

### **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in December 2021.

- COA #21-70, 20 Orange Avenue, Unit PH1 – Windows & Doors
- COA #21-71, 20 Orange Avenue, Unit 410 – Windows & Doors
- COA #21-72, 20 Orange Avenue, Unit PH5 – Windows & Doors
- COA #21-73, 210 S Indian River Drive, Building 2, Roof
- COA #21-74, 210 S Indian River Drive, Building 3, Roof
- COA #21-75, 908 Avenue D – Door
- COA #21-78, 606 Beach Court – Windows



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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

COA#21-70

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Unit PH1

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace 12 impact windows and 2 impact doors.  Please see attached.	The removable grid shall be installed within 3 months from windows replacement. The grid shall match the existing grid configuration and dimensions.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

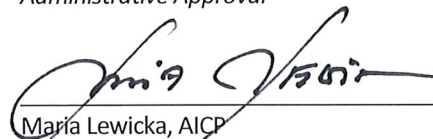
**APPROVED:**

Board Approval

Administrative Approval

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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

\_\_\_\_\_  
12/13/21  
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	David L. & Maryse C. Morehouse 20 Orange Avenue, Unit PH1 Fort Pierce, FL 34950	E-Mail <a href="mailto:dave@morehouse.com">dave@morehouse.com</a>
Applicant	Newman Windows & Doors 1649 Avenue L Riviera Beach, FL 33404	E-Mail <a href="mailto:permitted@newman-windows.com">permitted@newman-windows.com</a>



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 20 Orange Ave, PH1

Parcel ID #: 2410-512-0029-000-6

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): Maryse C. Morehouse + David L. Morehouse

Mailing Address: 20 Orange Ave. PH1

Phone Number(s): 954-647-7776 Email: Dave@Morehouse.com

Applicant  
Name(s): Newman Windows + Doors

Mailing Address: 1649 Avenue L, Riviera Beach, FL 33404

Phone Number(s): 561-640-1092 Email: permitting@newman-windows.com

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

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

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

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

I/We, Maryse C. Morehouse + David as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature] Maryse C. Morehouse 11/30/21  
Signature of Owner Date

**Description of Requested Work**

Please indicate the type of work requested:

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

- Site Improvements (describe) Remove + replace 12 impact windows + 2 impact doors.
- Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: Remove + replace 12 impact windows + 2 impact doors. The homeowner is ~~not~~ contracting with a third party for installation of the removable grid. The grid will match the existing configurations + dimensions.

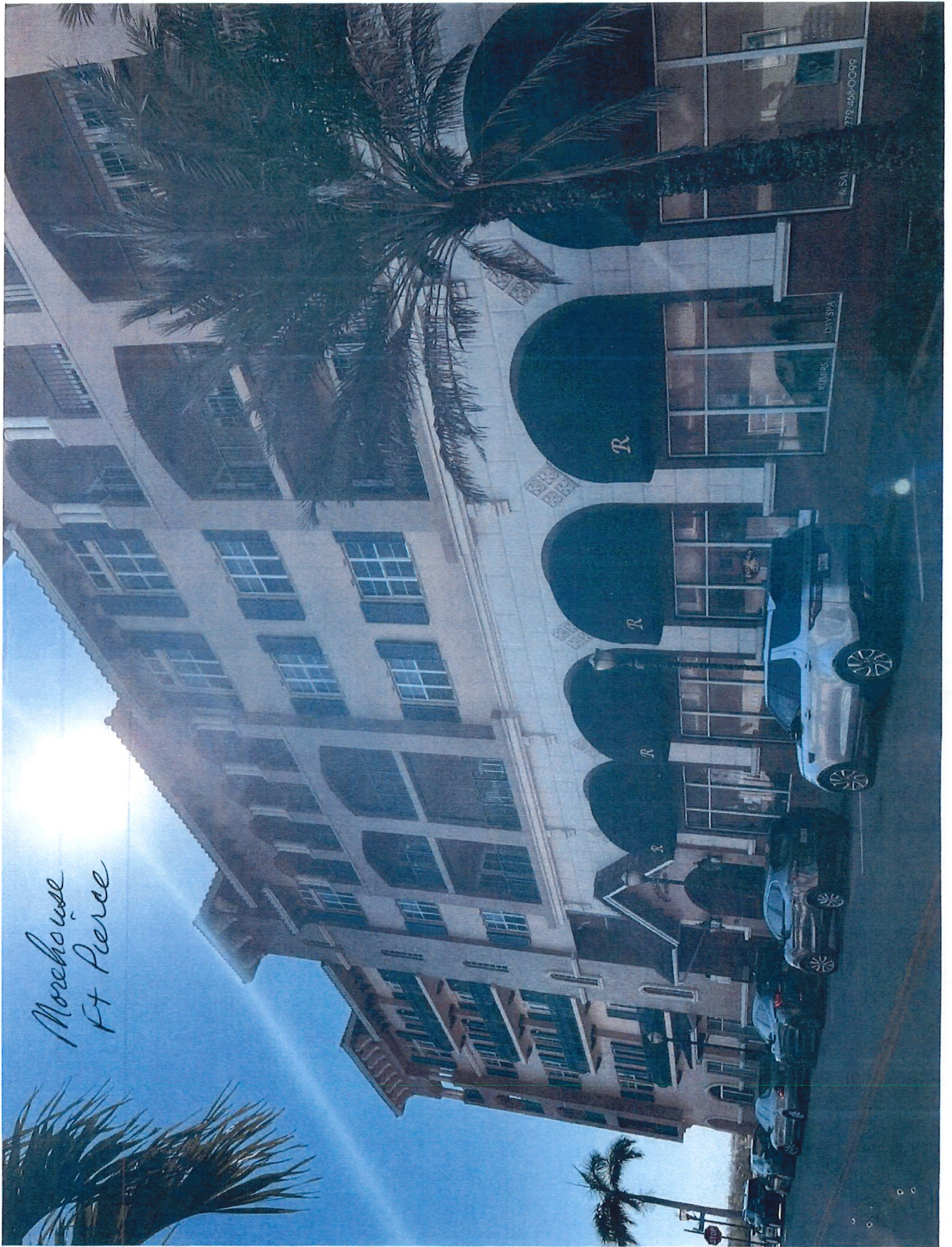
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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.

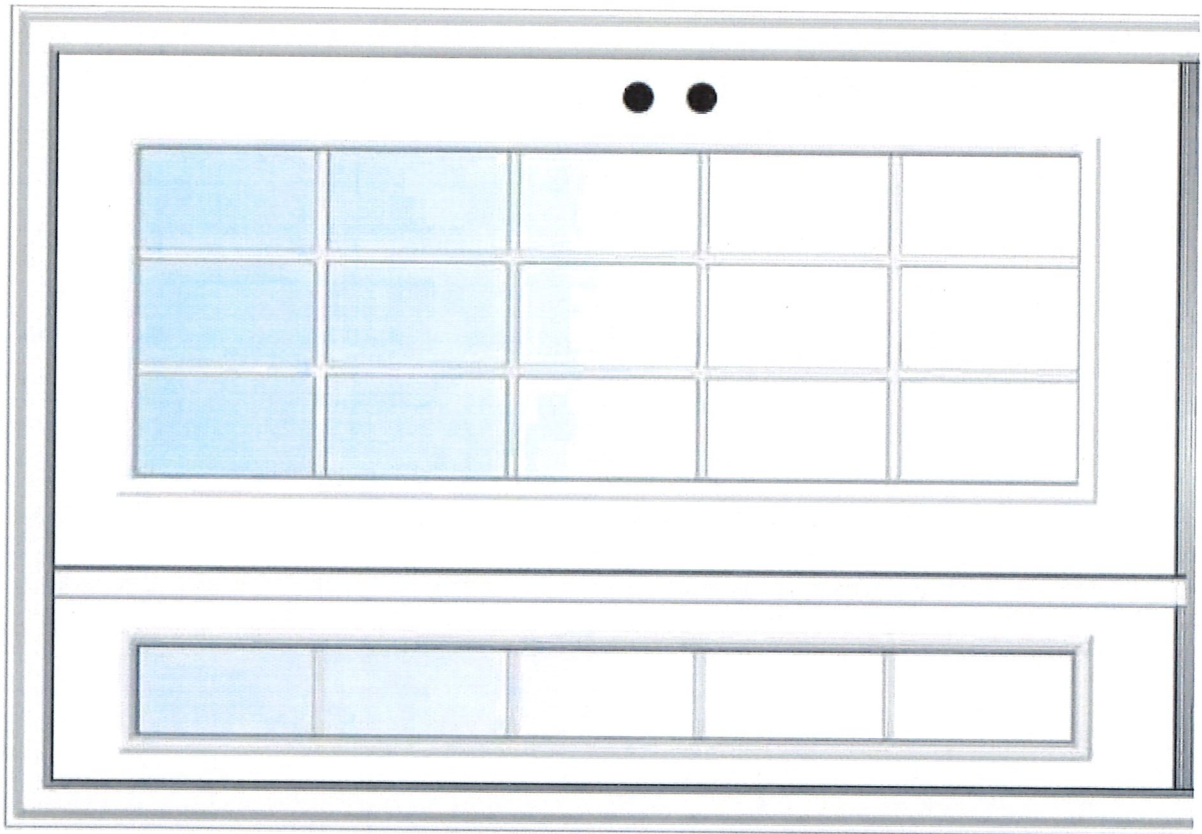
*Morehouse  
Ft Pierce*

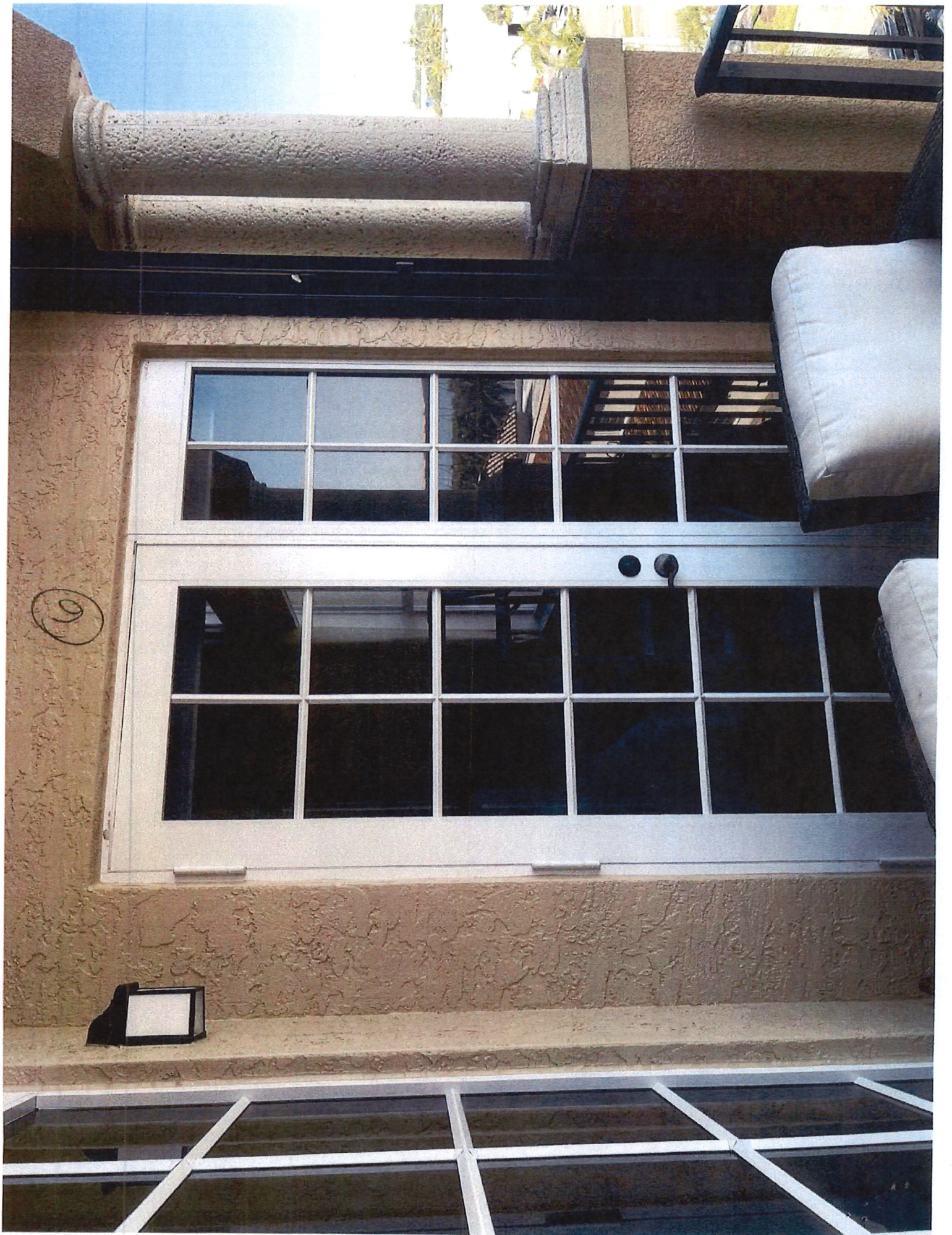














## Maria Lewicka

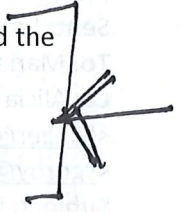
---

**From:** Permitting <permitting@newman-windows.com>  
**Sent:** Thursday, December 9, 2021 3:52 PM  
**To:** Maria Lewicka; Permitting  
**Cc:** Alicia Rosenthal; Cesar Flores; Susan Keller; Kristie Kirstein; Shanna Gorby  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

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. .

Approximately mid- January through February. The dates are pending permit approval, start of installation, and the length of the installation for each unit. I will not have an exact date until we move forward with installation.

Thank you,  
Dakota



---

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Sent:** Thursday, December 9, 2021 3:38 PM  
**To:** Permitting <permitting@newman-windows.com>  
**Cc:** Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Susan Keller <Skeller@cityoffortpierce.com>; Kristie Kirstein <Kkirstein@cityoffortpierce.com>; Shanna Gorby <sgorby@cityoffortpierce.com>  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

When approximately the proposed grid will be installed?

---

**From:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Sent:** Thursday, December 9, 2021 3:29 PM  
**To:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>; Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller <[Skeller@cityoffortpierce.com](mailto:Skeller@cityoffortpierce.com)>; Kristie Kirstein <[Kkirstein@cityoffortpierce.com](mailto:Kkirstein@cityoffortpierce.com)>; Shanna Gorby <[sgorby@cityoffortpierce.com](mailto:sgorby@cityoffortpierce.com)>  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

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Please see the attached COA application and the examples of the grid that will match the existing configurations and dimensions and let me know if additional information is needed.

Thank you,  
Dakota

---

**From:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>  
**Sent:** Thursday, December 9, 2021 1:52 PM  
**To:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller

The unit owners will be purchasing the removable grid from another company. The product that was ordered for these jobs does not have removable grid.

Thank you,  
Dakota

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**From:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>  
**Sent:** Friday, December 3, 2021 12:31 PM  
**To:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller <[Skeller@cityoffortpierce.com](mailto:Skeller@cityoffortpierce.com)>; Kristie Kirstein <[Kkirstein@cityoffortpierce.com](mailto:Kkirstein@cityoffortpierce.com)>; Shanna Gorby <[sgorby@cityoffortpierce.com](mailto:sgorby@cityoffortpierce.com)>  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

Good afternoon,  
Please provide pictures of the proposed windows with a removable grid. According to the provided letter grid can be removed only at the time of cleaning.

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**From:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Sent:** Thursday, December 2, 2021 10:23 AM  
**To:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>; Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>  
**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller <[Skeller@cityoffortpierce.com](mailto:Skeller@cityoffortpierce.com)>; Kristie Kirstein <[Kkirstein@cityoffortpierce.com](mailto:Kkirstein@cityoffortpierce.com)>; Shanna Gorby <[sgorby@cityoffortpierce.com](mailto:sgorby@cityoffortpierce.com)>  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

**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. .

Good morning,

Please see the attached COA application for DPCR #21-20000127 and the approval letter for the removable grid. Please let me know if additional information is needed.

Thank you,  
Dakota

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**From:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Sent:** Wednesday, December 1, 2021 4:51 PM  
**To:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>; Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller <[Skeller@cityoffortpierce.com](mailto:Skeller@cityoffortpierce.com)>; Kristie Kirstein <[Kkirstein@cityoffortpierce.com](mailto:Kkirstein@cityoffortpierce.com)>; Shanna Gorby <[sgorby@cityoffortpierce.com](mailto:sgorby@cityoffortpierce.com)>  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

Good afternoon,

Please see the attached specifications for DPCR #21-20000126. The homeowner will be purchasing removable grid for easy cleaning for the back of the property. Please let me know if additional information is required.

EXHIBIT "A"

RENAISSANCE ON THE RIVER (ROTR)  
REPLACEMENT WINDOW SPECIFICATION AND REVIEW PROCESS

March 17, 2021

This specification provides guidance for residents intending to replace exterior windows and doors. The document is intended to balance owners' needs to repair and upgrade their units with Renaissance-on-the-River Condominium Association, Inc.'s (the Association's) requirement to maintain the architectural consistency of the building.

GENERAL REQUIREMENTS

Products (windows and doors) to be installed shall match, as physically possible, the windows and doors (color, frame dimensions, muntins, etc.) that are being replaced.

For ease of service and future repair by the Association, owners may install only PGT/WinGuard-manufactured products. Owners opting to replace French doors with sliding doors may install only Velocity-brand products. Any substitute products must be reviewed and approved for visual consistency with existing doors and windows. *W/W Door*

All products must meet site-specific design pressures per Florida Building Code (FBC) requirements (Miami Dade, Florida Product Approval and the Association's Notice of Acceptance). This will be required for the Building Permit as reviewed by the City of Fort Pierce Building Department.

Residents may opt to replace French-style doors with sliding doors, providing the sliding doors match, as is physically possible, the original French-style doors.

Residents may opt to replace single-hung windows with double-hung windows as long as such replacement is visually consistent with similar window sizes and locations.

Owners may opt to replace fixed muntins with custom-built, removable interior-mounted muntins for ease of window cleaning, providing that the removable muntins match, as is physically possible, the original fixed muntins. The owner acknowledges that muntins must be maintained on the windows, except when cleaning windows.

Except as specifically indicated below, owners are responsible for all installation costs, including, but not limited to: product installation; post-installation cosmetic stucco repairs, caulking, and painting; lift vehicles for completing such cosmetic repairs; permits, etc.

All warranties from the product manufacturers must be assigned to the Association.

APPROVAL PROCESS

Association Approval of Product: Prior to contracting with any installer, or applying for a Building Permit, the owner must obtain written approval from the Association for the specific manufacturer's product, model number, variation, and specific measurements for each product to be installed. Owners



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

COA#21-71

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Unit 410

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace 6 impact windows and 7 impact doors.  Please see attached.	The removable grid shall be installed within 3 months from windows replacement. The grid shall match the existing grid configuration and dimensions.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

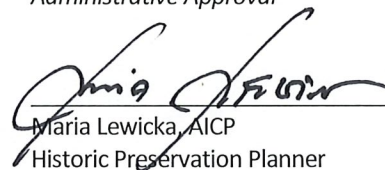
**APPROVED:**

Board Approval

Administrative Approval

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

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

\_\_\_\_\_  
12/13/21  
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	Michael Williams 20 Orange Avenue, Unit 410 Fort Pierce, FL 34950	E-Mail <a href="mailto:michael22williams@gmail.com">michael22williams@gmail.com</a>
Applicant	Newman Windows & Doors 1649 Avenue L Riviera Beach, FL 33404	E-Mail <a href="mailto:permittiing@newman-windows.com">permittiing@newman-windows.com</a>

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

COA# 71



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 20 Orange Ave, #410  
Parcel ID #: 2410-512-0026-000-5  
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): Michael Williams  
Mailing Address: 20 Orange Ave, #410  
Phone Number(s): 609-705-2243 Email: michael22williams@gmail.com

Applicant  
Name(s): Newman Windows + Doors  
Mailing Address: 1649 Avenue L, Riviera Beach, FL 33409  
Phone Number(s): 561-640-1092 Email: permitting@newman-windows.com

Representative  
Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

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

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

[Signature]  
Signature of Owner

12/2/21  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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

Please provide a detailed description of the proposed work to be performed: Remove + replace  
6 impact windows + 7 impact doors. The homeowner is  
contracting with a third party for installation of the  
removable grid. The grid will match the existing configurations +  
dimensions.

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

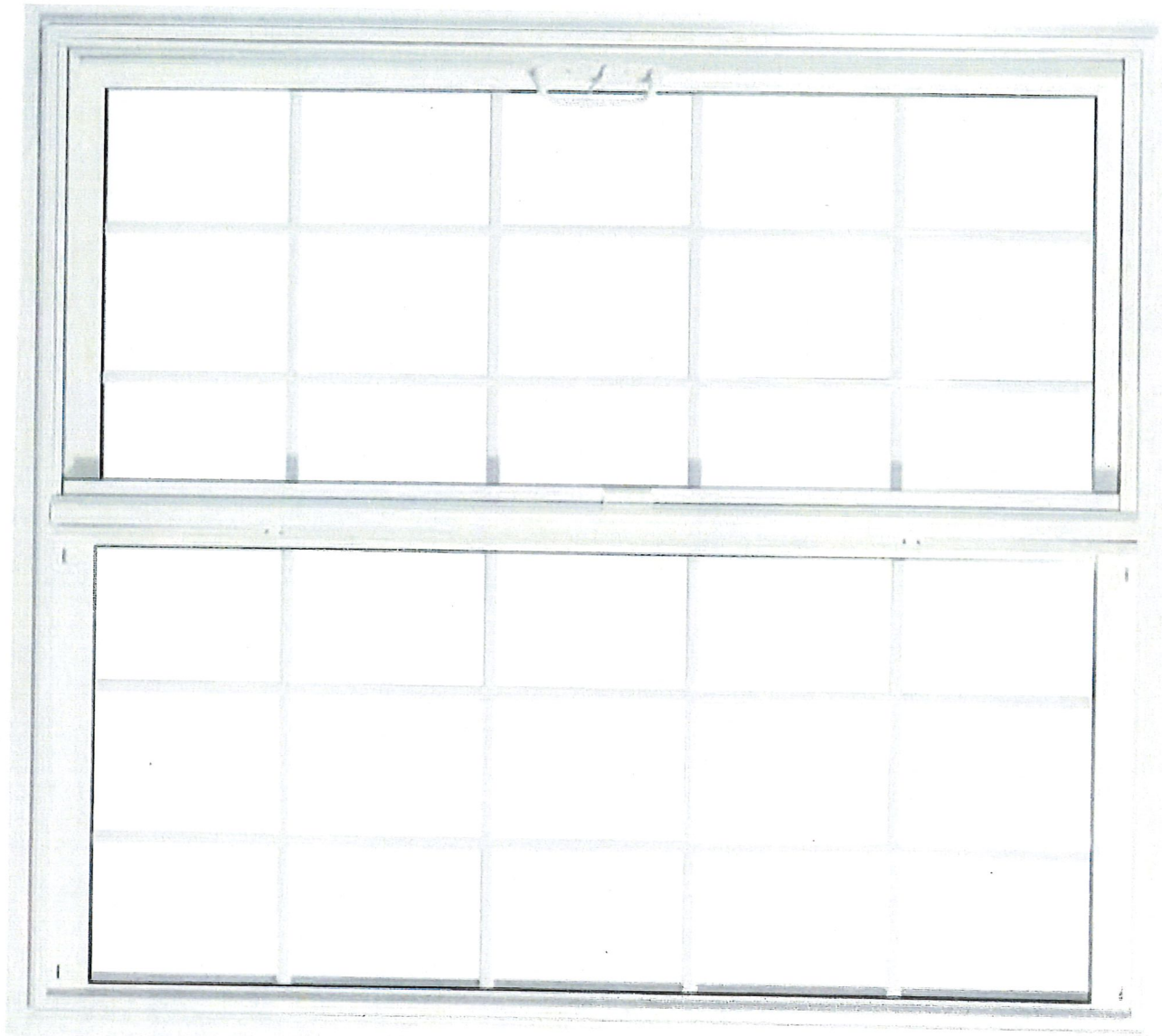
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

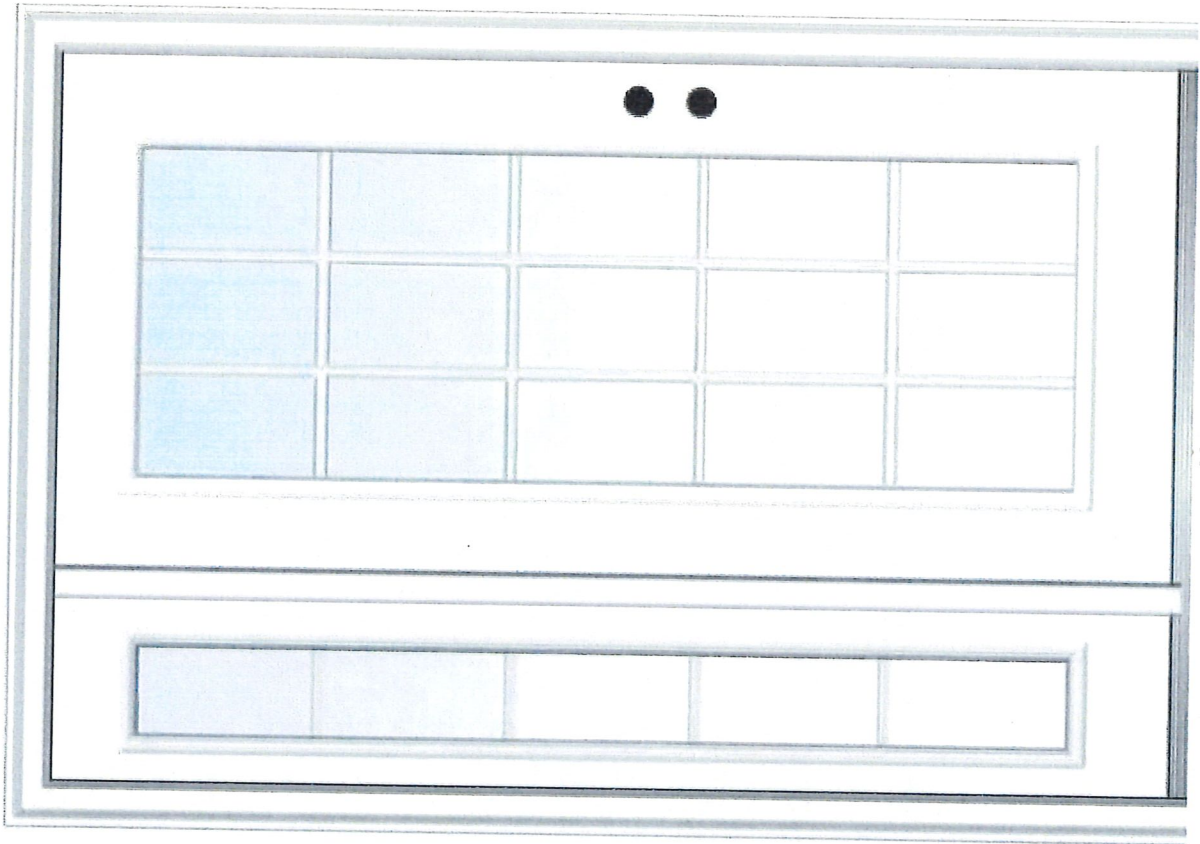
**Application Requirements**

- \$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.

*Morehouse  
Ft Pierce*











## Maria Lewicka

---

**From:** Permitting <permitting@newman-windows.com>  
**Sent:** Thursday, December 9, 2021 3:52 PM  
**To:** Maria Lewicka; Permitting  
**Cc:** Alicia Rosenthal; Cesar Flores; Susan Keller; Kristie Kirstein; Shanna Gorby  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

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Approximately mid- January through February. The dates are pending permit approval, start of installation, and the length of the installation for each unit. I will not have an exact date until we move forward with installation.

Thank you,  
Dakota

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**Subject:** RE: DPCR #21-20000126 and #21-20000127

When approximately the proposed grid will be installed?

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**From:** Permitting <[permitting@newman-windows.com](mailto:permitting@newman-windows.com)>  
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**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller <[Skeller@cityoffortpierce.com](mailto:Skeller@cityoffortpierce.com)>; Kristie Kirstein <[Kkirstein@cityoffortpierce.com](mailto:Kkirstein@cityoffortpierce.com)>; Shanna Gorby <[sgorby@cityoffortpierce.com](mailto:sgorby@cityoffortpierce.com)>  
**Subject:** RE: DPCR #21-20000126 and #21-20000127

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Please see the attached COA application and the examples of the grid that will match the existing configurations and dimensions and let me know if additional information is needed.

Thank you,  
Dakota

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**From:** Maria Lewicka <[mlewicka@cityoffortpierce.com](mailto:mlewicka@cityoffortpierce.com)>  
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**Cc:** Alicia Rosenthal <[arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com)>; Cesar Flores <[cflores@cityoffortpierce.com](mailto:cflores@cityoffortpierce.com)>; Susan Keller

## EXHIBIT "A"

### RENAISSANCE ON THE RIVER (ROTR) REPLACEMENT WINDOW SPECIFICATION AND REVIEW PROCESS

March 17, 2021

This specification provides guidance for residents intending to replace exterior windows and doors. The document is intended to balance owners' needs to repair and upgrade their units with Renaissance-on-the-River Condominium Association, Inc.'s (the Association's) requirement to maintain the architectural consistency of the building.

#### GENERAL REQUIREMENTS

Products (windows and doors) to be installed shall match, as physically possible, the windows and doors (color, frame dimensions, muntins, etc.) that are being replaced.

For ease of service and future repair by the Association, owners may install only PGT/WinGuard- *W W D O R* manufactured products. Owners opting to replace French doors with sliding doors may install only Velocity-brand products. Any substitute products must be reviewed and approved for visual consistency with existing doors and windows.

All products must meet site-specific design pressures per Florida Building Code (FBC) requirements (Miami Dade, Florida Product Approval and the Association's Notice of Acceptance). This will be required for the Building Permit as reviewed by the City of Fort Pierce Building Department.

Residents may opt to replace French-style doors with sliding doors, providing the sliding doors match, as is physically possible, the original French-style doors.

Residents may opt to replace single-hung windows with double-hung windows as long as such replacement is visually consistent with similar window sizes and locations.

Owners may opt to replace fixed muntins with custom-built, removable interior-mounted muntins for ease of window cleaning, providing that the removable muntins match, as is physically possible, the original fixed muntins. The owner acknowledges that muntins must be maintained on the windows, except when cleaning windows.

Except as specifically indicated below, owners are responsible for all installation costs, including, but not limited to: product installation; post-installation cosmetic stucco repairs, caulking, and painting; lift vehicles for completing such cosmetic repairs; permits, etc.

All warranties from the product manufacturers must be assigned to the Association.

#### APPROVAL PROCESS

Association Approval of Product: Prior to contracting with any installer, or applying for a Building Permit, the owner must obtain written approval from the Association for the specific manufacturer's product, model number, variation, and specific measurements for each product to be installed. Owners



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

COA#21-72

HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 20 Orange Avenue, Unit PH5

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace 5 impact windows and 7 impact doors.  Please see attached.	The removable grid shall be installed within 3 months from windows replacement. The grid shall match the existing grid configuration and dimensions.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

\_\_\_\_\_  
 12/13/21  
 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	Donna L Regan 20 Orange Avenue, Unit PH5 Fort Pierce, FL 34950	E-Mail <a href="mailto:donnaregan111@gmail.com">donnaregan111@gmail.com</a>
Applicant	Newman Windows & Doors 1649 Avenue L Riviera Beach, FL 33404	E-Mail <a href="mailto:permittiing@newman-windows.com">permittiing@newman-windows.com</a>

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

COA# 42



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 20 Orange Ave, PHS

Parcel ID #: 2410-S12-0033-000-7

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): Donna L. Regan

Mailing Address: 20 Orange Ave, PHS

Phone Number(s): 772-486-2852 Email: Donna.Regan11@gmail.com

##### Applicant

Name(s): Newman Windows + Doors

Mailing Address: 1649 Avenue L, Riviera Beach, FL 33404

Phone Number(s): 561-640-1092 Email: permitted@newman-windows.com

##### Representative

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

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

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

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

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

Donna L. Regan  
Signature of Owner

Dec 2, 2021  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |   |                                     |
|---|---|---|-------------------------------------|
| <input type="checkbox"/> Fence                | <input type="checkbox"/> Shed             | <input checked="" 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      |
| <hr/>   |   |   |                                     |
| <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  
5 impact windows + 7 impact doors. The homeowner  
is contracting with a third party for installation of the  
removable grid. The grid will match the existing configurations +  
dimensions.

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

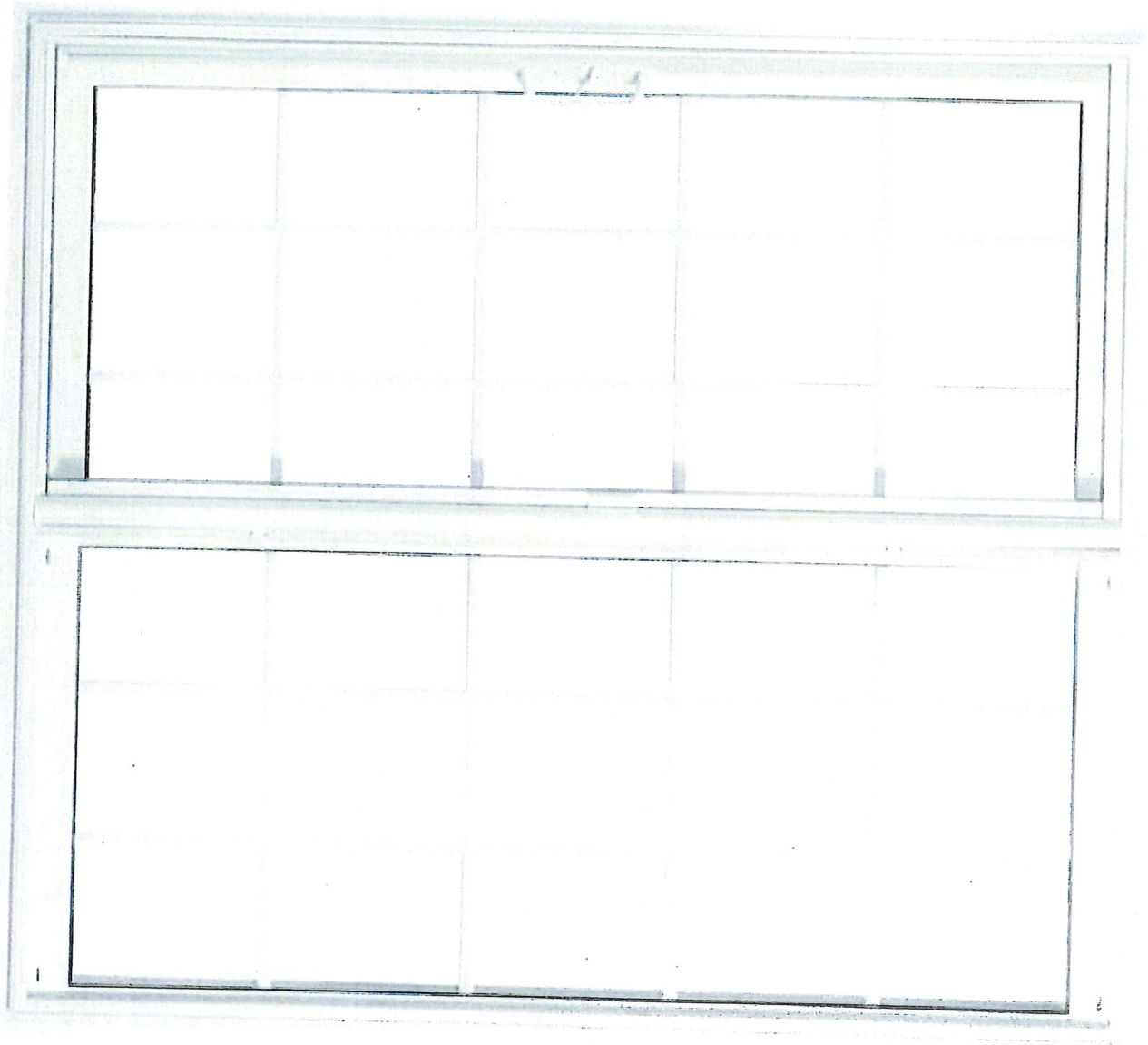
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

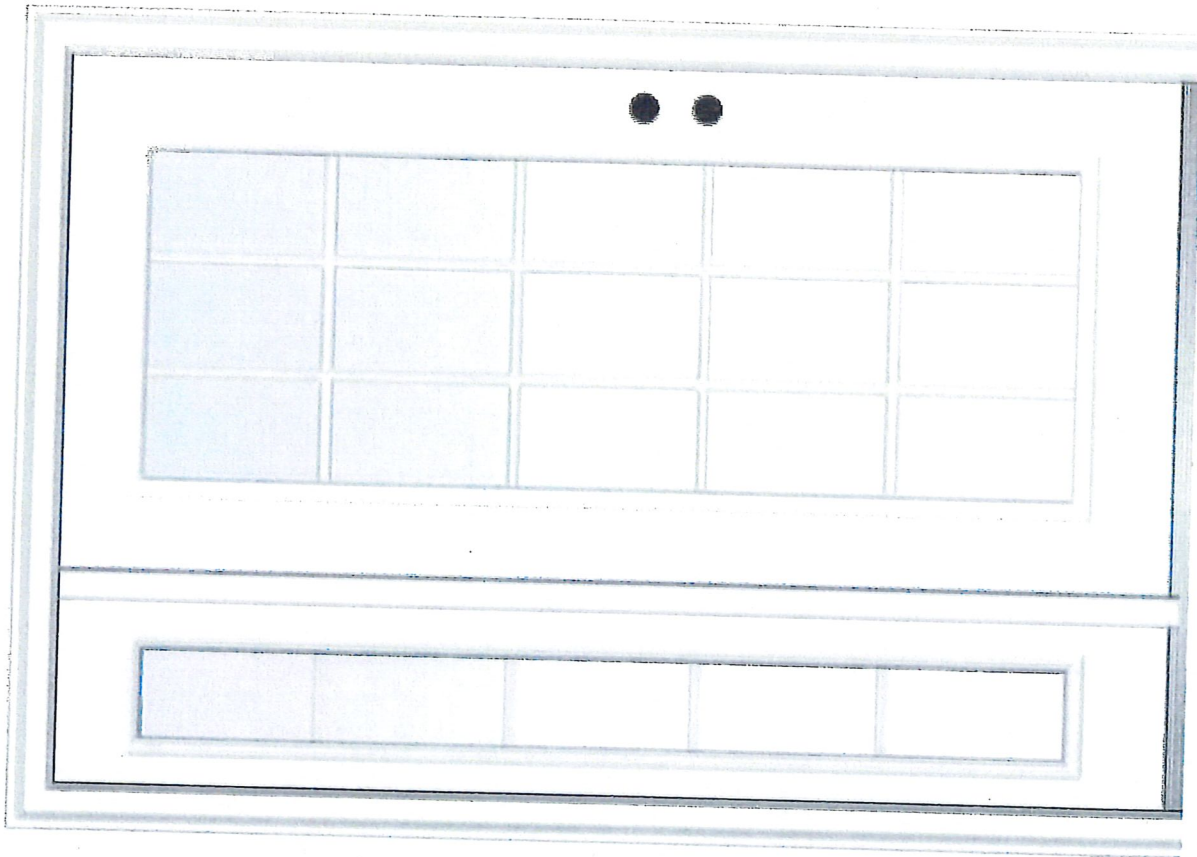
**Application Requirements**

- \$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.

*Morehouse  
Ft Pierce*







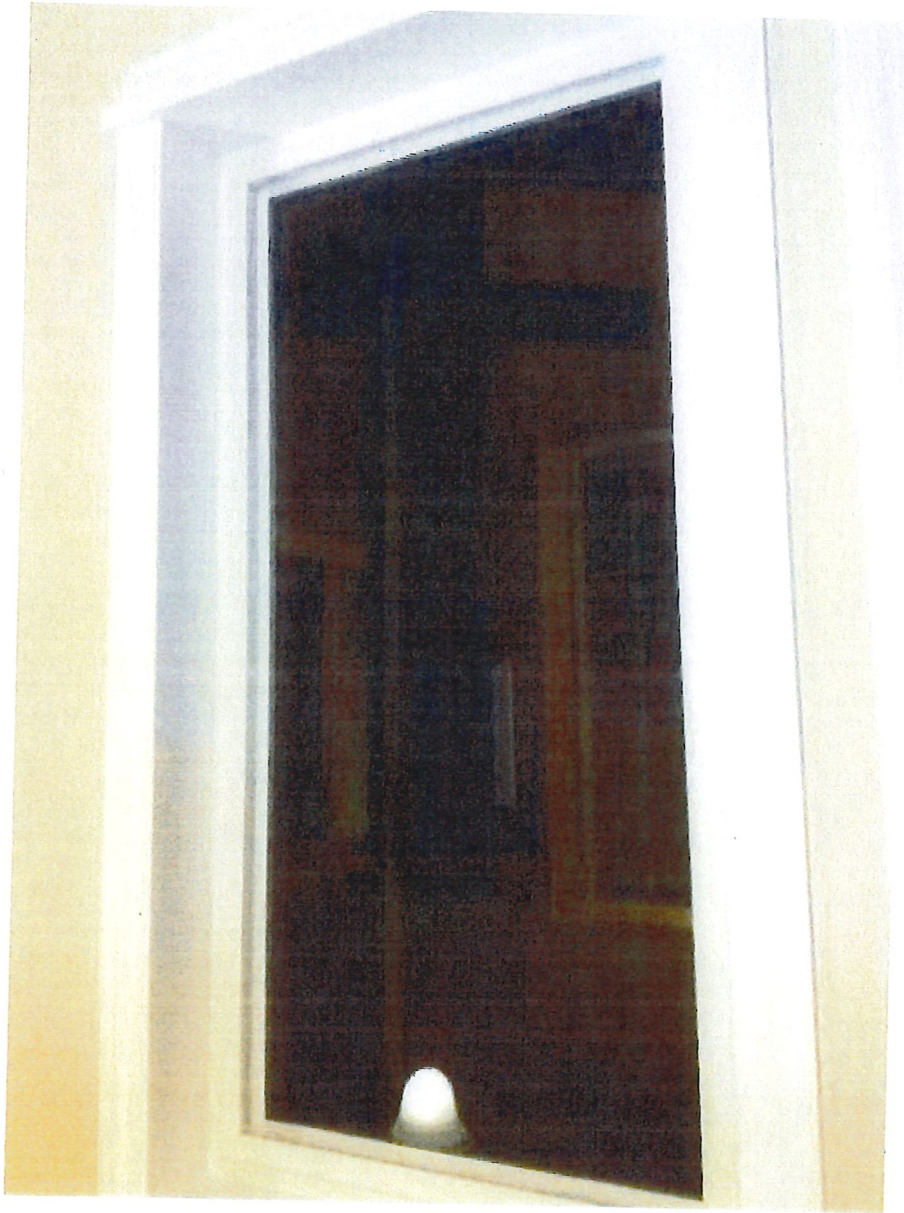




EXHIBIT "A"

RENAISSANCE ON THE RIVER (ROTR)  
REPLACEMENT WINDOW SPECIFICATION AND REVIEW PROCESS

March 17, 2021

This specification provides guidance for residents intending to replace exterior windows and doors. The document is intended to balance owners' needs to repair and upgrade their units with Renaissance-on-the-River Condominium Association, Inc.'s (the Association's) requirement to maintain the architectural consistency of the building.

GENERAL REQUIREMENTS

Products (windows and doors) to be installed shall match, as physically possible, the windows and doors (color, frame dimensions, muntins, etc.) that are being replaced.

For ease of service and future repair by the Association, owners may install only PGT/WinGuard-<sup>W/W Door</sup> manufactured products. Owners opting to replace French doors with sliding doors may install only Velocity-brand products. Any substitute products must be reviewed and approved for visual consistency with existing doors and windows.

All products must meet site-specific design pressures per Florida Building Code (FBC) requirements (Miami Dade, Florida Product Approval and the Association's Notice of Acceptance). This will be required for the Building Permit as reviewed by the City of Fort Pierce Building Department.

Residents may opt to replace French-style doors with sliding doors, providing the sliding doors match, as is physically possible, the original French-style doors.

Residents may opt to replace single-hung windows with double-hung windows as long as such replacement is visually consistent with similar window sizes and locations.

Owners may opt to replace fixed muntins with custom-built, removable interior-mounted muntins for ease of window cleaning, providing that the removable muntins match, as is physically possible, the original fixed muntins. The owner acknowledges that muntins must be maintained on the windows, except when cleaning windows.

Except as specifically indicated below, owners are responsible for all installation costs, including, but not limited to: product installation; post-installation cosmetic stucco repairs, caulking, and painting; lift vehicles for completing such cosmetic repairs; permits, etc.

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