



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

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action **Tuesday, January 12, 2021, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at www.stpete.org/meetings.

UPDATE: COVID-19

Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing, with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and contact the case planner for up-to-date information pertaining to this case.

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.: 20-90200108
REQUEST:	Review of a Certificate of Appropriateness for replacement of a front door at 230 30 th St. N., a contributing property to the Kenwood Section – Seminole Park Local Historic District (17-90300003)
OWNERS:	Casey Nicholas Kochey and Alison Remy Kochey
PARCEL ID NO.:	23-31-16-35118-015-0021
ADDRESS:	230 30 th St. N.
LEGAL DESCRIPTION:	HALL'S CENTRAL AV NO. 2 BLK 15, N 67 FT OF VILLA SITE 2 LESS W 10FT
ZONING:	NT-2



Figure 1: Subject property

Historic Significance

The residence at 230 30th St. N. (“the subject property”) was designed and built by local developer Cade Allen in 1938-1939. Cade Allen is most noted for the construction of stone homes in the St. Petersburg neighborhood of Allendale Terrace, but was also contracted to build several other homes throughout the city. Allen was known for building high-quality masonry homes that were sturdy both in physical construction and visible styling. They often featured Mediterranean references.

The subject property is constructed of hollow clay tile clad in stucco and features a clay barrel tile roof, cylindrical tile gable end vents, and a cross-gabled, one-story form. Its late-1930s construction date makes it a slightly later addition to the group of 1920s Boom-era homes surrounding Seminole Park. It is prominently sited on a corner lot to the southwest of the park. Its dual significance as not only a contributing property to the Seminole Park Local Historic District (17-90300003) but also an example of a Cade Allen home makes it a particularly noteworthy resource within the subject district.

The front-gable, shown at left in Figure 1, contains a semi-enclosed porch. This space is noted to have been a porch in the 1952 Sanborn Map of the area (Figure 2). From the photograph in the 1939 advertisement shown in Figure 3, though, it appears that some sort of screen or shutter was present historically. It is the glazed single action door shown at the right side of this porch entry space that is proposed for replacement herein.

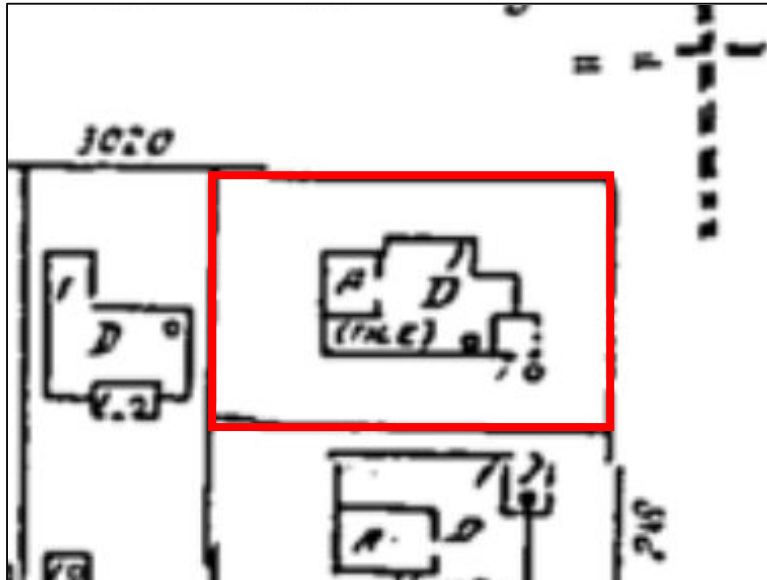


Figure 2: Subject property shown in 1952 Sanborn Map (clip from Sheet 305), open front porch indicated with dashed lines at lower right (southeast) corner

DIFFERENT FROM THE REST



230—30th STREET NORTH

A new home of unusual taste, in St. Petersburg's most beautiful residential section. Corner lot, facing a city park. Substantially built of stucco on hollow tile. Five rooms, tile bath, beautifully blended walls, granite fireplace, hardwood floors, circulating heat, automatic hot water supply, spacious closets, airy, well-ventilated bedrooms, efficiency kitchen, garage and laundry. Large grounds, beautifully landscaped and shrubbed. Terms if desired.

THIS ATTRACTIVE HOME HAS JUST BEEN COMPLETED AND IS OPEN FOR INSPECTION

Also a 2-story, 8-room residence at 945—40th Ave. North
ALLENDALE TERRACE

CADE B. ALLEN AND SONS
Builders and Designers of Better Homes

944 39th Avenue North Phone 60-032

Figure 3: St. Petersburg Times advertisement for subject property, March 15, 1939

Project Description and Review

Project Description

The existing front door is a wooden door with single-pane full glazing. As shown in the attached application, it features visible rot. It does not appear to be original to the house, but doors with single-pane glazing were becoming increasingly popular around the subject property's time of construction, and historic photographs do show similar doors used as primary entrances at other buildings designed by Cade Allen, as shown in two examples below.

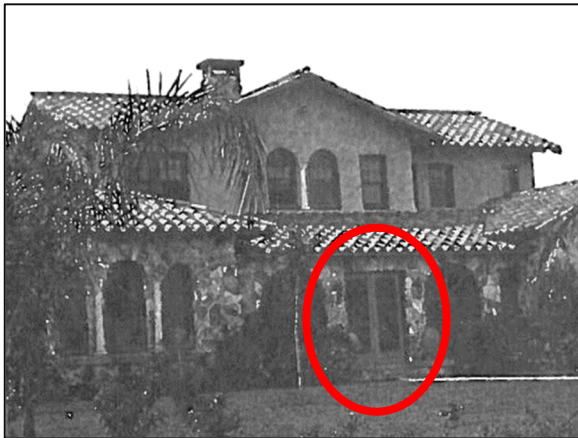


Figure 4: 1931 Photograph of property at 3822 Dr. Martin Luther King, Jr. St. N.



Figure 5: 1936 Photograph of property at 1007 39th Ave. N.

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.*

Consistent The proposed door maintains the existing visual transparency of the subject property's entrance.

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

Consistent The proposed project will not affect the building's footprint or size of any openings and will have minimal impact on other resources within the district.

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.*

Consistent The proposed door will introduce a non-historic material in its fiberglass construction. However, its design replicates one that is present and appropriate to the subject property and district.

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

Consistent Photographs of rot at the existing door were provided.

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

Consistent There is no indication that the applicant cannot carry out the proposal.

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 listed as a contributing property.

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 is, and will continue to be, a single-family residence.

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.*

Consistent As noted above, the proposed replacement door features stylistic characteristics demonstrated by similar properties, but the style of the original door is not known.

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.*

Consistent

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

Consistent

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

Consistent The door to be removed is likely not historic and shows deterioration.

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.*

Consistent The opening and trim will be preserved and repaired as necessary.

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.*

Not applicable The subject property is not located within a known archaeological sensitivity area.

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: 5 of 5 relevant criteria met.
- Additional Guidelines for Alterations: 7 of 7 relevant criteria met.

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 230 30th St. N.. Staff recommends the following conditions, which are consistent with the application materials, be noted in the approval:

1. The existing door opening and trim will be preserved, as proposed.
2. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
3. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Appendix A:

Application No. 20-90200108 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

230 30th St. N. St Petersburg FL 33713

23-31-16-35118-015-0021

Property Address

Parcel Identification No.

KENWOOD HISTORIC DISTRICT

20--09002049

Historic District / Landmark Name

Corresponding Permit Nos.

KOCHEY, CASEY NICHOLAS KOCHEY, ALISON REMY

727-459-2481 / 727-251-2547

Owner's Name

Property Owner's Daytime Phone No.

230 30th St. N. St Petersburg FL 33713

CASEYKOCHEY@GMAIL.COM

Owner's Address, City, State, Zip Code

Owner's Email

Authorized Representative (Name & Title), if applicable

Representative's Daytime Phone No.

Representative's Address, City, State, Zip Code

Representative's Email

APPLICATION TYPE (Check applicable)	
Addition	<input type="checkbox"/>
New Construction	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>
Relocation	<input type="checkbox"/>
Other:	<input type="checkbox"/>

TYPE OF WORK (Check applicable)	
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:

Casey Key

Date: 9/30/2020

Signature of Representative:

Date:



CERTIFICATE OF APPROPRIATENESS

APPLICATION

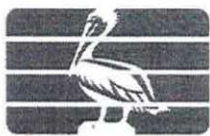
COA #

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 by emailing directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
Building	Photos Attached	Replacing Exterior Front door size for size.



st.petersburg
www.stpete.org

20-09002049

Application # _____

PERMIT APPLICATION

Flood Zone _____

All information must be filled-in completely

X

One Fourth Street North, St. Petersburg, FL 33701 (P.O. Box 2842, 33731)
Telephone (727) 893-7231 Fax (727) 892-5447

WWP:

Date of application:	Affordable Housing Eligible: <input type="checkbox"/> Yes
PROJECT SITE:	PROPERTY OWNER:
Project or Tenant: KOCHEY, CASEY NICHOLAS KOCHEY, ALISON REMY	Name: KOCHEY, CASEY NICHOLAS KOCHEY, ALISON REMY
Address: 230 30TH ST N ST PETERSBURG FL 33713-8621	Address: 230 30TH ST N Unit #:
Unit #:	City, State, Zip: ST PETERSBURG FL 33713-8621
PIN: 23-31-16-35118-015-0021	Phone: 727-459-2481 Email:

CONTRACTOR:

Company: J & G CARPENTRY, INC

Name: JAMES D. DAVIS

Contractor's License #: CGC-022831

Email: JAMI@JANDGCARPENTRY.COM

Phone: 813-662-1403

Cell:

Fax: 813-330-7915

ARCHITECT / ENGINEER:

Company:

Name:

State License #:

Email:

Phone:

Cell:

Fax:

AFFIDAVIT: Application is hereby made to obtain a permit to do work and installations as indicated. I certify that all foregoing information is accurate and that all work will comply with all applicable codes. I understand these codes shall take precedence over all approved construction documents, and issuance of this permit is verification that I will notify the property owner of Florida Lien Law req., F.S. 713.135.
Link: <http://www.leg.state.fl.us/Statutes/index.cfm>

NOTICE: FBC 6th Edition (2017) 105.3.3. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies. Additional plan review approval may be required by other City departments such as Zoning, Historic Preservation and Water Resources. This property may be located in a deed restricted community.
Link: <http://floridabuilding2.iccsafe.org/>

ASBESTOS Notification: FBC 6th Edition (2017) 105.9 (received customer asbestos notification). The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's responsibility to comply with the provisions of Section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.
Link: <http://floridabuilding2.iccsafe.org/>

OWNER/CONTRACTOR DISCLOSURE STATEMENT: Owner must appear in person and sign Disclosure Statement in addition to this permit application. [Link to Disclosure Statement Document](#)

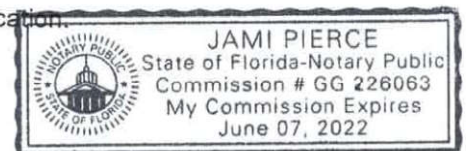
All work shall comply with the applicable Florida Building Code

JAMES D DAVIS
Applicant Print Name
Jami Pierce
Permit Technician

J D Davis Date 7.27.20
Applicant Signature
Jami Pierce Date 7.27.20
(or) Notary

Applicant is personally known to me or produced _____ as identification.
(type of identification)

Applicant Initial JP



PERMIT APPLICATION

Is this application for a change of use or occupancy? Yes No

Occupancy Group: (check one) per FBC Ch. 3 – Section 302 Classification: Link: <http://floridabuilding2.iccsafe.org/>

- | | | | |
|--------------------------------------|--|--|---|
| <input type="checkbox"/> Assembly | <input type="checkbox"/> Business | <input type="checkbox"/> Educational | <input type="checkbox"/> Factory & Industrial |
| <input type="checkbox"/> High Hazard | <input type="checkbox"/> Institutional | <input type="checkbox"/> Mercantile | <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Storage | <input type="checkbox"/> Day Care | <input type="checkbox"/> Utility and Miscellaneous | |

Type of Construction (per FBC Ch. 6): I II III IV V

Protected / Unprotected: A or B (check one)

Fire Sprinkler: Y or N (check one) Fire Alarm: Y or N (check one)

General 'Scope of Work' description:

REPLACING & EXTERIOR FRONT DOORS SIZE FOR SIZE

glazed non-impact double

Please complete the following information for the sub-trades:

Electrical \$ _____ value

- New service _____ amps
- Service upgrade _____ amps
- # of meters _____
- # of panels _____
- Relocate service _____
- # of altered circuits _____
- # of new circuits _____
- Temporary sawpole _____ amps
- Fire Alarm _____
- Security _____
- Smoke detector _____
- Carbon monoxide detector _____
- Data/Comm. _____
- Solar / PV _____
- Other _____

Mechanical \$ _____ value

- New Install _____ tons
- Replacement _____ tons
- Package unit _____ tons
- # of condensers _____
- # of air handlers _____
- Vertical _____
- Horizontal _____
- Furnace _____
- # of returns _____
- # of supplies _____
- Heat strip size _____ KW
- Generator _____
- Kitchen hood _____
- Exhaust fans _____
- Roof top _____
- SEERS _____
- HOV _____
- Other _____

Building \$ _____ value

- Exterior cladding _____
- Roof _____
- Driveway _____
- Window replacement _____
- Demo entire structure _____ S.F.
- New Construction _____ S.F.
- Remodel _____ S.F.
- Mobile Home Removal _____
- Mobile Home Installation _____
- Signs _____
- Residential Encl. _____ S.F.
- Other _____

Fire \$ _____ value

- Fire Alarm _____
- Fire Sprinkler _____ type
- Fire Suppression _____
- Fire Separation _____ hrs
- Other _____

Gas \$ _____ value

- New _____
- Replacement _____
- Natural _____
- Propane _____
- Equipment _____
- Piping ft. _____
- Venting ft. _____
- Tank _____ size
- Type of tank _____
- Water heater _____
- Other _____

Plumbing \$ _____ value

- # added water closets _____
- # changed water closets _____
- # of bathtubs _____
- # of showers _____
- # of lavatories _____
- # of water heaters _____
- Sewer line ft. _____
- Water line ft. _____
- Tankless water heater _____
- Solar _____
- Other _____

FEMA Information

- Flood Zone _____
- Required Elevation _____
- Lowest Finished Floor _____
- RCD Value _____
- Maximum Improvement _____

Municode Ch. 16.40.050 Link:
http://library.municode.com/HTML/11602/level3/PTIISTPECO_CH16LADERE_S16.40.050FLMA.html

Total Estimated Construction Value: \$ 1556.40

Applicant _____
 Initial _____



Construction Services & Permitting Window & Door Residential Compliance Form

Revised on January 2, 2018

Permit No.: _____

Address: 230 30th st n

Prescriptive Design Requirements
 Wind Speed – 145 mph
 Exposure – B
 Category II – Mean Roof Height 33 ft.

1. Anchor & fastener type and spacing for doors/windows must be installed per/mfg. installation details. Installation instructions MUST be on the construction site for the inspector.
2. Impact resistant glass (shutters not required) installation instructions MUST be on the job site.
3. Non-Impact glass (shutters ARE required) MUST be rated for required wind load. Installation instructions to be on site.
4. ALL LABELS are to remain on the windows and doors until passing the final inspection.
5. Opening sizes; are any altered? Yes No

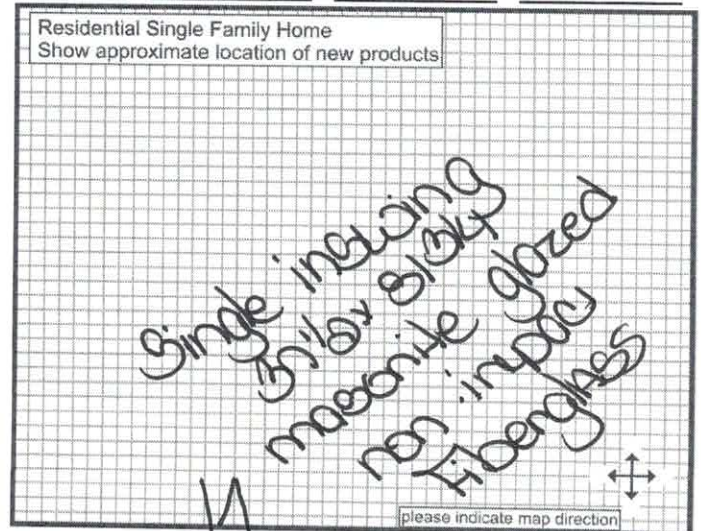
Type of Glass	Window/Door/Other	Manufacturer	Model	NOA or FL Prod App No.	Quantity
<input checked="" type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	DOOR	masonite	glazed single	22363.4	1
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____
<input type="checkbox"/> Impact <input type="checkbox"/> Non-Impact	_____	_____	_____	_____	_____

Garage Overhead Doors

Impact _____

Type of Shutters (opening protection)

- Plywood Structural Panels
per FBC 1609.1.2 or FBC-R 301.2.1.2
- Engineered Panels
Panel detail signed/sealed
by design professional.
- Approved Engineered Panels
Engineered Test Report # _____
FL. Product Approval # _____
NOA # _____
- Exemption per FBC-Existing 707.4



I affirm that the above products and installation are in compliance with the current Florida Building Code wind load and opening protection requirements.

Signature *J. J. Davis*

Date 7-27-2020

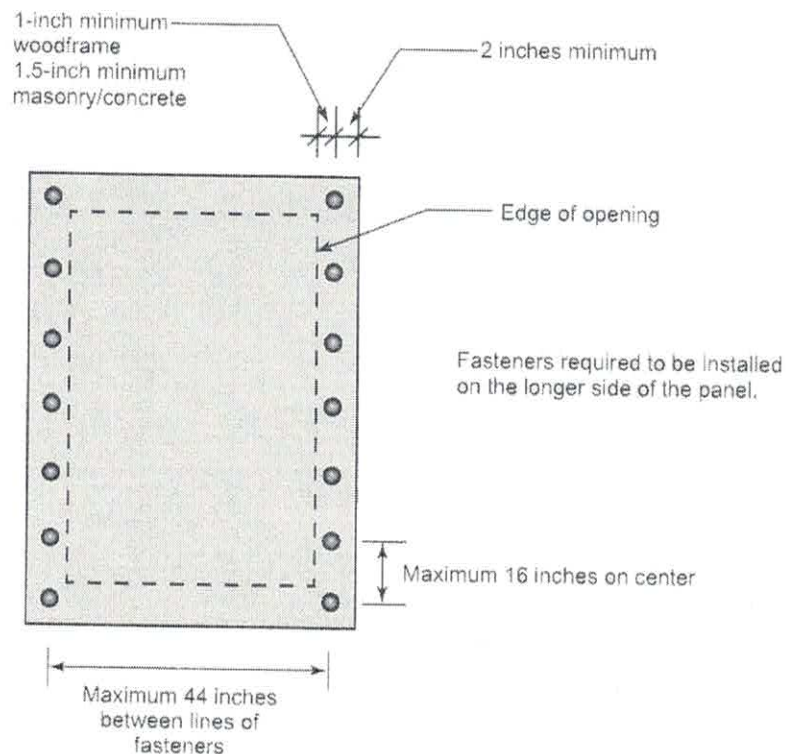
Plywood Hurricane Panels

New Windows in St. Petersburg must have Shutters or Impact Glass

Wood structural panels with a minimum thickness of 7/16 inch and a maximum span of 44" between lines of fasteners shall be permitted for opening protection in one and two-story buildings. Panels shall be pre-cut and pre-drilled to cover the window openings with attachment hardware permanently installed on the building. The panels must lap over the sides of the walls at least 3 inches for wood frame construction and 3 ½" for masonry or concrete construction. Do not fit the shutters inside the opening.

- 1) FASTENER SIZE – ¼ inch diameter.
- 2) FASTENER LENGTH – must go 2 inches deep into the wall.
- 3) FASTENER SPACING – no more than 16 inches apart.
- 4) FASTENERS – must be vibration-resistant & permanently installed.
- 5) FASTENERS – must be corrosion resistant.

For larger openings or other code approved shutters and panels, please submit the certified test report or certification by an engineer. For more information refer to Florida Building Code (Sec. 1609.1.2).



Wood structural panel opening protection attachment

*** Please note -- Maximum 44 inches between lines of Fasteners.**



Construction Services & Permitting Window & Door Residential Compliance Form

Revised on January 2, 2018

Prescriptive Design Requirements

Wind Speed – 145 mph
 Exposure – B
 Category II – Mean Roof Height 33 ft.

Permit No.: _____

Address: 230 30th st n

1. Anchor & fastener type and spacing for doors/windows must be installed per/mfg. installation details. Installation instructions MUST be on the construction site for the inspector.
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3. Non-Impact glass (shutters ARE required) MUST be rated for required wind load. Installation instructions to be on site.
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5. Opening sizes; are any altered? _____ Yes X No

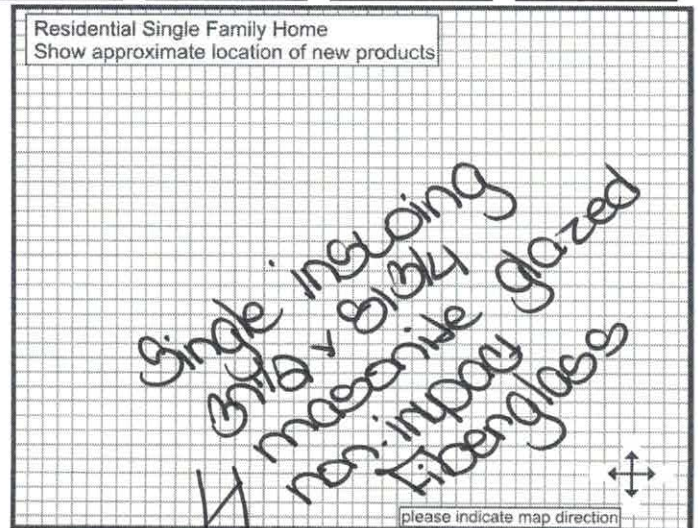
Type of Glass	Window/Door/Other	Manufacturer	Model	NOA or FL Prod App No.	Quantity
Impact <u> x </u> Non-Impact	DOOR	masonite	glazed single	22363.4	1
Impact _____ Non-Impact	_____	_____	_____	_____	_____
Impact _____ Non-Impact	_____	_____	_____	_____	_____
Impact _____ Non-Impact	_____	_____	_____	_____	_____
Impact _____ Non-Impact	_____	_____	_____	_____	_____

Garage Overhead Doors

_____ Impact _____

Type of Shutters (opening protection)

- _____ Plywood Structural Panels
 per FBC 1609.1.2 or FBC-R 301.2.1.2
- _____ Engineered Panels
 Panel detail signed/sealed
 by design professional.
- _____ Approved Engineered Panels
 Engineered Test Report # _____
 FL. Product Approval # _____
 NOA # _____
- X Exemption per FBC-Existing 707.4



I affirm that the above products and installation are in compliance with the current Florida Building Code wind load and opening protection requirements.

Signature *J. Owens*

Date 2-27-2020

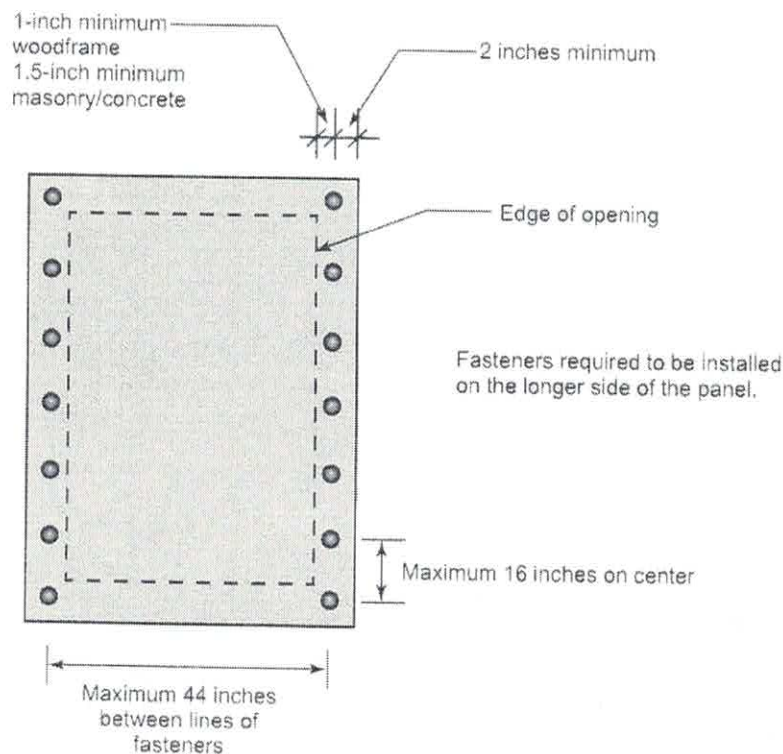
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Wood structural panel opening protection attachment

International Code Council®

*** Please note -- Maximum 44 inches between lines of Fasteners.**



The Home Depot Special Order Quote

Customer Agreement #: H0257-359230

Printed Date: 10/5/2020

Customer: CASEY KOCHEY Address: 230 30TH STREET NORTH SAINT PETERSBURG, FL 33713 Phone 1: 727-459-2481 Phone 2: 727-251-2547 Email: CASEYKOCHEY@GMAIL.CO M	Store: 0257 Associate: PATRICK Address: 2300 22ND AVE NORTH SAINT PETERSBURG, FL 33713 Phone: 727-898-1100	Pre-Savings Total: \$532.29 Total Savings: (\$0.00) Pre-Tax Price: \$532.29
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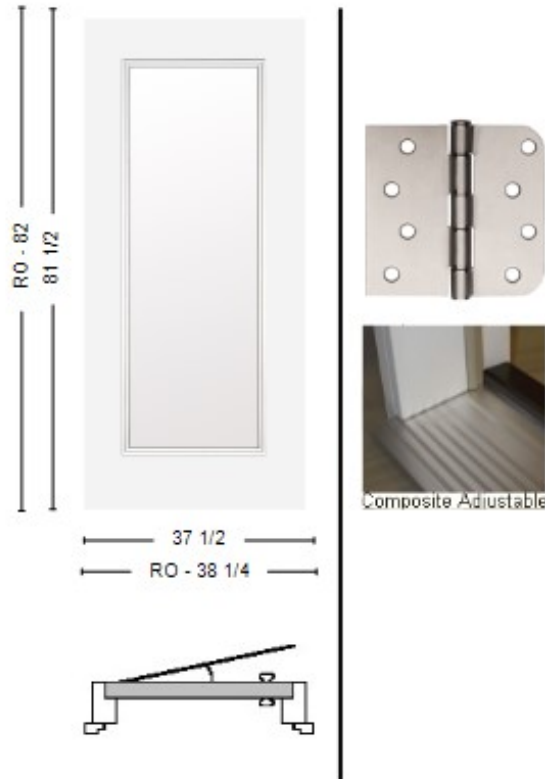
All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
--------	------------------	---------------	------------	-----	-------------

100-1	37.5 x 81.5 Belleville Smooth Fiberglass Jamb Type = Rot Resistant	-	\$532.29	1	\$532.29
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Catalog Version 160



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	37.5 x 81.5 Belleville Smooth Fiberglass Jamb Type = Rot Resistant	\$532.29	1	\$532.29
	Jamb Upgrades	\$17.32	1	\$17.32
	No Brickmould	(\$10.32)	1	(\$10.32)
	Base Price - Door(s)	\$525.29	1	\$525.29



LIMITED LIFETIME WARRANTY

Belleville® Fiberglass Entry Doors

BELLEVILLE®

DISTINCT ARCHITECTURAL DETAILS

Subject to the limitations and conditions set forth below, Masonite warrants the door panel to be free of manufacturing defects in material and workmanship from the date of its original installation. Masonite grants this warranty only to the original purchaser of the door and the original purchaser of the building where the door was installed.

THIS WARRANTY IS NOT TRANSFERABLE.

The warranty excludes any defects in the coating on the door, any glass inserts or other accessories. Also excluded are defects resulting from (1) exposure to chemicals, acid or fumes; (2) improper use; (3) improper installation; (4) improper maintenance; (5) water-related damage; or (6) a failure to follow any applicable installation, care or maintenance instructions.

THIS WARRANTY IS IN LIEU OF ANY OTHER WARRANTY, EXPRESSED OR IMPLIED, INCLUDING IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY. MOREOVER, IN NO EVENT WILL MASONITE BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.

This warranty gives you specific legal rights. Other rights vary from state to state and may apply to you. Some states and federal laws do not allow the exclusion of implied warranties. In the event these laws apply, then the length of any implied warranty shall be one (1) year or the shortest time in excess of one year permitted under applicable law. Similarly, some states do not allow the exclusion or limitation of consequential damages and, if applicable, this limitation will not apply.

If a defect occurs, Masonite, at its sole option, will furnish a replacement door, repair the door or refund the original purchase price. **MASONITE'S MAXIMUM LIABILITY IS LIMITED TO THE AMOUNT OF THE ORIGINAL PURCHASE PRICE. MASONITE WILL NOT PAY THE COSTS OF**

LABOR, INSTALLATION OR FINISHING FOR ANY REPLACEMENT DOOR. No representative of Masonite or any other person has any authority whatsoever to assume for Masonite any other liability or responsibility in connection with the door warranted herein.

If you have a warranty claim, please notify your Masonite Dealer. Include in the notice the following information:

- A. description of door;
- B. name and address of owner and installer;
- C. proof of sale; and
- D. detailed explanation of defect.



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Appendix B:

Maps of Subject Property

Kenwood Section
- Seminole Park Local Historic District

3RD AVE N

30TH ST N

31ST ST N

BURLINGTON AVE N

2ND AVE N



Community Planning and Preservation Commission

230 30th St N

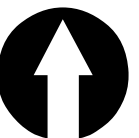
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

20-90200108



N

SCALE:
1" = 120'

Kenwood Section
– Seminole Park Local Historic District

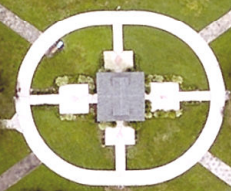
3RD AVE N

30TH ST N

31ST ST N

BURLINGTON AVE N

2ND AVE N

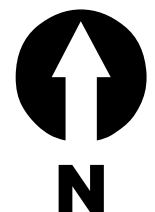


Community Planning and Preservation Commission

230 30th St N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
20-90200108**



**SCALE:
1" = 120'**