “contributing structure”.</p> <p><b>Staff:</b> Subject structure is not located in the designated historic district but is locally designated and contributes significantly to Delaware Avenue historic corridor.</p>	Yes/No
E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	<p><b>Applicant:</b> No. Opportunities for study of local history, architecture and design can be accomplished through less difficult and expensive means.</p> <p><b>Staff:</b> Full restoration of the building would provide a great opportunity for study of the local architecture and design.</p>	No
F. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?	<p><b>Applicant:</b> Yes. There are definite plans for re-use of the property. WCC intends to redevelop the property in a manner consistent with the corridor of Delaware Avenue, significantly improve a premier location within the City of Fort Pierce, and enhance the visual appearance of the Delaware Avenue area while providing some historic features in the new construction.</p> <p><b>Staff:</b> Conceptual plans for redevelopment of the property were submitted. The proposed building differs in style, scale and details from the existing. Since this house is just outside of the Oakland Park Historic District and fronting Delaware Avenue, it is located within an area that has a strong historic character. The impact of demolishing one of the highly noticeable structures could have a negative impact.</p>	No

## STAFF ANALYSIS

In difficult situations like these, City Code Section 23-49—Demolition, allows the Historic Preservation Board to grant a Certificate of Appropriateness to demolish with a deferred effective date of up to 18 months from the date of the Board's decision at a public hearing. This time period is conditioned on the approval to allow staff to research alternatives to demolition. The effective date is determined by the Board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the Board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this Chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred Certificate of Appropriateness, a demolition permit shall be issued if requested by the applicant.



Existing residence located at 1009 Delaware Avenue



## **S T A F F   R E C O M M E N D A T I O N S**

The application does not meet several criteria for demolition of a historic structure. However, as stated by the applicant, due to the high estimated cost of building rehabilitation the applicant is precluded from preserving this historic structure. Nevertheless, as stated earlier, it is the professional opinion of staff that the historical architectural value of the building and staff's duty to uphold the interests of the public, that the City should make all possible effort to save the structure at 1009 Delaware Avenue.

Therefore, staff recommends that the Historic Preservation Board **DENY** the request for demolition of the contributing structure located at 1009 Delaware Avenue. Alternatively, pursuant to City Code Section 23-49—Demolition, the Historic Preservation Board may approve the demolition request for the contributing structure located at 1009 Delaware Avenue, subject to the following Condition of Approval:

“The deferred effective date of this demolition approval shall be determined by the Historic Preservation Board but not to exceed eighteen (18) months in order to allow sufficient time to determine the feasibility of relocation or renovation of the subject structure.”

Regardless of the final action of the Board, Staff also recommends approval of a demolition request for the existing shed since its construction does not represent any significant architectural value.



RECEIVED  
NOV 19 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

COA# 19-78

Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

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

Parcel ID #: 2409-822-0003-0006

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

Individually Designated Site, City Commission Resolution No. By Owner

### Property Owner/ Applicant Information

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

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

Phone Number(s): 772-257-5390 Email: womenscarecenterirc@gmail.com

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

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

Phone Number(s): 772-257-5390 Email: womenscarecenterirc@gmail.com

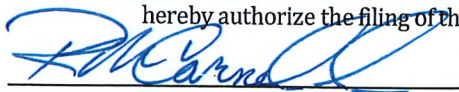
Representative  
Name(s): Richard Carnell

Mailing Address: 1900 Old Dixie Highway, Fort Pierce, FL 34946

Phone Number(s): 772-360-7251 Email: rcarnell@eganfarms.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, WOMENS CARE CENTER as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
Signature of Owner

11-19-19  
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) \_\_\_\_\_

Other (describe) Deteriorating residence. See attached.

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

Demolition of deteriorating residence and shed due to long term neglect and termite damage to foundations, floors and rafters resulting in unsafe conditions. New construction will be built embracing the historic legacy of Fort Pierce while making a significant contribution to the aesthetic enhancement of Delaware Avenue.

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.

SUPPLEMENTAL INFORMATION WILL BE PROVIDED



*Serving Indian River County*

1986 31<sup>st</sup> Avenue, Suite 100, Vero Beach, Florida 32960 / Phone 772-257-5390 / Fax 772-492-8732  
www.Womenscarecenter.org / Womenscarecenterirc@gmail.com

November 19, 2019

Historic Preservation Board  
c/o Ms. Maria Lewicka, City Commission  
100 North U.S. Highway 1  
Fort Pierce, FL 34950

Re: 1009 Delaware Avenue, Fort Pierce, Florida

Dear Maria:

Please consider this letter in support of the Women's Care Center's Certificate of Appropriateness Application for Demolition of the residence and shed located at 1009 Delaware Avenue, Fort Pierce, Florida.

Women's Care Center: Its Promise and Vision

Loving and serving moms and babies one mom at a time, the Women's Care Center is a growing outreach to women and babies providing free services, funded to approximately 90% by private donors, 501(c)(3), such as ultrasounds, pregnancy testing, prenatal care, personal goal setting, education classes on parenting, counseling and supportive services for pregnant women along with referrals to medical and social services.

Due to the overwhelming and growing number of over-stressed parents, confused and anxious teenagers, and young adults, of all walks of life, who are seeking a better way to work through difficult decisions, all services are offered free of charge in a non-judgmental, confidential setting with no restriction or discrimination due to income, race, or religion. The Women's Care Center offers a beautiful, professionally decorated homelike atmosphere in which women can engage in self-sufficiency education including budgeting, prenatal health, and other practical skills for all women who seek it.

As a licensee of a larger nationally branded program, the Women's Care Center is a 501(c)(3) and has been firmly established in Indian River County for 6 years. In 2018, 41% of all babies born in Indian River County began with a visit to Women's Care Center. In Fort Pierce,

Women's Care Center intends to provide a similar, if not greater, beacon of hope for all vulnerable women and babies.

#### 1009 Delaware Avenue Ownership History

The property located at 1009 Delaware Avenue appears to have been foreclosed by the Federal National Mortgage Association a/k/a Fannie Mae in August 2014. In July 2018, the property was transferred to Vandana Mangroo for \$0, or no consideration, according to the St. Lucie County Property Appraisers website. Subsequently, a 50% interest was acquired by Boca Raton real estate investors, Portfolio 55 LLC. The property was on the market for sale without any significant offers until the Women's Care Center purchased the property four (4) years after foreclosure on August 2, 2019. The structure was largely unoccupied and not properly maintained since the foreclosure in 2014, if not 2002.

#### History of "Historic" Designation

The residence and shed are 1) not located in a Historic District; 2) not listed on the National Historic Register; 3) not eligible as a "contributing" structure; and 4) not designated as a "significant" part of a Historic District. A review of the applicable documents does not reveal any particular historic findings or individual history of the structure in the records of the Historic Preservation Board or in St. Lucie County's records. The structure is "historic" because it was individually designated by the former owner simply due to age of construction. The general appearance of the structure does not readily reveal any particularly unique or distinctive historical features but it does have a common wood frame construction, with a balloon frame; a gable roof, porch, some wood siding and double hung largely inoperable windows.

#### Non-Historic and other features of structure at 1009 Delaware Avenue

- a) Property on and off the market since November 2002 with no significant maintenance or improvements since 2002
- b) Roof coverings of fiberglass asphalt shingles
- c) Combination of vinyl and metal siding
- d) Possible "add on" expansions within the last 50 years, without evidence of permits being requested.

#### Inspections

John Vetter & Sons, Inc., Building Inspector, thoroughly inspected the structure. See attached Exhibit "A". Significantly, Mr. Vetter provides the following observations:

- a) Roof needs to be replaced
- b) Sediment and scale accumulate in cast iron plumbing lines
- c) Lead based paint and asbestos likely
- d) All windows need to be replaced

- e) Plumbing and electric not to code
- f) Insect (termites) related damage to structural members in attic space
- g) Infestation of Rodents with rodent stains on ceilings
- h) Termite damage to wood throughout shower, wood flooring, and attic members
- i) Repairs/replacement required for plumbing, electrical and flooring

Subsequent inspections by licensed General Contractors, Remnant Construction and JC Welton Construction, attached as Exhibit "B" is JC Welton's evaluation, revealed that any proposed renovation would require:

- a) Removal of existing flooring including installation of new foundation & piers
- b) Removal/improvement of sanitary and water supply lines
- c) Design/engineering and installation of new HVAC system (NONE present & no Insulation)
- d) Unknowns of costs to achieve code compliance
- e) Extensive Renovation will far exceed cost of building new
- f) Discovery of wood destroying termites / wood decaying fungi in 2014 with no evidence of remediation or treatment.

#### Prospective Financial Impact

It is reasonable to conclude that the cost of complete renovation would be in excess of \$1 million. Attached as Exhibit "C" is a Financial Projection from WCC Treasure, John Rorick.

#### Attributes of Approved Demolition Requests

- a) Demolition Request Approved: 528 N. 12<sup>th</sup> Street
  - 1. Structure does not meet national or state or local criteria
  - 2. Limited significant design or craftsmanship
  - 3. No significant historic character
  
- b) Demolition Request Approved: 521 US Hwy 1
  - 1. Demolition provides the opportunity to redevelop and significantly improve a premier location across the street from CAST contributing to continuing redevelopment efforts along Delaware Avenue
  
- c) Demolition Request Approved: 436 N 9<sup>th</sup> Street
  - 1. Demolition would better serve the Historic District by construction of a new structure or providing landscaping to enhance the visual appearance of the area.

Due Diligence of Women's Care Center

In addition to the Building Inspector (John Vetter & Sons, Inc.) and two Contractors (Remnant Construction and JC Welton Construction), WCC has contracted with the following professionals to assist in the evaluation and construction of this Project:

- a) Heather Bizon, R.A. (Architect)
- b) Schulke, Bittle, Stoddard, Jeffrey Barkett (Civil Engineer)
- c) Suralette Landscape Architecture, LLC/Robin Pelensky (Landscape Architect)
  - a. ISA Certified Arborist; LEED Accredited with the U.S. Green Building Council
- d) Maxwell Geospatial, Inc. (Surveyor)
- e) Terry Schlitt (Structural Engineer)
- f) Nozzle Nolan (Termite & Pest)
- g) Universal Engineering Sciences (Environmental)

Request to City of Fort Pierce Historic Preservation Board

The Women's Care Center respectfully requests the City of Fort Pierce Historic Preservation Board allow the demolition of the former residential structure and shed located at 1009 Delaware Avenue based on the summary set forth above which meets the Criteria for Demolition in Section 23-49 attached as Exhibit "D" granting the request for demolition will provide Women's Care Center the opportunity to assist the City of Fort Pierce by substantially enhancing the Delaware Avenue neighborhood with the construction of a new structure designed to support and respect the historic roots of Delaware Avenue.

Sincerely,



Women's Care Center  
Board of Directors

Enclosures



*Board of Directors*

Tommy Aiello / Stephen Bell / Anita Brennan / Carol Corr / Thomas Frederick, **Chairman** / Richard Carnell / Peggy Lyons / Michele Mackett  
G. Alexander Ross, **Secretary** / Dr. Michaela Scott / *Treasurer*: John F. Rorick / Gerri Krempel-Rorick

*Leadership Advisory Board*

John Brennan / Thomas Corr / Carolyn Dean / Ginny Frederick / Jim & Laurie Manhardt / John & Lee Moore

*Religious Advisory Board*

Most Reverend Gerald M. Barbarito, Bishop, Diocese of Palm Beach / Rev. Kevin Nelson, St. Helen Church / Rev. John Morrissey,  
St. Sebastian Church / Rev. Fr. Richard Murphy, Holy Cross Church / Rev. John Pasquini, St. John of the Cross Church



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1986 31<sup>st</sup> Avenue, Suite 100, Vero Beach, Florida 32960 / Phone 772-257-5390 / Fax 772-492-8732  
www.Womenscarecenter.org / Womenscarecenterirc@gmail.com

November 26, 2019

**BY HAND-DELIVERY**

Historic Preservation Board  
c/o Ms. Maria Lewicka, City Commission  
100 North U.S. Highway 1  
Fort Pierce, FL 34950

RECEIVED

NOV 26 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

Re: 1009 Delaware Avenue

Dear Maria:

Please find enclosed the following supplemental information in support of the Women's Care Center's Certificate of Appropriateness Application for Demolition of the residence and shed located at 1009 Delaware Avenue, Fort Pierce, Florida:

1. T.E. Schlitt, P.E. Engineering LLC evaluation (better use of resources is demolition);
2. Robin Pelensky, PLA, evaluation (welcoming environment creation integrated into the existing neighborhood);
3. New Construction Potential Rendition (as recommended, parking to rear, porch, cross gable roof, window style true to Delaware Avenue corridor – all to be discussed with City of Fort Pierce Planning & Zoning once Certificate of Appropriateness for demolition is approved); and
4. Nozzle Nolan (termites since 2014, at least).

Thank you again for your assistance. Should you have any questions please do not hesitate to contact me, at direct line (772) 489-7275.

Sincerely,



Women's Care Center  
Board of Directors



*Board of Directors*

Anita Brennan / Carol Corr / Thomas Frederick / Richard Camell / Peggy Lyons / Michele Mackett  
G. Alexander Ross, Chairman / Dr. Michaela Scott / *Treasurer*: John F. Rorick / Gerri Krempel-Rorick

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*Religious Advisory Board*

Most Reverend Gerald M. Barbarito, Bishop, Diocese of Palm Beach / Rev. Kevin Nelson, St. Helen Church / Rev. John Morrissey,  
St. Sebastian Church / Rev. Fr. Richard Murphy, Holy Cross Church / Rev. John Pasquini, St. John of the Cross Church



November 21, 2019

Ms. Gerri Krempel  
Women's Care Center  
1986 31<sup>st</sup> Ave  
Vero Beach, FL 32960

Subject: Structural Inspection – Future Women's Care Center  
1009 Delaware Avenue  
Ft. Pierce, Florida 34950  
Engineer's Project Number: 19J043

Dear Ms. Krempel:

T.E. Schlitt Engineering, LLC. is pleased to submit this letter following our directed, limited inspection and evaluation of the Women's Care Center. This study was specifically requested to evaluate the existing structure to see if the building could house a women's care clinic. Our scope of work focused on the necessary structural alterations. Representatives from T.E. Schlitt Engineering performed a site inspection on June 12, 2019. Our inspection consisted of a visual survey of the structure, review of the scope of the project, and research regarding the affected building codes.

Based on preliminary discussions, the alterations necessary to bring the structure up to the current Florida Building Code exceeds 50% of the value of the structure. The Florida Building Code states that any building improvement or repair, where the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started, requires that the entire building shall be brought up to the current Florida Building Code. The alterations needed to this structure would include the following items:

- structural repairs to due to age and deterioration of structural members
- upgrades to the lateral force resistant system, specifically the foundation
- upgrades to the vertical force resistant system
- upgrades to the flood system based on occupancy and use per area

There are most likely architectural and life safety requirements as well. A licensed architect can determine the full extent of required improvements. Based on past similar projects, these may include accessibility improvements like ramps and/or elevator and fire sprinkler requirements. Another item of note for this project would include the mechanical, electrical, and plumbing upgrades necessary for the building. Typically, the cost to retrofit these components in an existing building are greater than the cost of new construction. Ultimately, the costs to evaluate, design, and construct these improvements and repairs would cause economic hardship for the owner.

It is my opinion that a better use of resources for the owner and local community partners would

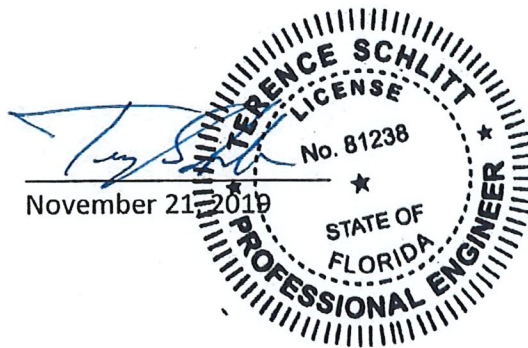
be to demolish the existing structure and build a new structure while maintaining the historical characteristics of the area. This would also allow for a new building to be designed and constructed to meet all the new building code requirements. Additionally, the clients that the Women's Care Center services would have more accessibility and convenience to resources offered in the new building.

Should you have any questions regarding the above subject, please call.

Very truly yours,

Terence Schlitt, P.E.  
FL P.E. # 81238  
CA #32295

TS/



## LANDSCAPING PLAN

Several goals have been set for the landscape design for the new Women's Care Center on Delaware Avenue in Fort Pierce. These include the following:

- 1) Create a welcome and safe environment - For the client and visitor, the landscape design will ensure a welcoming and safe environment from the street, to the parking lot, to the entrance. Attractive hardscape materials, large canopy trees and a variety of Florida-friendly and native plant materials will be utilized to accentuate the architecture and create a 'sense of place' as visitors arrive.
- 2) Integrate with the existing neighborhood – Special attention will be given to integrate the site with the historical character of the existing streetscape. Located less than one block from the Sample Oaks Historic District, the newly designed site will include street trees, native palms, shrubs and groundcovers that are in keeping with the 'Old Florida' nature of the surrounding community.
- 3) Create a space that improves curb appeal and enhances the 'liveability' of the neighborhood - Designed for low maintenance and low water usage, the new landscape design will become an asset and a model for good design in the community. Pedestrians will enjoy the visual appeal of the landscape, and in turn, be encouraged to utilize similar design techniques on their properties.

Robin Pelensky, PLA  
772.913.4148

November 25, 2019

To whom it may concern:

My name is Brooke Wadsworth with Nozzle Nolen, I performed an inspection for termites at the property on Delaware in Fort Pierce for Women's Care Center.

Upon my inspection I found extensive termite activity throughout interior and exterior of the building.

I do not know the extent of the damage to the structure caused by the termites as I am not a contractor or engineer, but the activity is extensive and has been ongoing for many years.

Kind Regards,

Brooke Wadsworth  
Nozzle Nolen  
772-473-1307

Criteria for Demolition (23-49)

CRITERIA		
A.	Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure is not listed on the National Register or eligible as a "contributing" structure. Nor is the structure located in a Historic District designated as part of a Historic District.
B.	Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	Renovation to a historical condition would exceed the valuation of structure and far exceed the cost of new construction resulting in great difficulty and expense.
C.	Is the structure one of the last remaining examples of its kind in the city, county or region?	No.
D.	Does the structure contribute significantly to the historic character of a designated historic district?	No. The structure is not located in a Historic District or edible as a "contributing structure".
E.	Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No. Opportunities for study of local history, architecture and design can be accomplished through less difficult and expensive means.
F.	Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?	Yes. There are definite plans for re-use of the property. WCC intends to redevelop the property in a manner consistent with the corridor of Delaware Avenue, significantly improve a premier location within the City of Fort Pierce, and enhance the visual appearance of the Delaware Avenue area while providing some historic features in the new construction.

# Women's Care Center of IRC, Inc.

## Fort Pierce Project

### Expense:

Inspection/Surveys	\$ 1,650.00
Project Mgmt./Architect	16,639.00
Property taxes	1,365.00
Settlement Charges	1,907.00
Exterminator	650.00
Insurance	4,000.00
Attorney Fees Closing	217.00
Lot Clearing	3,390.00
Other Misc.	<u>189.00</u>
<b>Total:</b>	<b>\$ 30,007.00</b>

### Capital Outlay:

Land and Building	<b>\$210,600.00</b>
-------------------	---------------------

**Total Spent to Date: \$240,607.00**

### Estimated Renovation Cost:

Architect 5% of construction cost	\$ 26,500.00
Project Management 20%	105,800.00
Civil Engineer	4,200.00
Landscape architect	2,500.00
Structural Engineer	8,000.00
Labor/sub-contractor/material	<u>504,200.00</u>
<b>Total:</b>	<b>\$651,200.00</b>

**Total Estimated Construction: \$651,200.00**

**Estimated and actual expenditures  
excluding unknown exposures: \$891,807.00**

Since we closed on the building two contractors informed us the wiring, plumbing and flooring needs to be removed and replaced. The cost of that is not included above. There are many potential structural issues we have not yet been able to assess.

CONCEPTUAL NEW CONSTRUCTION







## Inspection Report

### Women's Care Center

**Property Address:**  
1009 Delaware Ave  
Ft. Pierce Fl.



**John Vetter & Sons, Inc.**

**John G. Vetter Florida Home Inspector 882  
7636 15th Street**

Exhibit "A"

Vero Beach, FL. 32966  
772.480.0358



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**Date:** 4/26/2019

**Time:**

**Report ID:**

**Property:**

1009 Delaware Ave  
Ft. Pierce Fl.

**Customer:**

Women's Care Center

**Real Estate Professional:**

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (3 story)

**Approximate age of building:**

Almost 100 years old

**Temperature:**

Over 80

**Weather:**

Clear, Cloudy

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

## 1. Overview

### Items

---

#### 1.0 Overview

**Comments:** Inspected

***Payment is due upon completion of inspection.***

***This will be a very ambitious project. Due to the age, due to the termites, due to the existing materials that were used, depending on to what degree you want to provide accessibility.***

***Hopefully an appraisal has been done. We recommend a proposed budget be worked up and allow for a 20% overrun.***

***We offer these comments only to help and make you aware of the condition. We think it is a great house. And of course the work you do is above amazing.***

***And hopefully God has sent an Angel.***

***It could be a great house again!***

The house was built in 1921, it is wood frame with metal siding, the roof was hand framed, tongue sheathing and a dimensional fiberglass roof. It is bedroom, baths, car garage. It is in fixable condition. There are a lot items to be addressed and they are in the General Summary above.

It is recommended that all repairs be performed by licensed and insured contractors for the protection of the homeowner.

This house was vacant at time of inspection. Vacant houses can develop problems that may not occur if the house was being lived in. Many systems in a house depend on regular use. Without regular use, adverse conditions can occur including but not limited to: Sludge in waste lines can dry out creating blockage that would otherwise not occur if the plumbing system was being used regularly. Water can evaporate from the dishwasher leaving hard calcium, which can ruin the motor. Air conditioner compressor seals can dry out causing refrigerant leaks. Sediment and scale can accumulate in plumbing lines which would otherwise be flushed out. This debris can become dislodged when the plumbing is used causing valves to become clogged. You should be aware of these issues when buying a home that has been vacant for an extended period of time

**While the apparent age of the home makes it likely that lead based paint and asbestos are present, determining the presence or absence of lead based paint or asbestos exceeds the scope of this general visual inspection. The only way to positively determine if paint is lead based is through laboratory testing.**

It is expected that this inspection report will be read through thoroughly by the potential buyer of the property. If there are questions or concerns we recommend to contact John Vetter & Sons, Inc. for further explanation. If discrepancies are found at the house after the purchase we ask that you contact John Vetter & Sons, Inc. before any repairs are performed.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, designed to identify defects which specific systems and componets that are both observed and deemed material by the inspector. It is based on the inspections on the date of the inspection and not a prediction of future conditions. It is a snapshot in time. A general inspection will not discover every issue that exists or ever could exist, but only material defects observed on the date of the inspection. MOld is not included in this inspection

whether visible or concealed. Septic and termite are not included in this inspection.



1.0

## 2. Roofing

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

### Styles & Materials

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Ground

Lower Roof

### Items

#### 2.0 ROOF COVERINGS

**Comments:** Inspected, Repair or Replace

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



2.0



2.0

#### 2.1 FLASHINGS

**Comments:** Inspected

#### 2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

#### 2.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

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

### 3. Exterior

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

#### Styles & Materials

**Siding Style:**

Lap  
Vinyl Siding

**Siding Material:**

Wood

**Exterior Entry Doors:**

Steel  
Wood

**Appurtenance:**

Covered Entry

**Driveway:**

Dirt

**Window Material:**

Aluminium  
Wood

**Eaves and Soffits:**

Wood

#### Items

##### 3.0 WALL CLADDING & TRIM

**Comments:** Inspected, Repair or Replace  
There were siding boards that need repair.



3.0



3.0

##### 3.1 DOORS (Exterior)

**Comments:** Inspected, Repair or Replace  
The kitchen walk out door is an out swing door installed as an inswing.  
  
The front door lock did not work and the door could not be tested.



3.1

### 3.2 WINDOWS

**Comments:** Inspected

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

**Comments:** Inspected, Repair or Replace

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



3.3

### 3.4 EAVES, SOFFITS AND FASCIAS

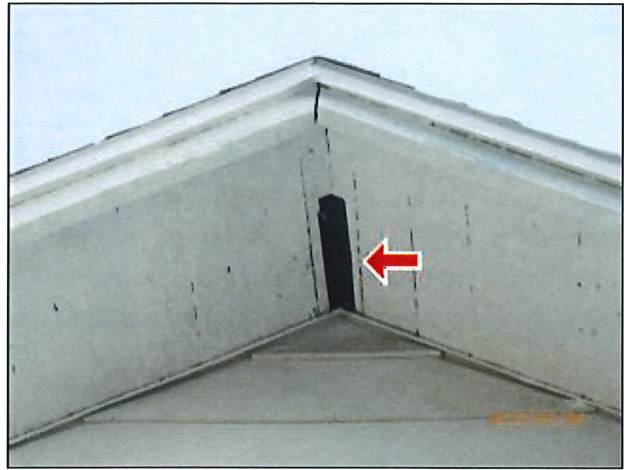
**Comments:** Inspected, Repair or Replace

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

A piece of soffit is missing in the rear.



3.4



3.4

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Unknown

**Floor Structure:**

Wood joists

**Wall Structure:**

Wood

**Ceiling Structure:**

Conventional Framing

**Roof Structure:**

Ceiling Joists

**Roof-Type:**

Gable

**Method used to observe attic:**

Walked

**Attic info:**

Attic Door

**Method used to observe Crawlspace:**

No access

### Items

#### 4.0 FOUNDATIONS, CRAWL SPACES and BASEMENTS

**Comments:** Inspected, Not Inspected

No access to the crawl space.

There were areas at the crawlspace bricks that need repair. There was no access to get under the house.

There were damaged floor beams in the crawlspace.



4.0



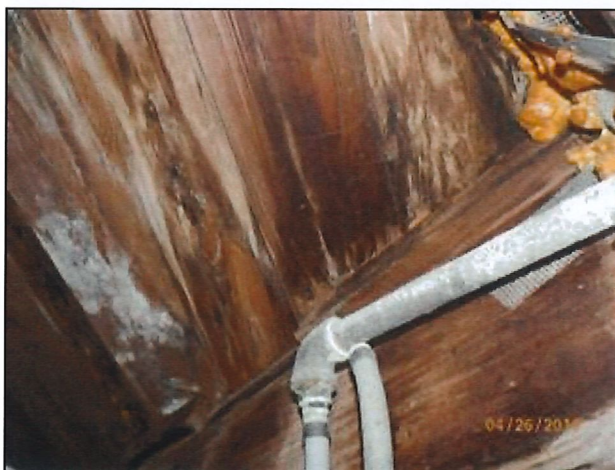
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4.0



4.0

#### 4.1 WALLS (Structural)

**Comments:** Inspected

#### 4.2 COLUMNS OR PIERS

**Comments:** Inspected, Not Inspected

Only viewed for outside looking through the bricks.

#### 4.3 FLOORS (Structural)

**Comments:** Inspected, Repair or Replace

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



4.3

#### 4.4 CEILINGS (structural)

**Comments:** Inspected

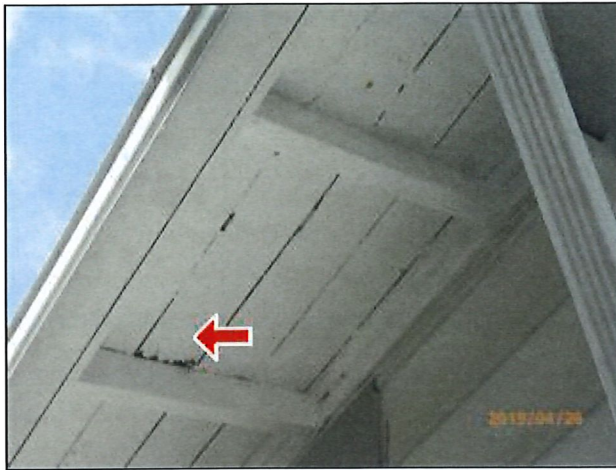
#### 4.5 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected, Repair or Replace

There is damage to the roof sheathing in numerous places.

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

The gable ridge board is sagging.



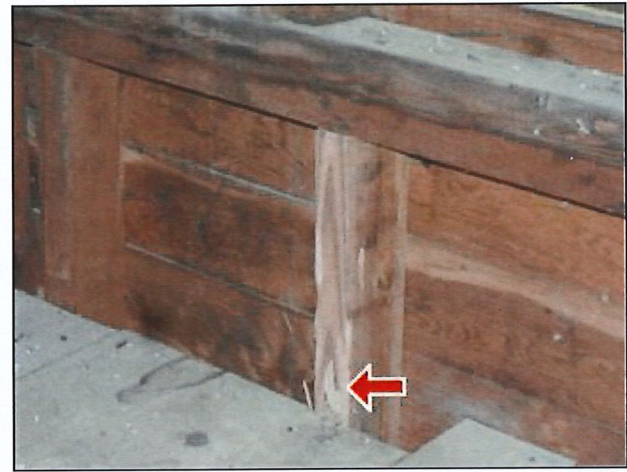
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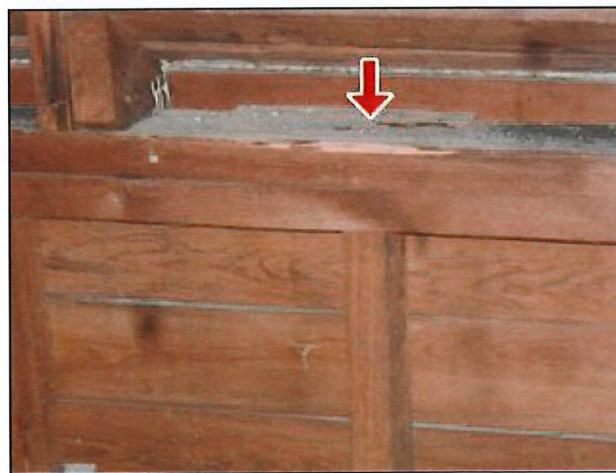
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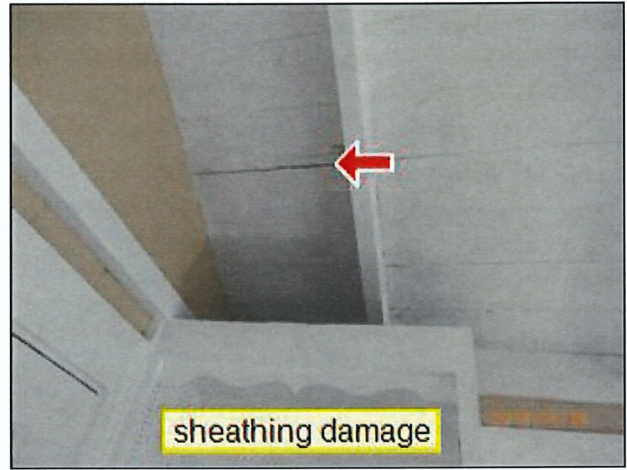
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4.5



4.5



4.5



4.5

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

---

**Ceiling Materials:**

Drywall  
Ceiling tiles-possible asbestos

**Window Types:**

Single-hung  
Jalousie  
Fixed Panels

**Countertop:**

Laminate  
Cultured marble

**Wall Material:**

Drywall  
Compressed board

**Interior Doors:**

Raised panel

**Floor Covering(s):**

Tile  
Hardwood T&G

**Cabinetry:**

Wood  
Painted Wood

### Items

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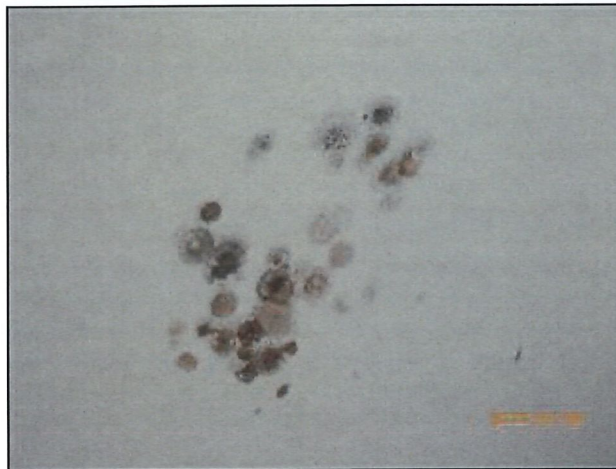
#### 5.0 CEILINGS

**Comments:** Inspected, Repair or Replace

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



5.0



5.0

### 5.1 WALLS

**Comments:** Inspected, Repair or Replace

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

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



5.1



5.1

## 5.2 FLOORS

**Comments:** Inspected, Repair or Replace  
Insect related damage to wood flooring in different areas of the house.

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

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



5.2



5.2



5.2



5.2

**5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected, Repair or Replace

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



5.3

**5.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

### 5.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

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

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



5.5



5.5

### 5.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

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

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

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

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



5.6



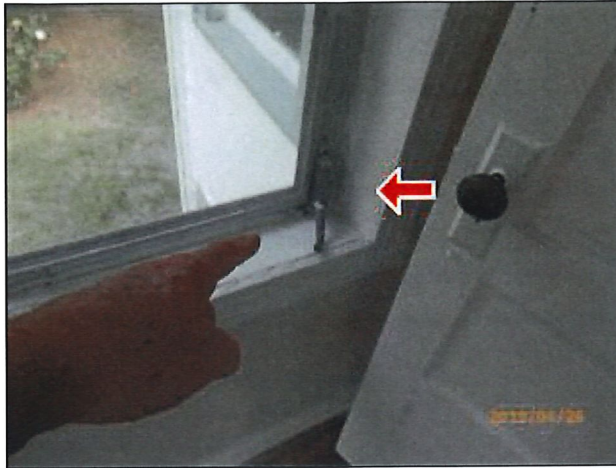
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5.6



5.6



5.6



5.6



5.6



5.6

### 5.7 Hallways

**Comments:** Inspected

### 5.8 Fireplace

**Comments:** Not Inspected

---

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

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Distribution (inside home):</b> CPVC	<b>Plumbing Waste:</b> PVC Cast iron-is over 55 years old and may be at the end of its service life
<b>Water Heater Power Source:</b> Electric	<b>Manufacturer:</b> RHEEM	<b>Water Heater Year:</b> 2017
<b>Water Heater Capacity:</b> 30 Gallon (small)	<b>Water Heater Location:</b> Hall Bathroom	

### Items

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected, Repair or Replace

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

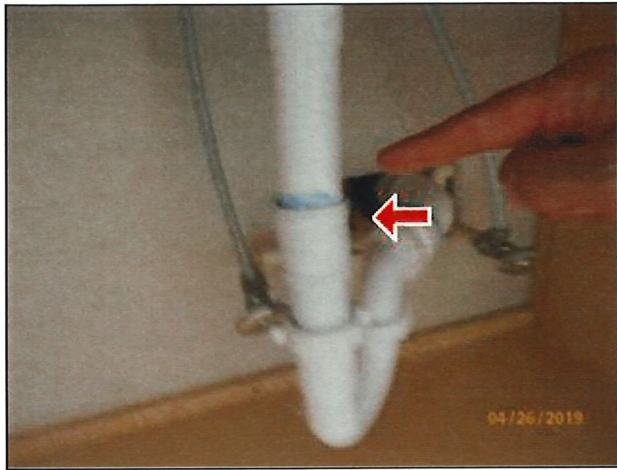
The first floor bathroom shower does not have a drain cover.

The second floor bathroom tub drained slowly.

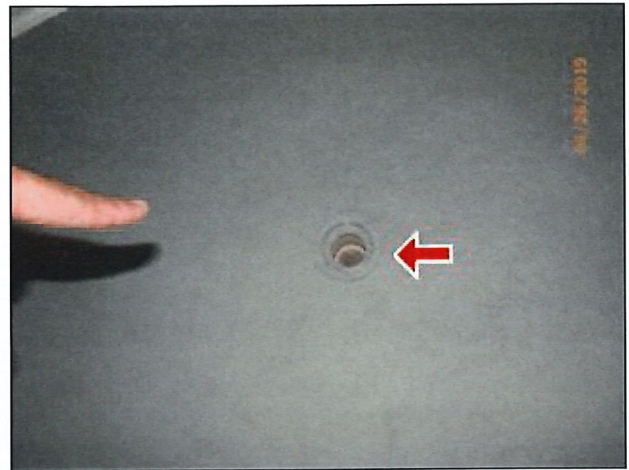
The second floor toilet should be resealed to the floor.

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

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



6.0



6.0



6.0



6.0



6.0



6.0



6.0

## 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected, Repair or Replace

The kitchen sink faucet handle leaked.

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

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



6.1



6.1



6.1



6.1



6.1

## 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

## 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is located outside on the front wall.



6.3

#### 6.4 IRRIGATION SYSTEM

**Comments:** Not Inspected

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

<b>Electrical Service Conductors:</b> Below ground	<b>Panel capacity:</b> 150 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> SIEMENS ITE	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex Knob and Tube

### Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

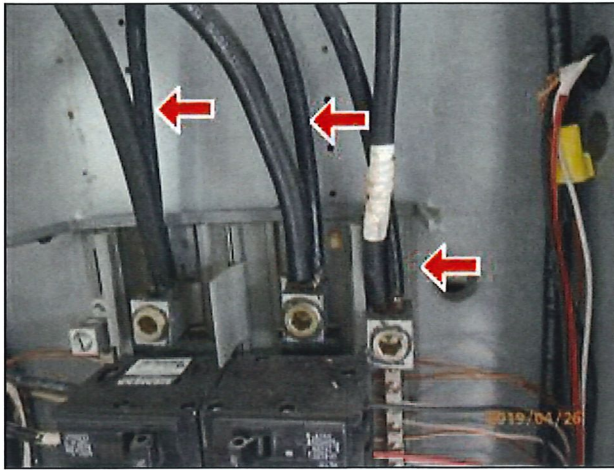
**Comments:** Inspected

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

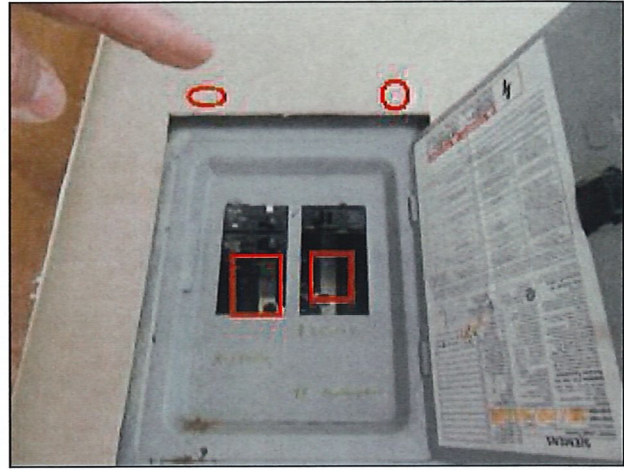
**Comments:** Inspected, Repair or Replace

The main feed coming from the meter is double tapped to the main panel lugs. This wrong and should be corrected by a licensed electrician. The double taps are going to a sub panel above the main panel.

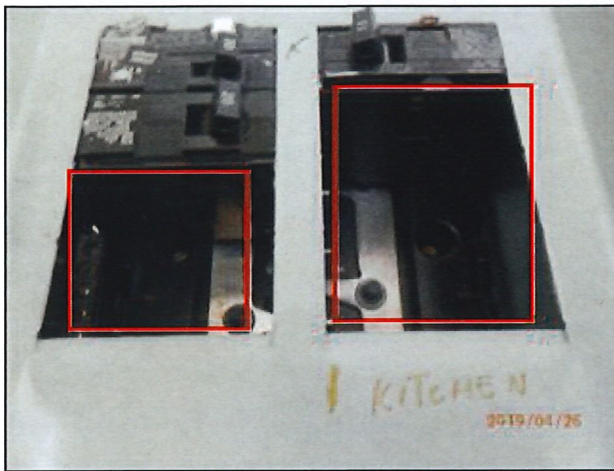
The sub panel above has been covered with paneling and the top 2 screws on the panel cover are not accessible. This needs to be corrected. There are open slots that need to be covered with the proper blanks.



7.1



7.1



7.1

## 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Inspected, Repair or Replace

Knob and tube wiring was originally used in the residence. There are still signs of active knob and tube in the attic space when light switches are being used. It is recommended to have a licensed electrician inspect the electrical system and provide a repair estimate.



7.2



7.2



7.2

**7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected, Repair or Replace  
The rear entry doorbell did not work.

The rear door coach light wires are exposed and should be protected in a junction box.

There are unprotected wires above the first floor shower.

There are outlets in the kitchen, sun room and upstairs front bedroom that are wired Open Ground.

The dishwasher/disposal outlet has an unprotected wire that should be in conduit.

There were unprotected wires at the ceiling fan in the living room.

The second floor front bedroom closet light fixture had unprotected wires.

There were unprotected wires in the floor in the second floor rear room.

There were multiple unprotected wires in the 3rd floor.

There was live Knob & Tube wires in the 3rd floor. A licensed electrician should be call to safely remove those wires.

The water heater wire is not in conduit and it should be.

There are numerous wires in the attic that should be removed by a licensed electrician.



7.3



7.3



7.3



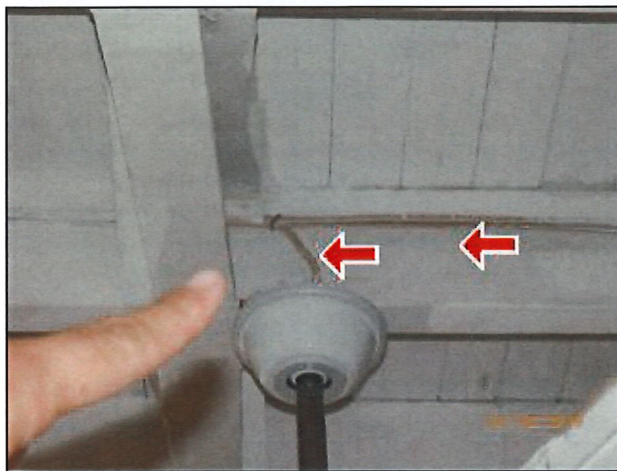
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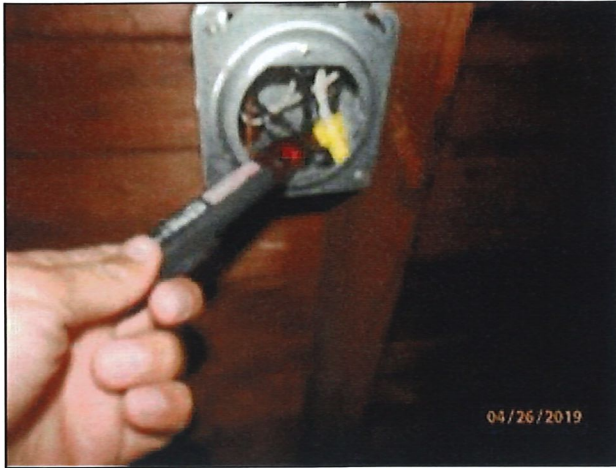
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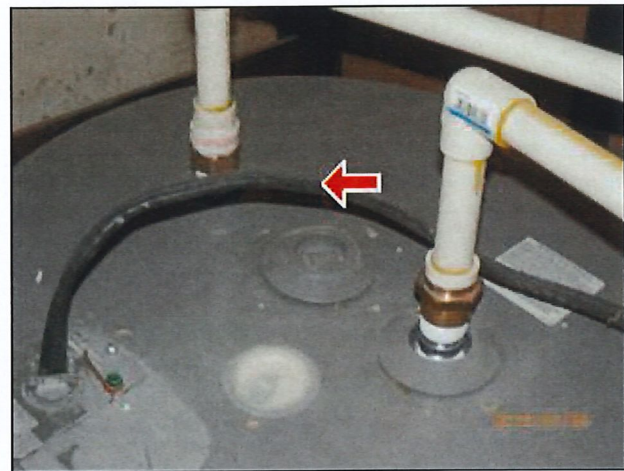
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7.3



7.3

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

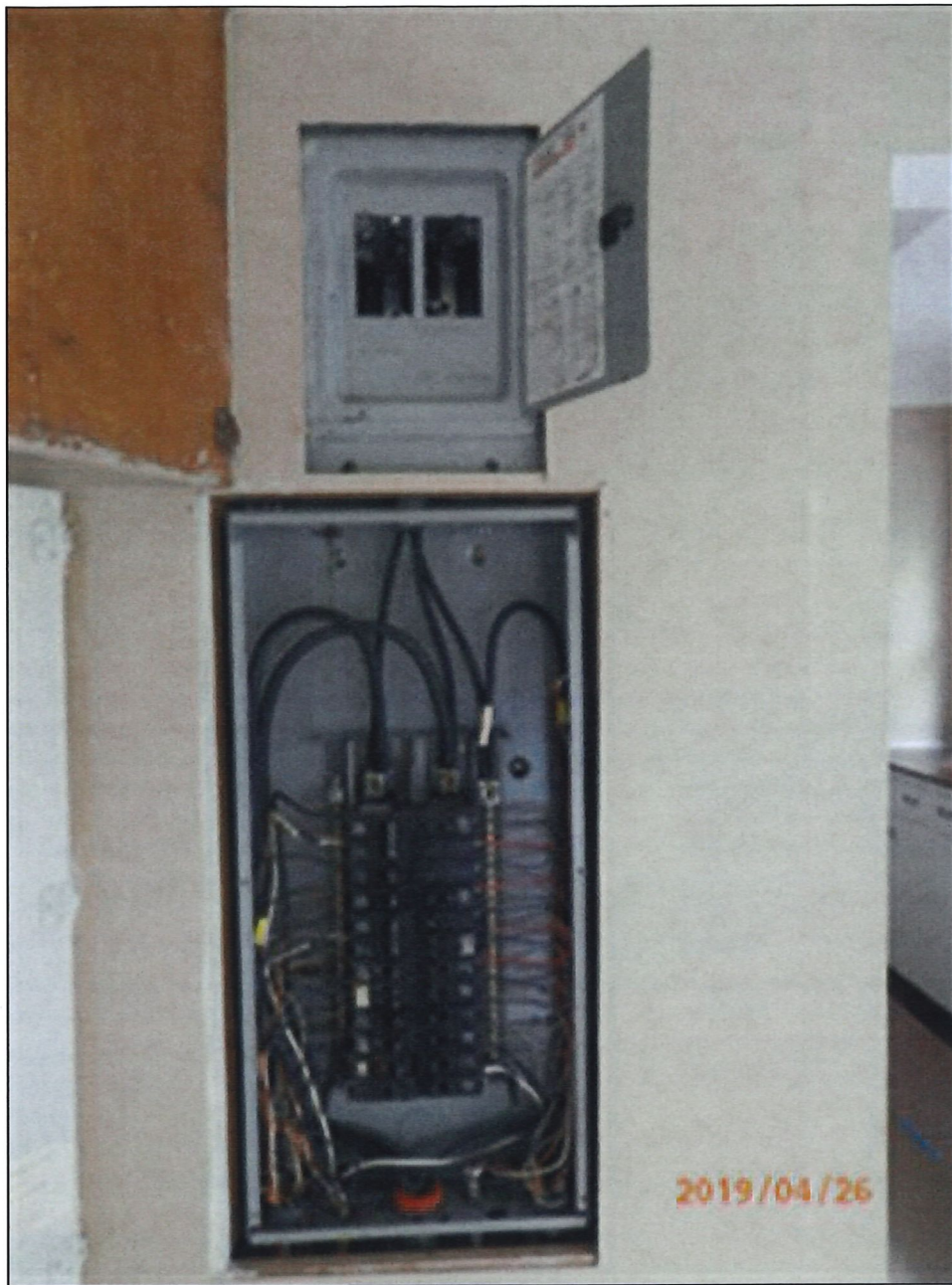
**Comments:** Inspected, Not Present

There were no gfcı protected outlets in the house. They should be installed according to todays code.

#### **7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

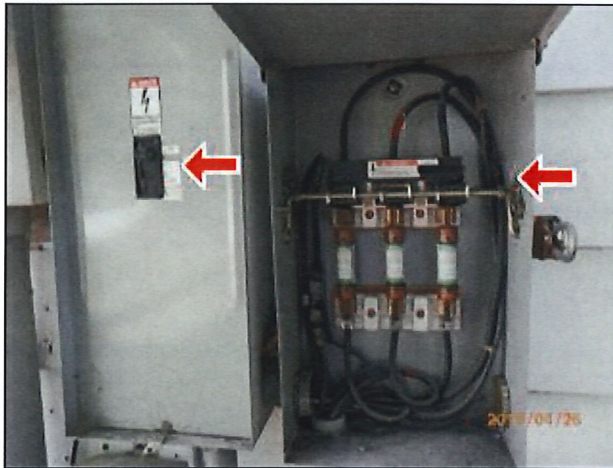
The main switch is in the box at the electric panel on the exterior wall. The breaker panel is in the kitchen.



7.6



7.6



7.6



7.6

## 7.7 SMOKE DETECTORS

**Comments:** Inspected, Not Present

There were no smoke detectors present. It is recommended to install them in accordance with today's code for the protection of the homeowner.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Items

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#### 8.0 AIR CONDITIONING and HEATING EQUIPMENT

**Comments:** Not Present

There was no air conditioning present.

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Not Present

#### 8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Not Present

#### 8.3 PRESENCE OF INSTALLED AIR CONDITIONING & HEAT SOURCE IN EACH ROOM

**Comments:** Not Present

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

None

**Ventilation:**

Gable vents  
Soffit Vents

**Exhaust Fans:**

None

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

None

**Floor System Insulation:**

NONE

### Items

**9.0 INSULATION IN ATTIC**

**Comments:** Not Present

**9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

**9.2 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Not Present

**9.3 ATTIC ACCESS OR PULL DOWN STAIRS**

**Comments:** Inspected

**9.4 Attic**

**Comments:** Inspected

**9.5 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Not Present

**9.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Comments:** Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Observations & Suggestions

### Items

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#### 10.0 Observations & Suggestions of minor Issues

**Comments:** Inspected

There is no hard surface parking onsite. It appears 4-5 cars could be parked in the rear.

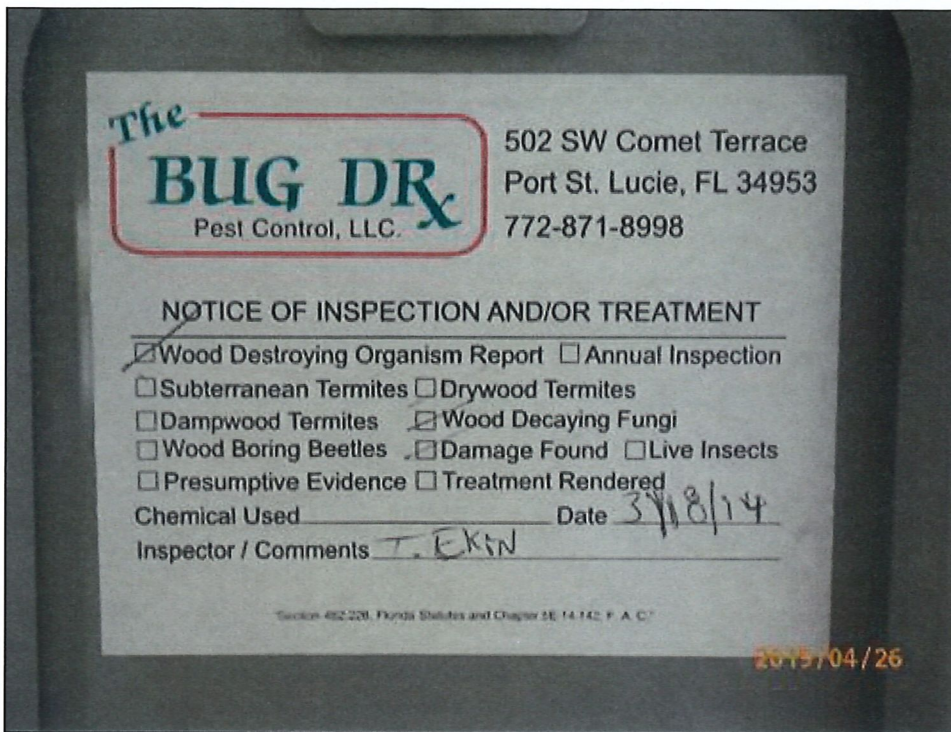
The house was inspected for termites in 2014. Termites and wood fungi were found. Evidence of drywood termites was found throughout the house. A pest company should be brought in to determine a treatment and the extent of the damage. Termite damage is throughout the attic.

A homeowners lead test kit was done and it appears there is lead based paint present. To be sure a licensed testing company will be needed to be brought in.

Staining on the 2nd floor bedroom ceiling is from rodent droppings above in the attic space.

There was an abandoned galvanized hose bib on the side of the house.

The original windows are weights and pulleys. None of them could be opened.



10.0



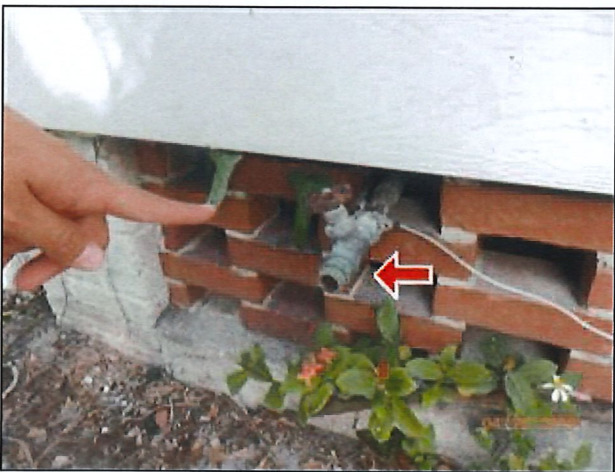
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10.0

## General Summary



**John Vetter & Sons, Inc.**

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

**Customer**  
Women's Care Center

**Address**  
1009 Delaware Ave  
Ft. Pierce Fl.

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

### 2. Roofing

#### 2.0 ROOF COVERINGS

##### **Inspected, Repair or Replace**

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

### 3. Exterior

#### 3.0 WALL CLADDING & TRIM

##### **Inspected, Repair or Replace**

There were siding boards that need repair.

#### 3.1 DOORS (Exterior)

### 3. Exterior

#### **Inspected, Repair or Replace**

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

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

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

#### **Inspected, Repair or Replace**

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

#### **3.4 EAVES, SOFFITS AND FASCIAS**

#### **Inspected, Repair or Replace**

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

A piece of soffit is missing in the rear.

### 4. Structural Components

#### **4.3 FLOORS (Structural)**

#### **Inspected, Repair or Replace**

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

#### **4.5 ROOF STRUCTURE AND ATTIC**

#### **Inspected, Repair or Replace**

There is damage to the roof sheathing in numerous places.

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

The gable ridge board is sagging.

### 5. Interiors

#### **5.0 CEILINGS**

#### **Inspected, Repair or Replace**

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

#### **5.1 WALLS**

#### **Inspected, Repair or Replace**

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

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

#### **5.2 FLOORS**

#### **Inspected, Repair or Replace**

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

## 5. Interiors

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

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

### 5.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace

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

### 5.5 DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

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

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

### 5.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

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

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

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

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

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected, Repair or Replace

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

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

The second floor bathroom tub drained slowly.

The second floor toilet should be resealed to the floor.

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

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

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

The kitchen sink faucet handle leaked.

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

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

## 7. Electrical System

### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected, Repair or Replace

The main feed coming from the meter is double tapped to the main panel lugs. This is wrong and should be corrected by a licensed electrician. The double taps are going to a sub panel above the main panel.

The sub panel above has been covered with paneling and the top 2 screws on the panel cover are not accessible. This needs to be corrected. There are open slots that need to be covered with the proper blanks.

### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

#### Inspected, Repair or Replace

Knob and tube wiring was originally used in the residence. There are still signs of active knob and tube in the attic space when light switches are being used. It is recommended to have a licensed electrician inspect the electrical system and provide a repair estimate.

### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

The rear entry doorbell did not work.

The rear door coach light wires are exposed and should be protected in a junction box.

There are unprotected wires above the first floor shower.

There are outlets in the kitchen, sun room and upstairs front bedroom that are wired Open Ground.

The dishwasher/disposal outlet has an unprotected wire that should be in conduit.

There were unprotected wires at the ceiling fan in the living room.

The second floor front bedroom closet light fixture had unprotected wires.

There were unprotected wires in the floor in the second floor rear room.

There were multiple unprotected wires in the 3rd floor.

There were live Knob & Tube wires in the 3rd floor. A licensed electrician should be called to safely remove those wires.

The water heater wire is not in conduit and it should be.

There are numerous wires in the attic that should be removed by a licensed electrician.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or

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absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**John Vetter & Sons, Inc.**

**John G. Vetter**

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



November 19, 2019

Women's Care Center  
1986 31<sup>st</sup> Ave.  
Vero Beach, FL 32960

Re: 1009 Delaware Ave., Fort Pierce, Florida

Thank you for providing me the opportunity to inspect and comment on the structure located at the address above. Following inspection of the structure, I have provided below a list of concerns and insurmountable challenges to the renovation of this building which you should seriously consider.

- HVAC: No system and no insulation.
- Asbestos: Front gable and possibly hidden under other materials.
- Lead Paint: Interior and exterior.
- Current Building Code: Significant construction (destruction) will need to occur to comply with Building Code such as addressing structural details of foundation, floor framing, wall framing, roof framing, electrical, plumbing, mechanical, insulation, windows, doors, egress, stairs 1<sup>st</sup> to 2<sup>nd</sup> floor, stairs 2<sup>nd</sup> to 3<sup>rd</sup> floor, elevator, etc.
- ADA: Compliance Modifications – does not include any analysis which could be prohibitive in and of itself due to potential structural modifications.
- Unknowns: Undetermined until the structure is reduced to the frame to reveal the extent of damage, decay and deterioration.
- Termite damage: Live termite activity.
- Water and Sewer: Lines will likely need to be re-routed and possibly replaced.
- Flooring: Bracing and concrete piers will likely be required to meet load requirements which will necessitate tearing up existing flooring for access.

There were several notable non-historical elements that were observed: aluminum and vinyl siding, aluminum windows, and fiberglass roof covering. It also appears that there were additions in the rear kitchen area and in the front sun room on east side of structure which are "non-historical." Generally, we anticipate that the cost of renovating this structure would result in great difficulty and the expense which will far exceed the cost of building a new structure. This is clearly a "time and materials" job, not a fixed budget.

Thank you for providing me the opportunity to inspect and comment on the property. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

*John Welton, President*  
John Welton  
President





Unsafe structures

108.1.1 - Unsafe structure  
 Lacks adequate protection from fire     Contains unsafe equipment     All or part of building is likely to collapse

108.1.2 - Unsafe equipment  
 Unsafe boiler / heating equipment     Unsafe electrical wiring / device     Unsafe elevator / moving stairway  
 Flammable liquid containers within structure     Other unsafe equipment

108.1.3 - Structure unfit for human occupancy  
 Unsafe or unlawful     Unsanitary / contains filth / contamination     vermin or rat infested  
 lacks illumination     Location of structure constitutes a hazard     lacks ventilation  
 lacks heat     lacks maintenance     lacks sanitary facilities

108.1.4 - Unlawful structure  
 Occupied by more persons than permitted     Erected, altered or occupied contrary to law

- 108.1.5 - Dangerous structure or premises
- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
  - (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
  - (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
  - (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
  - (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
  - (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
  - (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
  - (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
  - (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
  - (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
  - (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments    Foundational support system is in major disrepair. Concrete and/or block piers/pilings have shifted, some have collapsed; Crawlspace is enclosed with offset bricks allowing for minimal viewing of the foundation system. Some floor joists and wall framing members appear to have termite damage. Bracing of horizontal members is failing. Unpermitted plumbing and electrical work has taken place throughout the structure, which is not code compliant. Unpermitted alterations have been made to the electrical panel and a sub-panel has been added. Unable to test electric at time of inspection, but it appears that knob and tube electric is still be used in parts of the attic space, other parts have been converted to romex without required permits or inspections. Cast iron piping is fatigued should be replaced.

- Section 302 - Exterior property areas
- Section 303 - Swimming Pools, Spas and Hot Tubs
- Section 304 - Exterior Structure



<input checked="" type="checkbox"/>	304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
<input checked="" type="checkbox"/>	304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
<input type="checkbox"/>	1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
<input checked="" type="checkbox"/>	2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
<input checked="" type="checkbox"/>	3. Structures or components thereof that have reached their limit state.
<input checked="" type="checkbox"/>	4. Siding and masonry joints are not maintained, weather resistant or water tight.
<input checked="" type="checkbox"/>	5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects.
<input checked="" type="checkbox"/>	6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.
<input checked="" type="checkbox"/>	7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.
<input checked="" type="checkbox"/>	8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.
<input checked="" type="checkbox"/>	9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
<input type="checkbox"/>	10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.
<input type="checkbox"/>	11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.
<input type="checkbox"/>	12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.
<input type="checkbox"/>	13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.
<input checked="" type="checkbox"/>	304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.
<input checked="" type="checkbox"/>	304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.
<input checked="" type="checkbox"/>	304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
<input type="checkbox"/>	304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
<input checked="" type="checkbox"/>	304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
<input checked="" type="checkbox"/>	304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.
<input type="checkbox"/>	304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
<input type="checkbox"/>	304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
<input type="checkbox"/>	304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.



- 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
  - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
  - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

- 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.
  - 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.
    - 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
    - 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.
    - 3. Structures or components thereof that have reached their limit state.
    - 4. Structural members are incapable of supporting nominal loads and load effects.
    - 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
    - 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.
- 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected.
- 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.
- 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.



Comments

Section 306 - Component Serviceability

306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. Soils that have been subjected to any of the following conditions:

- 1.1 Collapse of footing or foundation.
- 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
- 1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
- 1.4 Inadequate soil as determined by a geotechnical investigation.
- 1.5 Where the allowable bearing capacity of the soil is in doubt.
- 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions:

- 2.1 Deterioration
- 2.2 Ultimate deformation
- 2.3 Fractures
- 2.4 Fissures
- 2.5 Spalling
- 2.6 Exposed reinforcement
- 2.7 Detached, dislodged or failing connections

3. Aluminum that has been subjected to any of the following conditions:

- 3.1 Deterioration
- 3.2 Corrosion
- 3.3 Elastic deformation
- 3.4 Ultimate deformation
- 3.5 Stress or strain cracks
- 3.6 Joint fatigue



3.7 Detached, dislodged or failing connections

4. Masonry that has been subjected to any of the following:

4.1 Deterioration

4.2 Ultimate deformation

4.3 Fractures in masonry or mortar joints

4.4 Fissures in masonry or mortar joints

4.5 Spalling

4.6 Exposed reinforcement

4.7 Detached, dislodged or failing connections

5. Steel that has been subjected to any of the following conditions:

5.1 Deterioration

5.2 Elastic deformation

5.3 Ultimate deformation

5.4 Metal fatigue

5.5 Detached, dislodged or failing connections

6. Wood that has been subjected to any of the following conditions:

6.1 Ultimate deformation

6.2 Deterioration

6.3 Damage from insects, rodents and other vermin

6.4 Fire damage beyond charring

6.5 Significant splits and checks

6.6 Horizontal shear cracks

6.7 Vertical shear cracks

6.8 Inadequate support

6.9 Detached, dislodged or failing connections

6.10 Excessive cutting and notching

Comments

Section 307 - Handrails and guardrails

307.1 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp shall have guards.

Comments

Section 308 - Rubbish and garbage

Section 309 - Pest Elimination



- 309.1 Infestation - Structures shall be kept free from insect and rodent infestations.
- 309.2 - Owner - The owner of any structure shall be responsible for pest elimination prior to renting or leasing the structure.
- 309.3 - Single occupant - The occupant of a one-family dwelling or of a single tenant nonresidential structure shall be responsible for pest elimination on the premises.
- 309.4 - Multiple occupancy - The owner of a structure containing two or more dwelling units shall be responsible for pest elimination in the public or shared areas of the structure and exterior property.
- 309.5 - Occupant - The occupant of any structure shall be responsible for continued rodent and pest free condition of the property.

Comments

- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
  - 504.1 General - Plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be maintained in a safe, sanitary and functional condition.
  - 504.2 Fixture clearances - Plumbing fixtures shall have adequate clearances for usage and cleaning.
  - 504.3 Plumbing system hazards - Where it is found that a plumbing system in a structure constitutes a hazard due to inadequate service, venting, cross connection, backsiphonage, improper installation, deterioration or damage, they must be corrected.

Comments

- Section 505 - Water system
  - 505.1 General - Every sink, lavatory, bathtub or shower, drinking fountain, water closet shall be properly connected to an approved water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall have hot/tempered and cold running water.
  - 505.2 Contamination - The water supply shall be maintained free from contamination.
  - 505.3 Supply - The water supply system shall be installed and maintained to provide a supply of water in sufficient volume and pressure to enable the fixtures to function properly, safely and free from defects and leaks.
  - 505.4 Water heating facilities - Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at a minimum temperature of 110 degrees. A gas burning water heater may not be in the bathroom.

Comments

- Section 506 - Sanitary drainage system
  - 506.1 General - Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.
  - 506.2 Maintenance - Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.
  - 506.3 Grease interceptors - Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the code official.

Comments

- Section 507 - Storm drainage
- Section 601 - Mechanical - General
- Section 602 - Heating facilities



<input type="checkbox"/>	Section 603 - Mechanical equipment
<input checked="" type="checkbox"/>	Section 604 - Electrical Facilities
<input type="checkbox"/>	604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
<input type="checkbox"/>	604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
<input checked="" type="checkbox"/>	604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard t the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
<input type="checkbox"/>	604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
<input type="checkbox"/>	604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

<input checked="" type="checkbox"/>	Section 605 - Electrical equipment
<input checked="" type="checkbox"/>	605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
<input type="checkbox"/>	605.2 Receptacles - Every habitable space in a swelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
<input type="checkbox"/>	605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
<input type="checkbox"/>	605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

<input type="checkbox"/>	Section 606 - Elevators, escalators and dumbwaiters
<input type="checkbox"/>	Section 607 - Duct systems
<input type="checkbox"/>	Section 701 - General fire safety requirements
<input type="checkbox"/>	Section 702 - Means of egress
<input type="checkbox"/>	Section 703 - Fire resistance ratings
<input checked="" type="checkbox"/>	Section 704 - Fire protection systems
<input type="checkbox"/>	704.1 General - Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire shall be maintained in operable condition at all times in accordance with the IFC.
<input type="checkbox"/>	704.1.1 Automatic sprinkler systems - Inspection, testing and maintenance of auto sprinkler systems shall be in accordance with NFPA 25.
<input type="checkbox"/>	704.1.2 Fire department connection - Where the fire department. connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6" high and words in letters at least 2" high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.
<input checked="" type="checkbox"/>	704.2 Single- and multi-station smoke alarms - Single- and multi-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3.
<input checked="" type="checkbox"/>	704.2.1 Where required - Existing Group I-1 and R occupancies shall be provided with single station smoke alarms in accordance with Sections 704.2.1.1 through 704.2.1.4. Interconnection and power sources shall be in accordance with Sections 704.2.2 and 704.2.3



- 704.2.1.1 Group R-1 - Single or Multi-station smoke alarms shall be installed in all of the following locations in Group R-1: 1 - Sleeping areas; 2 - In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit; 3 - In each story within the sleeping unit, including basement. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level
- 704.2.1.2 Groups R-2, R-3, R-4 and I-1 - Single or multi-station alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations: 1 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2 - In each room used for sleeping purposes; 3 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- 704.2.1.3 Installation near cooking appliances - Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1 or 704.2.1.2:  
1 - Ionization smoke alarms shall not be installed less than 20' horizontally from a permanently installed cooking appliance; 2 - Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10' horizontally from a permanently installed cooking appliance; 3 - Photoelectric smoke alarms shall not be installed less than 6' horizontally from a permanently installed cooking appliance.

- 704.2.2 Interconnection - Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- 704.2.3 Power source - Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch.
- 704.2.4 Smoke detection system - Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single or multi station smoke alarms and shall comply with the following: 1 - The fire alarm system shall comply with all applicable requirements in Section 907 of the IFC; Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the dwelling or sleeping unit in accordance with Section 907.5.2 of the IFC; 3 - Activation of a smoke detector in a dwelling or sleeping unit shall not activate alarm notification appliances outside of the dwelling or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the IFC.

Comments

Additional Comments





**Unsafe structures**

108.1.1 - Unsafe structure  
 Lacks adequate protection from fire     Contains unsafe equipment     All or part of building is likely to collapse

108.1.2 - Unsafe equipment  
 Unsafe boiler / heating equipment     Unsafe electrical wiring / device     Unsafe elevator / moving stairway  
 Flammable liquid containers within structure     Other unsafe equipment

108.1.3 - Structure unfit for human occupancy  
 Unsafe or unlawful     Unsanitary / contains filth / contamination     vermin or rat infested  
 lacks illumination     Location of structure constitutes a hazard     lacks ventilation  
 lacks heat     lacks maintenance     lacks sanitary facilities

108.1.4 - Unlawful structure  
 Occupied by more persons than permitted     Erected, altered or occupied contrary to law

108.1.5 - Dangerous structure or premises

<input type="checkbox"/> (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
<input type="checkbox"/> (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
<input type="checkbox"/> (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
<input type="checkbox"/> (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
<input type="checkbox"/> (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
<input checked="" type="checkbox"/> (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
<input checked="" type="checkbox"/> (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
<input type="checkbox"/> (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
<input type="checkbox"/> (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
<input type="checkbox"/> (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
<input type="checkbox"/> (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

**Section 302 - Exterior property areas**

302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.

302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.

302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.

302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.

302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.

302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.



302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof that have reached their limit state.

4. Siding and masonry joints are not maintained, weather resistant or water tight.

5. Structural members that have evidence of deterioration or cannot safety support all nominal loads and load effects.

6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.

7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.

8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.

9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim , wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.

11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.

12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.

304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.

304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept n such condition so as to prevent the entry of rodents and other pests.

304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.



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- 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.
- 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment.
- 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.
- 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
  - 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.
  - 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.
- 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.
- 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.
  - 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.
  - 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.
- 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.

Comments

Section 305 - Interior Structure

Section 306 - Component Serviceability



<input checked="" type="checkbox"/>	306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
<input checked="" type="checkbox"/>	306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.
<input type="checkbox"/>	1. Soils that have been subjected to any of the following conditions:
<input type="checkbox"/>	1.1 Collapse of footing or foundation.
<input type="checkbox"/>	1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion
<input type="checkbox"/>	1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.
<input type="checkbox"/>	1.4 Inadequate soil as determined by a geotechnical investigation.
<input type="checkbox"/>	1.5 Where the allowable bearing capacity of the soil is in doubt.
<input type="checkbox"/>	1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
<input type="checkbox"/>	2. Concrete that has been subjected to any of the following conditions:
<input type="checkbox"/>	2.1 Deterioration
<input type="checkbox"/>	2.2 Ultimate deformation
<input type="checkbox"/>	2.3 Fractures
<input type="checkbox"/>	2.4 Fissures
<input type="checkbox"/>	2.5 Spalling
<input type="checkbox"/>	2.6 Exposed reinforcement
<input type="checkbox"/>	2.7 Detached, dislodged or failing connections
<input type="checkbox"/>	3. Aluminum that has been subjected to any of the following conditions:
<input type="checkbox"/>	3.1 Deterioration
<input type="checkbox"/>	3.2 Corrosion
<input type="checkbox"/>	3.3 Elastic deformation
<input type="checkbox"/>	3.4 Ultimate deformation
<input type="checkbox"/>	3.5 Stress or strain cracks
<input type="checkbox"/>	3.6 Joint fatigue



3.7 Detached, dislodged or failing connections

4. Masonry that has been subjected to any of the following:

4.1 Deterioration

4.2 Ultimate deformation

4.3 Fractures in masonry or mortar joints

4.4 Fissures in masonry or mortar joints

4.5 Spalling

4.6 Exposed reinforcement

4.7 Detached, dislodged or failing connections

5. Steel that has been subjected to any of the following conditions:

5.1 Deterioration

5.2 Elastic deformation

5.3 Ultimate deformation

5.4 Metal fatigue

5.5 Detached, dislodged or failing connections

6. Wood that has been subjected to any of the following conditions:

6.1 Ultimate deformation

6.2 Deterioration

6.3 Damage from insects, rodents and other vermin

6.4 Fire damage beyond charring

6.5 Significant splits and checks

6.6 Horizontal shear cracks

6.7 Vertical shear cracks

6.8 Inadequate support

6.9 Detached, dislodged or failing connections

6.10 Excessive cutting and notching

Comments

Section 307 - Handrails and guardrails

Section 308 - Rubbish and garbage

Section 309 - Pest Elimination

309.1 Infestation - Structures shall be kept free from insect and rodent infestations.

309.2 - Owner - The owner of any structure shall be responsible for pest elimination prior to renting or leasing the structure.

309.3 - Single occupant - The occupant of a one-family dwelling or of a single tenant nonresidential structure shall be responsible for pest elimination on the premises.

309.4 - Multiple occupancy - The owner of a structure containing two or more dwelling units shall be responsible for pest elimination in the public or shared areas of the structure and exterior property.

309.5 - Occupant - The occupant of any structure shall be responsible for continued rodent and pest free condition of the property.



Comments

- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
- Section 505 - Water system
- Section 506 - Sanitary drainage system
- Section 507 - Storm drainage
- Section 601 - Mechanical - General
- 601.2 Responsibility - The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. No one shall occupy any premises that does not comply with requirements of this chapter.

Comments

- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities
- 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
- 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
- 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard to the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
  - 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
  - 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

- Section 605 - Electrical equipment
- 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
- 605.2 Receptacles - Every habitable space in a dwelling shall have at least 2 separate and removable receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
- 605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaire. Pool/spa luminaires over 15 V shall have ground fault protection.
- 605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

- Section 606 - Elevators, escalators and dumbwaiters
- Section 607 - Duct systems
- Section 701 - General fire safety requirements
- Section 702 - Means of egress



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Section 703 - Fire resistance ratings

Section 704 - Fire protection systems

Additional Comments

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

### Property Identification

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

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

### Ownership

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

### Legal Description

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

### Current Values

Just/Market Value: \$75,600  
 Assessed Value: \$75,600  
 Exemptions: \$0  
 Taxable Value: \$75,600



### Total Areas

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

### Property taxes are subject to change upon change of ownership.

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

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

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 2, 2019	4305 / 0939	0116	WD	Portfolio 55 LLC	\$125,300
Aug 2, 2019	4305 / 0937	0116	WD	Portfolio 55 LLC	\$49,700
Jul 5, 2018	4160 / 1186	0111	WD	Mangroo Vandana	\$0
Aug 15, 2014	3665 / 2192	0112	SP	Federal National Mortgage Association	\$66,000
Jan 23, 2014	3598 / 1478	0112	CT	Ramsey Lara	\$0
Jul 25, 2006	2622 / 0725	XX01	WD	Ramsey Larry E	\$199,900
Nov 20, 2002	1619 / 2088	XX02	WD	Luke Edith H	\$123,000
Sep 1, 1987	0559 / 0700	XX01	CV		\$100
Dec 1, 1981	0367 / 1283	XX01	CV		\$0
Feb 1, 1979	0304 / 1132	XX01	CV		\$0

### Building Information (1 of 2)

Finished Area: 2,205 SF

Gross Sketched Area: 2,381 SF

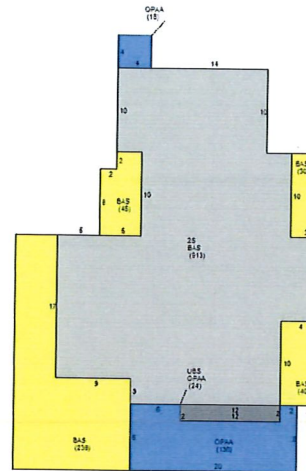
#### Exterior Data

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

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

Heat Type:  
 Heat Fuel:  
 Heated %: 0%

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



**Sketch Area Legend**

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

**Building Information (2 of 2)**

Finished Area: 0 SF

Gross Sketched Area: 552 SF

**Exterior Data**

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

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

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

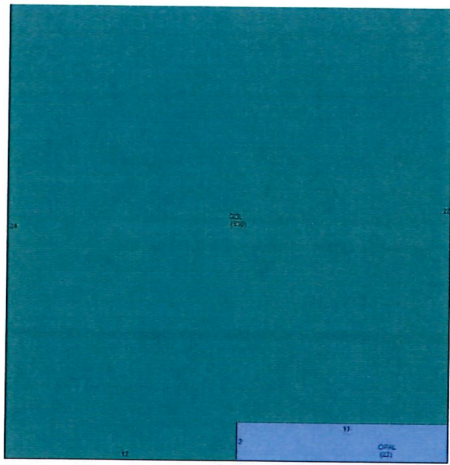
**Interior Data**

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

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

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





**Sketch Area Legend**

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

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	256	2004

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$37,300					
Land:	\$38,300					
Just/Market:	\$75,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$75,600					
Exemption(s):	\$0					
Taxable:	\$75,600					

**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	\$75,600	\$75,600	\$0	\$75,600
2018	\$76,600	\$67,870	\$0	\$67,870
2017	\$61,700	\$61,700	\$0	\$61,700

**Permits**

Number	Issue Date	Description	Amount	Fee
F00-000786	Jun 26, 2000	Roof	\$3.900	\$0

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

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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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OFFICE OF CITY CLERK  
CITY OF FT. PIERCE  
100 N. U.S. 1  
P.O. BOX 1400  
FT PIERCE, FL 34932

**RESOLUTION NO. 05-05**

A RESOLUTION OF THE CITY COMMISSION  
OF THE CITY OF FORT PIERCE, FLORIDA,  
DESIGNATING  
**1009 DELAWARE AVENUE**  
AS A HISTORIC PROPERTY  
AND A LOCALLY SIGNIFICANT SITE.

**WHEREAS, 1009 Delaware Avenue, Fort Pierce, Florida** is a historically significant structure that contributes to the character of the community, its continuing economic vitality, and serves as an inspiration for architects and property owners by setting a high standard of architectural and artistic quality; and

**WHEREAS, 1009 Delaware Avenue, Fort Pierce, Florida** was built circa 1921 and is representative of the Frame Vernacular style, and exhibits many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century; and

**WHEREAS, 1009 Delaware Avenue** meets the requirements for designation as described in the Historic Preservation Ordinance of the Fort Pierce Code, Section 23-26; and

**WHEREAS, the people of Ft. Pierce** desire to protect and preserve in perpetuity those sites of outstanding historic, archaeological and architectural character; and

**WHEREAS, the Historic Preservation Board, on July 26, 2004,** recommended this property for designation.

**NOW, THEREFORE BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida, that 1009 Delaware Avenue be designated as a Historic Property and a Locally Significant Site pursuant to the Fort Pierce Historic Preservation Ordinance (Chapter 23 of the Code of Ordinances) and that the 1009 Delaware Avenue property is subject to all rights, privileges and requirements of that ordinance.

**IN WITNESS WHEREOF,** this Resolution has been duly adopted on this 22nd day of February, 2005.

  
MAYOR COMMISSIONER

ATTEST:

  
CITY CLERK

(CITY SEAL)

**Historic Preservation Board**

**6. c.**

Meeting Date: 01/27/2020

---

Information

REQUESTED ACTION

Certificate of Appropriateness 19-79 - Demolition - 209 Avenue D

LOCATION

209 Avenue D (Parcel ID: 2403-705-0117-000-0)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Deny or approve with a deferred effective date.

---

Attachments

Staff Report  
Application  
Inspection Report  
Property Card  
Resolution

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/22/2020

Started On: 01/17/2020 02:15 PM



JANUARY 27, 2020

COA 19-79

**HISTORIC PRESERVATION BOARD: PUBLIC HEARING**

**Owner / Applicant**

KOBET LLC

**Location**

209 Avenue D

**Parcel ID**

2403-705-0117-000-0

**Historic Status**

This Building is a contributing structure located in the Edgartown Historic District.

**Recommendation**

Deny or approve with a deferred effective date.

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner



Contributing



Non-Contributing



Subject Site

**HISTORY**

The St. Lucie County Property Appraiser’s Record Card indicates the subject structure was built as a private residence in 1901 while the Florida Master Site File shows the structure being built in 1900. The subject property is located within the Edgartown Historic District, which was the first settlement in Fort Pierce dating back to the 1870’s. The district was formally designated by the City Commission in 2001 by Resolution No. 01-180.

**ARCHITECTURAL SIGNIFICANCE**

The subject structure is a contributing structure within the Edgartown Historic District as a two-story gable roof, Frame Vernacular structure. Notable architectural features include a tiered porch, center entrance, drop siding exterior wall fabric and 1/1 double-hung sash windows.

**APPLICANT REQUEST**

The applicant is requesting approval to demolish the subject residence. The applicant has stated that the plans are to re-develop the site. However, the subject property is listed for sale.



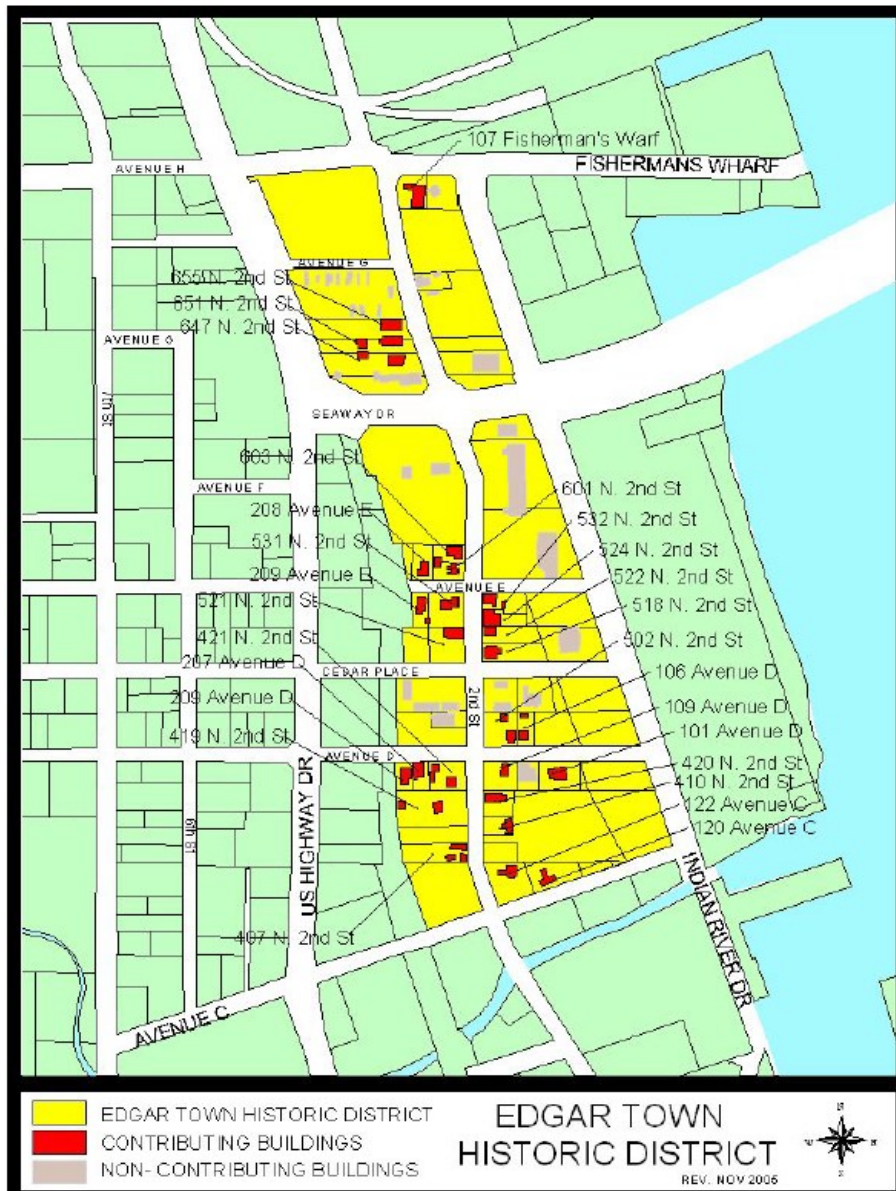
Site Location

## STAFF ANALYSIS

The subject property located at 209 Avenue D contains a 1,884 square foot two-story residence. This structure has been identified as a contributing structure within the Edgartown Historic District, as shown below. The subject structure is in poor condition due to lack of maintenance so much so that the subject application for demolition came about through a citation by the City's Code Enforcement Department. On October 19, 2019, the Building Department Coordinator completed a Property Maintenance Inspection Report recommending demolition of the structure due its unsafe condition. The main findings include but are not limited to:

- The structure in its current state is damaged, dilapidated, potential dangerous and unsafe for occupancy.
- All or part of building contains structural members that have evidence of deterioration and at present is not recommended to be capable to support nominal loads and load effects.
- Building lacks adequate ventilation, sanitary facilities, heat and illumination.

The full inspection report has been attached.





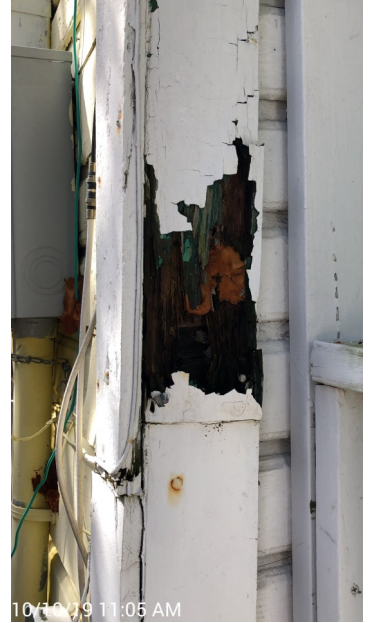
Historical Property rendering



Current Building Conditions



Damaged elements — pictures provided by the Building Department Coordinator



Exterior and interior damage— pictures provided by the Building Department Coordinator

## STAFF ANALYSIS

Criteria for Demolition (23-49): 505 S 8th Street	Staff Analysis	Criteria for demolition met?
<p><b>A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?</b></p>	<p><b>Applicant:</b> No, it is not</p> <p><b>Staff:</b> The structure is listed as contributing in the Edgartown Historic district.</p>	No
<p><b>B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?</b></p>	<p><b>Applicant:</b> No, it is not.</p> <p><b>Staff:</b> Staff has not seen a signed and sealed report from a registered engineer stating the cost of repair.</p>	No
<p><b>C. Is the structure one of the last remaining examples of its kind in the city, county or region?</b></p>	<p><b>Applicant:</b> No, it is not.</p> <p><b>Staff:</b> The Frame Vernacular Style is represented by several structures located in the city.</p>	Yes
<p><b>D. Does the structure contribute significantly to the historic character of a designated historic district?</b></p>	<p><b>Applicant:</b> No, it doesn't.</p> <p><b>Staff:</b> The structure was constructed in 1900 and is located within the earliest settlement of Fort Pierce and contributes to the integrity and character of the Edgartown Historic District.</p>	No
<p><b>E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?</b></p>	<p><b>Applicant:</b> No, it wouldn't.</p> <p><b>Staff:</b> Full restoration of the building would provide an opportunity for study of local history and architecture.</p>	No
<p><b>F. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?</b></p>	<p><b>Applicant:</b> There are no definite plans for re-use of the property. We would like to built a similar style house, that would match the character of the surrounding area.</p> <p><b>Staff:</b> Although there is no immediate plans for redevelopment, the potential to introduce a modern structure in the oldest settlement in Fort Pierce has the potential to have a negative impact on the integrity of the Edgartown Historic District.</p>	No

## STAFF RECOMMENDATION

At the December 9, 2019 Historic Preservation Board meeting, the Board voted to postpone the hearing to the January 27, 2020 Board meeting in order to allow the City's Building Department Coordinator to present his inspection report. Subsequently, Planning staff re-examined the purpose and intent of the City's Historic Preservation Ordinance contained within Chapter 23, Code of Ordinances. This exercise was conducted due to the historical significance of the subject structure, to which it had been noted by staff in the previous staff report, had met the criteria A, B, C, D, F and partially E for its demolition. After careful re-consideration, staff has concluded that the application does not meet the criteria necessary to support demolition of a historic structure.

Specific sections of Chapter 23 are intended to guide the decision-making process as it relates to the demolition of historic structures. The purpose of Chapter 23 is to promote the health, safety, education, cultural and economic welfare of the public by preserving and protecting properties of historical, cultural, archaeological, aesthetic and architectural merit which serve as visual reminders of the city's cultural, social, economic, political, scientific, religious, and architectural history. It is also the purpose of this chapter to foster civic pride in the accomplishments of the past, to protect and enhance the city's attraction to visitors, and to promote the use of individual sites and districts for the education, pleasure and welfare of the people of the City of Fort Pierce. These statements are further supported within Resolution 01-180 that designated Edgartown Historic District, for "the people of Fort Pierce desire to protect and preserve in perpetuity those sites of outstanding historic, archaeological and architectural character". The structure located at 209 Avenue D was built 120 years ago and is located within the City's oldest neighborhood where Fort Pierce's earliest pioneers settled. That is significant. It is staff's duty to uphold the interests of the public and make all possible effort to save the structure at 209 Avenue D.

It is also the responsibility of the owner of a structure that is either individually designated or within a historic district to maintain his or her property. Pursuant to Code Section 23-63, where the Historic Preservation Board or Board's staff determines that any improvement within a designated historic site or historic district is endangered by lack of maintenance and repair, or that other improvements in visual proximity to a historic site or historic district lack maintenance and repair to such an extent as to detract from the desirable character of the historic site or historic district, such determination shall be reported to the department of building and code enforcement. The actions that follow are to require the property owner to make necessary repairs or demolish the structure. According to Code Section 23-64 relating to unsafe structures, the Board may take appropriate action to encourage preservation of any such structure.

Following the December 9, 2019 Historic Preservation meeting, members of the public have stated interest in purchasing and restoring the subject structure. As the purpose and intent of historic preservation is the protection of Fort Pierce's history through its structures and districts, it is staff's professional opinion that the opportunity to restore an original Edgartown residence be explored in order to maintain the character of Fort Pierce's earliest settlement.

Therefore, staff recommends that the Historic Preservation Board **DENY** the request for demolition of the contributing structure located at 209 Avenue D. Alternatively, pursuant to City Code Section 23-49—Demolition, the Historic Preservation Board may approve the demolition request for the contributing structure located at 209 Avenue D, subject to the following Condition of Approval:

"The deferred effective date of this demolition approval shall be determined by the Historic Preservation Board but not to exceed eighteen (18) months in order to allow sufficient time to determine the feasibility of reconstruction of this subject structure."



NOV 23 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

COA# 19-79

Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 209 Avenue D, Ft. Pierce, FL

Parcel ID #: 2403-705-01 17-000/0

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): KOBET LLC

Mailing Address: 1932 Newmark Cir SW, Vero Beach, FL 32968

Phone Number(s): 954-249-6352 Email: whaack3@aol.com

Applicant  
Name(s): Weronika Haack

Mailing Address: 1932 Newmark Cir SW, Vero Beach, FL 32968

Phone Number(s): 954-249-6352 Email: whaack3@aol.com

Representative  
Name(s): Weronika Haack

Mailing Address: 1932 Newmark Cir SW, Vero Beach, FL 32968

Phone Number(s): 954-249-6352 Email: whaack3@aol.com

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

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

Weronika Haack  
Signature of Owner

11/20/19  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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

Site Improvements (describe) \_\_\_\_\_

Other (describe) \_\_\_\_\_

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

Demolition of the main house and other structures. Removal of the debris. Clean up.

**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.



**Notice of Unsafe Building  
Affidavit**

Case#: 19-2791  
Property Address: 209 AVENUE D  
Tax ID#: 2403-705-0117-000/0  
Legal Description: ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 13-H- LOT 4 (MAP 24/10C) (OR 2413-2753)  
  
Owner(s): KOBET LLC  
1932 SW NEWMARK SW CIR  
VERO BEACH, FL 32968

This AFFIDAVIT certifies that the above property, building, structure or premise is unsafe and the owner(s) of record has been properly served.

10/23/19  
Date

Margaret M. Arraiz  
Margaret M. Arraiz, City of Fort Pierce, Florida

*Attachment: Notice of Unsafe Building Letter*

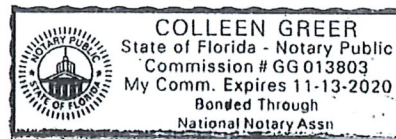
This Affidavit shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 23rd day of October, 2019, by Margaret M. Arraiz who is personally known to me.

Colleen Greer  
Signature of Notary

stamp



C0089554



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

October 23, 2019

Case #: 19-2791

KOBET LLC  
1932 SW NEWMARK SW CIR  
VERO BEACH, FL 32968

RE: Address: 209 AVENUE D  
Tax ID #: 2403-705-0117-000/0

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

*108.1.1 Unsafe structures.*

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

*108.1.2 Unsafe equipment.*

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

*108.1.3 Structure unfit for human occupancy.*

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

*108.1.5 Dangerous structure or premises.*

For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

C0089555

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.  
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

#### *302.5 Rodent harborage.*

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

#### *304.1 Exterior structure – General.*

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

##### *304.1.1 Unsafe conditions.*

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;

7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or

#### *304.2 Protective treatment.*

Exterior surfaces, including but not limited to , doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to ruse or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion.

Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

#### *304.4 Structural members.*

All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

#### *304.6 Exterior walls.*

All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

#### *304.10 Stairways, decks, porches and balconies.*

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

#### *304.12 Handrails and guards.*

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

#### *304.13 Window, skylight and door frames.*

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

##### *304.13.1 Glazing.*

All glazing materials shall be maintained free from cracks and holes.

#### *304.15 Doors.*

All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3. 304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

#### *305.1 General.*

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

##### *305.1.1 Unsafe conditions.*

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

4. Structural members are incapable of supporting nominal loads and load effects;

#### *305.2 Structural members.*

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

*305.3 Interior surfaces.*

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

*305.4 Stairs and walking surfaces.*

Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

*306.1 General.*

The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

*306.1.1 Unsafe conditions.*

Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

6. Wood that has been subjected to any of the following conditions:

- 6.2. Deterioration;
- 6.3. Damage from insects, rodents and other vermin;
- 6.5. Significant splits and checks;
- 6.9. Detached, dislodged or failing connections

*309.1 Infestation.*

Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

*604.3 Electrical system hazards.*

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

*605.1 Installation.*

All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

*605.4 Wiring.*

Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

*702.1 General.*

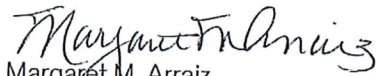
A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

---

The building, structure, or premise is condemned and shall be demolished within 30 days. The building or structure has been posted with a Condemned placard and ordered vacated to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with the City of Fort Pierce Charter and all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,



Margaret M. Arraiz  
Code Compliance Manager  
City of Fort Pierce

In addition to the party listed above, a copy of this notice has been provided by certified mail to the following:

WERONIKA HAACK  
1932 NEWMARK CIR SW  
VERO BEACH, FL 32968

**From:** whaack3@aol.com  
**Sent:** Monday, November 25, 2019 6:15 PM  
**To:** Maria Lewicka  
**Subject:** Re: 209 Avenue D, Demolition

**SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .**

Hello Maria,

Below, please find answers to all listed questions.

Warm regards,  
Weronika

-----Original Message-----

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**To:** whaack3@aol.com <whaack3@aol.com>  
**Sent:** Thu, Nov 21, 2019 11:29 am  
**Subject:** 209 Avenue D, Demolition

Good Morning Weronika,

Please respond to six questions listed in number (3) a to f.

Thank you,  
Maria

Sec. 23-49. - Demolition.

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

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

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

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

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

**Answer: No, it is not.**

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

**Answer: No, it is not.**

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

**Answer: No, it is not**

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

**Answer: No, it doesn't.**

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

**Answer: No, it wouldn't**

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

**Answer: There are no definite plans for re-use of the property. We would like to built a similar style house, that would match the character of the surrounding area.**





**Unsafe structures**

108.1.1 - Unsafe structure

- Lacks adequate protection from fire     Contains unsafe equipment     All or part of building is likely to collapse

108.1.2 - Unsafe equipment

- Unsafe boiler / heating equipment     Unsafe electrical wiring / device     Unsafe elevator / moving stairway  
 Flammable liquid containers within structure     Other unsafe equipment

108.1.3 - Structure unfit for human occupancy

- Unsafe or unlawful     Unsanitary / contains filth / contamination     vermin or rat infested  
 lacks illumination     Location of structure constitutes a hazard     lacks ventilation  
 lacks heat     lacks maintenance     lacks sanitary facilities

108.1.4 - Unlawful structure

- Occupied by more persons than permitted     Erected, altered or occupied contrary to law

108.1.5 - Dangerous structure or premises

- (1) Any door, aisle, passageway, stairway, or exit that does not comply to requirements for exiting the building
- (2) The walking surface of means of egress is so warped, worn, loose, torn or otherwise unsafe to provide means of egress.
- (3) Any portion of a structure damaged by fire, wind, flood, earthquake, deterioration, neglect, abandonment, vandalism or any other cause that it is likely to partially or completely collapse, or to become detached or dislodged.
- (4) Any portion of a building, appurtenance or ornamentations that is not of sufficient strength or stability, or is not so anchored or attached to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- (5) The structure or part of structure because of dilapidation, deterioration, decay, faulty construction, the removal or movement of ground necessary for support or any other reason is likely to collapse or under pining is likely to fail or give way.
- (6) The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance.
- (8) Any structure that exists or has been maintained in violation of any specific requirement or prohibition to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- (9) Any structure intended to be used for dwelling purposes, due to inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate light, ventilation, mechanical or plumbing system is determined to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.
- (10) Any structure, due to lack of sufficient fire resistance rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause is determined to be a threat to life or health.
- (11) Any portion of a building remains on a site after the demolition of the structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Comments

**Section 302 - Exterior property areas**

- 302.1 - Sanitation - Premises shall be maintained in a clean, safe and sanitary condition.
- 302.2 - Grading and Drainage - Premises shall be graded and maintained to prevent erosion of soil and to prevent stagnant water.
- 302.3 - Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces shall be kept in a state of proper repair.
- 302.5 - Rodent Harborage - Structures and exterior property shall be kept free from rodent harborage and infestation.
- 302.6 - Exhaust vents - Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon adjacent public or private property or that of another tenant.
- 302.7 - Accessory structures - Accessory structures including detached garages, fences and walls shall be maintained in good repair.



302.9 - Defacement of property - No person shall willfully damage, mutilate or deface any property by marking, carving or graffiti.

Comments

Section 303 - Swimming Pools, Spas and Hot Tubs

Section 304 - Exterior Structure

304.1 - General - The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

304.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.

2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.

3. Structures or components thereof that have reached their limit state.

4. Siding and masonry joints are not maintained, weather resistant or water tight.

5. Structural members that have evidence of deterioration or cannot safely support all nominal loads and load effects.

6. Foundation systems that are not firmly supported by footings, are not plumb without cracks and breaks and are not properly anchored or cannot support all nominal loads and resisting all load effects.

7. Exterior walls that are not anchored to supporting elements or are not plumb or free from holes, cracks, breaks or loose or rotting materials, are not properly anchored and not able of supporting all nominal loads and resisting load effects.

8. Roofing that have defects that admit rain, roof surfaces with inadequate drainage, or any portion that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads.

9. Flooring with defects that affect serviceability or that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.

10. Veneer, cornices, belt courses, corbels, trim, wall facings not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting load effects.

11. Overhang extensions or projections including trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or anchored with connections unable to support all nominal loads.

12. Exterior stairs, decks, porches, balconies and all attachments such as guards and handrails are not structurally sound, not properly anchored or anchored with connections unable to support all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks not properly anchored or that are anchored with connections unable to support all nominal loads and resisting all load effects.

304.2 - Protective Treatment - Exterior surfaces, including doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior surfaces shall be protected from elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion.

304.3 - Address identification - Buildings shall be provided with approved address identification that are legible and placed to be visible from the street fronting the property. They must contrast with their background, be numerical and a minimum of 4" tall.

304.4 - Structural members - Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 - Foundation walls - Foundation walls shall be maintained plumb and free from cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 - Exterior walls - Exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 - Roofs and drainage - The roof and flashing shall be sound, tight and not have defects that admit rain. Drainage must prevent dampness or deterioration in the walls or interior portion of the structure. Drains, gutters and downspouts must be in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance.



- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 304.8 - Decorative features - Cornices, belt courses, corbels, terra cotta trim, wall facing and similar decorative features shall be in good repair with proper anchorage and in safe condition.  |
| <input type="checkbox"/>            | 304.9 - Overhang extensions - Overhang extensions including canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be in good repair and properly anchored and kept in sound condition. All exposed surfaces of metal or wood shall be protected from the elements with weather coating material such as paint or similar surface treatment. |
| <input checked="" type="checkbox"/> | 304.10 - Stairways, decks, porches and balconies - Every exterior stairway, deck, porch and balcony shall be structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.  |
| <input type="checkbox"/>            | 304.11 - Chimneys and towers - Chimneys, cooling towers, smoke stacks, shall be structurally safe and sound and in good repair. Exposed surfaces shall be protected by paint or similar surface treatment.   |
| <input checked="" type="checkbox"/> | 304.12 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.  |
| <input checked="" type="checkbox"/> | 304.13 - Window, skylight and door frames - Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.  |
| <input checked="" type="checkbox"/> | 304.13.1 - Glazing - Glazing materials shall be maintained free from cracks or holes.  |
| <input type="checkbox"/>            | 304.13.2 - Openable windows - Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.  |
| <input type="checkbox"/>            | 304.14 - Insect screens - Every door, window and other outside opening required for ventilation or food preparation areas shall have tightly fitting screens of minimum 16 mesh per inch and every screen door must have self closing device in good working condition.  |
| <input checked="" type="checkbox"/> | 304.15 - Doors - Exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.   |
| <input type="checkbox"/>            | 304.18 - Building security - Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.   |
| <input type="checkbox"/>            | 304.18.1 - Doors - Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall have a dead bolt designed to open from the inside without a key.   |
| <input type="checkbox"/>            | 304.18.2 - Windows - Operable windows located within 6 ft. above the ground that provides access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.  |
| <input type="checkbox"/>            | 304.19 - Gates - Exterior gates, gate assemblies, operator systems and hardware shall be maintained in good condition.   |

Comments

Section 305 - Interior Structure

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 305.1 - General - The interior of a structure and equipment shall be maintained in good repair, structurally sound and in a sanitary condition.  |
| <input checked="" type="checkbox"/> | 305.1.1 - Unsafe conditions - The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBD as required for existing buildings.                                    |
| <input type="checkbox"/>            | 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.  |
| <input type="checkbox"/>            | 2. The anchorage of the floor or roof to walls or columns, and walls and columns to foundations is not capable of resisting all nominal loads or load effects.   |
| <input type="checkbox"/>            | 3. Structures or components thereof that have reached their limit state.   |
| <input checked="" type="checkbox"/> | 4. Structural members are incapable of supporting nominal loads and load effects.  |
| <input type="checkbox"/>            | 5. Stairs, landings, balconies, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.   |
| <input type="checkbox"/>            | 6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. |



- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 305.2 - Structural members - Structural members shall be maintained structurally sound, and capable of supporting the imposed loads.  |
| <input checked="" type="checkbox"/> | 305.3 - Interior surfaces - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked plaster, decaying wood and other defective surface conditions shall be corrected. |
| <input checked="" type="checkbox"/> | 305.4 - Stairs and walking surfaces - Every stair, ramp, landing, balcony, porch, deck or other waling surface shall be maintained in sound condition and good repair.  |
| <input type="checkbox"/>            | 305.5 - Handrails and guards - Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.  |
| <input type="checkbox"/>            | 305.6 - Interior doors - Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer.  |

Comments

Section 306 - Component Serviceability

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 306.1 - General - The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.  |
| <input checked="" type="checkbox"/> | 306.1.1 Unsafe Conditions - Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the IBC or the IEBC as required for existing buildings. |
| <input type="checkbox"/>            | 1. Soils that have been subjected to any of the following conditions:  |
| <input type="checkbox"/>            | 1.1 Collapse of footing or foundation.   |
| <input type="checkbox"/>            | 1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion  |
| <input type="checkbox"/>            | 1.3 Adverse effects to the design strength of footing, foundation concrete or other structural element due to a chemical reaction from the soil.   |
| <input type="checkbox"/>            | 1.4 Inadequate soil as determined by a geotechnical investigation.   |
| <input type="checkbox"/>            | 1.5 Where the allowable bearing capacity of the soil is in doubt.  |
| <input type="checkbox"/>            | 1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.  |
| <input type="checkbox"/>            | 2. Concrete that has been subjected to any of the following conditions:  |
| <input type="checkbox"/>            | 2.1 Deterioration  |
| <input type="checkbox"/>            | 2.2 Ultimate deformation   |
| <input type="checkbox"/>            | 2.3 Fractures  |
| <input type="checkbox"/>            | 2.4 Fissures   |
| <input type="checkbox"/>            | 2.5 Spalling   |
| <input type="checkbox"/>            | 2.6 Exposed reinforcement  |
| <input type="checkbox"/>            | 2.7 Detached, dislodged or failing connections   |
| <input type="checkbox"/>            | 3. Aluminum that has been subjected to any of the following conditions:  |
| <input type="checkbox"/>            | 3.1 Deterioration  |
| <input type="checkbox"/>            | 3.2 Corrosion  |
| <input type="checkbox"/>            | 3.3 Elastic deformation  |
| <input type="checkbox"/>            | 3.4 Ultimate deformation   |
| <input type="checkbox"/>            | 3.5 Stress or strain cracks  |
| <input type="checkbox"/>            | 3.6 Joint fatigue  |



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*



<input type="checkbox"/>	3.7 Detached, dislodged or failing connections
<input type="checkbox"/>	4. Masonry that has been subjected to any of the following:
<input type="checkbox"/>	4.1 Deterioration
<input type="checkbox"/>	4.2 Ultimate deformation
<input type="checkbox"/>	4.3 Fractures in masonry or mortar joints
<input type="checkbox"/>	4.4 Fissures in masonry or mortar joints
<input type="checkbox"/>	4.5 Spalling
<input type="checkbox"/>	4.6 Exposed reinforcement
<input type="checkbox"/>	4.7 Detached, dislodged or failing connections
<input type="checkbox"/>	5. Steel that has been subjected to any of the following conditions:
<input type="checkbox"/>	5.1 Deterioration
<input type="checkbox"/>	5.2 Elastic deformation
<input type="checkbox"/>	5.3 Ultimate deformation
<input type="checkbox"/>	5.4 Metal fatigue
<input type="checkbox"/>	5.5 Detached, dislodged or failing connections
<input checked="" type="checkbox"/>	6. Wood that has been subjected to any of the following conditions:
<input type="checkbox"/>	6.1 Ultimate deformation
<input checked="" type="checkbox"/>	6.2 Deterioration
<input checked="" type="checkbox"/>	6.3 Damage from insects, rodents and other vermin
<input type="checkbox"/>	6.4 Fire damage beyond charring
<input checked="" type="checkbox"/>	6.5 Significant splits and checks
<input type="checkbox"/>	6.6 Horizontal shear cracks
<input type="checkbox"/>	6.7 Vertical shear cracks
<input type="checkbox"/>	6.8 Inadequate support
<input checked="" type="checkbox"/>	6.9 Detached, dislodged or failing connections
<input type="checkbox"/>	6.10 Excessive cutting and notching

Comments

<input type="checkbox"/>	Section 307 - Handrails and guardrails
<input type="checkbox"/>	Section 308 - Rubbish and garbage
<input checked="" type="checkbox"/>	Section 309 - Pest Elimination
<input checked="" type="checkbox"/>	309.1 Infestation - Structures shall be kept free from insect and rodent infestations.
<input type="checkbox"/>	309.2 - Owner - The owner of any structure shall be responsible for pest elimination prior to renting or leasing the structure.
<input type="checkbox"/>	309.3 - Single occupant - The occupant of a one-family dwelling or of a single tenant nonresidential structure shall be responsible for pest elimination on the premises.
<input type="checkbox"/>	309.4 - Multiple occupancy - The owner of a structure containing two or more dwelling units shall be responsible for pest elimination in the public or shared areas of the structure and exterior property.
<input type="checkbox"/>	309.5 - Occupant - The occupant of any structure shall be responsible for continued rodent and pest free condition of the property.



Comments

Termites

- Section 404 - Occupancy Limits
- Section 502 - Required facilities
- Section 503 - Toilet Rooms
- Section 504 - Plumbing systems and fixtures
- Section 505 - Water system
- Section 506 - Sanitary drainage system
- Section 507 - Storm drainage
- Section 601 - Mechanical - General
- Section 602 - Heating facilities
- Section 603 - Mechanical equipment
- Section 604 - Electrical Facilities
  - 604.1 Facilities required - Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.
  - 604.2 Service - Dwelling units shall be served by a three-wire, 120/240 volt, single phase service with a minimum of 60 amps.
  - 604.3 Electrical system hazards - Where it found that the electrical system in a structure constitutes a hazard to the occupants or has inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, the code official shall require the defects to be corrected to eliminate the hazard.
    - 604.3.1.1 - Electrical distribution equipment, motor circuits, power equipment, transformers, wire cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low voltage fuses, luminaires, ballasts, motors, electronic control, signaling and communication equipment that were exposed to water shall be replaced.
    - 604.3.2.1 - Electric switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire shall be replaced.

Comments

Extension cords going into exterior wall and underground.

- Section 605 - Electrical equipment
  - 605.1 Installation - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe manner
  - 605.2 Receptacles - Every habitable space in a dwelling shall have at least 2 separate and remove receptacle outlets. Every laundry area shall have at least 1 grounding type receptacle. Every bathroom shall have at least 1 receptacle. All receptacles have faceplates.
  - 605.3 Luminaires - Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall have at least 1 electric luminaires. Pool/spa luminaires over 15 V shall have ground fault protection.
  - 605.4 Wiring - Flexible cords shall not be used for permanent wiring, or for running through doors, windows or cabinets, or concealed within walls, floors or ceilings.

Comments

Section 606 - Elevators, escalators and dumbwaiters

Section 607 - Duct systems

Section 701 - General fire safety requirements

Section 702 - Means of egress



- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 702.1 General - A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the IFC.   |
| <input type="checkbox"/>            | 702.2 Aisles - The required width of aisles in accordance with the IFC shall be unobstructed.  |
| <input type="checkbox"/>            | 702.3 Locked doors - Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort.   |
| <input type="checkbox"/>            | 702.4 Emergency escape openings - Required emergency escape openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar are permitted to be placed over emergency escape openings provided the minimum net clear opening sized complies with the code. Such devices shall be releasable without the use of a key or tool. |

Comments

Section 703 - Fire resistance ratings

Section 704 - Fire protection systems

Additional Comments

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

**Property Identification**

Site Address: 209 Avenue D  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10C  
 Zoning: Medium Den

Parcel ID: 2403-705-0117-000-0  
 Account #: 16022  
 Use Type: 0800  
 Jurisdiction: Fort Pierce

**Ownership**

KOBET LLC  
 1932 SW Newmark SW CIR  
 Vero Beach, FL 32968

**Legal Description**

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 13-H- LOT 4  
 (MAP 24/10C)

**Current Values**

Just/Market Value: \$86,400  
 Assessed Value: \$86,400  
 Exemptions: \$0  
 Taxable Value: \$86,400



**Total Areas**

Finished/Under Air (SF): 1,484  
 Gross Sketched Area (SF): 1,884  
 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
Jul 25, 2019	4326 / 1091	0111	QC	AABAA International Inc	\$100
Dec 16, 2015	3820 / 0436	0205	WD	DeSantis William	\$145,000
Nov 10, 2005	2413 / 2753	XX00	WD	Lipscomb Donald	\$110,000
Oct 20, 2003	1836 / 0035	XX00	WD	Leeland Frank A	\$50,100
May 8, 2001	1395 / 0842	XX00	WD	Smodish Jeff	\$29,000
Jan 31, 1997	1058 / 2502	XX00	WD	Elsie A Fuller	\$20,000
Oct 5, 1995	0980 / 1464	XX01	QC	Jude Fischer	\$43,000
May 29, 1991	0740 / 1984	XX00	WD	Elsie A Fuller	\$52,000
Sep 17, 1990	0710 / 0482	XX01	WD	Lon F Parsons	\$100
Oct 1, 1980	0341 / 0582	XX01	CV		\$6,000

**Building Information (1 of 1)**

Finished Area: 1,484 SF

Gross Sketched Area: 1,884 SF

**Exterior Data**

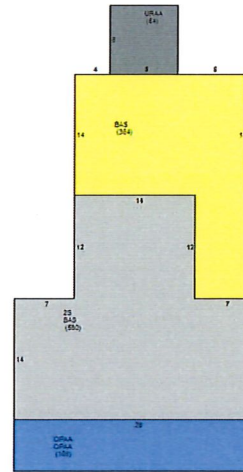
View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: MFH	Year Built: 1901	Frame:
Grade: MFAQ	Effective Year: 1970	Primary Wall: Wood no Sh
Story Height: 2 Story	No. Units: 3	Secondary Wall:

**Interior Data**

Full Baths: 3  
 Half Baths: 0  
 A/C %: 100%

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

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



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	560	560	108
BAS	BASE AREA	924	924	202
OPAA	Open Porch Attached Average	336	0	136
URAA	Utility Room Attached Average	64	0	32

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	114	2009

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$38,200					
Land:	\$48,200					
Just/Market:	\$86,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$86,400					
Exemption(s):	\$0					
Taxable:	\$86,400					

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

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$86,400	\$86,400	\$0	\$86,400
2018	\$98,700	\$96,679	\$0	\$96,679
2017	\$87,900	\$87,890	\$0	\$87,890

**Permits**

Number	Issue Date	Description	Amount	Fee
BP2006-408	May 30, 2006	Roof	\$12,925	\$129
F91000285	Mar 14, 1991	Alterations/Remodeling	\$10,000	\$10,000
F91-000619	May 7, 1991	Roof	\$845	\$845

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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ST. PIERCE CITY CLERK  
COUNTY OF ST. PIERCE  
FLORIDA  
11/21/01 12:46

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 1978848 OR BOOK 1458 PAGE 345  
Recorded: 11/21/01 12:46

**RESOLUTION NO. 01-180**

**A RESOLUTION OF THE CITY COMMISSION  
OF THE CITY OF FORT PIERCE, FLORIDA,  
DESIGNATING**

**ALL PROPERTIES WITHIN THE  
"EDGARTOWN HISTORIC DISTRICT",  
BOUNDARIES BEING AVENUE C TO THE SOUTH,  
INDIAN RIVER DRIVE TO THE EAST,  
FISHERMAN'S WHARF TO THE NORTH,  
AND THE FEC RAILROAD TO THE WEST,  
AS A HISTORIC DISTRICT.**

**WHEREAS**, the Edgartown Historic District was where the first pioneers of Fort Pierce settled, making it Fort Pierce's first residential neighborhood that dates back to the 1870's; and

**WHEREAS**, the following historic properties within the said boundaries are considered contributing properties to the historic district: 407, 409, 410, 419, 420, 421, 427, 502, 518, 521, 522, 524, 531, 532, 601, 603, 623, 647, 651, 655 North Second Street; 107 Fisherman's Wharf; 208 and 209 Avenue E; 101, 106, 207, 209 Avenue D; and 120 and 124 Avenue C; and

**WHEREAS**, the contributing properties within the district represent a broad range of architectural styles, including wood frame vernacular, shingle style, mission, and masonry vernacular; and feature many elements prevalent in 1880's Florida vernacular architecture such as front porches, tin roofs, vertical board and batten or clapboard siding, and bead board interiors; and

**WHEREAS**, the creation of historic districts has been a proven and effective tool to help spur redevelopment and economic revitalization within its neighborhoods, stabilizes property values and fosters a sense of pride among the residents, and encourages the preservation of historic properties through tax exemptions and other economic incentives; and

**WHEREAS**, the people of Fort Pierce desire to protect and preserve in perpetuity those sites of outstanding historic, archaeological and architectural character; and

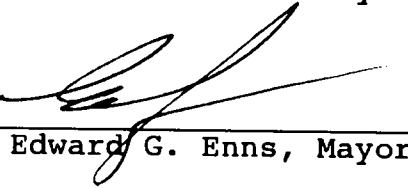
**WHEREAS**, the Historic Preservation Board, on September 24, 2001, recommended this district for designation; and

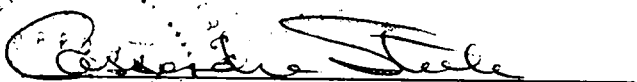
**WHEREAS**, the Planning Board, on October 9, 2001, found the creation of this district to be in compliance with the city's Comprehensive Plan.

**NOW, THEREFORE BE IT RESOLVED** by the City Commission of the City of Fort Pierce, Florida, that the Edgartown Historic District be designated as a Historic District pursuant to the Fort Pierce Historic Preservation Ordinance (Chapter 23 of the Code of Ordinances) and that all properties within the Edgartown Historic District be subject to all rights, privileges and requirements of that ordinance.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted on this 19th day of November, 2001.

**ATTEST:**

  
Edward G. Enns, Mayor

  
Cassandra Steele, City Clerk

(CITY SEAL)  
COUNTY, FLORIDA

**Historic Preservation Board**

**7. a.**

Meeting Date: 01/27/2020

---

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - November & December 2019

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Administrative Approvals - November 2019

Administrative Approvals - December 2019

Administrative Approvals - December 2019

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 01/21/2020

Started On: 01/17/2020 01:41 PM

### **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in November 2019.

- COA #19-73, 728 Cedar Place – New Siding
- COA #19-74, 712 S 10<sup>th</sup> Street – New Roof
- COA #19-75, 602 S 9<sup>th</sup> Street – New Roof



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

COA#19-73     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 728 Cedar Place

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace damaged siding with the same type.  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

  
 \_\_\_\_\_                      11/05/19  
 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](mailto: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	Anthony Sanders 2701 Essex CT Fort Pierce, FL 34946	E-Mail <a href="mailto:sandersconsulting@gmail.com">sandersconsulting@gmail.com</a>
Representative	Andros Construction, LLC 2706 Atlantic Ave Fort Pierce, FL 34947	E-Mail <a href="mailto:androsconstruction@gmail.com">androsconstruction@gmail.com</a>



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

RECEIVED

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

NOV 04 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

# Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 728 Cedar Place, Ft. Pierce, FL  
 Parcel ID #: 2410-601-0146-000-5  
 Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner/ Applicant Information

Property Owner(s)  
 Name(s): Anthony Sanders  
 Mailing Address: 2701 Essex Ct. Ft. Pierce, FL 34946  
 Phone Number(s): \_\_\_\_\_ Email: sandersconsulting@gmail.com

Applicant  
 Name(s): Anthony Sanders  
 Mailing Address: 2701 Essex Ct. Ft. Pierce, FL 34946  
 Phone Number(s): \_\_\_\_\_ Email: sandersconsulting@gmail.com

Representative  
 Name(s): **ANDROS CONSTRUCTION, LLC**  
 Mailing Address: **2706 ATLANTIC AVENUE**  
**FORT PIERCE, FL. 34947**  
 Phone Number(s): \_\_\_\_\_ Email: androsconstruction@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, [Signature] as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.  
[Signature] Signature of Owner  
10-28-19 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) \_\_\_\_\_

Other (describe) Siding.

Please provide a detailed description of the proposed work to be performed: Remove & replace rotten wood behind and replace with new wood with same type of siding according to the Engineer Plans

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.















NOV 13 2019

COA# 19-74

Bldg. Permit # 18-4229

CITY OF FORT PIERCE  
PLANNING & ZONING

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 712 SOUTH 10TH STREET FORT PIERCE FL

Parcel ID #: 2410-710-002D-000-1

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): ELEAZAR AMADOR

Mailing Address: 1610 CORONADO AVE FORT PIERCE FL 34982

Phone Number(s): 772-519-6566 Email: THEOUTDOORSQUALITYLLC@GMAIL.COM

#### Applicant

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

[Signature]  
Signature of Owner

11/13/2019  
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) \_\_\_\_\_

Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: GO FROM SHINGLES TO METAL 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): \_\_\_\_\_

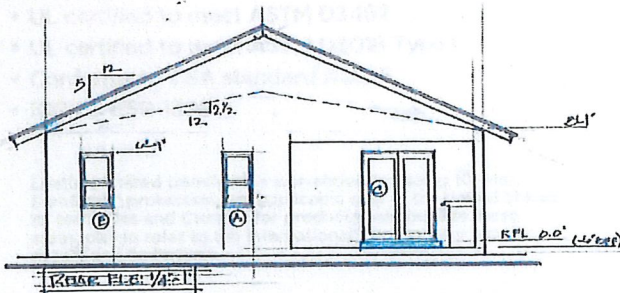
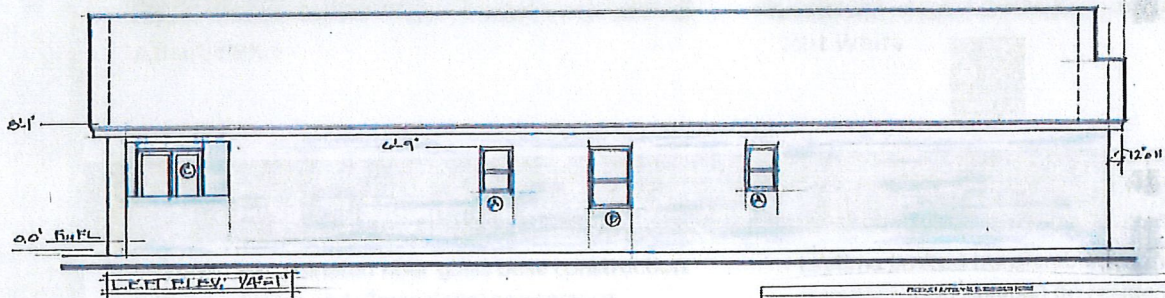
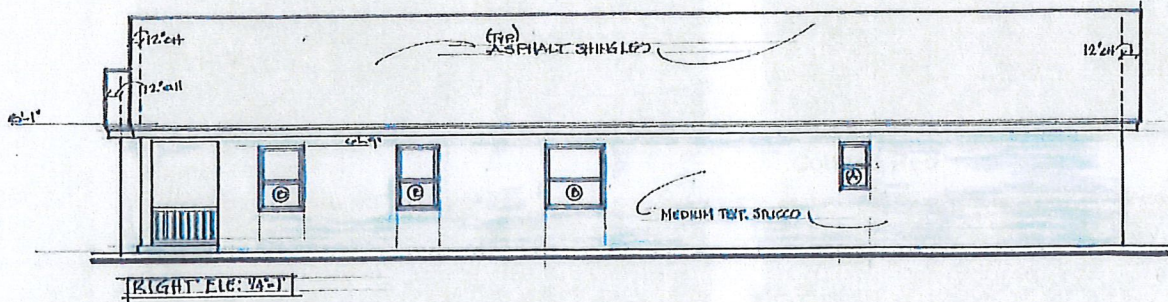
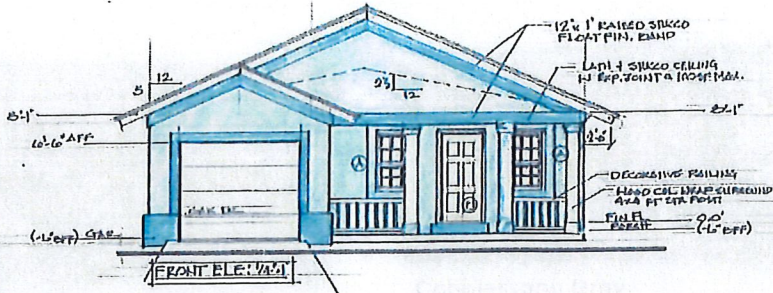
**Application Requirements**

- \$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.
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- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.

# \* PREVIOUSLY PROPOSED ROOF

FLORIDA BUILDING CODE - FBRC 2017	
DESIGN PARAMETERS: A.S.C.E. 7-10	
ADULT WIND SPEED	155 MPH
NOAH WIND SPEED	116 MPH
DESIGNED AL	ENCLOSURE
ROOF EXPOSURE	2
STUNNING (024 - 2017)	
SAFETY ELECTRIC CODE - 2017	
MICROCLIMATIC CODE - 2017	
TOTAL ROOF LOAD	37 PSF
TOTAL ROOF DEAD LOAD	20 PSF
TOTAL ROOF LIVE LOAD	17 PSF
HORIZONTAL WINDS	30 PSF
ROOF OVERHANG	21"
ROOF PITCH	5:12
MEAN ROOF HEIGHT	4.83 FT
WIND BOA LOADS CAPACITY	1.05 PSF
IMPACT ASSEMBLY	YES

C & C Wind		WALL & WIND PRESSURES	
ROOF SLOPES BETWEEN 2:12 & 6:12/12			
150 MPH	"A"	RISK CAT II	HEIGHT < 20
ZONE 4		ZONE 5	
A	30 SF = 30.4 / -31.0	E	10 SF = 30.4 / -40.7
B	20 SF = 29.0 / -31.6	F	20 SF = 29.0 / -38.0
C	50 SF = 27.2 / -29.8	G	50 SF = 27.2 / -34.3
D	10 SF = 25.9 / -28.4	H	100 SF = 25.9 / -31.6
8' x 7' OIL DOOR		18.17 / -8.2	
16' x 8' OIL DOOR		26.41 / -23.4	



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	REMARKS
1	ASPH/FLT SHINGLES	1200	SQ YD	1.50	1800.00	
2	12 X 12 RAISED SUGCO FLOOR FIN. ENHD	10	EA	120.00	1200.00	
3	12 X 12 SUGCO CEILING IN REP. JOINT @ ROOF MAX.	10	EA	120.00	1200.00	
4	DECORATIVE PAINTING	100	SQ YD	10.00	1000.00	
5	WOOD CASE DEEP CURTAIN @ 4 X 4 FT EX. POINT	10	EA	100.00	1000.00	
6	FIN. FL. FLOOR @ 12 X 12 (5\"/>					

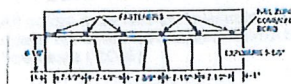


Figure 4. Foundation & Parapet Details  
© Paul Peterson

NO.	NAME
1	
2	

**ENGINEER:**  
 Anjali Pambol, PE  
 1457 SW Franklin Ct.  
 Fort Lauderdale, FL 33453  
 (561) 214-0751  
 anjapambol@johnston.com  
 PE # 77737

**Terry J. Brisson, Inc.**  
**DESIGN & DRAFTING SERVICES**  
 1705 Porpolo Ave  
 Ft. Pierce, FL 34949  
 (772) 620-0334 tjbrendhomes@gmail.com



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

COA#19-75     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 602 S 9<sup>th</sup> Street

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
<p>Removed and replace asphalt shingle roof with to 5V Crimp Metal Roofing System (natural silver, mill finish).</p> <p>Please see attached.</p>		<p>Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.</p>

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Suzanne Boardman, Chair                      Date  
Historic Preservation Board

  
\_\_\_\_\_  
Maria Lewicka, AICP                              11/14/19  
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](mailto: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	Krista L Hall 602 S 9 <sup>th</sup> Street Fort Pierce, FL 34950	E-Mail <a href="mailto:sunshineandmermaids11@gmail.com">sunshineandmermaids11@gmail.com</a>
Representative	Harry & Harry; Pinnacle Roofing Services 5909 SW Markel Street Palm City, FL 34990	E-Mail <a href="mailto:summacor@gmail.com">summacor@gmail.com</a>



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

RECEIVED  
NOV 14 2019  
CITY OF FORT PIERCE  
PLANNING & ZONING

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site:

602 S 9TH ST., FT. PIERCE

Parcel ID #:

2410-709-0089-000-8

Type of Designation:

- Contributing     Non-contributing    Site within the Oakland Park Historic District
- Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)

Name(s):

KRISTA L. HALL

Mailing Address:

602 S. 9th St., Ft. Pierce, FL 34950

Phone Number(s):

772-216-1646

Email: SunshineandMermaids11@gmail.com

Applicant

Name(s):

KRISTA L. HALL

Mailing Address:

602 S. 9th St., Ft. Pierce, FL 34950

Phone Number(s):

772-216-1646

Email: SunshineandMermaids11@gmail.com

Representative

Name(s):

Harry & Harry's ROOFING SERVICES

Mailing Address:

5909 SW MARKET ST., Palm City, FL 34990

Phone Number(s):

772-349-2735

Email: SunshineandMermaids11@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,

KRISTA L. HALL

as Owner(s) of the subject property do

hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

11-13-19

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) \_\_\_\_\_

Other (describe) \_\_\_\_\_

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

AN ASPHALT SHINGLE ROOF SHALL BE REMOVED;  
AND A NEW 5V CRIMP METAL ROOFING  
SYSTEM SHALL BE INSTALLED

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) GAUVALUME 5V CRIMP  
METAL ROOFING SYSTEM BY  
EXTREME METAL FABRICATORS

Color samples. MILL FINISH; NATURAL SILVER

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



## **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in December 2019.

- COA #19-80, 411 N US Highway 1 – Windows Replacement



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

COA#19-80     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 411 N US Highway 1

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace single hung windows with new insulated, impact resistant 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

  
 \_\_\_\_\_                      12/16/19  
 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](mailto: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	Homar Investments, LLC 2400 S Ocean Drive Fort Pierce, FL 34949	E-Mail
Applicant	Hoyt "Pat" Murphy Jr. 2400 S Ocean Drive Fort Pierce, FL 34949	
Representative	Crist Construction Co. 4365 Gator Trace Ln Fort Pierce, FL 34982	E-Mail <a href="mailto:jimcrst@yahoo.com">jimcrst@yahoo.com</a>



Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 411 N. U.S. 1

Parcel ID #: 2410 603 0015 000 4

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): HOMAR Investments, LLC

Mailing Address: 2400 S. Ocean Dr., Ft. Pierce 34949

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Applicant  
Name(s): Hoyt "PAT" Murphy JR.

Mailing Address: 2400 S. Ocean Dr., Ft. Pierce 34949

Phone Number(s): 772-461-3250 Email: \_\_\_\_\_

Representative  
Name(s): CRIST Construction Co.

Mailing Address: 4365 GARDNER TRACE LN. FT. PIERCE 34982

Phone Number(s): 772-320-4024 Email: jimcrst@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, Hoyt C. Murphy JR / Homar Investments LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

12/11/19  
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 type="checkbox"/> Rehabilitation       | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) \_\_\_\_\_

Other (describe) \_\_\_\_\_

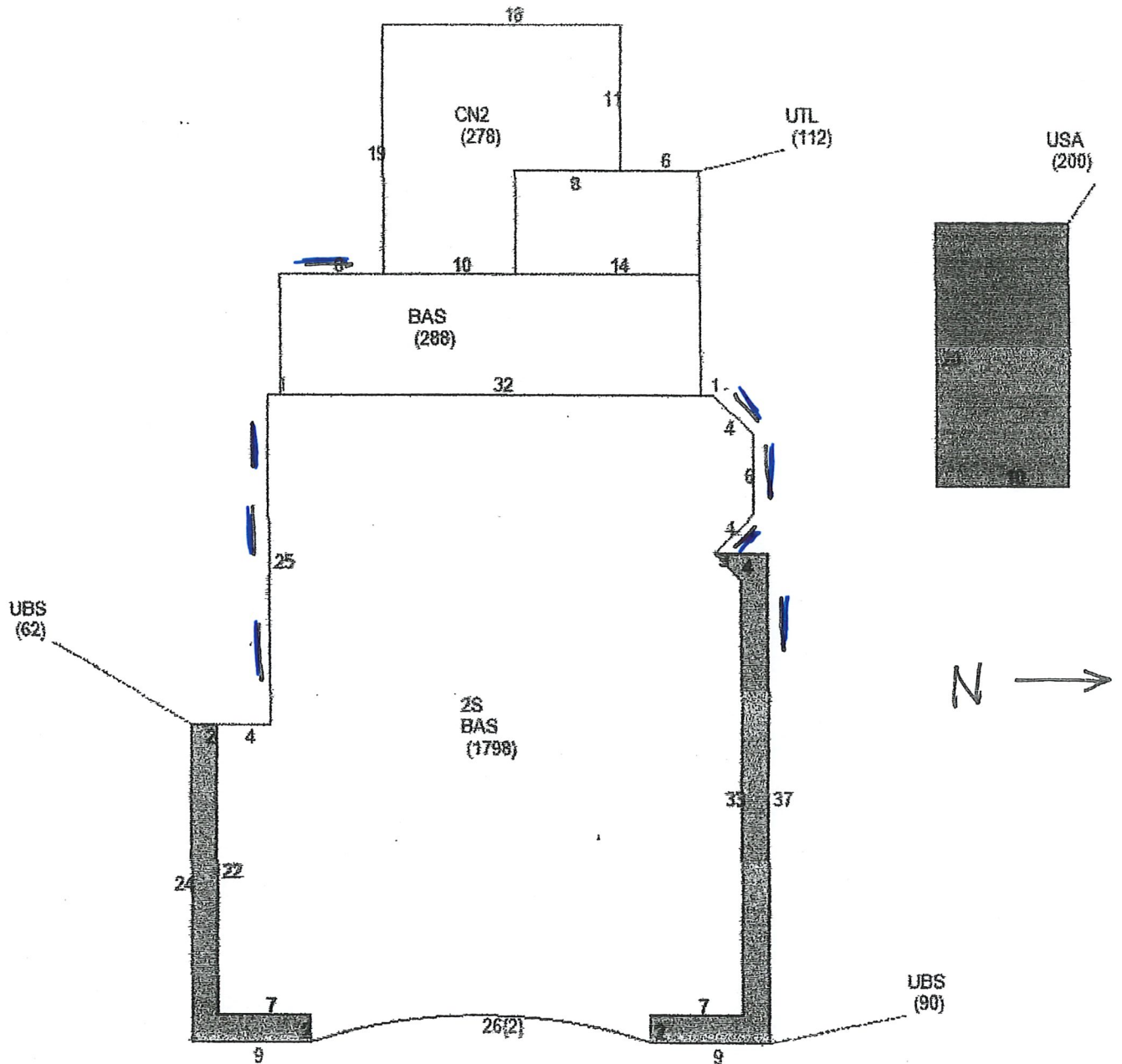
Please provide a detailed description of the proposed work to be performed: Remove + Replace  
Single Hung Windows w/ insulated - impact resistant  
windows

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.

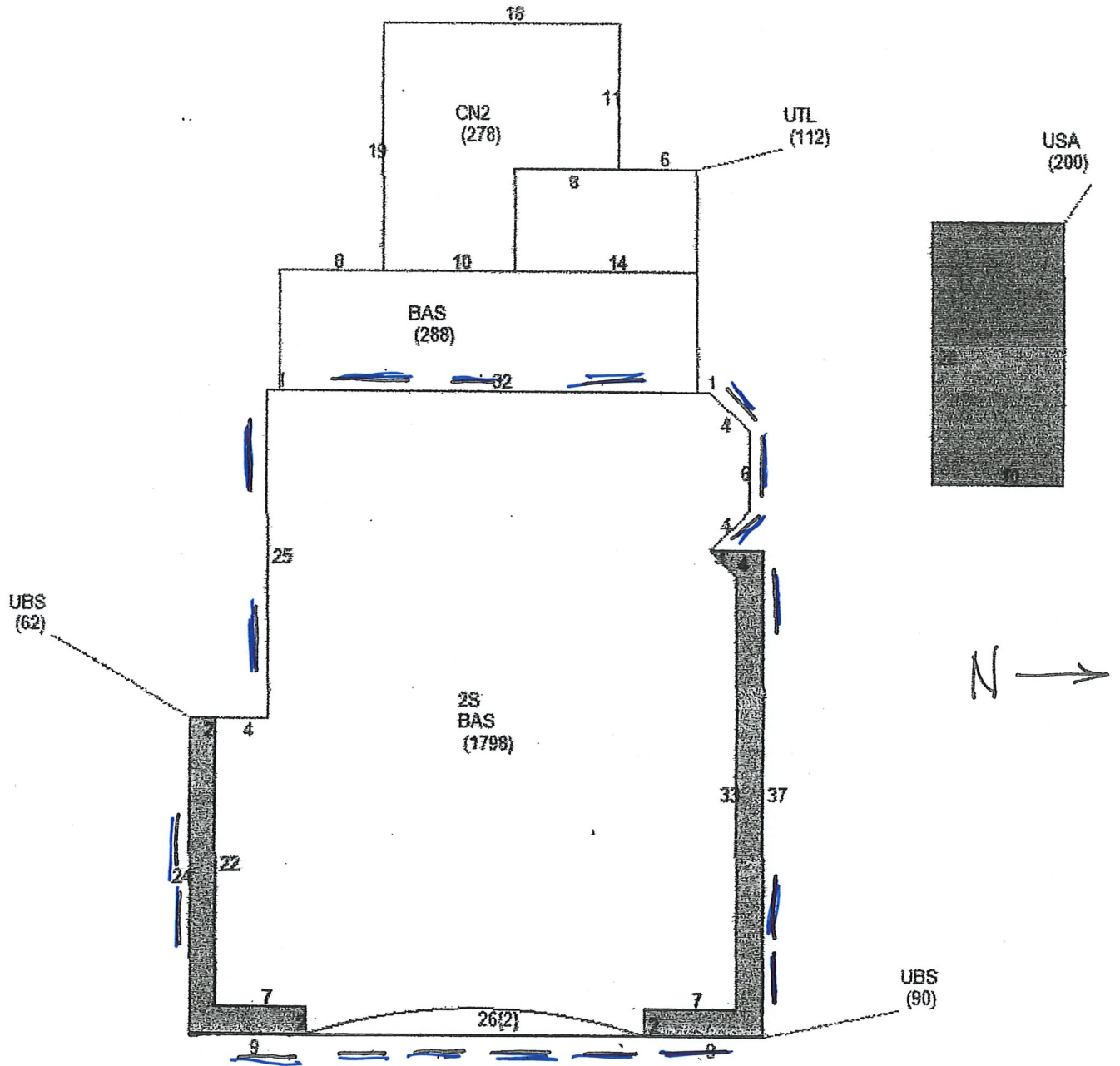


HOMAR INVESTMENTS, LLC  
 411 N. U.S 1  
 Ft. Pierce, FL 34950

WINDOW REPLACEMENTS  
 1ST FLOOR  
 NTS

" — " shows  
 Locations  
 (8)

CRIST CONSTRUCTION CO  
 772-370-4024



HOMAR INVESTMENTS, LLC  
 411 N. U.S. 1  
 FT. PIERCE 34950

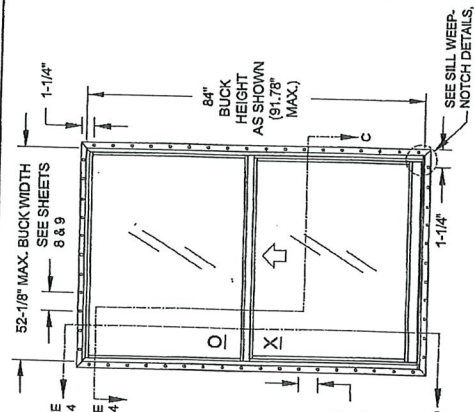
CRIST CONSTRUCTION CO.  
 772-370-4024

WINDOW REPLACEMENT  
 2ND FLOOR  
 NTS  
 "—" shows  
 locations  
 (19)

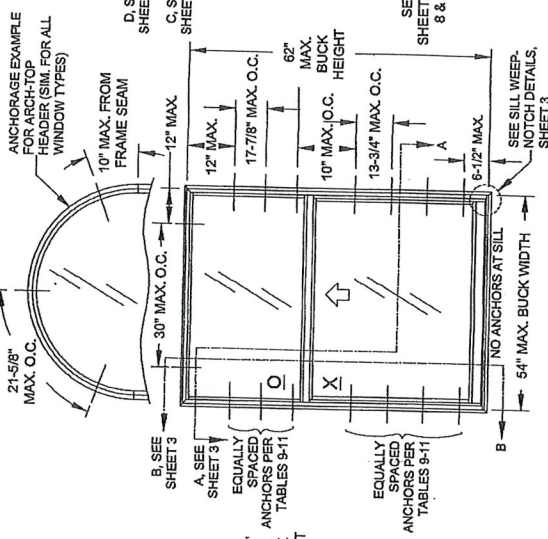




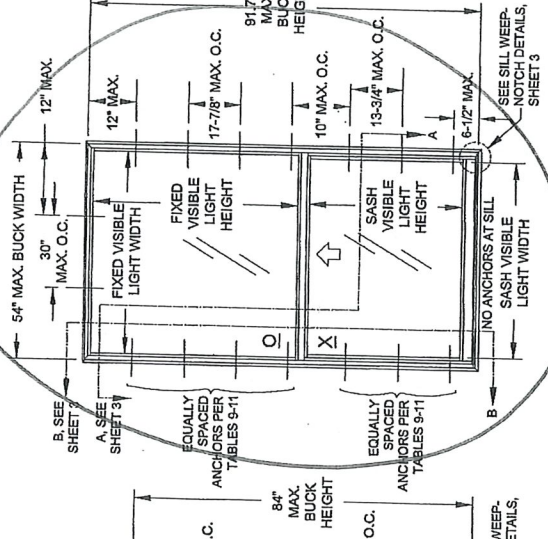
DESIGN PRESSURE RATING	IMPACT RATING
VARIABLE PER REINFORCEMENT LEVEL, SEE SHEETS 6-7	LARGE & SMALL MISSILE IMPACT RESISTANT



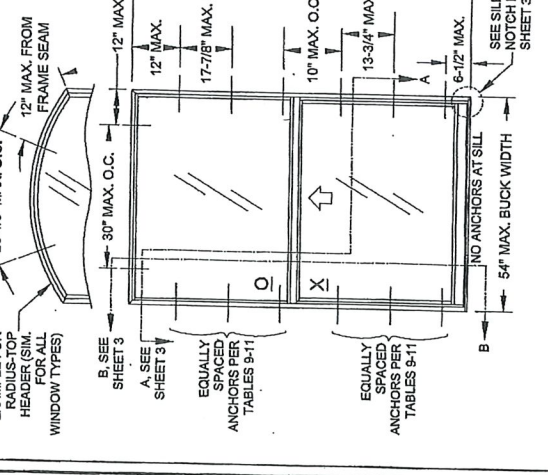
**ELEVATION FOR TYP. EQUAL LEG FRAME SHOWN WITH EQUAL-LITE CONFIGURATION**



**ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH STANDARD COITAGE CONFIGURATION FOR CUSTOM COITAGE CONFIGURATION UP TO 75\"/>**



**ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH ORIEL/PROVIEW CONFIGURATION**



**ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH ORIEL/PROVIEW CONFIGURATION**

**GENERAL NOTES:** SERIES 5500 IMPACT RESISTANT SINGLE HUNG WINDOW

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- 2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS. FOR INSULATED GLASS INSTALLATIONS ABOVE 30\"/>

**GENERAL NOTES:** ELEVATION FOR TYP. FIN OR J-CHANNEL FRAME SHOWN WITH EQUAL-LITE CONFIGURATION ANCHORED THROUGH THE NAIL-FIN

(SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)

**GENERAL NOTES:**

- 1 ELEVATIONS..... 1
- 2 FRAME, GLASS & ANCHOR OPTIONS..... 1
- 3 INSTALLATION, FLANGE & EQUAL LEGBOX..... 2
- 4 GLAZING DETAILS..... 3
- 5 DESIGN PRESSURES..... 4
- 6 ANCHOR QUANTITIES..... 5
- 7 EXTRUSION PROFILES..... 6-7
- 8 ASSEMBLY & PARTS LIST..... 8-10
- 9..... 11
- 10..... 11
- 11..... 12-13

**CODES / STANDARDS USED:**

- 2017 FLORIDA BUILDING CODE (FBC), 6TH EDITION
- 2014 FLORIDA BUILDING CODE (FBC), 5TH EDITION
- ASTM E1300-09
- ANSIA/FAPA VDS-2015 FOR WOOD CONSTRUCTION
- ALUMINUM DESIGN MANUAL, ADM-2015
- AISI S100-12
- AISC 360-10

**USER INSTRUCTIONS:**

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

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

UPDATED TO FBC 2017 - JR - 06/06/17

Revision: 06/06/17

Drawn By: J ROSOWSKI

Date: 05/15/15

Product Revised as complying with the Florida Building Code Acceptance No. 17-0630-05 Expiration Date: 12/31/2020

By: [Signature]

Miami Trade Product Control

GENERAL NOTES & ELEVATION

Single Hung Window Installation - LM

Series/Model: SH-5500

Scale: NTS

Sheet: 1 OF 13

Drawing No. MD-SH5500-01

Rev: B

PGI

1070 TECHNOLOGY DRIVE

N. VENICE, FL 34275

(941) 480-1600

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ALL RIGHTS RESERVED

CERT. OF AUTH. #29226

ANTHONY MILLER

FLORIDA

PROFESSIONAL ENGINEER

No. 58705

6/22/17

A. LYNN MILLER, P.E.

P.E.# 58705

**ANCHORAGE EXAMPLE FOR ARCHITECTURAL HEADERS (SIM. FOR ALL WINDOW TYPES)**

**ANCHORAGE EXAMPLE FOR RADIUS-TOP HEADERS (SIM. FOR ALL WINDOW TYPES)**

## **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in December 2019.

- COA #19-80, 411 N US Highway 1 – Windows Replacement



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

COA#19-80     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 411 N US Highway 1

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace single hung windows with new insulated, impact resistant 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

  
 \_\_\_\_\_                      12/16/19  
 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](mailto: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	Homar Investments, LLC 2400 S Ocean Drive Fort Pierce, FL 34949	E-Mail
Applicant	Hoyt "Pat" Murphy Jr. 2400 S Ocean Drive Fort Pierce, FL 34949	
Representative	Crist Construction Co. 4365 Gator Trace Ln Fort Pierce, FL 34982	E-Mail <a href="mailto:jimcrst@yahoo.com">jimcrst@yahoo.com</a>



Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 411 N. U.S. 1

Parcel ID #: 2410 603 0015 000 4

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): HOMAR Investments, LLC

Mailing Address: 2400 S. Ocean Dr., Ft. Pierce 34949

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Applicant  
Name(s): Hoyt "PAT" Murphy JR.

Mailing Address: 2400 S. Ocean Dr., Ft. Pierce 34949

Phone Number(s): 772-461-3250 Email: \_\_\_\_\_

Representative  
Name(s): CRIST Construction Co.

Mailing Address: 4365 GARDNER TRACE LN. FT. PIERCE 34982

Phone Number(s): 772-320-4024 Email: jimcrst@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, Hoyt C. Murphy JR / Homar Investments LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

12/11/19  
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 type="checkbox"/> Rehabilitation       | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) \_\_\_\_\_

Other (describe) \_\_\_\_\_

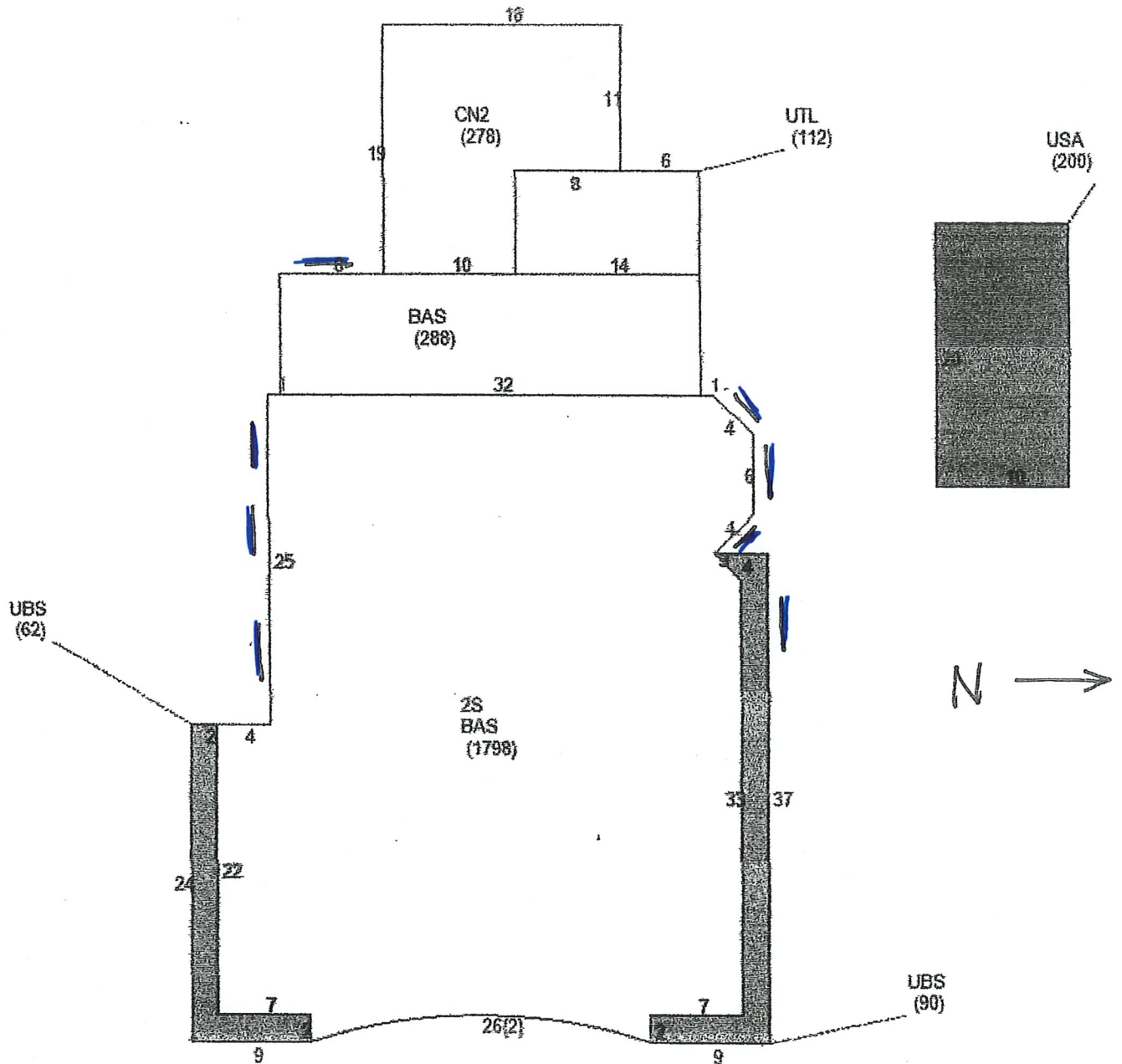
Please provide a detailed description of the proposed work to be performed: Remove + Replace  
Single Hung Windows w/ insulated - impact resistant  
windows

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.

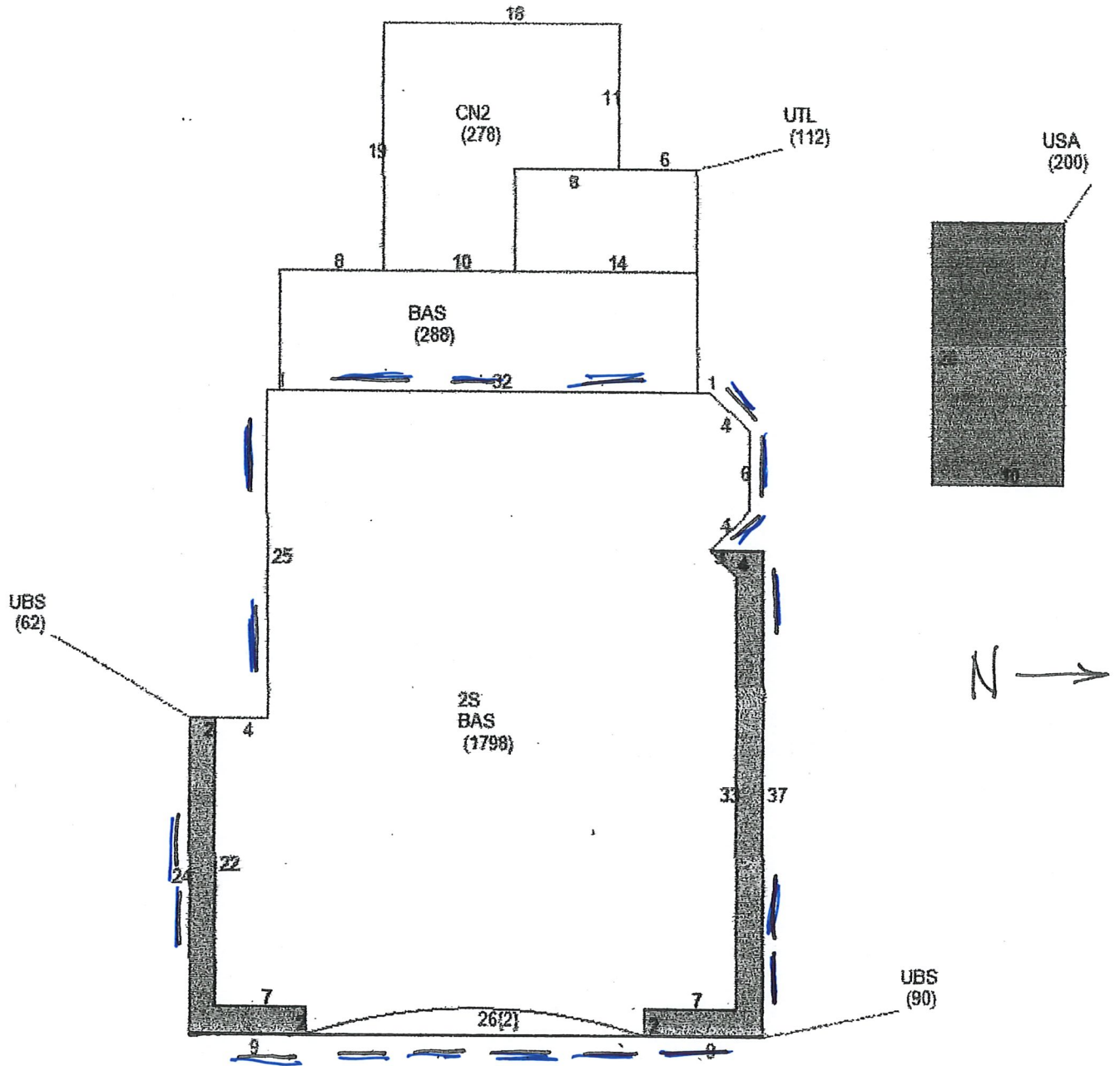


HOMAR INVESTMENTS, LLC  
 411 N. U.S 1  
 Ft. Pierce, FL 34950

WINDOW REPLACEMENTS  
 1ST FLOOR  
 NTS

" — " shows  
 Locations  
 (8)

CRIST CONSTRUCTION CO  
 772-370-4024



HOMAR INVESTMENTS, LLC  
 411 N. U.S. 1  
 FT. PIERCE 34950

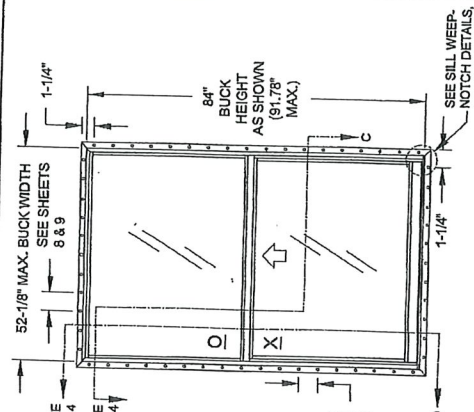
CRIST CONSTRUCTION CO.  
 772-370-4024

WINDOW REPLACEMENT  
 2ND FLOOR  
 NTS  
 "—" shows  
 locations  
 (19)

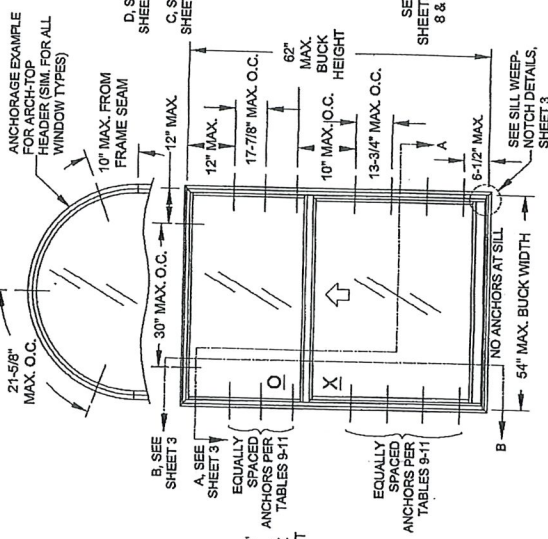




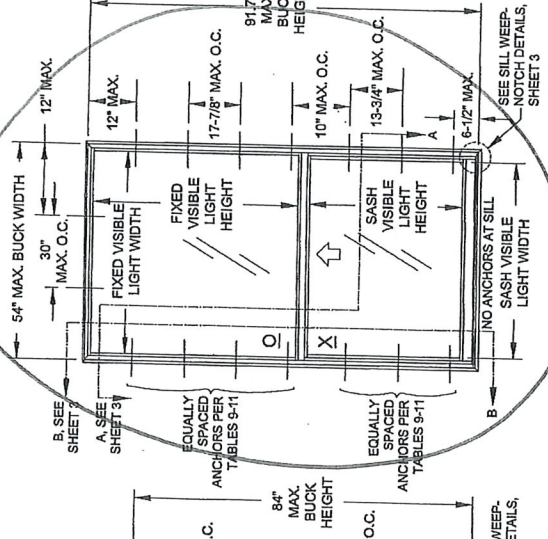
DESIGN PRESSURE RATING	IMPACT RATING
VARIABLE PER REINFORCEMENT LEVEL, SEE SHEETS 6-7	LARGE & SMALL MISSILE IMPACT RESISTANT



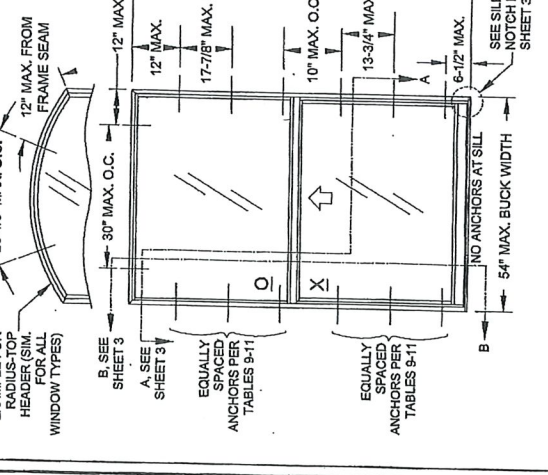
**ELEVATION FOR TYP. EQUAL LEG FRAME SHOWN WITH EQUAL-LITE CONFIGURATION**



**ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH STANDARD COITAGE CONFIGURATION FOR CUSTOM COITAGE CONFIGURATION UP TO 75\"/>**



**ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH ORIEL/PROVIEW CONFIGURATION**



**ELEVATION FOR TYP. FLANGE FRAME SHOWN WITH ORIEL/PROVIEW CONFIGURATION**

**GENERAL NOTES:**

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- 2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS. FOR INSULATED GLASS INSTALLATIONS ABOVE 30\"/>

- 3) FOR MASONRY APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED MASONRY ANCHORS. MATERIALS USED FOR ANCHOR EVALUATIONS WERE SOUTHERN PINE, ASTM C90 CONCRETE MASONRY UNITS AND CONCRETE WITH MIN. KSI PER ANCHOR TYPE.
- 4) ALL WOOD BUCKS LESS THAN 1-1/2\"/>

- 5) ANCHOR EMBEDMENT IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).
- 6) ANCHOR INSTALLATION TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH TO ACHIEVE REQUIRED MIN. EMBEDMENT. INST. ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- 7) 1/4\"/>

- 8) NEGATIVE DESIGN LOADS BASED ON STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300.
- 9) POSITIVE DESIGN LOADS BASED ON WATER TEST PRESSURE, STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300.
- 10) DESIGN LOADS ARE BASED ON ALLOWABLE STRESS DESIGN, ASD.
- 11) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

- 9) METAL SUBSTRATE TO MEET MIN. STRENGTH AND THICKNESS REQUIREMENTS PER CURRENT FLORIDA BUILDING CODE AND TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION.
- 10) REFERENCES: TEST REPORTS FTL-7964 & 7966; ELCO UL TRACON NOA; ELCO CRETEFLEX NOA; ELCO AGGRE-GATOR NOA; ENERGI WINDOW AND DOOR PROFILES, LTD WHITE & BRONZE/LIGHTER SHADES OF CAP COATED PVC EXTRUSION NOA'S; NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSIA/FAPA NDS & ALUMINUM DESIGN MANUAL
- 11) APPLICABLE EGRESS REQUIREMENTS TO BE REVIEWED BY BUILDING OFFICIAL.

**USER INSTRUCTIONS:**

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

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

**ELEVATION FOR TYP. FIN OR J-CHANNEL FRAME SHOWN WITH EQUAL-LITE CONFIGURATION ANCHORED THROUGH THE NAIL-FIN**

- (SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)
- GENERAL NOTES:**
- 1) ELEVATIONS..... 1
  - 2) FRAME, GLASS & ANCHOR OPTIONS..... 1
  - 3) INSTALLATION, FLANGE & EQUAL LEGBOX..... 2
  - 4) GLAZING DETAILS..... 3
  - 5) DESIGN PRESSURES..... 4
  - 6) ANCHOR QUANTITIES..... 5-7
  - 7) EXTRUSION PROFILES..... 8-10
  - 8) ASSEMBLY & PARTS LIST..... 11
  - 9)..... 12-13

- CODES / STANDARDS USED:**
- 2017 FLORIDA BUILDING CODE (FBC), 6TH EDITION
  - 2014 FLORIDA BUILDING CODE (FBC), 5TH EDITION
  - ASTM E1300-09
  - ANSIA/FAPA NDS-2015 FOR WOOD CONSTRUCTION
  - ALUMINUM DESIGN MANUAL, ADM-2015
  - AISI S100-12
  - AISC 360-10

UPDATED TO FBC 2017 - JR - 06/06/17

**GENERAL NOTES & ELEVATION**

**SINGLE HUNG WINDOW INSTALLATION - LM**

Drawn By: **J ROSOWSKI**

Date: **05/15/15**

Series/Model: **SH-5500** Sheet: **1 OF 13**

Scale: **NTS**

Drawing No. **MD-SH5500-01**

Rev: **B**

PRODUCT REVISED as complying with the Florida Building Code Acceptance No. **17-0630-05** Expiration Date: **JULY 30, 2020**

By: *[Signature]*  
Miami Trade Product Control

1070 TECHNOLOGY DRIVE  
N. VENICE, FL 34275  
(941)-480-1600

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CERT. OF AUTH. #29296

**ANTHONY MILLER**  
LICENSE No. 58705  
6/22/17  
STATE OF FLORIDA  
**PROFESSIONAL ENGINEER**  
A. LYNN MILLER, P.E.  
P.E.# 58705