



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on February 11, 2020 beginning at 2:00 p.m. in the Auditorium,
The Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission 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.



AGENDA ITEM:

CITY FILE NO.: 19-90200065

REQUEST:

Approval of an After-the-Fact Certificate of Appropriateness for window replacement at 812 8th Avenue South, a contributing property to the Roser Park Local Historic District (HPC 87-01)

OWNER:

Albano Investments Group, Inc.

AGENT:

Louis Albano, President

PARCEL ID NO.:

31-31-17-77022-000-0230

LEGAL DESCRIPTION:

ROSER PARK 3RD ADD (ROSER PARK HISTORIC DIST) W 7 FT OF LOT 22
& E 43 FT OF LOT 23

ZONING:

NT-2

Historic Significance

The Craftsman-influenced house and vernacular garage apartment at 812 8th Ave. S. were constructed circa 1923. The property is listed as contributing to the Roser Park Local Historic District. Because of Roser Park's unique natural topography, the property is set high above 8th Ave. S. and accessed by a concrete flight of stairs. The house's main form is a two-story front-gabled rectangle with a one-story gabled front porch. The exterior features wood siding, though the porch is clad in stucco.

The subject property's design is fairly simple overall and might aptly be classified as Frame Vernacular were it not for a small number of simple but impactful details which elevate its style and reference the Craftsman vocabulary of the era. These include the porch's broad stucco beams and surround featuring horizontal banding, exposed rafter tails, wood shingles at the porch's gable end, and three-over-one windows.

Project Description and Review

Project Description and Background

The application (Appendix A) proposes replacement of the property's 31 original wood-frame windows, the majority of which were three-over-one double-hung sash, with vinyl windows.

This application follows the approval of COA 19-90200051 for restoration of the historic wood windows (Appendix B). Photographs showing the subject property's historic windows with the window sashes removed, as well as photographs of a typical existing window, and an example of a comparable previous restoration performed by the applicant, were submitted with the application. On October 18, 2019, historic preservation staff approved the historic review of permit 19-08000994, referencing the previously-approved COA and the scope of work, which was to include restoration of existing wood windows only.

The current COA application for replacement of all existing windows was subsequently received on December 9, 2019 and supplemented by additional information in the following days. The applicant has indicated that the historic window sashes were discovered to be decayed beyond repair. Windows with vinyl sashes and frames were proposed by the new COA application, which stated that they would adhere to each of the seven required criteria for replacement windows that are established by City Code and noted in the COA application.

On January 28, 2020, city staff observed the subject property to have new windows partially installed. They appeared to feature internal muntins only, and to be installed flush with the exterior wall plane, a contemporary method that is not in keeping with historic methods or craftsmanship. The City's Construction Services Department confirmed that no building permit for the installation of replacement windows had been obtained for the subject property. A Stop Work Order (SWO) was issued on January 31, 2020. COA 19-90200065 is now being processed as an After-the-Fact COA

General Criteria for Granting Certificates of Appropriateness and Staff Findings

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

Inconsistent	The proposal will not substantially affect the integrity of the Roser Park Local Historic District. However, it will slightly diminish the subject property's integrity of materials and workmanship.
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2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

Consistent The subject property is a contributing resource to the Roser Park Local Historic District, and its windows are a character-defining feature. Preservation of the windows' size, distribution, profile, and configuration is a necessary aspect of the district's retained historic integrity.

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.*

Inconsistent In the application, the proposal is noted to replicate the features of the original windows. Staff observation on January 28, 2020 suggested that the replacement windows were being installed flush with the exterior cladding and featured "grids between the glass," or internal muntins (see photographs in Appendix C).

The windows being installed appeared to feature the same dimensions and three-over-one configuration as the subject property's original windows, thus preserving design and arrangement. The change in window frame materials from wood to vinyl is generally approved when determined necessary due to deterioration, as discussed below. City Code's *Additional guidelines for window replacement* specify that replacement windows' depth in wall (Criterion 3) and proportions (Criterion 6) should be replicated, which the windows do not appear to do.

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

Consistent The applicant has stated that restoration of the original windows was "financially impossible" following an approved COA for that work (Appendix B), but a cost comparison was not provided to staff.

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

Consistent Work has begun as of January 28, 2020.

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.*

Not applicable The subject property is a contributing property to the Roser Park Local Historic District (87-01).

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.*

Consistent The subject property has been vacant for multiple years and will be returned to residential use following rehabilitation.

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.*

Generally consistent per application As noted above, the applicant has stated that the restoration of original windows was not feasible. The application noted that criteria for replacement would be satisfied.

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.*

Not applicable The proposed project appears to affect only original materials, not later alterations.

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

Not applicable

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

Inconsistent The subject property's historic windows were a character-defining feature.

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.*

Somewhat consistent The original windows' size has been replicated, as have references to original configuration. However, staff has concerns about the change in visual texture that results from the "flatness" created by both flush installation lacking reveals, and by internal muntins.

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.*

Consistent No harsh treatments have been proposed or observed.

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.*

Consistent The subject property is located within a Level 2 Archaeological Sensitivity area. The proposed project will not be ground-disturbing.

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;*

Consistent Windows will be impact resistant, per information provided with the application (Appendix A) and manufacturer's information (Appendix D).

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

Consistent

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

Consistent per application; inconsistent per observation See photographs included in Appendix C. Installation was observed to be flush with the building's exterior cladding. This method is not in keeping with traditional installation methods and has a strong negative impact on a building's overall texture. Flush-mounted windows are prohibited by the *Wall Composition and Transparency* language of the City's Land Development Regulations: "Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival."

As of January 28, it appeared that appropriate wood window casings were in the process of being reinstalled, which would meet the above requirement for architectural trim. However, the windows still would not match the traditional set-back installation that existed in the subject property's original windows. Staff recommends that the windows be recessed at least three inches in the wall plane.

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;*

Consistent The sizes of the replacement windows match existing openings.

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;*

Consistent Three-over-one sash windows are consistent with those observed at the property historically.

6. *Proportions. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:*
- Muntins and mullions. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.*
 - Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.*
 - 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.*

Consistent per application The replacement windows originally proposed featured internal muntins. The applicant later stated that external muntins would be applied.

7. *Finish. The finished surface and appearance shall match the historic window, where practicable.*

Inconsistent Window frames will be vinyl.

Summary of Findings

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 3 of 5 relevant criteria met.
- Additional Guidelines for Alterations: 5 of 6 relevant criteria met or generally satisfied.
- Additional Guidelines for Window Replacement: 5 of 7 criteria satisfied by application as submitted.

Staff Recommendation and Conditions of Approval

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property at 812 8th Ave. S., subject to the following:

1. Replacement windows will be fitted with contoured, three-dimensional external muntins.
2. Windows will be installed to be setback within the wall plane and feature a reveal of at least three inches.
3. Wooden exterior casing and trim will be reinstalled in kind, and closely replicated where the historic material cannot be salvaged or reinstalled.
4. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
5. This approval will be valid for 18 months following Commission action and expire on August 11, 2021.

Appendix A:

Application No. 19-90200065 and Submittals



CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

GENERAL INFORMATION

Property Address <u>812 8th Ave S.</u>	Parcel Identification No. <u>30-31-17-77022-000-0230</u>
Historic District / Landmark Name <u>Historic Roreen Park</u>	Corresponding Permit Nos. <u>19-08 000 994</u>
Owner's Name <u>ALBANO Investments Group Inc</u>	Property Owner's Daytime Phone No. <u>727 479-5977</u>
Owner's Address, City, State, Zip Code <u>500 14th Ave S. St. Pete FL 33701</u>	Owner's Email <u>lou@albanoinvestments.com</u>
Authorized Representative (Name & Title), if applicable <u>Louis Albano, President</u>	Representative's Daytime Phone No. <u>727 479-5977</u>
Owner's Address, City, State, Zip Code <u>500 14th Ave S. St. Pete FL 33701</u>	Representative's Email <u>SAME</u>

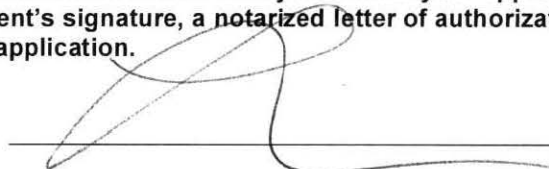
APPLICATION TYPE (Check applicable)		TYPE OF WORK (Check applicable)	
Addition	<input checked="" type="checkbox"/>	Window Replacement	<input type="checkbox"/>
New Construction	<input type="checkbox"/>	Door Replacement	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Roof Replacement	<input type="checkbox"/>
Relocation	<input type="checkbox"/>	Mechanical (e.g. solar)	<input type="checkbox"/>
Other:	<input type="checkbox"/>	Repair Only	<input type="checkbox"/>
		In-Kind Replacement	<input type="checkbox"/>
		New Installation	<input type="checkbox"/>
		Other:	<input type="checkbox"/>

AUTHORIZATION

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 Community Planning and Preservation 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:

 Date: 11/14/19

Signature of Representative:

Date: _____

CERTIFICATE OF APPROPRIATENESS

CHECKLIST, WINDOW REPLACEMENT

- ☒ Completed COA application
- ☒ Application fee - \$50 (same materials) or \$300 (chance of materials)
- ☒ Floor Plans and Elevations:
 - To scale, no larger than 11" x 17" paper or digitally submitted
 - Depicts all sides of existing & proposed structure(s)
 - Indicate location of each window replacement
- ☒ Window Schedule specifying existing windows to be replaced: materials, size, type, finish *Plans at city*
Govt Serv
Ref Permit #19-08 000 994
- ☒ Number Key Photos, Floor Plans, and Elevation to correspond with Window Schedule
- ☒ Dimensioned and scaled profile section of new windows
- ☒ Manufacturers brochure and catalog photo of proposed replacement
- ☒ Written description explaining how the proposed window replacement complies with the following evaluation criteria: *All below requirements satisfied.*
 1. The replacement window and glass shall be impact resistant.
 2. The replacement window shall be Energy Star qualified for southern climate zones.
 3. The replacement window shall be setback into the wall the same distance as the historic window.
 4. 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.
 5. 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;
 6. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:
 - a. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.
 - b. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.
 - c. 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. The finished surface and appearance shall match the historic window, where practicable.



The Home Depot Special Order Quote

Customer Agreement #: H0257-304698

Printed Date: 12/4/2019

Customer: LOUIS ALBANO

Address: 500 14TH AVENUE SOUTH
SAINT PETERSBURG, FL
33701

Phone 1: 727-479-5977

Phone 2: 727-479-5977

Email: LOU@ALBANOINVESTMEN
TS.COM

Store: 0257

Associate: WILLIAM

Address: 2300 22ND AVE NORTH
SAINT PETERSBURG, FL
33713

Phone: 727-898-1100

Pre-Savings Total: \$929.54

Total Savings: (\$0.00)

Pre-Tax Price: \$929.54

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Standard Width = Custom
Standard Height = Custom
Frame Width = 28 3/4
Frame Height = 61 3/4

Catalog Version 87

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	70 Series Block Impact Single-Hung-2127IMPACT Equal Sash , Fixed/Active , Rough Opening 29.25 x 62.25 , 28.75 x 61.75 , White / White	\$464.77	\$464.77	2	\$0.00	\$929.54
Unit 100 Total:		\$464.77	\$464.77		\$0.00	\$929.54

Begin Line 100 Description

---- Line 100-1 ----

70 Series Block Impact Single-Hung-2127IMPACT
Overall Rough Opening = 29 1/4" x 62 1/4"
Overall Unit = 28 3/4" x 61 3/4"
Installation Zip Code = 33713
U.S. ENERGY STAR® Climate Zone = Southern
ENERGY STAR Required = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 28 3/4
Frame Height = 61 3/4
Tip To Tip Flange Width = 29.75
Tip To Tip Flange Height = 62.75
Venting / Handing = Fixed/Active
Exterior Color = White
Interior Finish Color = White
Performance Rating = PG55 / DP 55/60

Glass Construction Type = Dual Pane
Glass Option = Low-E LS
High Altitude Breather Tubes = No
Glass Strength = Impact Resistant
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Air
Unit 1 Lower Glass: None
Unit 1 Upper Glass: Flat Grilles-Between-the-Glass
Unit 1 Upper Glass: Specified Equal Light
Unit 1 Upper Glass: Grille Pattern = Specified Equal Light
Unit 1 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 3W1H
Hardware Color/Finish = White
Number of Sash Locks = Double

Lock Type = Standard
Insect Screen Type = Half Screen
Insect Screen Material = Fiberglass
Re-Order Item = No
Room Location = front
Unit U-Factor = 0.42
Unit Solar Heat Gain Coefficient (SHGC) = 0.26
U.S. ENERGY STAR Certified = No
Florida Product Approval Number (FL#) = 14911
High Velocity Hurricane Zone (HVHZ) = Yes
SKU = 1000026796
Vendor Name = S/O SILVER LINE BLDG PRD
Vendor Number = 60660514
Customer Service = (888) 504-0005
Catalog Version Date = 09/16/2019

End Line 100 Description

SILVER LINE BUILDING PRODUCTS CORP.

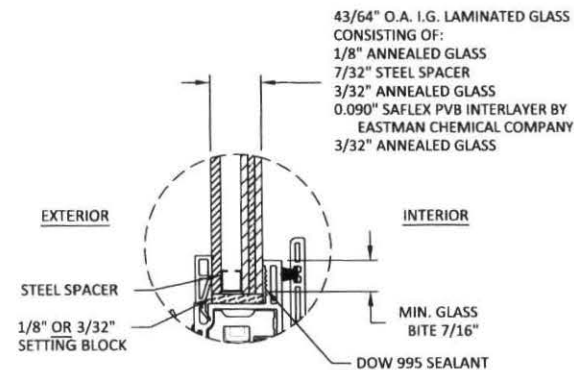
V1 SERIES/70 SERIES SINGLE HUNG WINDOW (2127) (IMPACT RATED)(HVHZ)

GENERAL NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), INCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
 - TAS 201-94
 - TAS 202-94
 - TAS 203-94
 - ASTM E330-02
 - ASTM E1886-05
 - ASTM E1996-06/09/12
 - AAMA/WDMA/CSA 101/1.5.2/A440-08
- ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
- APPROVED IMPACT PROTECTIVE SYSTEM IS **NOT REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
- WINDOW FRAME MATERIAL: PVC
- IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS DEFINED IN CHAPTER 23.
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

MAX OVERALL SIZE		CONFIG.	DESIGN PRESSURE	MISSILE IMPACT RATING
WIDTH	HEIGHT			
52"	73"	O/X	+55 / -60 PSF	LMI/SMI

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SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAIL
2	-	ELEVATION & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	HORIZONTAL & VERTICAL SECTIONS, INSTALLATION NOTES & REINFORCEMENT DETAILS



GLAZING DETAIL 1

NOTE:
ALL GLAZING CONFIGURATIONS SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS OUTLINED IN CURRENT FBC AND ASTM E 1300 GLASS LOAD RESISTANCE.

Silver Line
by Andersen



ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (800) 234-4228

TITLE:
V1 SERIES/70 SERIES SINGLE
HUNG WINDOW (2127)

INSTALLATION &
GENERAL NOTES

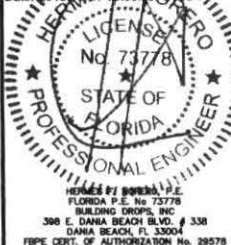
PREPARED BY:
BUILDING DROPS, INC.

390 E. DANIA BEACH BLVD., SUITE 330
DANIA BEACH, FL 33004
PH: (954) 999-8678
FAX: (954) 744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by **William E. Norero, P.E.**
Reason: I am approving this document
Date: 2018.01.17 10:38:44 -0500



FL #:
FL14911

DATE: **01.23.18**

DWG. BY: **HR** CHK. BY: **HFN**

SCALE: **NTS**

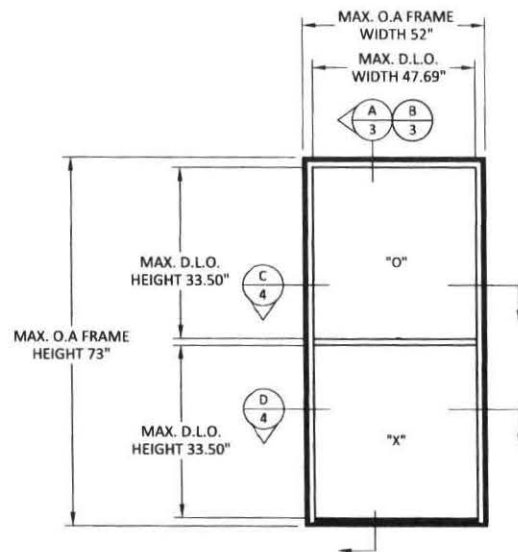
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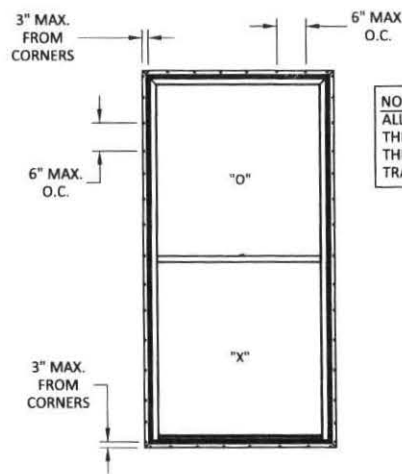
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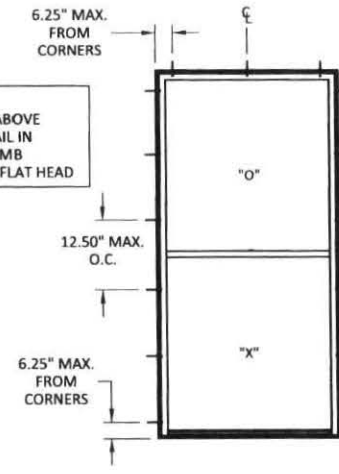


ELEVATION
SINGLE HUNG WINDOW



ANCHOR LAYOUT
NAIL FIN - SINGLE HUNG WINDOW

NOTE:
ALL FASTENERS ABOVE
THE MEETING RAIL IN
THE INTERIOR JAMB
TRACK MUST BE FLAT HEAD



ANCHOR LAYOUT
THROUGH FRAME - SINGLE HUNG WINDOW

Silver Line
by Andersen

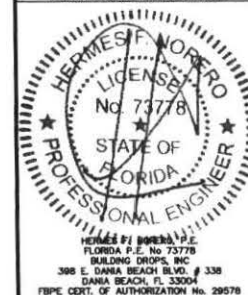


ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (800) 234-4228

TITLE: V1 SERIES/70 SERIES SINGLE HUNG WINDOW (2127)
ELEVATIONS & ANCHOR LAYOUTS
PREPARED BY: BUILDING DROPS, INC.
300 E. DANIA BEACH BLVD. STE. 338
DANIA BEACH, FL 33004
PH: (954) 399-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE

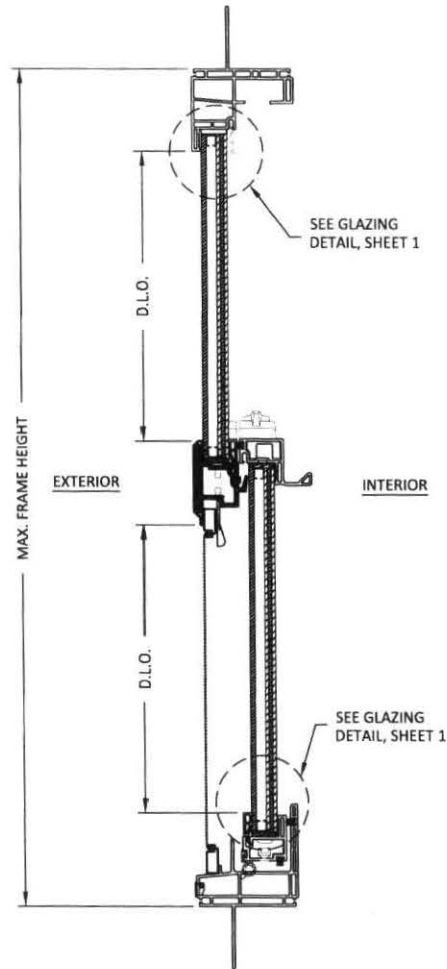
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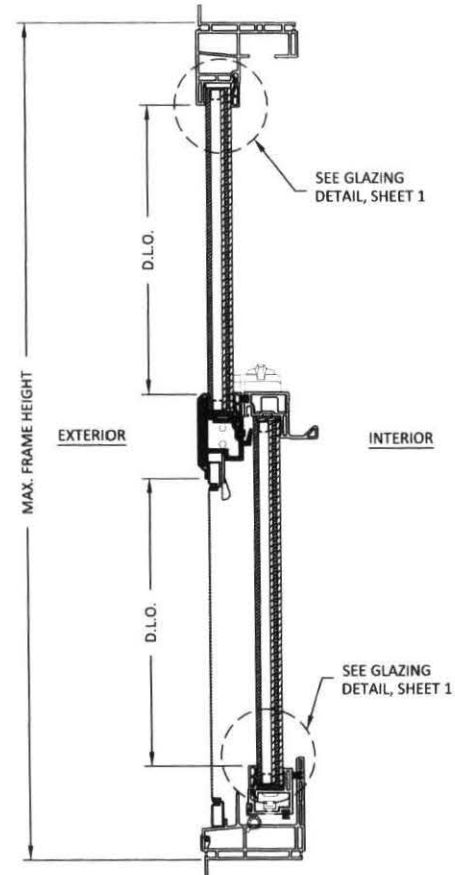
FL #:
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DATE: **01.23.18**
DWG. BY: **HR** CHK. BY: **HFN**
SCALE: **NTS**
DWG. #: **SWD050**
SHEET:

2

OF 5



A
3 VERTICAL SECTION
NAIL FIN



B
3 VERTICAL SECTION
THRU FRAME

Silver Line
by Andersen



ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (800) 234-4228

TITLE:
V1 SERIES/70 SERIES SINGLE
HUNG WINDOW (2127)

VERTICAL SECTIONS

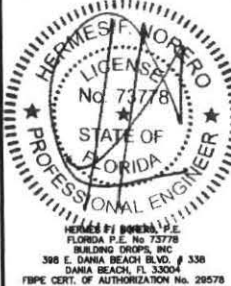
PREPARED BY:

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FL14911

DATE: **01.23.18**

DWG. BY: **HR** CHK. BY: **HFN**

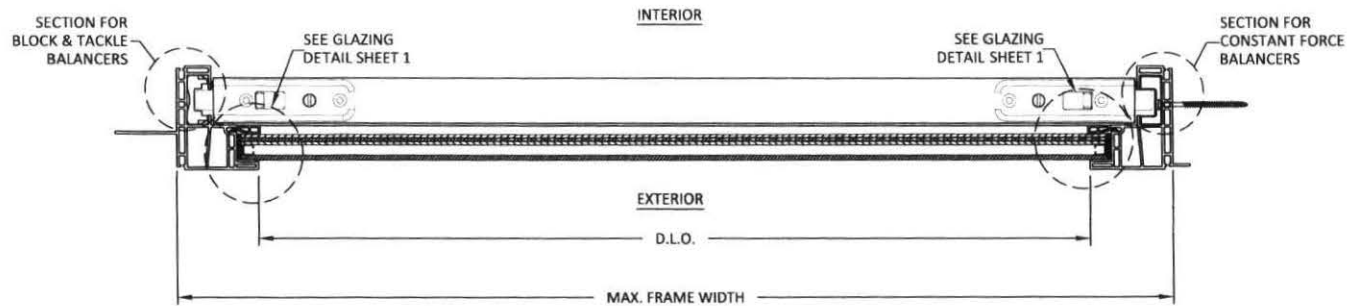
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DWG. #: **SWD050**

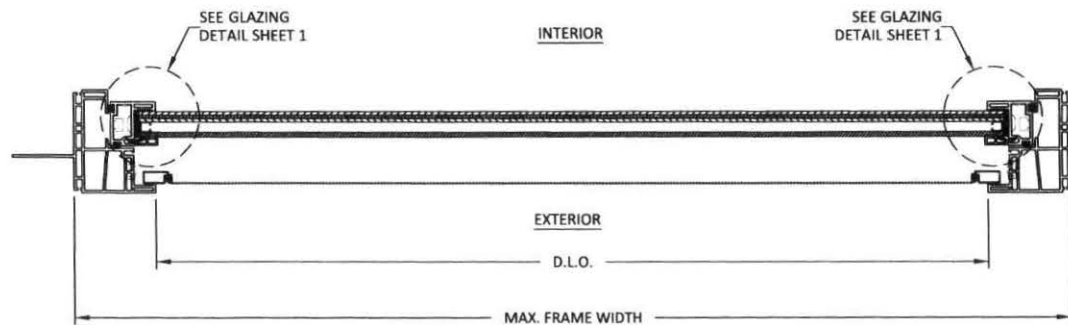
SHEET:

3

OF 5



C
4 **HORIZONTAL SECTION**
UPPER SASH



D
4 **HORIZONTAL SECTION**
LOWER SASH

Silver Line
by Andersen



ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (800) 234-4228

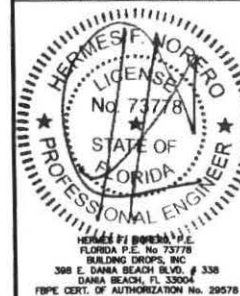
TITLE:
V1 SERIES/70 SERIES SINGLE
HUNG WINDOW (2127)
HORIZONTAL SECTIONS

PREPARED BY:
BUILDING DROPS, INC.
308 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954) 899-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com



REMARKS	BY	DATE

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



FL #:
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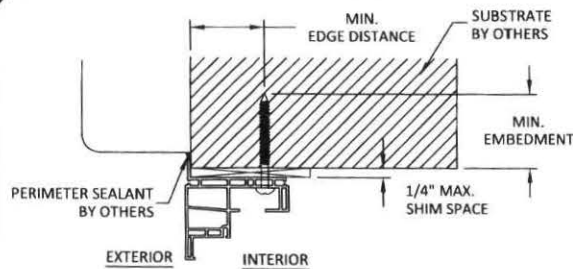
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DWG. #: **SWD050**

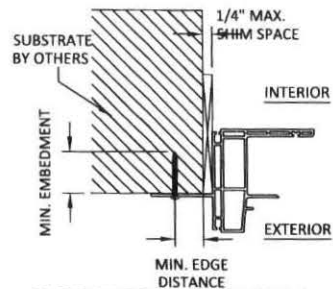
SHEET:

4

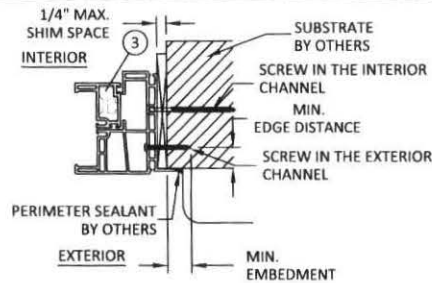
OF 5



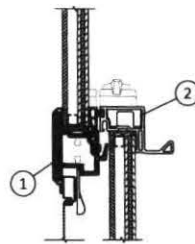
A
6 **VERTICAL SECTION**
THROUGH FRAME (HEAD)



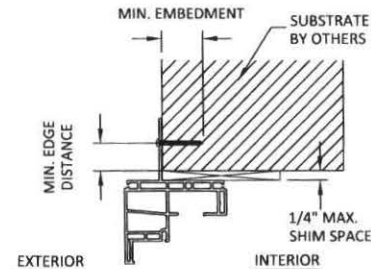
D
6 **HORIZONTAL SECTION**
NAIL FIN (JAMB)



B
6 **HORIZONTAL SECTION**
THROUGH FRAME (JAMB)



E
6 **VERTICAL SECTION**
MEETING STILE



C
6 **HORIZONTAL SECTION**
NAIL FIN (HEAD)

REINFORCEMENT DETAILS



1 LOCK RAIL TOP ALUMINUM **2** LOCK MEETING RAIL ALUMINUM **3** BOTTOM LIFT RAIL & SASH ALUMINUM

INSTALLATION NOTES:

- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
- THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
- INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF $\pm 1/2$ INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE $3/8$ INCH. SHIM WHERE SPACE OF $1/16$ INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- FOR MASONRY OR CONCRETE OPENINGS, 1X WOOD BUCK MAY BE USED (OPTIONAL AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.
- FOR INSTALLATION ANCHORS ABOVE THE MEETING RAIL IN THE INTERIOR JAMB TRACK, USE FLAT HEAD ANCHORS.

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
NAILING FIN	WOOD: MIN. SG = 0.55	#8 WOOD SCREW PAN HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#6 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 PAN HEAD IN EXTERIOR CHANNEL	1.5"	0.75"
		#10 FLAT HEAD IN THE INTERIOR CHANNEL	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 PAN HEAD IN EXTERIOR CHANNEL	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
		#10 FLAT HEAD IN THE INTERIOR CHANNEL	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
	CONCRETE: f'c=3000PSI	3/16" ITW TAPCON FLAT HEAD	1.25"	1.75"
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLAT HEAD	1.25"	1.75"

Silver Line
by Andersen

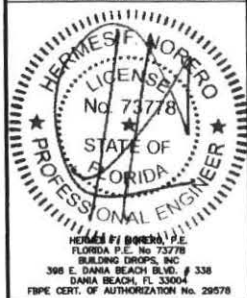


ONE SILVERLINE DRIVE
NORTH BRUNSWICK, NJ 08902
PH: (800) 234-4228

TITLE:
V1 SERIES/70 SERIES SINGLE
HUNG WINDOW (2127)
HORIZONTAL & VERTICAL SECTIONS,
INSTALLATION NOTES &
REINFORCEMENT DETAILS
PREPARED BY:
BUILDING DROPS, INC.
308 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954) 399-8878
FAX: (954) 744-4738
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REMARKS	BY	DATE

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FL #:
FL14911
DATE: **01.23.18**
DWG. BY: **HR** CHK. BY: **HFN**
SCALE: **NTS**
DWG. #: **SWD050**
SHEET:

5

OF 5

812 8th Ave S.

Window Sizes + Qty to be replaced

$41\frac{3}{4} \times 62\frac{1}{2}$	2
$35\frac{3}{4} \times 61\frac{3}{4}$	8
$29\frac{3}{4} \times 62\frac{3}{4}$	5
$48\frac{1}{2} \times 35$	1
$29\frac{1}{2} \times 46\frac{1}{2}$	2
$21\frac{1}{2} \times 53\frac{1}{2}$	1
$41\frac{3}{4} \times 54\frac{3}{4}$	1
$41\frac{3}{4} \times 54\frac{3}{4}$	2
$35\frac{3}{4} \times 54\frac{3}{4}$	3
$33\frac{3}{4} \times 54\frac{3}{4}$	2
$27 \times 49\frac{3}{4}$	1
$27\frac{3}{4} \times 54\frac{3}{4}$	3

31

INVOICE

Casey Bullington
2559 Oakdale Street S
St. Petersburg, FL 33705
727-325-7808
tybullington666@gmail.com

Invoice No : 1003
Date : 11/11/2019
Customer ID : ALB001

Lou Albano
Albano Investments
500 14th Avenue S
St. Petersburg, FL 33701
727-479-5977

Salesperson	Job	Payment Terms	Due Date
Casey Bullington	812 8th Ave S	Due upon receipt	

Quantity	Description	Unit Price	Line Total
17	Restore 17 windows as follows: Sash restoration \$600 each, Frame restoration \$400 each and Installation \$500 each	\$1,500.00	\$ 25,500.00

Subtotal	\$ 25,500.00
Sales Tax @	\$ -
TOTAL	\$ 25,500.00

Make all checks payable to Casey Bullington.

THANK YOU FOR YOUR BUSINESS!

812 8th Ave
South



**666 49th Street So.
St. Petersburg, FL 33707**

DATE 11/18/2019

[illegible]

TOTAL

1958	00
33756	00

SALESMAN *Food*

X

CHECKED BY

Thank You

RETURNS SUBJECT TO 20% RESTOCKING FEE
NO RETURNS AFTER 45 DAYS

13372

White - Original Copy • Yellow - Customer Copy • Pink - Mill or Delivery Copy







Laura Duvekot

From: lou@albanoinvestments.com
Sent: Tuesday, December 17, 2019 3:30 PM
To: Laura Duvekot; Kelly K. Perkins
Subject: 812 8th ave s window replacement
Attachments: SCAN_20191206_124801471.pdf; 812 front (002).jpg; 812 rear.jpg; 812 east (002).jpg; 812 west (002).jpg; unrestored window.jpg; SCAN_20191217_142939895.pdf; SCAN_20191217_143029665.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Laura and Kelly,

I truly appreciate you both meeting with me on Monday.

As you may recall, the original intention was to refurbish original windows. After further evaluation, it was determined that some of the windows were salvageable and others were too far gone and would have had to be recreated. Upon review of the estimates to refurbish and/or recreate wood windows, it was determined that the cost was prohibitive and a new more energy efficient window should be utilized. I located a window at Home Depot, which I felt would provide the utmost in historic replication. The brand is Silver Line and manufacturer is Anderson. The window is vinyl, double pane, Energy Star rated, impact resistant, three-over-one-sash lite configuration and has a similar look to the original historic windows. In an attempt to best recreate the original historic windows, I have chosen to go with an internal mutin and an added external mutin. This way, it appears from all angles, that there are three sashes above and not a single sash divided solely by external mutins. Please find attached Certificate of Appropriateness Application, Certificate of Appropriateness Checklist, State of Florida and Manufacturer Window Specs, Quantity and Sizes of windows to be replaced, photos of all home exposures, condition of original, unrestored windows and estimates to both refurbish and/or recreate original windows. I am doing my absolute best to restore this home to its original luster and hope The Community Planning and Preservation Commission embraces my diligent attempt to present the windows as close to original as possible. Please forward an invoice at your earliest convenience. I assume the payment is deadline is tomorrow 12/18. Thank you both for your consideration. Sincerely, Lou



Lou Albano

500 14th Avenue South
St. Petersburg, FL 33701
(727) 479-5977

Appendix B:

Previously-Approved COA 19-90200051



Certificate of Appropriateness

City of St. Petersburg

Urban Planning and Historic Preservation

COA Number Application Date

Applicant First Name Last Name

Property Owner First Name Last Name

Property Address
Number Street Street Type Direction Unit Number

Resource Name Designation Number

Cost Related File

Proposed Work:

Restoration of existing 3/1 double-hung wood sash windows.

Type/Review CPC Date

Approval Action Date COA Expiration

Conditions Of Approval

Removal, repair, and reinstallation of existing wood windows to include reglazing where necessary, repair of weights, rope replacement, epoxy repairs of frames, etc. Existing configuration to be restored. Any other building permits required to be obtained from Development Review Services as necessary.

This certifies that the proposed work related to the property listed above has been approved by the Urban Planning and Historic Preservation division of the Planning and Economic Development Department. The approval of this Certificate of Appropriateness in no way constitutes approval of an "Application for Permit to Build" by the City of St. Petersburg's Construction Services and Permitting Division or any other required City permit approvals.

Staff Signature

Applicant Signature



Appendix C:

Staff Photographs Taken January 28, 2020









Appendix D:

Manufacturer's Brochure



SINGLE-HUNG WINDOWS

Designed for new construction or easy window replacement, the Silver Line® V1 Series single-hung window features a simple design with a tilt-in bottom sash for easy cleaning.

FEATURES & BENEFITS

- Simple design blends with virtually any décor
- Tilt-in bottom sash for easy cleaning
- Fusion-welded vinyl for durability
- Integral J-channel is optional for attractive trimming of exterior siding
- Limited lifetime warranty*
- Many V1 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Colors

Windows and exterior of single-hung frames are available in the following colors:



White



Beige



Dark Bronze**
(Exterior Only)

**Dark Bronze exterior with White vinyl interior has a 10-year limited warranty.
Not all colors are available on all frame types. Check with your local dealer for details.
Printing limitations prevent exact color duplication. See your Silver Line dealer for actual color samples.

Hardware

Color-coordinated lock & keeper are standard.

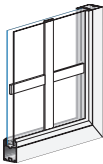


White | Beige

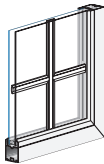
Grilles

Grille Types

Choose from flat or contour profiles grilles-between-the-glass for easy cleaning.



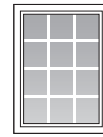
Flat Profile



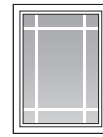
Contour Profile

Grille Patterns

Choose from a variety of grille patterns. Additional patterns available.



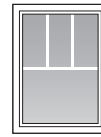
Colonial



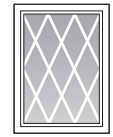
Prairie



Valance



3x1



Diamond

Glass

Choose the glass option that best fits your needs:

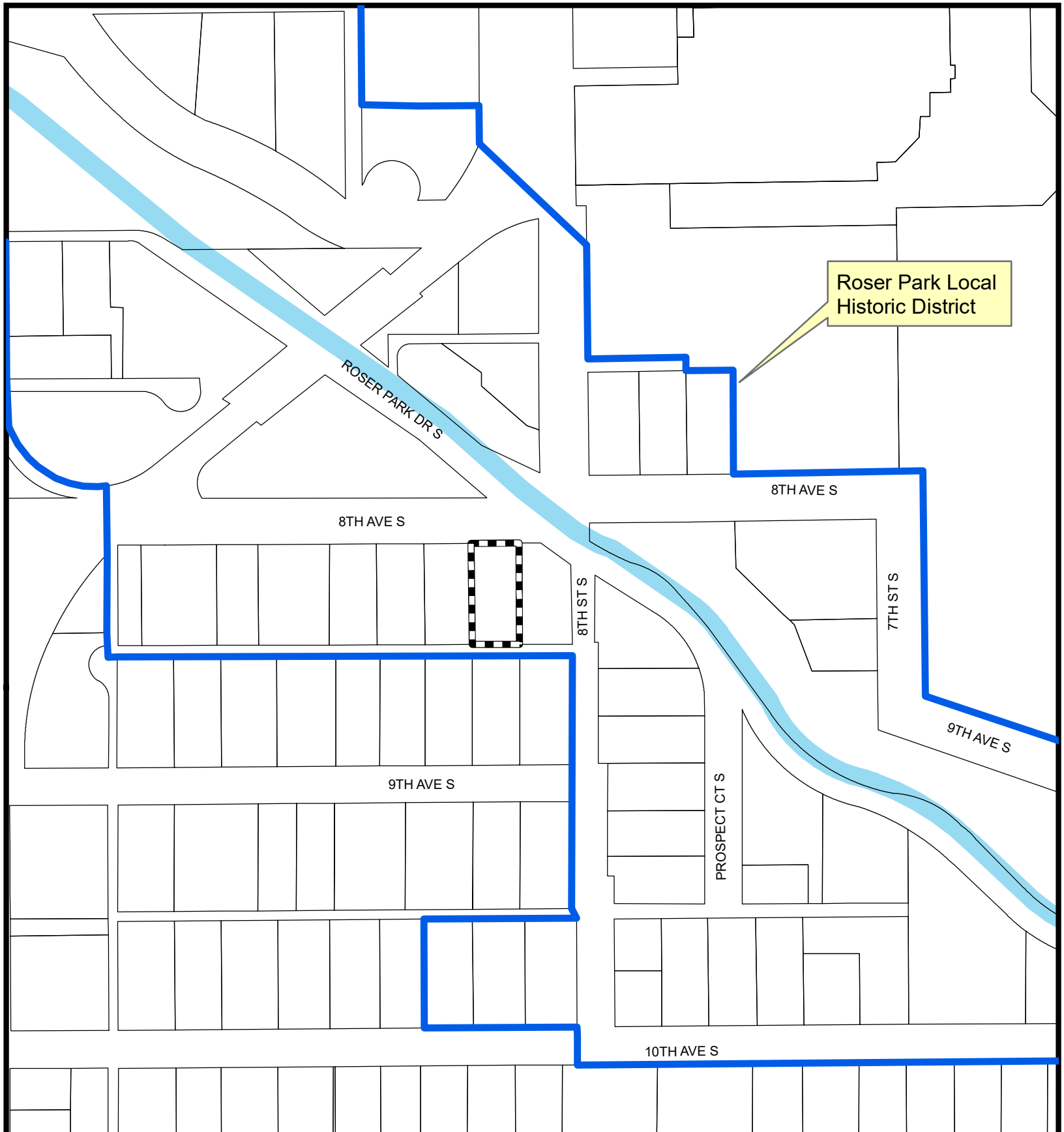
- Low-E
- Low-E^{LS}
- Low-E^{SC}
- Low-E^{PS}
- Low-E 2+^{PS}

Frame Type

- Insert frame for replacement projects where existing frames are in good condition
- Nailing Flange for installation in most rough openings
- Nailing Flange with J-Channel for easy trimming of siding to the window
- Masonry flange for installation in homes with masonry blocks

Appendix E:

Maps of Subject Property



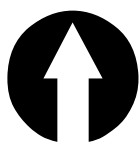
Community Planning and Preservation Commission

812 8th Ave South

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
19-90200065**



N

**SCALE:
1" = 150'**



Roser Park Local
Historic District

Community Planning and Preservation Commission

812 8th Ave South

**AREA TO BE APPROVED,
SHOWN IN**



**CASE NUMBER
19-90200065**



N

**SCALE:
1" = 150'**