STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on May 14, 2019 beginning at 2:00 p.m. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commissioner resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

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**Case No.**: 19-9020009

**Address**: 2311 Andalusia Way Northeast

**Legal Description**: GRANADA TERRACE ADD BLK 5, (GRANADA TERRACE HISTORIC DISTRICT) LOT 13

**Parcel ID No.**: 07-31-17-32562-005-0130

**Date of Construction**: 1927

**Local Landmark**: Granada Terrace Local Historic District (HPC 88-02), Contributing Property

**Owner**: William L. Broom

**Agent**: Billy Leblanc for Clear Choice Windows & More, Inc.

**Request**: Request for the approval of a Certificate of Appropriateness for the alteration of a contributing property to a local historic district

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**Figure 1**: Subject property at 2311 Andalusia Way NE. Photograph taken May 2019
Historical Context and Significance

The Mediterranean Revival-style single-family residence at 2311 Andalusia Way NE was constructed in 1927 by contractor Chris Neilson for Mrs. Henrietta Radzinski and her daughter Eva. It is designated as a contributing property to the Granada Terrace Local Historic District (HPC 88-02) and the North Shore National Register Historic District (8PI09640, 2003). Because of its location within the Granada Terrace Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City’s COA Matrix, window replacements that involve a change in materials require review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review

Project Description

The COA application (Appendix A) proposes the replacement of five (5) non-historic wooden six-over-one double-hung sash windows with Energy Star and impact-rated vinyl windows of the same size, profile, and configuration.

Criteria for Granting Certificates of Appropriateness and Staff Findings

General Criteria

1. The effect of the proposed work on the landmark or the property upon which such work is to be done.

The proposed project will not remove any historic fabric, as the windows to be replaced are not original to the subject property. The configuration and profile of the existing windows, which is appropriate to the property though possibly not original, will match both the windows being replaced and other windows that will remain at the subject property. The proposal appears to be appropriate under this criterion.

2. The relationship between such work and other structures on the landmark site or other property in the historic district.

By replicating the existing configuration and profile of the windows being replaced, the proposed project is expected to have minimal effect on other properties within the subject district. The proposal appears to be appropriate under this criterion.

3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.

As noted, the proposed windows replicate existing configuration but will be constructed of vinyl, rather than the existing which appear to be vinyl-clad wood. The proposal partially satisfies this criterion.

4. Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.

No information relevant to this criterion, though images submitted by the property owner suggest that the windows proposed to be replaced exhibit moderate signs of deterioration. Nonetheless, denial of the replacement material would not rule out alternatives or make the property uninhabitable. The proposal appears to satisfy this criterion.

5. Whether the plans may be reasonably carried out by the applicant.

There has been no indication that the applicant cannot carry out the proposal. The proposal appears to satisfy this criterion.
6. A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.

This criterion is not relevant, as the property is listed as a contributing resource to the Granada Terrace Local Historic District.

Additional Guidelines for Alterations

1. A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposal will retain single-family residential use and therefore satisfies this criterion.

2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.

The proposal is considered by staff to be appropriate under this criterion. Sash windows with multiple, divided lights at the top sash over a single light at the bottom sash are common to the Mediterranean Revival style throughout St. Petersburg and within the Granada Terrace Local Historic District, in particular.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.

The proposal appears to be appropriate under this criterion. As noted, the proposed configuration likely matches, or nearly matches, that which is historic to the subject property, and replicates the six-over-one sash configuration that is present elsewhere on the resource.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.

The proposed project generally includes replication of an existing feature and satisfies this criterion.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The proposed project partially satisfies this criterion in that it introduces vinyl as a window frame material, though it preserves existing window openings and configuration.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

This criterion is not relevant, as the windows proposed to be replaced are not historic to the subject property.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

This criterion is not relevant to the proposed project.
8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project does not include any ground-disturbing activity. This criterion is **not relevant** to the proposed project.

**Additional guidelines for window replacement.**

The City's historic preservation office, State of Florida Division of Historic Resources, and U.S. Department of Interior Technical Preservation Services can provide additional information relating to window repair and replacement for individual landmark buildings and properties within local historic districts. While preservation and repair of historic windows is often preferable, property owners may replace windows provided that each replacement window meets the following criteria:

1. **Impact resistance.** The replacement window and glass shall be impact resistant.

   The applicant has provided information confirming that the proposal **satisfies this criterion.**

2. **Energy performance.** The replacement window shall be Energy Star qualified for southern climate zones.

   The proposed windows are available with an Energy Star designation. In order to meet qualification criteria for Energy Star certification for southern climates, the proposed windows must feature a U-factor (the rate of heat loss) of 0.40 or less and a Solar Heat Gain Coefficient (SHGC) of 0.25 or less. Assuming evidence of the windows' satisfaction of these criteria will be submitted with permit applications, the proposal appears to **satisfy this criterion.**

3. **Depth in wall.** The replacement window shall be setback into the wall the same distance as the historic window.

   The application suggests that existing profiles will be replicated. The proposal **satisfies this criterion.**

4. **Frame size, shape and exterior trim.** The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable.

   Frame size, shape, and exterior trim will be retained, and so the proposal **satisfies this criterion.**

5. **Configuration.** The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building.

   The proposed windows replicate the existing configuration and, therefore, **satisfy this criterion.**

6. **Proportions.** The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:

   The proposal **satisfies this criterion.**
a. Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.
b. Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.
c. Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.
7. Finish. The finished surface and appearance shall match the historic window, where practicable.

Staff Evaluation
The proposal being considered herein constitutes a partial replacement of the subject property’s windows with a frame material not currently or historically known to be present. The applicant has submitted photographs showing degradation of the five (5) existing windows proposed for replacement and information confirming that the new windows will meet the above criteria by retaining or replicating size, configuration, profile, and placement in the wall plane, as well as meeting contemporary standards for impact resistance and Energy Star Certification.

Staff Recommendation
Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission approve the Certificate of Appropriateness request for the alteration of the property at 2311 Andalusia Way NE, a contributing property to the Granada Terrace Local Historic District, subject to the following conditions:

• Evidence will be presented to confirm that the replacement windows satisfy requirements for impact resistance and Energy Star certification for southern climates.
• Windows will feature six-over-one configuration and PGT’s Traditional Simulated Divided Lite style, as shown in application material.
• Windows will be set back within wall plane to replicate placement of existing.
Appendix A:

Application No. 19-90200009
List of Required Submittals

Only complete applications will be accepted:

- Completed COA application form
- Application fee payment $3,000 (See fee schedule in General Information section)
- Site plan or survey of the subject property:
  - To scale on 8.5" x 11" paper
  - North arrow
  - Setbacks of structures to the property lines
  - Dimensions and exact locations of all property lines, structures, parking spaces and landscaping
- Elevation drawings:
  - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - Depicts all sides of existing & proposed structure(s)
- Samples or a detailed brochure for new materials to be used
- Photographs of the subject property and structures in question

The following items are optional, but strongly suggested:

- Floor plans:
  - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - North arrow
  - Locations of all doorways, windows, and walls (interior & exterior)
  - Dimensions and area of each room

Note: A Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.
GENERAL INFORMATION

Purpose
The Historic Preservation Ordinance, City Code Section 16.30.070, requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. Exterior alterations include, but are not limited to, the following work: changes to walls, roof, or windows; painting unpainted masonry; additions; relocation, and demolition. Building new structures and demolition requests within a historic district, as well as any digging or replacement of plantings on a designated archaeological site also require a COA. The intent of the COA is to insure that the integrity and character of the landmark or historic district is maintained.

Pre-Application Meeting
All applicants must schedule a pre-application meeting with Staff prior to an application being accepted. Staff requests that all pre-application meetings be scheduled at least one (1) week prior to the application deadline (see Community Preservation Commission Schedule). Minor maintenance projects can often be approved at this meeting. Pre-application meetings can be scheduled by calling (727) 892-5470.

At the meeting, staff will determine if the application is appropriate for administrative approval based upon the COA Approval Matrix as per the regulations in the Historic Preservation Ordinance. Although legal notification is mandatory for administrative approvals, these applications will not require a public hearing unless an appeal is filed with the Urban Planning and Historic Preservation Division. Permits must be obtained within 18 months of approval. Staff shall have the discretion to refer any case to the Community Preservation Commission.

Application Submittal
Only complete applications will be accepted. (See the List of Required Submittals for COA applications.) Complete applications must be filed by 2:00 PM on the application deadline date. Per the Commission's Rules of Procedure, a maximum of twelve (12) applications may be scheduled for any given public hearing. This limit does not apply to applications which are determined by the Urban Planning and Historic Preservation Division to be appropriate for administrative approval. Applications requiring a public hearing are scheduled in the order received. Applications in excess of twelve (12) which require a public hearing shall be scheduled for the next available regular meeting.

Fee Schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>Commission Review</th>
<th>Staff Review</th>
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<td>Additions</td>
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<td>Alterations and Repair</td>
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<tr>
<td>Demolition (primary building)</td>
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<td>Demolition (accessory structure)</td>
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<td>New Construction</td>
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<td>Relocation</td>
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After-the-Fact – Twice the initial fee

Revision of previously approved COA - ½ of the original fee

Site Plans, Floor Plans, and Elevation Drawings
All applications for the Community Preservation Commission require a detailed, accurate site plan or survey and elevation drawings. Some applications for the Commission may require floor plans as well. Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, or elevations that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.
Community Preservation Commission Review
By applying to the Community Preservation Commission, the applicant grants permission for Staff and members of the Community Preservation Commission to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal. Any Code violations found by the City Staff or the Community Preservation Commission members during review of the subject case will be referred to the Codes Compliance Assistance Department.

Legal Notification
All applications made to the Community Preservation Commission are required by City Code to provide public notification of Certificate of Appropriateness applications. The applicant will be required to post a sign on the subject property and to hand deliver, or send via the U.S. Postal Service, notification letters to all property owners within 200 feet of the subject property. The City will provide one original notification letter and procedures to complete the posting of the sign and the notification of property owners. The applicant will be responsible for obtaining a list of properties and mailing labels from the Pinellas County Property Appraiser. These legal notifications must be mailed by the dates noted on the Community Preservation Commission schedule with verification of mailing returned to staff within seven (7) days of the meeting date.

Public Hearing
Applications appropriate for public hearing will be heard by the Community Preservation Commission on the dates listed on the Community Preservation Commission Schedule. The public hearings begin at 9:00 A.M. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial. Therefore, it is required that the applicant or authorized representative attend the hearing.

Community Preservation Commission Approvals
If approved by the Community Preservation Commission, the applicant must wait to initiate construction until after the ten (10) day appeal period. Permits and inspections are required, when applicable. Permits must be obtained within 18 months from the date of the Community Preservation Commission meeting, unless otherwise directed by the Commission. After the expiration date, a one-year extension to complete the work in progress may be approved in the manner originally approved if the owner can show why the work has not been completed.

All conditions of approval must be completed and approved through inspection by Historic Preservation staff before the final building inspection is approved. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the Community Preservation Commission or Historic Preservation Division does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes. Applicants are advised to contact the Construction Services and Permitting Division at (727) 893-7231 to determine if any other regulations may affect a given proposal.

FEMA Regulations
FEMA regulations may affect your ability to proceed with your plans — even if approved by the Community Preservation Commission. Designated properties may receive variances from local flood hazard requirements when rehabilitating their buildings. Applicants are advised to contact the City's FEMA Coordinator at (727) 893-7876 to determine the impact of FEMA regulations, if any.
## Certificate of Appropriateness Approval Matrix
(City code section 16.30.0070.2.6, updated February 10, 2015)

<table>
<thead>
<tr>
<th>ACTION</th>
<th>CONTRIBUTING and INDIVIDUAL LANDMARKS</th>
<th>NON-CONTRIBUTING</th>
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<td>Staff</td>
<td>CPPC</td>
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<tr>
<td><strong>ADDITIONS</strong></td>
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<tr>
<td>All</td>
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<tr>
<td><strong>ARCHAEOLOGY</strong></td>
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<tr>
<td>Ground disturbing activities (digging, planting, use of heavy machinery, excavation, vegetation removal)</td>
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<tr>
<td><strong>CANVAS AWNINGS</strong></td>
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<tr>
<td>Installation, removal, or alterations</td>
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<tr>
<td><strong>CLEANING</strong></td>
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<tr>
<td>1. Pressure washing, less than 100 psi</td>
<td>X</td>
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<td>2. Other methods and applications</td>
<td>X</td>
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<td><strong>CARPORTS and PORTE COCHERES</strong></td>
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<tr>
<td>All alterations</td>
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<td><strong>DECKS, PATIOS</strong></td>
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<td>1. With a roof</td>
<td>X</td>
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<td>2. Without a roof</td>
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<tr>
<td><strong>DEMOLITIONS</strong></td>
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<td>1. Primary structures</td>
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<td>2. Accessory structures, historic</td>
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<td>3. Accessory structures, non-historic</td>
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<td>4. Historic additions</td>
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<td>5. Non-historic additions</td>
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<tr>
<td><strong>DOORS, ENTRIES, AND GARAGE DOORS</strong></td>
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<tr>
<td>1. Same materials, style, and size</td>
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<tr>
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<td>X</td>
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<td>3. Change in openings</td>
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<td>4. Entry features</td>
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<td>5. ADA requirements</td>
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<td>6. Other alterations</td>
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<td><strong>DRIVEWAYS</strong></td>
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<td>2. Change in size or configuration</td>
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<td>3. New or relocated driveway</td>
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<tr>
<td><strong>EXTERIOR WALL FINISH</strong></td>
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<tr>
<td>1. Removal of non-historic material</td>
<td>X</td>
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<td>2. All other finishes (including painting of an originally unpainted surface)</td>
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<td>3. Waterproofing</td>
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<td><strong>FOUNDATIONS</strong></td>
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<tr>
<td>2. Change in material, style, or size</td>
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<tr>
<td>3. Sidewalk vault lights</td>
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<td><strong>INTERIOR ALTERATIONS</strong></td>
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<td>Ad Valorem Tax Exemption Applications ONLY</td>
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<td><strong>LANDSCAPE FEATURES</strong></td>
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<tr>
<td>1. Arbors, pergolas, and gazebos</td>
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<td>2. Permanent water features</td>
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<td>3. Lighting</td>
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<td>4. Sidewalks</td>
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<td>5. Walkways</td>
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<td>6. Planting or removal, non-historic vegetation</td>
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<td>7. Alteration, planting, removal, historic vegetation</td>
<td>X</td>
<td></td>
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<tr>
<td>8. Other</td>
<td>X</td>
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CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay (City Code Section 16.30.070). These criteria are based upon the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties (available online at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 2311 Andalusia Way NE 33704 COA Case No: _____________

Type of Request

- ☐ Alteration of building/structure
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Alteration of archaeological site
- ☐ Site Work

Proposed Use

- ☑ Single-family residence
- ☐ Multi-family residence
- ☐ Restaurant
- ☐ Hotel/Motel
- ☐ Office
- ☐ Commercial
- ☐ Other

Estimated Cost of Work: $7,764.00

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

2. Roof and Roofing System
3. Windows
   REMOVE & REPLACE 5 WINDOWS SIZE FOR SIZE WITH VINYL IMPACT RESISTANT WINDOWS WITH MATCHING GRID PATTERNS

4. Doors
   
5. Exterior siding
   
6. Decorative elements
   
7. Porches, Carriage Porch, Patio, Carport, and Steps
   
8. Painting and/or Finishes
   
9. Outbuildings
   
10. Landscaping, Parking, Sidewalk, Garden features
   
11. Other
   
Page 2 of 2
CERTIFICATE OF APPROPRIATENESS

Application No. _______________________

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg’s Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Bill Broom
Street Address: 2311 Andalusia Way NE
City, State, Zip: Saint Petersburg 33704
Telephone No: 404-210-9624
Email Address: billbroom@bellsouth.net

NAME of AGENT or REPRESENTATIVE: Billy Leblanc / Clear Choice Windows & More, Inc.
Street Address: 1200 Starkey Rd Ste 110
City, State, Zip: LARGO FL 33771
Telephone No: 727-532-4010
Email Address: billy@clearchoicewin.com

PROPERTY INFORMATION:
Street Address: 2311 Andalusia Way NE 33704
Parcel ID or Tract Number: 07-31-17-32562-005-0130

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city’s Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
2) To accept an agent’s signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: ___________________________ Date: _____________

UPDATED 09-12-2012
<table>
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<th>CONTRIBUTING and INDIVIDUAL LANDMARKS</th>
<th>NON-CONTRIBUTING</th>
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<td>CPPC</td>
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<tr>
<td><strong>MECHANICAL SYSTEMS</strong></td>
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<tr>
<td>1. Electrical, plumbing, pool equipment</td>
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<td>2. HVAC</td>
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<tr>
<td><strong>PLAQUES AND MARKERS</strong></td>
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</tr>
<tr>
<td>1. Above ground pools</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. In ground pools</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Pool screen enclosures</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>PORCHES AND BALCONIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Open an enclosed porch</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Enclose a porch</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Alterations</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>RELOCATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Into a Local Landmark district</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Other</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>RESTORATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(A return to the original based on historic evidence as originally designed and constructed.)</td>
<td>All</td>
<td>X</td>
</tr>
<tr>
<td><strong>ROOF and CHIMNEYS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Same materials and shape</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Change in materials</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Change in shape</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>4. Other alterations</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>SIGNS</strong></td>
<td>All signage</td>
<td>X</td>
</tr>
<tr>
<td>Street numbers</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SHEDS</strong></td>
<td>Less than 100 sq. ft.</td>
<td></td>
</tr>
<tr>
<td><strong>SHUTTERS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Removable shutters</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Permanent shutters</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>SITE WALLS AND FENCES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Walls or fences behind the front façade</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Walls or fences in front of or equal to front façade</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Retaining walls</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>4. Demolition, historic</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>5. Sea walls</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>WINDOWS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Same materials, style, and size</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Change in materials or style</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Change in openings</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**NOTES:**

Any formal appeal of a City staff determination shall be acted upon first by the City's Community Planning and Preservation Commission (CPPC).

Any formal appeal of a CPPC determination shall be acted upon in accordance with Section 16.70.015 titled, "Decisions and Appeals Table."

The POD may refer a COA application for public hearing review where the request is not substantially similar to another action already listed, or if the request is non-traditional, may set precedent and therefore requires the benefit of public deliberation and a CPPC decision.
Product Approval Menu > Product Application Search > Application List > Application Detail

FL #  FL7058-R17
Revision  2017
Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments
Archived

Product Manufacturer
PGT Industries
1070 Technology Drive
North Venice, FL 34275
(941) 486-0100 Ext 22318
druark@pgtindustries.com

Authorized Signature
Jens Rosowski
jrosowski@pgtindustries.com

Technical Representative
Lynn Miller, P.E.
1070 Technology Dr
N Venice, FL 34275
(941) 486-0100 Ext 21142
lmiller@pgtindustries.com

Quality Assurance Representative

Category
Windows
Subcategory
Double Hung

Compliance Method
Certification Mark or Listing

Certification Agency
Keystone Certifications, Inc.
Steven M. Urich, PE

Validated By
Validation Checklist - Hardcopy Received

Referenced Standard and Year (of Standard)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>AAMA/WDMA/CSA 101/IS2/A440</td>
<td>2011</td>
</tr>
<tr>
<td>ASTM E1886</td>
<td>2005</td>
</tr>
<tr>
<td>ASTM E1996</td>
<td>2012</td>
</tr>
</tbody>
</table>

Equivalence of Product Standards
Certified By

Product Approval Method
Method 1 Option A

Date Submitted
10/24/2018
## Summary of Products

<table>
<thead>
<tr>
<th>FL #</th>
<th>Model, Number or Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7058.1</td>
<td>DH-5460</td>
<td>EnergyVue Double Hung Window</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Limits of Use</strong></td>
</tr>
<tr>
<td></td>
<td>Approved for use in HVHZ: No</td>
<td><strong>Certification Agency Certificate</strong></td>
</tr>
<tr>
<td></td>
<td>Approved for use outside HVHZ: Yes</td>
<td>FL7058_R17_C_CAC_Cert-DH5460.pdf</td>
</tr>
<tr>
<td></td>
<td>Impact Resistant: No</td>
<td>Quality Assurance Contract Expiration Date</td>
</tr>
<tr>
<td></td>
<td>Design Pressure: N/A</td>
<td>11/18/2021</td>
</tr>
<tr>
<td></td>
<td>Other: Please see the Installation Instructions for design pressure, size and anchorage information.</td>
<td>Installation Instructions FL7058_R17_H_DH-5460.pdf Created by Independent Third Party: No</td>
</tr>
</tbody>
</table>

| 7058.2| DH-5560               | WinGuard Double Hung Window                                                |
|       |                       | **Limits of Use**                                                           |
|       | Approved for use in HVHZ: No | **Certification Agency Certificate**                                         |
|       | Approved for use outside HVHZ: Yes  | FL7058_R17_C_CAC_Cert-DH5560.pdf                                          |
|       | Impact Resistant: Yes | Quality Assurance Contract Expiration Date                               |
|       | Design Pressure: N/A | 11/19/2021                                                                  |
|       | Other: Please see the Installation Instructions for design pressure, size and anchorage information. | Installation Instructions FL7058_R17_H_DH-5560.pdf Created by Independent Third Party: No |

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Contact Us: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824


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**Product Approval Accepts:**

Credit Card

Safe

Security Features
GENERAL NOTES: SERIES 5560 IMPACT RESISTANT, VINYL DOUBLE HUNG WINDOW

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

2) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER, 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).

3) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO USE ANCHORS OF SUFFICIENT EMBEDMENT INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FILLING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.

4) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.

5) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33%-10% 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.

TABLE 1:

<table>
<thead>
<tr>
<th>Window Size</th>
<th>Buck Size</th>
<th>Configuration</th>
<th>Reinf.</th>
<th>Design Pressure (</th>
<th>Certification</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Width</td>
<td>Height</td>
<td></td>
<td>Level</td>
<td>(</td>
</tr>
<tr>
<td>52-1/8&quot;</td>
<td>84&quot;</td>
<td>Equal lite</td>
<td>R1</td>
<td>65.0</td>
<td>50.0</td>
</tr>
<tr>
<td>52-1/8&quot;</td>
<td>75&quot;</td>
<td>Std. ProView</td>
<td>R2</td>
<td>65.0</td>
<td>50.0</td>
</tr>
<tr>
<td>52-1/8&quot;</td>
<td>86-3/8&quot;</td>
<td>Custom Sash</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CERT. OF AUTH. #20986
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

J. R. ROSOWSKI
12/13/14
G. T. VINYL DH WINDOW FPA (IMP.-RESIST)
CERT. OF AUTH. #20986
1/OF 4
DH-5560 NTS FPA-5560.0
### Table 2: Anchors Installed Through Frame

<table>
<thead>
<tr>
<th>Anchor</th>
<th>Substrate</th>
<th>Min. Edge Distance</th>
<th>Min. Embedment</th>
</tr>
</thead>
<tbody>
<tr>
<td>#10 SMS</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>7/16&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel, 18-8 S.S. or 410 S.S.)</td>
<td>Stainless Steel, A38</td>
<td>3/8&quot;</td>
<td>0.050&quot;</td>
</tr>
<tr>
<td></td>
<td>Aluminum, 6063-T6</td>
<td>3/8&quot;</td>
<td>0.0173&quot; (14 Ga.)</td>
</tr>
<tr>
<td>#12 SMS</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>9/16&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel, 18-8 S.S. or 410 S.S.)</td>
<td>Stainless Steel, A38</td>
<td>3/8&quot;</td>
<td>0.060&quot;</td>
</tr>
<tr>
<td></td>
<td>Aluminum, 6063-T6</td>
<td>3/8&quot;</td>
<td>0.0173&quot; (14 Ga.)</td>
</tr>
<tr>
<td>3/16&quot; Ultracon</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>7/16&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel)</td>
<td>Concrete (min. 2.85 ksi)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td></td>
<td>Unglued CMU, (ASTM C-90)</td>
<td>2-1/2&quot;</td>
<td>1-1/4&quot;</td>
</tr>
<tr>
<td>1/4&quot; Ultracon</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel)</td>
<td>Concrete (min. 2.85 ksi)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td></td>
<td>Unglued CMU, (ASTM C-90)</td>
<td>2-1/2&quot;</td>
<td>1-1/4&quot;</td>
</tr>
<tr>
<td>1/4&quot; Ultracon</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel)</td>
<td>Concrete (min. 3.35 ksi)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td></td>
<td>Unglued CMU, (ASTM C-90)</td>
<td>2-1/2&quot;</td>
<td>1-1/4&quot;</td>
</tr>
<tr>
<td>1/4&quot; Ultracon</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel)</td>
<td>Concrete (min. 3.35 ksi)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td></td>
<td>Unglued CMU, (ASTM C-90)</td>
<td>2-1/2&quot;</td>
<td>1-1/4&quot;</td>
</tr>
<tr>
<td>1/4&quot; Ultracon</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td>(steel)</td>
<td>Concrete (min. 3.35 ksi)</td>
<td>1&quot;</td>
<td>1-3/8&quot;</td>
</tr>
<tr>
<td></td>
<td>Unglued CMU, (ASTM C-90)</td>
<td>2-1/2&quot;</td>
<td>1-1/4&quot;</td>
</tr>
</tbody>
</table>

### Table 3: Anchors Installed Through Integral Anchors

<table>
<thead>
<tr>
<th>Anchor</th>
<th>Substrate</th>
<th>Min. Edge Distance</th>
<th>Min. Embedment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-1/2&quot; x .131&quot; Common Nail</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>9/16&quot;</td>
<td>2-7/16&quot;</td>
</tr>
<tr>
<td>Max. DP of 90.0</td>
<td>Steel, A38</td>
<td>3/8&quot;</td>
<td>0.0346&quot; (20 Ga.)</td>
</tr>
<tr>
<td>2-1/2&quot; x .131&quot; Ring Shank</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>9/16&quot;</td>
<td>2-7/16&quot;</td>
</tr>
<tr>
<td>2-1/2&quot; x .146&quot; Roofing Nail</td>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>9/16&quot;</td>
<td>2-7/16&quot;</td>
</tr>
<tr>
<td>P.T. Southern Pine (SG=0.55)</td>
<td>Aluminum, 6063-T6</td>
<td>3/8&quot;</td>
<td>0.0713&quot; (14 Ga.)</td>
</tr>
<tr>
<td>Steel Stud, Gr. 33</td>
<td>Steel, A38</td>
<td>3/8&quot;</td>
<td>0.0346&quot; (20 Ga.)</td>
</tr>
<tr>
<td>Steel Stud, Grain 33</td>
<td>Steel, A38</td>
<td>3/8&quot;</td>
<td>0.050&quot;</td>
</tr>
</tbody>
</table>

### Anchor Notes:
1) "UNGRouted CMU VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
2) PANHEAd, FLATHEAD OR HEXHEAD ARE ACCEPTABLE.
3) ANCHOR LENGTH TO BE SO THAT A MIN. OF 3 THREADS EXTEND BEYOND THE METAL SUBSTRATE.

### Typ. Glazing Detail

- **5/16" A/A PVB**
- **7/16" AIR SPACE**
- **1/8" ANNEALED OR TEMPERED GLASS**
- **DURASEAL SUPERSPACER OR CARDINAL XL EDGE**

### Reinforcement Types

<table>
<thead>
<tr>
<th>Level</th>
<th>Upper Lite</th>
<th>Lower Lite</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>A</td>
<td>B</td>
</tr>
<tr>
<td>R2</td>
<td>A</td>
<td>C</td>
</tr>
</tbody>
</table>

### Glazing Types

- **PVB Interlayer Manufactured by DUPONT Inc. (AKA KURARAY America, Inc.)**
- **VINYL DH WINDOW FPA (IMP.-RESIST.)**
- **CERT. OF AUTH. #29290**
- **GLASS/ANCHOR OPTIONS**
- **Cert. # J ROSOWSKI**
- **1070 Technology Drive N. Venice, FL 34275 (941)-480-1600**
- **DH-5560**
- **NTS 2 OF 4**
- **FPA-5560.0**
- **A. Lynn Miller, P.E. P.E. # 68705**
Single Hung (SH5500) and Double Hung (DH5560)

**Constant force balance system**
- Provides smooth, easy opening and closing

**Spiral balance system**
- Standard feature on larger window sizes
- Ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

**SecureConnect integrated corner keys**
- For added sash strength

**Tilt sash design**
- For easy exterior cleaning

**Embedded tilt latch**
- For added strength in holding sash into frame
- Presents cleaner sight lines

**Stylish ComfortLift handles**
- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

**Beveled meeting rail**
- Enhances visual appeal of profile

**Configuration Options**
- Single Hung
- Single Hung with Equal Sash
- Arch Top with Equal Sash
- Arch Top with Provlew/Oriel Sash
- Cottage & custom sash configurations available
Grid Styles

Flat Grid
• 9/16" wide or 13/16" wide
• Grid between the glass

Contour Grid
• 1" wide
• Grid between the glass

Traditional Simulated Divided Lite
• 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

Standard Features

PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All WinGuard Vinyl products are ideal for new construction and remodeling projects.

Standard Interior & Exterior Frame Colors
• White

Premium Options

Glass
• Tempered glass (for windows)
• Privacy glass
• Obscure (textured)
• White Interlayer (opaque interlayer)
• Popular glass tints
• High-performance Low-E
• EnergyShield
• EnergyShield Max
• Argon gas

Exterior Frame Colors
• Beige
• Bronze
• Anodize*
• Pebble Khaki*
• Hunter Green*
• Brick Red*
* Available with limited interior colors

Interior Frame Colors
• Beige
• Bronze
• Natural Oak
• Dark Oak
• Natural Cherry

Grid Patterns

Standard

Brittany/Prairie
Windows & doors that pass with flying colors

You can be confident in our engineering. PGT® windows and doors are continuously tested and validated by the industry's most-respected accredited organizations. The certifications we earn are your assurance that our products will perform as expected.

PGT® WinGuard® Vinyl product certifications, ratings, and testing include:
- Miami-Dade Notice of Acceptance
- AAMA Tested/Keystone Certified
- Florida Product Approval
- International Building Code
- ENERGY STAR®
- National Fenestration Rating Council® (NFRC)
- Texas Department of Insurance
- STC (Sound Transmission Class)
- OITC (Outdoor-Indoor Transmission Class)
- Manufactured Housing (AAMA 1701)

See the Glossary of Terms for more details on each of these certifications and testing protocols.

Taking testing to another level

PGT has its own state-of-the-art testing lab, where we spend hundreds of hours analyzing and evaluating our products. Consider it extra assurance that the windows and doors you buy will deliver optimum performance for years to come.

PGT WinGuard Vinyl windows and doors are designed to meet or exceed the International Building Code for:
- Air infiltration
- Deglazing
- Structural integrity
- Residential intruder protection
- Water resistance
- Forced-entry resistance
- Small and large missile impact protection
What PGT® WinGuard® Vinyl means to you

During a hurricane, flying debris can pierce the glass in regular windows and doors, resulting in wind and water damage inside your home. WinGuard Vinyl products can withstand repeated impact from a nine-pound 2' x 4' beam traveling at 34 miles per hour, followed by hurricane-force winds. Even if the glass is damaged, it will remain secure in its frame and continue to keep the elements outside.

Breaking a window is the most common means of entry for an intruder. While non-impact resistant glass shatters easily upon contact and offers little resistance, the durable interlayer used in WinGuard Vinyl products will keep the glass in place and provide an additional barrier that deters intruders.

Constant exposure to the sun’s UV rays can dramatically fade your furnishings. The clear interlayer used in WinGuard Vinyl products filters 99% of these UV rays, helping your furniture, carpet, artwork and drapes retain their original beauty.

Noise outside your home is often something you have little control over. However, with WinGuard Vinyl windows and doors, the laminated glass significantly reduces ambient noise by absorbing sound rather than transmitting it, which keeps outside disruptions where they belong.
Hi Laura.

Thanks so much for taking care of this. Regarding your questions:

1) None of the windows to be replaced are casement. They are all double hung.
2) None of the windows being replaced are original windows. The previous owner removed all original windows and replaced them with what appears to be Anderson sash replacement kits.
3) Five of the Anderson sash replacement windows have rotted and are collapsing to the point you can push a pencil through the sashes.
4) On the North side of the house, you are replacing 2 of the Anderson sash replacement windows. One of them is on the first floor in the garage. (On the left wall of the garage) And the second one is also located on the first floor to the left of the front door in the single story foyer that has a clay tile roof. You can’t see it too well in the pic because of the bougainvilleas.
5) On the East side, one Anderson sash replacement is being replaced in the 2nd story bedroom directly above the garage.
6) On the South side of the house, you are replacing 2 of the Anderson sash replacement windows in the second story bedroom.
7) All 5 existing windows are double hung Anderson sash replacements with 6light on top and single light on the bottom.

Hope this helps and doesn’t cause any more confusion. Let me know if you have any other questions. And thanks again to taking care of this.

Regards

Bill

Sent from my iPhone

On Apr 30, 2019, at 11:11 AM, Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Good morning –

I am working on the staff report for your COA for partial window replacement at 2311 Andalusia and have a few quick questions.

1) The application I have says that 5 windows will be replaced. I was under the impression that the windows to be replaced were those on the north elevation of the front projection, shown in the attached screenshot from street view, but I can only see 4 (3 casement plus one 6-over-1 DHS). Can you please clarify which windows are being replaced?

2) Are the casements being replaced with casement, or double hung sash replicating their configuration?

Many thanks in advance for the clarification. I hope all is well. Our admin is working on your public notice packet; I’ll let you know when it’s ready for pickup.

Best regards,
Laura Duvekot
Historic Preservationist II
Planning and Development Services
City of St. Petersburg, Florida

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727.892.5451

Your Sunshine City

<2311 Andalusia Streetview.JPG>
<table>
<thead>
<tr>
<th>MFG</th>
<th>Series &amp; Style</th>
<th>FL# or NOA</th>
</tr>
</thead>
<tbody>
<tr>
<td>PGT</td>
<td>5460 DH</td>
<td>7058.1</td>
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</table>

**MAP**

**FRONT of structure**

SH = single hung, DH = double hung, 2SL = 2 lite slider/roller, 3SL = 3 lite slider/roller, CSMT-L = left hinge casement, CSMT-R = right hinge casement, PW = picture window, HR = half round, HRL = half round w/ leg, EYE = eyebrow, EYEL = eyebrow w/ leg, TRAP = trapezoid, CIR = circle, AR = architectural, PENT = pentagon, GD = garden door, ED = entrance door, SGD = sliding glass door.
Appendix B:
Maps of Subject Property
Community Planning and Preservation Commission
2311 Andalusia Way NE

AREA TO BE APPROVED,
SHOWN IN

CASE NUMBER
19-90200009