



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 scheduled for **Tuesday, August 10, 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 https://www.stpete.org/connect_with_us/stpete_tv.php.

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.

Case No.:	21-90200079
Address:	3100 9 th Ave. N.
Legal Description:	KENWOOD SUB ADD BLK 13, E ½ OF LOTS 1 AND 2
Parcel ID No.:	14-31-16-46350-013-0011
Date of Construction:	1953
Local Landmark:	Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)– Contributing Property
Owners:	Liza Conrad and Brian Conrad
Request:	Review of a Certificate of Appropriateness for the replacement of historic windows at 3100 9 th Ave. N., a contributing resource to a local historic district
Zoning:	Neighborhood Traditional-2 (NT-2)



Historical Context and Significance

The residence at 3100 9th Ave. N. ("the subject property") was constructed in 1953 by local builder H.E. Struthers. It is a contributing resource to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008). It is architecturally distinguished by its low-pitched hipped roof, horizontally scored stucco, and steel casement windows with simple brick sills. The subject property retains a high degree of integrity, including its historic windows. This application proposes the installation of vinyl replacement windows. Because of its location within the Southwest Central Kenwood Local Historic District, a Certificate of Appropriateness (COA) is required for exterior alteration. Per the City's COA Matrix, replacement of windows with a new material requires review by the Community Planning and Preservation Commission (CPPC).

Project Description and Review

Project Description

The COA application (Appendix A) proposes the replacement of 10 steel casement windows with Winguard vinyl impact windows. The windows will all be installed in the original, existing openings and set back within the wall plane as are the existing windows.

Most of the subject property's historic window openings are roughly square in proportion and currently feature a three-by-four grid composed of two operational casements with a fixed central portion. These are proposed for replacement by one-over-one double hung sash windows.

A fairly prominent picture window at the left side of the façade features operational casements flanking a larger fixed panel without any divisions. This window is proposed for replacement with a horizontally sliding window featuring two sliding sashes with a central fixed portion to replicate the original configuration.

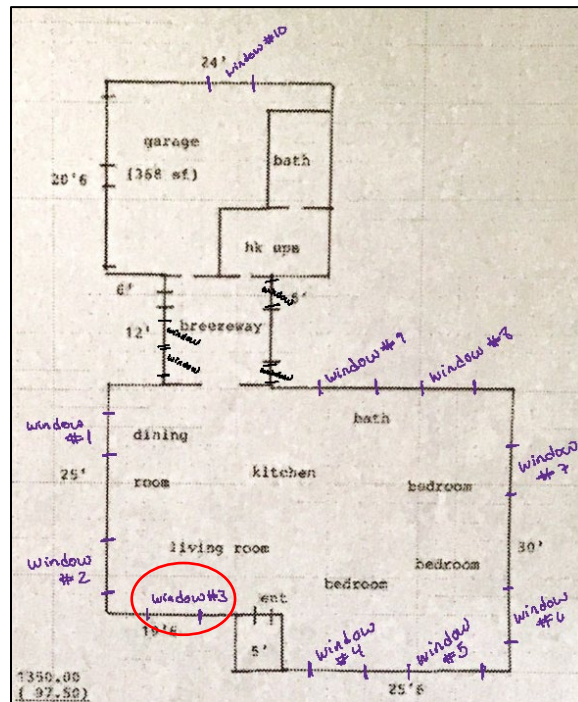


Figure 1: Window plan shows that all existing steel windows will be replaced. All new windows are proposed to be double-hung sash, with the exception of window no. 3 (circled), which will be a horizontal sliding window.



Figure 2: Photograph of historic window to be replaced.

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.*

Partially consistent

The proposal will not substantially affect the integrity of the Northwest Kenwood Local Historic District. However, the replacement of original and

historic windows will slightly diminish the subject property's integrity of materials and workmanship.

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

Partially Consistent The subject property is a contributing resource to the Northwest Kenwood 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. The application does not propose utilizing grids, which will not retain the historic configuration of the windows.

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 The windows proposed to be installed in the application do not feature grids, which will change the design, arrangement, and style of the historic windows. However, this application demonstrates a common challenge posed by replacement proposals for steel windows. Contemporary casement windows are typically estimated to be approximately double the cost of comparable sash windows, and the nature of impact-rated vinyl windows results in a visible increase in the thickness of the frames and their components compared to the slim muntins and frames found in historic steel windows. The change in window frame materials from wood to vinyl is generally approved when determined necessary due to deterioration. The application did not include any information about the windows' condition.

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

Not applicable There is no indication that denial of a COA would substantially adversely affect the property owner's use of the subject property.

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

Consistent The proposed project appears to be appropriate under 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.*

Not applicable The house is a contributing resource to the Northwest Kenwood Local Historic District.

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).

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

Consistent The application states that the windows will feature "Solar Zone" low-e glass with argon gas

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

Consistent The application states that the replacement windows will be set back 3.25 inches to be consistent with existing.

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 matched 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;*

Inconsistent The proposed windows will not feature grids but will be one-over-one or three-light sliding. While this is a deviation from the configuration of the existing configuration, staff finds that closely replicating the lite patterns is not possible without requiring casement windows, which would increase the cost of the project significantly.

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

- 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.*

Inconsistent

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

Inconsistent Window frames will be vinyl.

Summary of Findings, Certificate of Appropriateness Review

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

- General Criteria for Granting Certificates of Appropriateness: 3 of 4 relevant criteria met or partially met.
- Additional Guidelines for Window Replacement: 4 of 7 relevant criteria met.

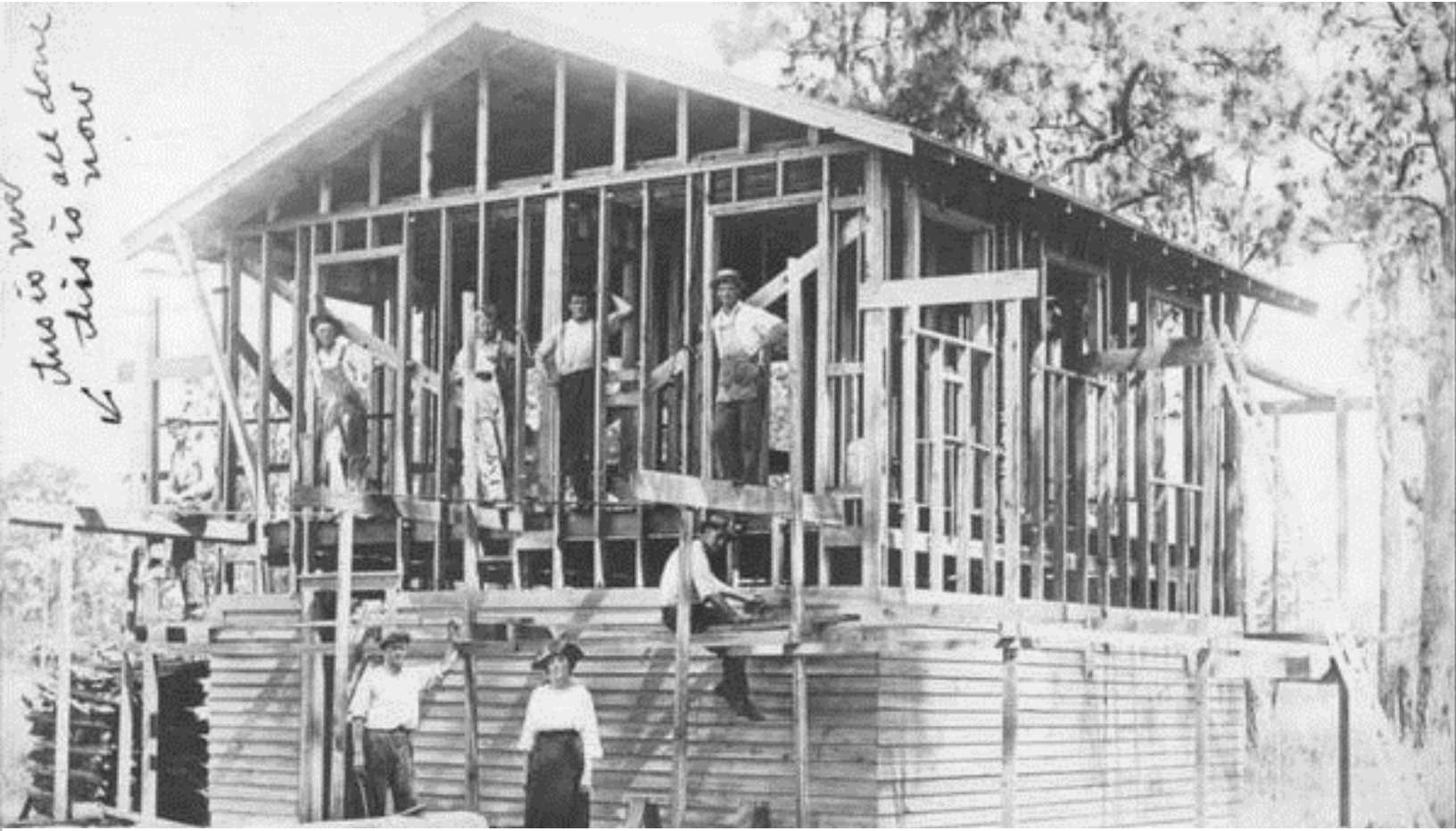
Staff Recommendation

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 3100 9th Ave. N., a contributing property to the Northwest Kenwood Local Historic District, with the following conditions:

1. Windows will be installed to be setback within the wall plane and feature a reveal of approximately three inches, to match existing window reveal, as stated in application.
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 from the date of this hearing, with an expiration date of August 10, 2023.

Appendix A:

Application No. 21-90200079



CITY OF ST. PETERSBURG, FLORIDA

CERTIFICATE OF APPROPRIATENESS APPLICATION PACKET

stpete.org/history

Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
Municipal Services Center
One Fourth Street North, 8th Floor
St. Petersburg, Florida 33701



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

3100 9 th Ave N	14-31-16-46350-013-0011
Property Address	Parcel Identification No.
Kenwood	21-0500182
Historic District / Landmark Name	Corresponding Permit Nos.
Liza Conrad and Brian Conlin	440-840-0597
Owner's Name	Property Owner's Daytime Phone No.
3100 9 th Ave N St. Petersburg FL 33713	ljconrad47@gmail.com
Owner's Address, City, State, Zip Code	Owner's Email
NA	NA
Authorized Representative (Name & Title), if applicable	Representative's Daytime Phone No.
NA	NA
Representative's Address, City, State, Zip Code	Representative's Email

APPLICATION TYPE (Check applicable)	
Addition	<input checked="" type="checkbox"/> Window Replacement
New Construction	<input type="checkbox"/> Door Replacement
Demolition	<input type="checkbox"/> Roof Replacement
Relocation	<input type="checkbox"/> Mechanical (e.g. solar)
Other:	

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input checked="" type="checkbox"/>	New Installation
<input type="checkbox"/>	Other:

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: Liza Conrad Date: 6/8/21

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
windows #1,2,4,5,6, 7,8,9,10	1,2,4,5, 6,7,8,9 10	Replace windows with 8800 series vinyl double hung window. See attached brochure for details.
window #3	3	Replace window with 8800 series vinyl horizontal sliding window. See attached brochure for details.



CERTIFICATE OF APPROPRIATENESS

GENERAL INFORMATION

Purpose

The Historic and Archaeological Preservation Overlay, 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 ensure that the integrity and character of the individual landmark or historic district is maintained.

Pre-Application Meeting

Applicants are encouraged to 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. Minor maintenance projects can often be approved at this meeting. Pre-application meetings can be scheduled by calling (727) 892-5470 or (727) 892-5451.

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 and Archaeological Preservation Overlay. Administrative approvals do 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 Planning and Preservation Commission (“CPPC”).

Application Submittal

Only complete applications will be accepted. Complete applications must be filed by 2:00 PM on the application deadline date. Per the CPPC’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.

Fee Schedule

Commission Review		Staff Review	
Additions	\$ 300.00	General Application	\$ 50.00
Appeal	\$ 250.00	Appeal	\$ 250.00
Alterations and Repair	\$ 300.00		
Demolition (primary building)	\$ 1,000.00		
Demolition (accessory structure)	\$ 500.00		
New Construction	\$ 300.00		
Relocation	\$ 500.00		
<i>After-the-Fact – Twice the initial fee; Revision of previously approved COA - ½ of the original fee</i>			

Site Plans, Floor Plans, and Elevation Drawings

All applications for the CPPC require a detailed, accurate site plan or survey and elevation drawings. Some applications for the CPPC 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.



CERTIFICATE OF APPROPRIATENESS

GENERAL INFORMATION

Community Planning and Preservation Commission Review

By applying to the CPPC, the applicant grants permission for Staff and members of the CPPC 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.

Legal Notification

All applications that require CPPC approval shall provide public notification. The applicant will be required to send via the U.S. Postal Service, notification letters to all property owners within 200 linear feet of the subject property. The City will provide one original notification letter, mailing labels, and instructions. These legal notifications must be mailed by the dates noted on the CPPC 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 CPPC on the dates listed on the CPPC Schedule. The public hearings begin at 2:00 p.m. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial.

CPPC Approvals

If approved by the CPPC, 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 CPPC decision, unless otherwise directed by the CPPC. 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 satisfied 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 CPPC or Historic Preservation Division does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes.

FEMA Regulations

FEMA regulations may affect your ability to proceed with your plans – even if approved by the CPPC. 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) 893-7283 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)

	CONTRIBUTING & INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
ADDITIONS						
All		X			X	
ARCHAEOLOGY						
Ground disturbing activities	Certificate to Dig Required			Certificate to Dig Required		
CANVAS AWNINGS						
Installation, removal, or alterations	X			X		
CLEANING						
1. Pressure washing, less than 100 psi			X			X
2. Other methods and applications	X			X		
CARPORTS and PORTE COCHERES						
All alterations		X		X		
DECKS, PATIOS						
1. With a roof		X		X		
2. Without a roof	X			X		
DEMOLITIONS						
1. Primary structures		X			X	
2. Accessory structures, historic		X		X		
3. Accessory structures, non-historic	X			X		
4. Historic additions		X			X	
5. Non-historic additions	X			X		
DOORS, ENTRIES, AND GARAGE DOORS						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		
4. Entry features	X			X		
5. ADA requirements	X			X		
6. Other alterations	X			X		
DRIVEWAYS						
1. Change in materials	X			X		
2. Change in size or configuration	X			X		
3. New or relocated driveway	X			X		
EXTERIOR WALL FINISH						
1. Removal of non-historic material	X			X		
2. All other finishes (including painting of an originally unpainted surface)	X			X		
3. Waterproofing	X			X		
FOUNDATIONS						
1. Same material, style, and size	X			X		
2. Change in material, style, or size		X		X		
3. Sidewalk vault lights	X			X		
INTERIOR ALTERATIONS						
Ad Valorem Tax Exemption Apps ONLY	X					X
LANDSCAPE FEATURES						
1. Arbors, pergolas, and gazebos	X			X		
2. Permanent water features	X			X		
3. Lighting	X			X		
4. Sidewalks	X			X		
5. Walkways	X			X		
6. Planting or removal, non-historic vegetation			X			X
7. Alteration, planting, removal, historic vegetation	X			X		
8. Other	X			X		



Certificate of Appropriateness Approval Matrix

(City Code Section 16.30.0070.2.6, updated February 10, 2015)

	CONTRIBUTING and INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
MECHANICAL SYSTEMS						
1. Electrical, plumbing, pool equipment	X			X		
2. HVAC	X			X		
3. Solar Panels	X			X		
4. Other	X			X		
NEW CONSTRUCTION						
All		X			X	
PAINTING						
1. Painting previously painted surfaces			X			X
2. Changes in paint color			X			X
PLAQUES AND MARKERS						
All	X			X		
POOLS						
1. Above ground pools		X		X		
2. In ground pools	X			X		
3. Pool screen enclosures	X			X		
PORCHES AND BALCONIES						
1. Open an enclosed porch	X			X		
2. Enclose a porch		X		X		
3. Alterations		X		X		
RELOCATION						
1. Into a Local Landmark district		X			X	
2. Other		X		X		
RESTORATION (A return to the original based on historic evidence as originally designed and constructed.)						
All	X			X		
ROOF and CHIMNEYS						
1. Same materials and shape	X			X		
2. Change in materials		X		X		
3. Change in shape		X		X		
4. Other alterations		X		X		
SIGNS						
All signage	X			X		
Street numbers			X			X
SHEDS						
Less than 100 sq. ft.	X			X		
SHUTTERS						
1. Removable shutters	X			X		
2. Permanent shutters	X			X		
SITE WALLS AND FENCES						
1. Walls or fences behind the front façade	X			X		
2. Walls or fences in front of or equal to front façade		X		X		
3. Retaining walls	X			X		
4. Demolition, historic		X		X		
5. Sea walls	X			X		
WINDOWS						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		

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.



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, ALTERATIONS

- Completed COA application**
- Application fee (Confirm w/City Staff, based on type of review)**
- Site plan or survey of the subject property:**
 - To scale, no larger than 11" x 17" paper or digital submission
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions, locations of all property lines, structures, parking spaces
- Floor Plans and Elevations:**
 - To scale, no larger than 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- Photographs of the subject property**
- Written description explaining how the proposed work complies with the following evaluation criteria:**
 1. A local landmark should be used for its historic purpose or be adaptively fit into a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 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.
 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.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 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.
 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.
 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.

(continued next page)



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, ALTERATIONS

Typical Alterations and Minimum Requirements for Submittals

Please be advised that UPHP staff may request additional information or a site visit

Type of work	Minimum Required Submittals
Canvas Awnings	<ul style="list-style-type: none"> Plan drawings showing proposed location Image and dimensions of proposed awnings Photographs of extant conditions in location of proposed
Door Replacement	<ul style="list-style-type: none"> Plan drawings showing proposed location Photographs of existing door, general area of proposed location, and resource view from Right of Way Manufacturers brochure or detail of proposed replacement
Driveways	<ul style="list-style-type: none"> Site plan showing proposed location Photograph of existing location Materials and measurements of proposed
Exterior Wall Repair Siding, Stucco, etc.	<ul style="list-style-type: none"> Location description Description of proposed materials Photographs showing condition of existing to be replaced
Fences	<ul style="list-style-type: none"> Survey indicating proposed location Photograph showing area where fence will be constructed Type of fence, material, and any treatment
Mechanical Systems Electrical/plumbing work HVAC, Solar Panels, etc.	<ul style="list-style-type: none"> Location, profile, and dimension of units If rooftop unit: dimensions including height of roof and setback of unit from eaves Photograph of proposed location of work and of resource from public Right of Way
Minor Maintenance	<ul style="list-style-type: none"> Photographs showing existing condition Description of work and estimated square footage of space impacted
Pools	<ul style="list-style-type: none"> Site plan showing proposed location Photograph of proposed location and of resource from public Right of Way Materials to be used Description of any landscaping, fencing, or other screening to be installed
Reroofing	<ul style="list-style-type: none"> Photographs of building and roof condition Description of roof materials to be used
Sheds	<ul style="list-style-type: none"> Survey showing placement Photographs of proposed location and of resource from public Right of Way Drawings indicating measurements and materials
Shutters / Hurricane Panels	<ul style="list-style-type: none"> Photographs of proposed location and resource from public Right of Way Images of shutters and description of material and style
Window Replacement	<ul style="list-style-type: none"> Floorplan indicating location of each replacement Photographs of each elevation to be affected, existing windows, and resource from public Right of Way Dimensioned and scaled profile of proposed windows Dimension and profile of any trim, sills, or other ornamentation impacted Manufacturer's brochure and photographs of proposed location Description and elevation drawings of any proposed changes to opening sizes, location, etc.



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, WINDOW REPLACEMENT

- ✓ **Completed COA application**
- ✓ **Application fee - \$50 (same materials) or \$300 (change 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**
- ✓ **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:**
 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.



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, NEW CONSTRUCTION

- Completed COA application**
- Application fee - \$300.00**
- Site plan or survey of the subject property:**
 - To scale, no larger than 11" x 17" paper or digitally submitted
 - North arrow
 - Setbacks of structures to the property lines
 - Dimensions, locations of all property lines, structures, parking spaces
- Floor Plans and Elevations:**
 - To scale, no larger than 11" x 17" paper or digitally submitted
 - Depicts all sides of existing & proposed structure(s)
- Photographs of the subject property**
- Written description explaining how the proposed work complies with the following evaluation criteria:**
 1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.
 2. The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.
 3. The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.
 4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.
 5. The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.
 6. The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.
 7. The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.
 8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.
 9. Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.

(continued next page)



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, NEW CONSTRUCTION

-
8. The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.
 9. The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.
 10. New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.
 11. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, DEMOLITION

- Completed COA application**
- Application fee - \$1000.00 Primary Building / \$500 Accessory Structure**
- 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, locations of all property lines, structures, parking spaces
- Elevation drawings:**
 - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - Depicts all sides of existing & proposed structure(s)
- 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
- Photographs of the subject property**
- Written description explaining why there is no feasible alternative to demolition, no reasonable beneficial use of the property or why the applicant cannot receive a reasonable return on a commercial or income-producing property:**

The CPPC may solicit expert testimony and will likely request that the applicant furnish such additional information believed to be necessary and relevant in the determination of whether there is a reasonable beneficial use or a reasonable return:

1. A report from a licensed architect or engineer who shall have demonstrated experience in structural rehabilitation concerning the structural soundness of the building and its suitability for rehabilitation including an estimated cost to rehabilitate the property.
2. A report from a qualified architect, real estate professional, or developer, with demonstrated experience in rehabilitation, or the owner as to the economic feasibility of rehabilitation or reuse of the property. The report should explore various alternative uses for the property and include, but not be limited to, the following information:
 - a. The amount paid for the property, date of purchase, remaining mortgage amount (including other existing liens) and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

(continued next page)



CERTIFICATE OF APPROPRIATENESS

CHECKLIST, DEMOLITION

-
- b. The most recent assessed value of the property.
 - c. Photographs of the property and description of its condition.
 - d. Annual debt service or mortgage payment.
 - e. Real estate property taxes for the current year and the previous two years.
 - f. An appraisal of the property conducted within the last two years. The City may hire an appraiser to evaluate any appraisals. All appraisals shall include the professional credentials of the appraiser.
 - g. Estimated market value of the property in its current condition; estimated market value after completion of the proposed demolition; and estimated market value after rehabilitation of the existing local landmark for continued use.
 - h. Evidence of attempts to sell or rent the property, including the price asked within the last two years and any offers received.
 - i. Cost of rehabilitation for various use alternatives. Provide specific examples of the infeasibility of rehabilitation or alternative uses which could earn a reasonable return for the property.
 - j. If the property is income-producing, submit the annual gross income from the property for the previous two years as well as annual cash flow before and after debt service and expenses, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and projected five-year cash flow after rehabilitation.
 - k. If the property is not income-producing, projections of the annual gross income which could be obtained from the property in its current condition.
 - l. Evidence that the building can or cannot be relocated.
 - m. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.
 - n. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.
3. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.
 4. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.

Replacement of the original windows will result in minimal changes to the defining characteristics of this home. Overall, as shown in image #11, this single level block home will still retain its most defining characteristic of the original metal awnings above the windows. In fact, these awnings block the majority of view of the windows from the street. Thus, retention of the awnings will minimize changes to the exterior characteristics of the home. No other changes will be made to the distinguishing architectural or historical features of this home. More specific details are outlined below.

- The replacement windows will all be impact resistant and energy star qualified for southern climate zones (see attached brochures).
- The replacement windows will be set back exactly 3.25 inches where the original windows currently are.
- No changes will be made to the placement or opening size of any windows. Moreover, replacement of the windows will not include changes to trim, sills or other ornamentation.
- The replacement windows will retain the same light configuration. There will be no tint or reflection added to the windows with the exception of window #9 that is the bathroom. The original window is opaque for privacy and this will be maintained in the replacement window.
- The visual quality of the windows will be moderately changed in order to meet the building codes and match other windows already in the home. Four windows have been previously replaced with a double-hung style window (See image 12). Replacement windows will also be double hung, even though the original windows are horizontal, with hand crank opening. The muntins and mullions in the original windows will be lost in the replacement, double hung windows.
- The current finished surface of the original windows is a silver-painted metal. It is not possible to match this finish with replacement windows that are impact resistant. The replacement windows will have white finish. As mentioned above, this white finish will match four existing windows in the home that are not being replaced.

Image 1: Window #1



Image 2: Window #2



Image 3: Window #3



Image 4: Window #4



Image 5: Window #5



Image 6: Window #6



Image 7: Window #7



Image 8: Window #8



Image 9: Window #9



Image 10: Window #10



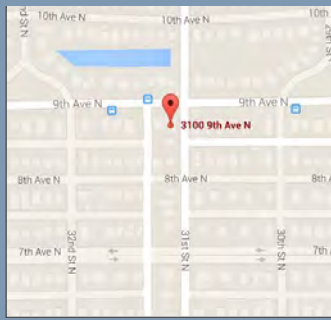
Image 11: Whole house from street view



Image 12: Windows not being replaced



ORDERED BY:



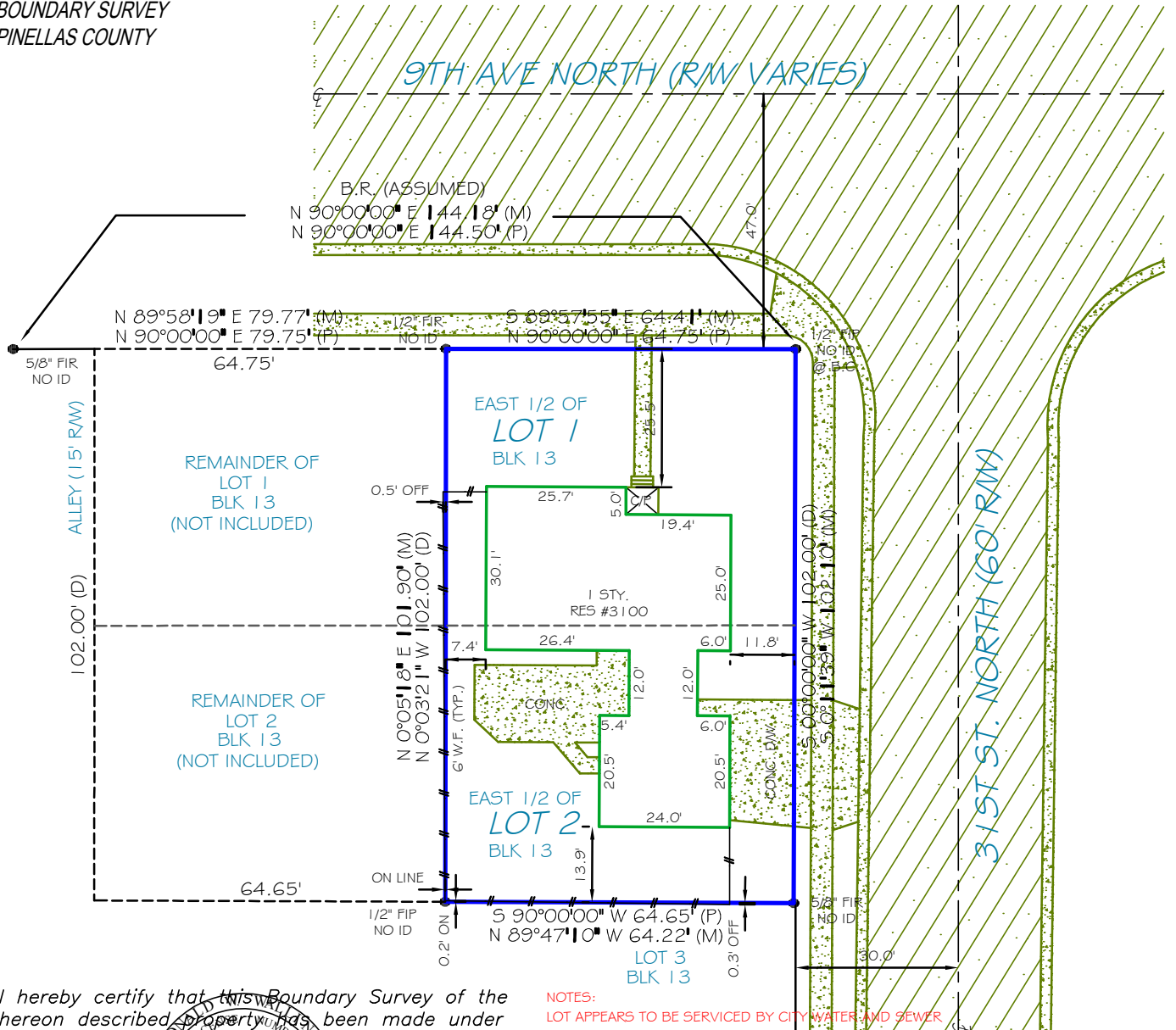
PROPERTY ADDRESS: 3100 9TH AVE N SAINT PETERSBURG, FLORIDA 33713

SURVEY NUMBER: FL1502.2436

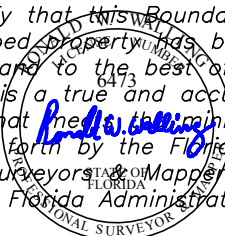
FIELD WORK DATE: 2/23/2015

REVISION DATE(S): (REV.0 2/26/2015)

FL1502.2436
BOUNDARY SURVEY
PINELLAS COUNTY

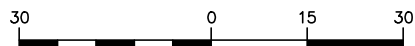


I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

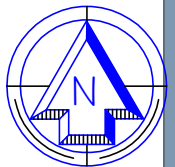


RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License No. 6473

NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF ST. PETERSBURG, COMMUNITY NUMBER 125148, DATED 09/03/03.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: BRD15-18

DATE: 2/26/2015

BUYER: LIZA CONRAD, BRIAN CONLIN

SELLER: JOSEPH MEWS

CERTIFIED TO: LIZA CONRAD, BRIAN CONLIN; LEADING EDGE TITLE OF BRANDON, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; BRANCH BANKING AND TRUST COMPANY; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

Jenny Roche



coord@ruhomes.com
c: 813.654.5508
o: 727.280.9996



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P866-735-1916 • F.866-744-2882

LB# 7337

11940 Fairway Lakes Drive, Suite 1-Ft. Myers, FL 33913

LEGAL DESCRIPTION:

EAST (1/2) OF LOTS 1 AND 2, BLOCK 13, ADDITION TO KENWOOD SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 92, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 9TH AVE N, LOCATED WITHIN ADDITION TO KENWOOD SUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 92, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK or WIRE FENCE
- EASEMENT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- BRICK or TILE
- CONCRETE
- COVERED AREA
- WATER
- WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

- BENCH MARK
- CENTERLINE
- CENTRAL ANGLE or DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FND OR SET MONUMENT
- GUYWIRE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

- A/C AIR CONDITIONING
- B.R. BEARING REFERENCE
- B.C. BLOCK CORNER
- B.F.P. BACKFLOW PREVENTOR
- BLK. BLOCK
- BLDG. BUILDING
- BM BENCHMARK
- B.R.L. BUILDING RESTRICTION LINE
- BSMT. BASEMENT
- B.W. BAYBOX WINDOW
- (C) CALCULATED
- C CURVE
- CATV CABLE TV. RISER
- C.B. CONCRETE BLOCK
- CHIM. CHIMNEY
- C.L.F. CHAIN LINK FENCE
- C.O. CLEAN OUT
- CONC. CONCRETE
- COR. CORNER
- CSW CONCRETE SIDEWALK
- C.V.G. CONCRETE VALLEY GUTTER
- CL CENTER LINE
- C/P COVERED PORCH
- C/S CONCRETE SLAB
- (D) DEED
- D.F. DRAIN FIELD
- D/W DRIVEWAY
- ELEV. ELEVATION
- ENCL. ENCLOSURE
- ENT. ENTRANCE
- EM ELECTRIC METER
- E.O.P. EDGE OF PAVEMENT
- E.O.W. EDGE OF WATER
- EUB ELECTRIC UTILITY BOX
- (F) FIELD
- FCM FND. CONCRETE MONUMENT
- F.D/H FOUND DRILL HOLE
- F.F. FINISHED FLOOR
- FIP FOUND IRON PIPE
- FIP FOUND IRON PIPE & CAP
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD & CAP
- FN FOUND NAIL
- FND FOUND NAIL & DISC
- FND. FOUND
- FFKN FOUND PARKER-KALON NAIL
- FRKND FOUND FK NAIL & DISK
- FRSPK FOUND RAILROAD SPIKE
- GAR. GARAGE
- GM GAS METER
- ID. IDENTIFICATION
- ILL. ILLIGIBLE
- INST. INSTRUMENT
- INT. INTERSECTION
- L LENGTH
- LB# LICENSE # - BUSINESS
- LS# LICENSE # - SURVEYOR
- (M) MEASURED
- M.B. MAP BOOK
- M.E.S. MITERED END SECTION
- M.F. METAL FENCE
- N.R. NON RADIAL
- N.T.S. NOT TO SCALE
- O.C.S. ON CONCRETE SLAB
- O.G. ON GROUND
- OFF OUTSIDE OF SUBJECT PARCEL
- OH. OVERHANG
- OHL OVERHEAD LINES
- ON INSIDE OF SUBJECT PARCEL
- O.R.B. OFFICIAL RECORD BOOK
- O.R.V. OFFICIAL RECORD VOLUME
- O/A OVERALL
- O/S OFFSET
- (P) PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P/E POOL EQUIPMENT
- PG. PAGE
- P.I. POINT OF INTERSECTION
- PLS PROFESSIONAL LAND SURVEYOR
- PLT PLANTER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.P. PINCHED PIPE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.T. POINT OF TANGENCY
- R RADIUS or RADIAL
- (R) RECORD
- RGE. RANGE
- RES. RESIDENCE
- R/W RIGHT OF WAY
- (S) SURVEY
- S.B.L. SETBACK LINE
- S.C.L. SURVEY CLOSURE LINE
- SCR. SCREEN
- SEC. SECTION
- SEP. SEPTIC TANK
- SEW. SEWER
- SGD SET GLUE DISC
- SIRC SET IRON ROD & CAP
- SN&D SET NAIL & DISC
- SQ.FT. SQUARE FEET
- STY. STORY
- S.T.L. SURVEY TIE LINE
- SV SEWER VALVE
- S/W SIDEWALK
- S.W. SEAWALL
- TEB TEMPORARY BENCHMARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- TWP. TOWNSHIP
- TX TRANSFORMER
- TYP. TYPICAL
- U.R. UTILITY RISER
- W/C WITNESS CORNER
- WF WATER FILTER
- W.F. WOODEN FENCE
- WM WATER METER/VALVE BOX
- WV WATER VALVE
- V.F. VINYL FENCE

- A.E. ACCESS EASEMENT
- A.N.E. ANCHOR EASEMENT
- C.M.E. CANAL MAINTENANCE ESMT.
- C.U.E. COUNTY UTILITY ESMT.
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY ESMT. ESMT.
- I.E./E.E. INGRESS/EGRESS ESMT.
- IRR.E. IRRIGATION EASEMENT
- L.A.E. LIMITED ACCESS ESMT.
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.E. LANDSCAPE ESMT.
- L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
- M.E. MAINTENANCE EASEMENT
- F.U.E. PUBLIC UTILITY EASEMENT
- R.O.E. ROOF OVERHANG ESMT.
- S.W.E. SIDEWALK EASEMENT
- S.W.M.E. STORM WATER MANAGEMENT ESMT.
- T.U.E. TECHNOLOGICAL UTILITY ESMT.
- U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

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- Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
- Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
- If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- Select a printer with legal sized paper.
- Under "Print Range", click select the "All" toggle.
- Under the "Page Handling" section, select the number of copies that you would like to print.
- Under the "Page Scaling" selection drop down menu, select "None."
- Uncheck the "Auto Rotate and Center" checkbox.
- Check the "Choose Paper size by PDF" checkbox.
- Click OK to print.

TO PRINT IN BLACK + WHITE:

- In the main print screen, choose "Properties".
- Choose "Quality" from the options.
- Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

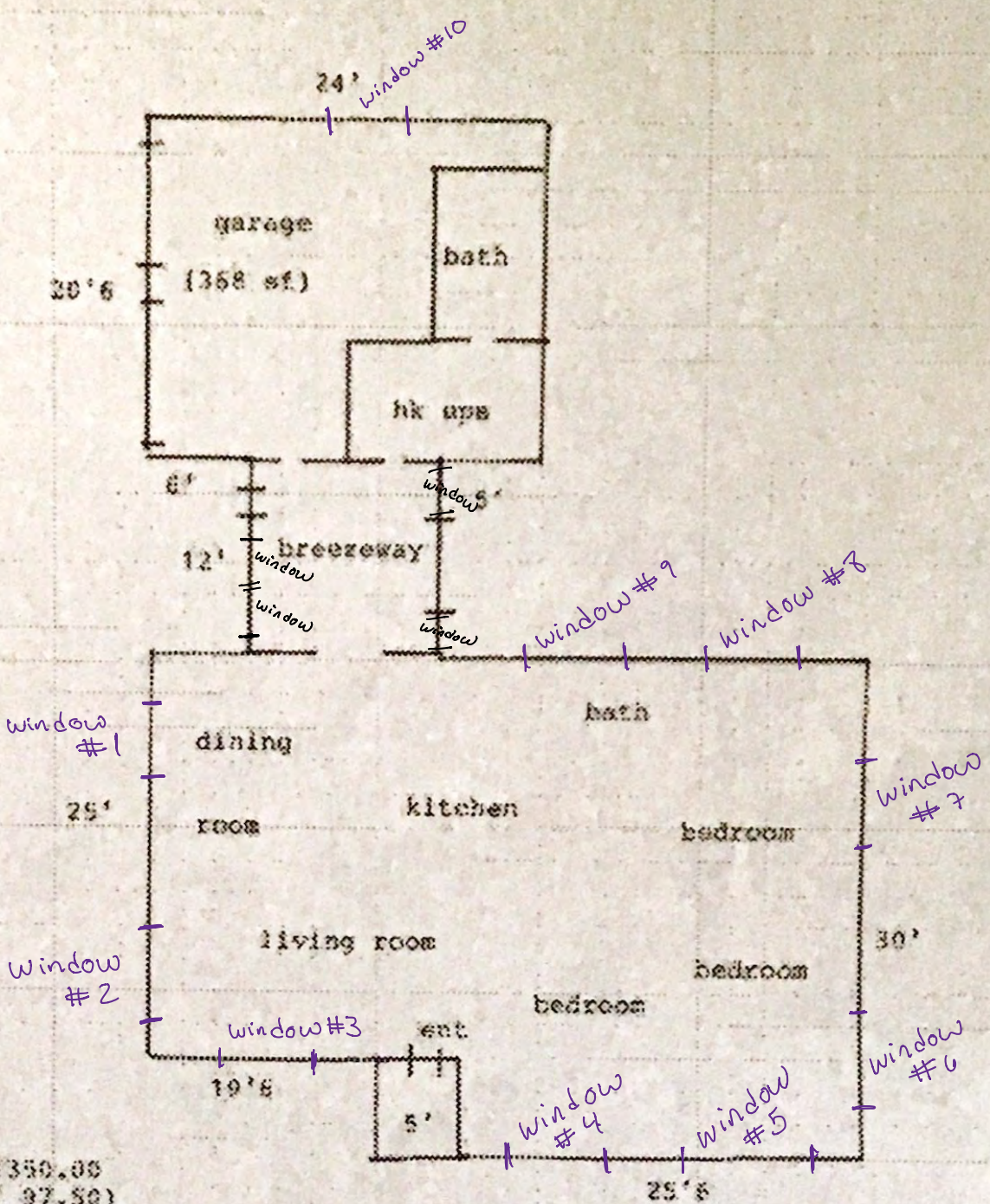
LIZA CONRAD, BRIAN CONLIN

EXACTA

25% off
(UP TO \$500)

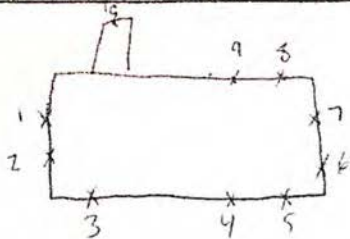
ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed \$500.



LIVING AREA.
 30.00 x 45.00 = 1350.00
 5.00 x 19.50 = (97.50)
 1352.50 =
 1253.00 Sq. Ft. X

YR DLT 1453 Wall Thick- 4 Roof HT- 10 HT to Sill- 9 EXP- B Wind MPH- 14.5



WINDOW ORDER FORM

Window World of Tampa Bay - 10741 Endeavour Way #C Pinellas Park, FL 33788

FOR: _____ FAX DATE: _____

Customer Name: Liza Conrad Phone: 440 840 0597

Address: 3100 9th Ave N City: St. Pete Zip: _____

Estimator: Christian Ross Phone: 727-314-1254

QTY	MARK	MODEL	WIND. CENTER	WALL CENTER	EXT. COLOR	INT. COLOR	WIND. SIZE	WALL SIZE	WIND. TO W. CENTER	HAND	GLASS	TOTAL GLAZED	EXHAUST	TOP GLAZED	DRY-LEAKS	GLASS STRENGTH	TEMP.	HEIGHT	DEPTH	WIND. LOAD	WIND. SPEED	WIND. PRESS.	WIND. FORCE	WIND. DIRECTION	WIND. TYPE	WIND. DURATION	WIND. PERIOD	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT	WIND. PERCENT				
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1	W	8801	UH				51 1/2	49	2	LEE									1	LR	4																				
1	W	8803	UH				67 3/4	49 1/8	3	LEE									1	LR	4																				
1	W	8801	UH				51 1/2	49 1/8	4	LEE									1	BR	4																				
1	W	8801	UH				51 1/2	49 1/8	5	LEE									1	BR	4																				
1	W	8801	UH				51 1/2	37	6	LEE									1	BR	4																				
1	W	8801	UH				51 1/2	36 1/8	7	LEE									1	BR	4																				
1	W	8801	UH				51 1/2	36 1/8	8	LEE									1	BR	4																				
1	W	8801	UH				56 3/4	36 3/4	9	LEE									1	BR	4																				
1	W	8801	UH				56 3/4	56 1/2	10	LEE									1	EA	4																				
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No Gills

NOTES: _____

I certify the salesperson has explained and identified each and every abbreviation, term, and drawing on this page to my full and complete understanding including how each and every window is removed, installed, trimmed, accessorized, and warranted.

Liza Conrad

4/29/21

OWNER: _____ DATE: _____



Impact Window and Impact Sliding Door Contract

Showroom 10741 Endeavour Way #C
 Location: Seminole, FL 33777
 1.866.WIND.189 (866-946-3189)

E-Mail _____ Windows Remaining _____ Doors Remaining _____
 Name Liza Conrad Cust ID # 450113 Home Phone 408-840-0597
5100 9th Ave N Work Phone _____
 Address _____ City - ST - ZIP _____ Cell Phone _____

All High Performance and Impact Windows and Doors
 Meet ASTM 1990 Florida Product Approval

Windows

QTY	U.I.	Model Number	Type Operator	AMT	TOTAL
	00 - 05	8801	Double Hung	\$448	
<u>2</u>	06 - 77	8801	Double Hung	\$482	<u>964</u>
<u>3</u>	78 - 93	8801	Double Hung	\$532	<u>1596</u>
<u>4</u>	04 - 105	8801	Double Hung	\$577	<u>2308</u>
	106 - 114	8801	Double Hung	\$615	
	115 - 131	8801	Double Hung	\$675	
	132 - 138	8801	Double Hung	\$711	
				\$	

QTY	Options	AMT	TOTAL
<u>10</u>	SolarZone Low-E Glass w/ Argon Gas	\$85	<u>950</u>
<u>10</u>	Foam Insulation Wrap	Included	INC
<u>10</u>	Half Screen	Included	INC
<u>10</u>	Double Locks	Included	INC
	Wood Grain - Inside Surface	\$148	
	Full Screen	\$14	
	Tempered Glass - Sq Ft	\$13	
	Glass Strength SGP - Sq Ft	\$14	
	Beige - Tan - Clay Vinyl Color	\$40	
	Obscure Glass - Sq Ft	\$9	
	Tinted - Grey or Bronze - Sq Ft	\$9	
	Contoured Grids	\$61	
	Exterior Color w/ Full Screen	\$243	
<u>1</u>	Maintenance Agreement - # of Windows	\$	<u>195</u>

Specialty Windows

QTY	Type Shape and Model #	U.I.	AMT	TOTAL
<u>1</u>	<u>U8803 36 Slider 118</u>		<u>745</u>	<u>745</u>

QTY	Additional Labor Charges	AMT	TOTAL
	2-Lite Slider Inst > 114 U.I. ADD	\$40	
	Remove Steel Window	\$50	
<u>1</u>	3-Lite Slider Inst. ADD	\$80	<u>80</u>
<u>10</u>	Installation - Standard	\$150	<u>1500</u>
<u>10</u>	Re-Buck Opening (Code Requirement)	\$50	<u>500</u>
	Install Custom Int / Ext Trim	\$40	
	Additional Story Charge	\$10	
	Install Exterior Capping	\$125	
	Bay Window Finish & Trim	\$300	
	Header Flashing (Req for Sliding)	\$12	
	Repair Sill OR Jamb	Per Fl. \$25	
	Structural Mullion for multi-unit	\$90	
	Replace Interior Marble Sill	\$110	
	Replace Exterior Concrete Sill	\$335	
	Install Pocket Door	\$800	
	Install WOOD Lock	\$50	

PRE 1978 BUILT HOMES (Federal Lead Containment Law)

My Home Was Built In The Year 1953 Initials: XC



Window World Carries the Good Housekeeping seal of approval, and all our Windows are Gold label certified, ensuring all of our window systems are of the highest quality. Additionally, all of our windows have Double Strength Glass and DP rated glass.



High Performance & Impact Sliding Patio Doors

All Series Impact Doors Meet ASTM and FBC Approval

QTY	Type Shape and Model #	U.I.	AMT	TOTAL

QTY	Manuf / Model #	Tracks/Panels	AMT	TOTAL
	Low-E Elite Glass w/Argon	Per Panel	\$90	
	Grids - Patio Door	Per Panel	\$80	
	Beige - Patio Doors	Per Panel	\$75	
	Sliding Door Installation - Frame	Frame	\$250	
	Panel Installation Add - PP	Per Panel	\$130	
	5' Tall Panel Installation Add - F	Per Panel	\$25	
	Exterior Color	Per Door	\$411	

The buyer is responsible for:

- * Securing, identifying and completing all HOA and Sub division rules, requirements, and applications.
- * Removal and re-installation of any existing security system, burglar bars, A/C units, window coverings, and/or obstructions prior to installation.

Additional charges for removing items are at the following rates: A/C Unit \$50, Curtains/Blinds \$25/Window, Furniture \$10/Item, Shutters \$50 each.

INITIALS: XC

Window World agrees to install windows and doors as noted above and on the attached order form and to perform other services as specified above for the price quoted on this form. No other promises, expressed or implied, are made except those expressed in writing on this agreement.

If Window World seeks legal counsel to enforce obligations under this contract, Customer agrees to pay reasonable attorneys' fees and costs.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.

INITIALS: XC

No extra work if not in writing!

Customer paying for Permit Only. Once Historic Board Approves Windows, The Windows will be ordered.
4-29-21

Customer Agrees to the terms of payment as follows:

Total List Price	\$ <u>8888</u>
Trip Charge and Administrative / Site Setup Fee \$ 100	\$ <u>100</u>
Lift / Crane - \$800 to \$1800 & Scaffold - \$600 Per Day	\$ _____
Permit, Acquisition, Processing, & Balance Cover Install Fees	\$ <u>444</u>
Total Amount	\$ <u>9332</u>
CK # _____	Custom Order Deposit 50% \$ <u>4666</u>
	Balance Paid to Installer upon Completion \$ <u>4666</u>
	Amount Financed \$ _____
	Round Up & Contribute to St. Jude \$ _____



VISA AMEX MC DISC # _____ Exp Date _____ Sec Code _____
Liza Conrad Owner
4/29/21 Date

WINCORE™

WINDOWS & DOORS

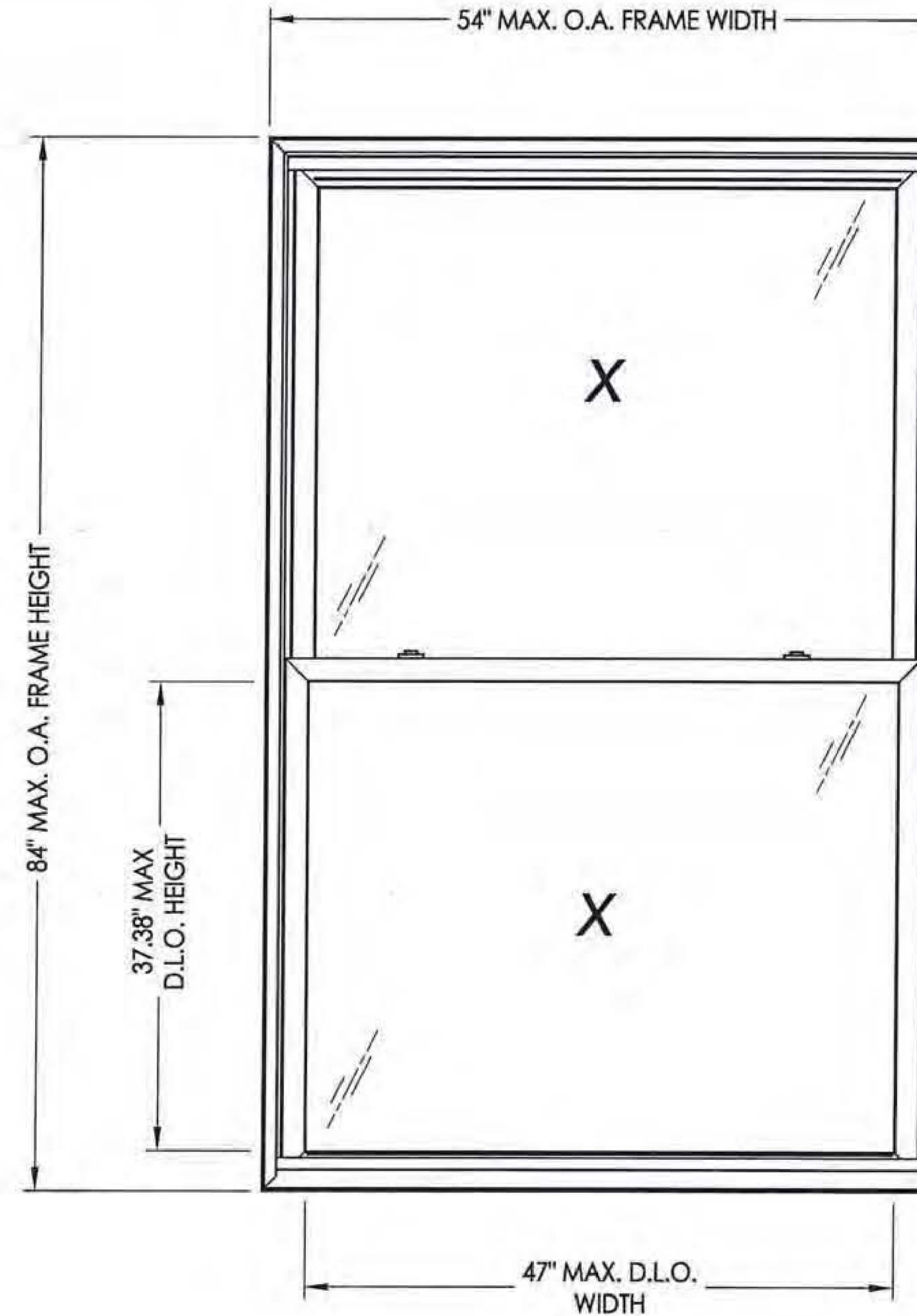
250 Staunton Turnpike, Parkersburg, WV 26104

8800 Series Vinyl Double Hung Window "IMPACT"

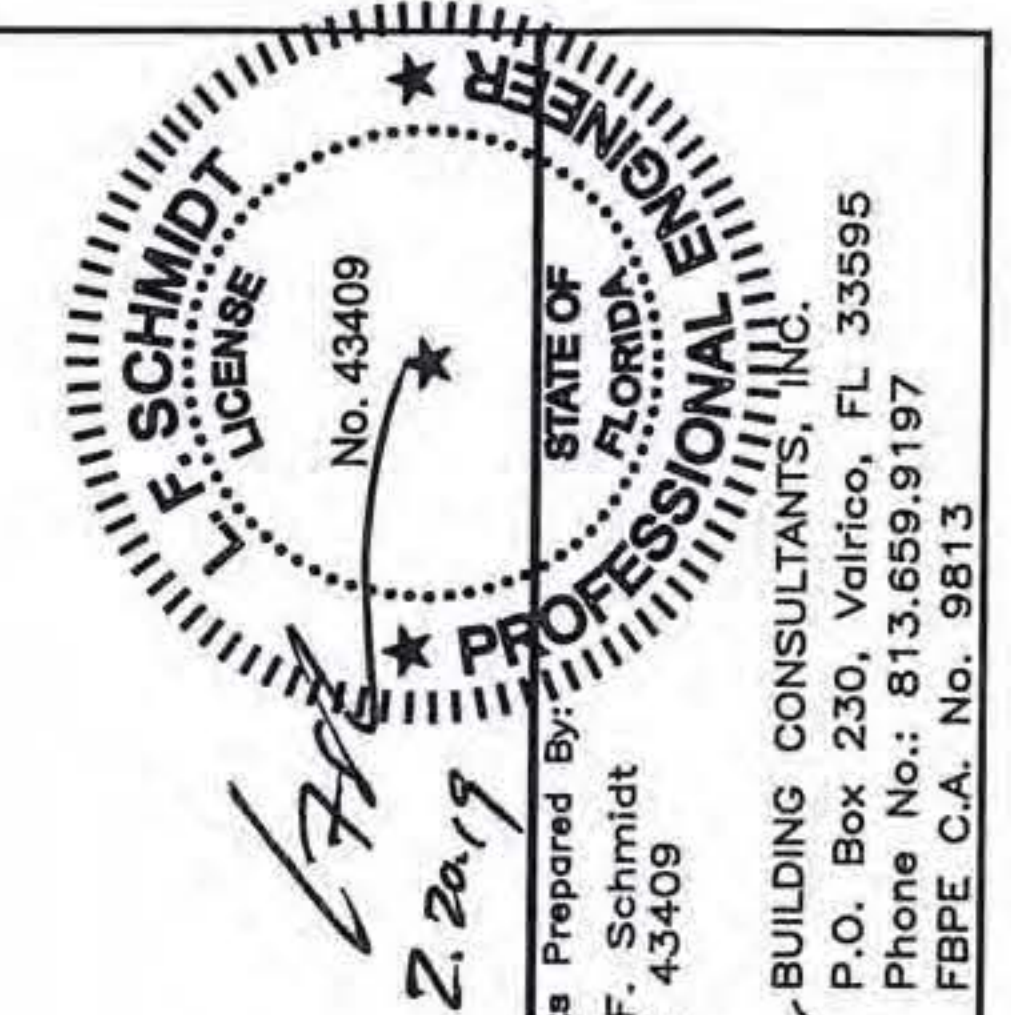
GENERAL NOTES

1. This product has been evaluated and is in compliance with the 6th Edition (2017) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
1	Typical elevations, design pressures and general notes
2	Horizontal cross sections
3	Vertical cross sections
4	Horizontal and vertical cross sections
5	Buck and frame anchoring (dual track)
6	Buck and frame anchoring (alternate interior track)
7	Components
8	Bill of materials, components & glazing details



MAX. FRAME DIMENSION	MAX. D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)	
			POSITIVE	NEGATIVE
48.0" X 72.0"	41.0" X 31.38"	G1	+60.0	-65.0
54.0" X 84.0"	47.0" X 37.38"	G1	+50.0	-50.0
54.0" X 76.0"	47.0" X 33.38"	G2	+55.0	-60.0
54.0" X 76.0"	47.0" X 33.38"	G3	+65.0	-70.0



Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: 8800 SERIES Vinyl Double Hung Window

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

NO.	DATE	REVISIONS
4	1/29/19	ADD ALTERNATE ANCHORING
3	6/01/17	UPDATE TO 6TH ED. (2017) FBC
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ

DATE: 8/2/12

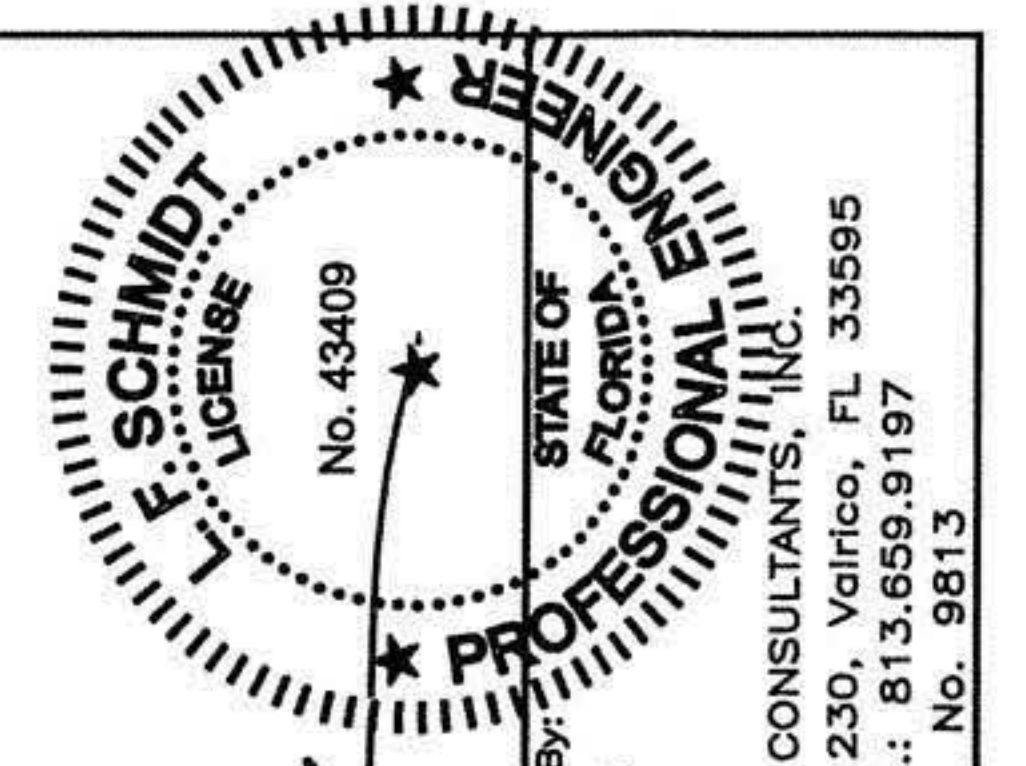
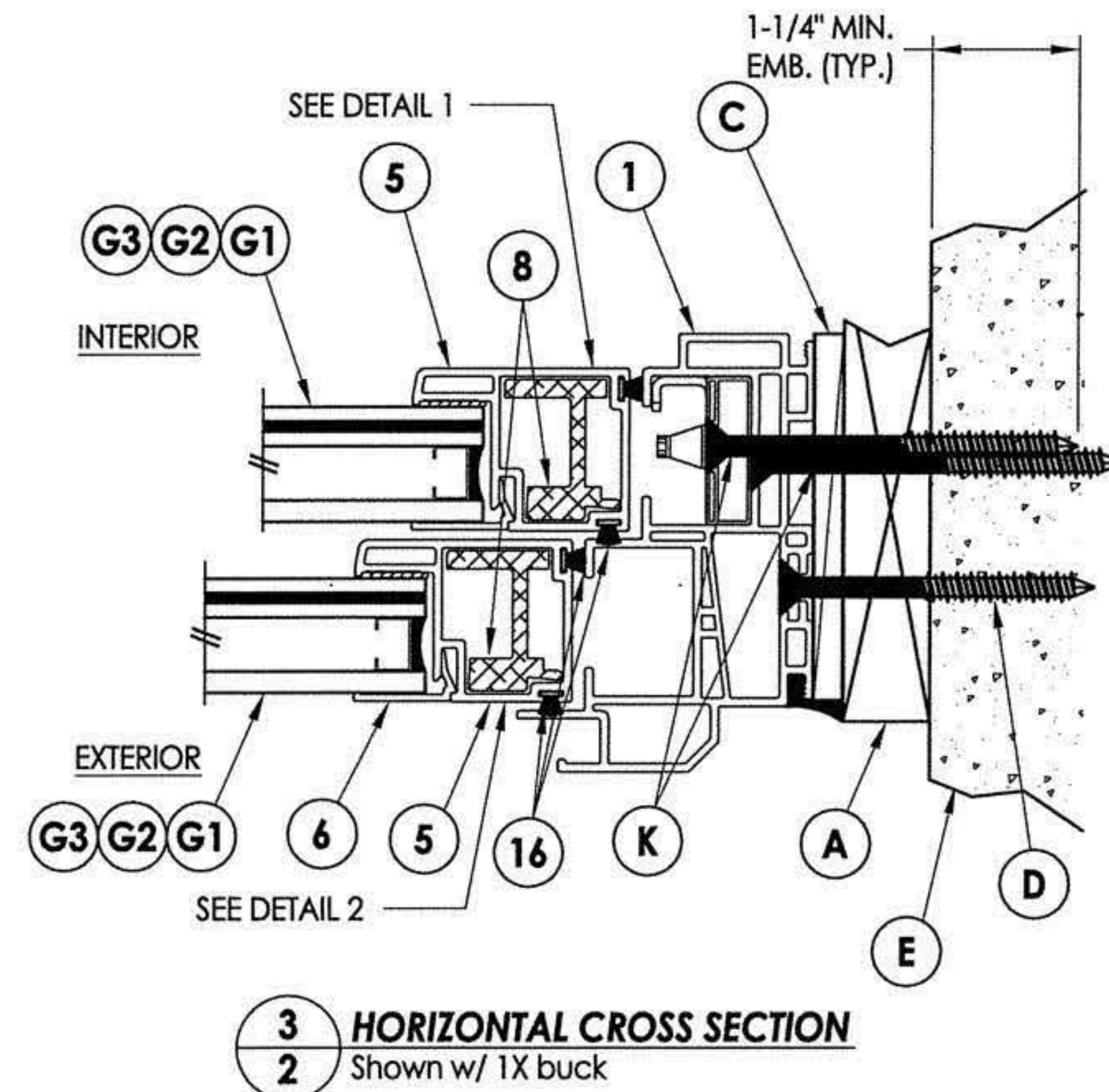
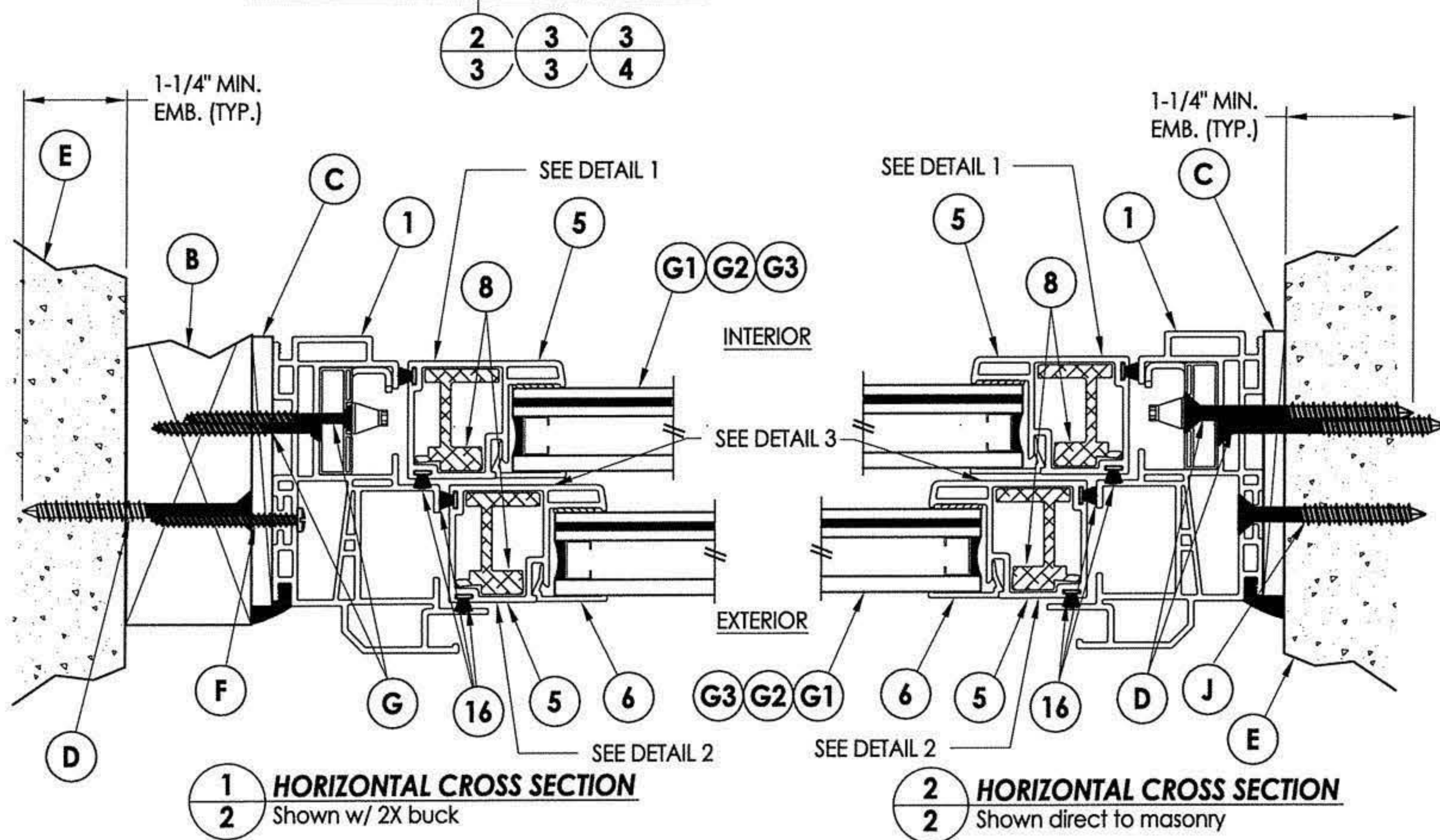
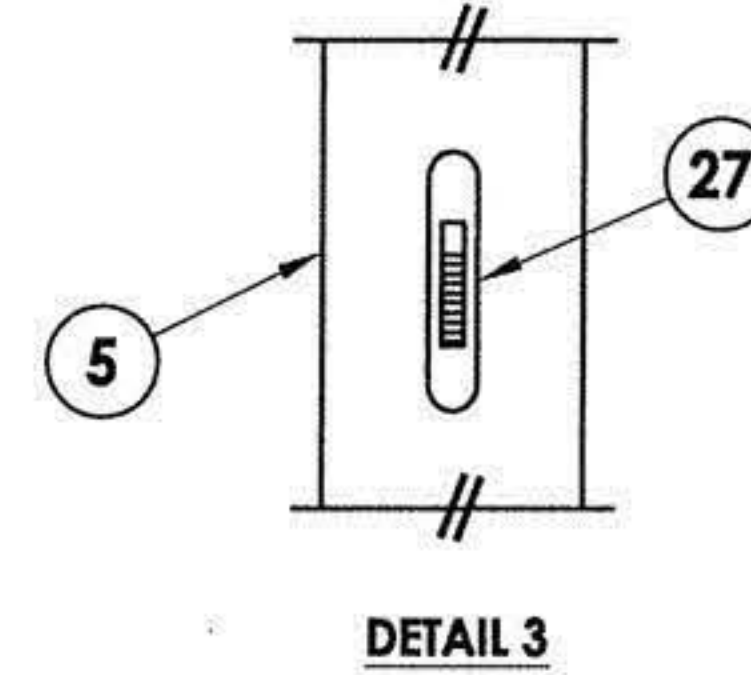
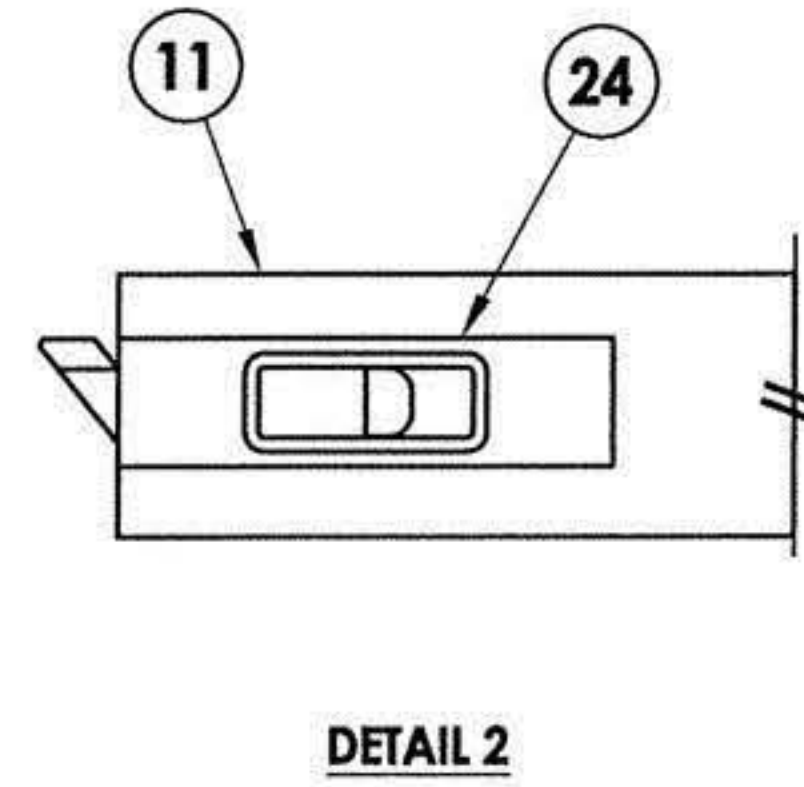
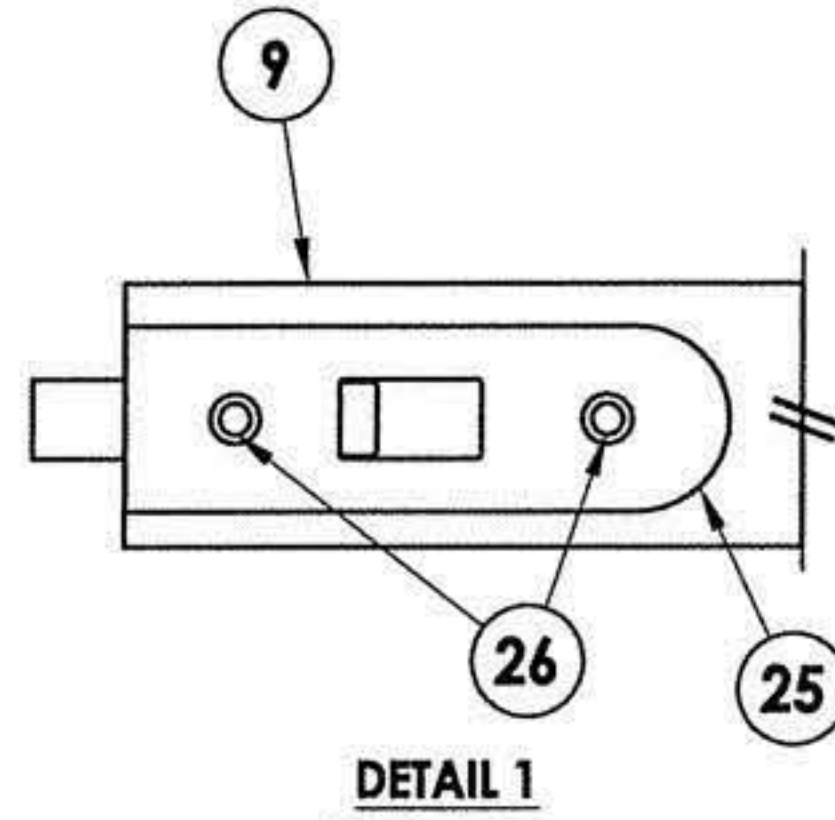
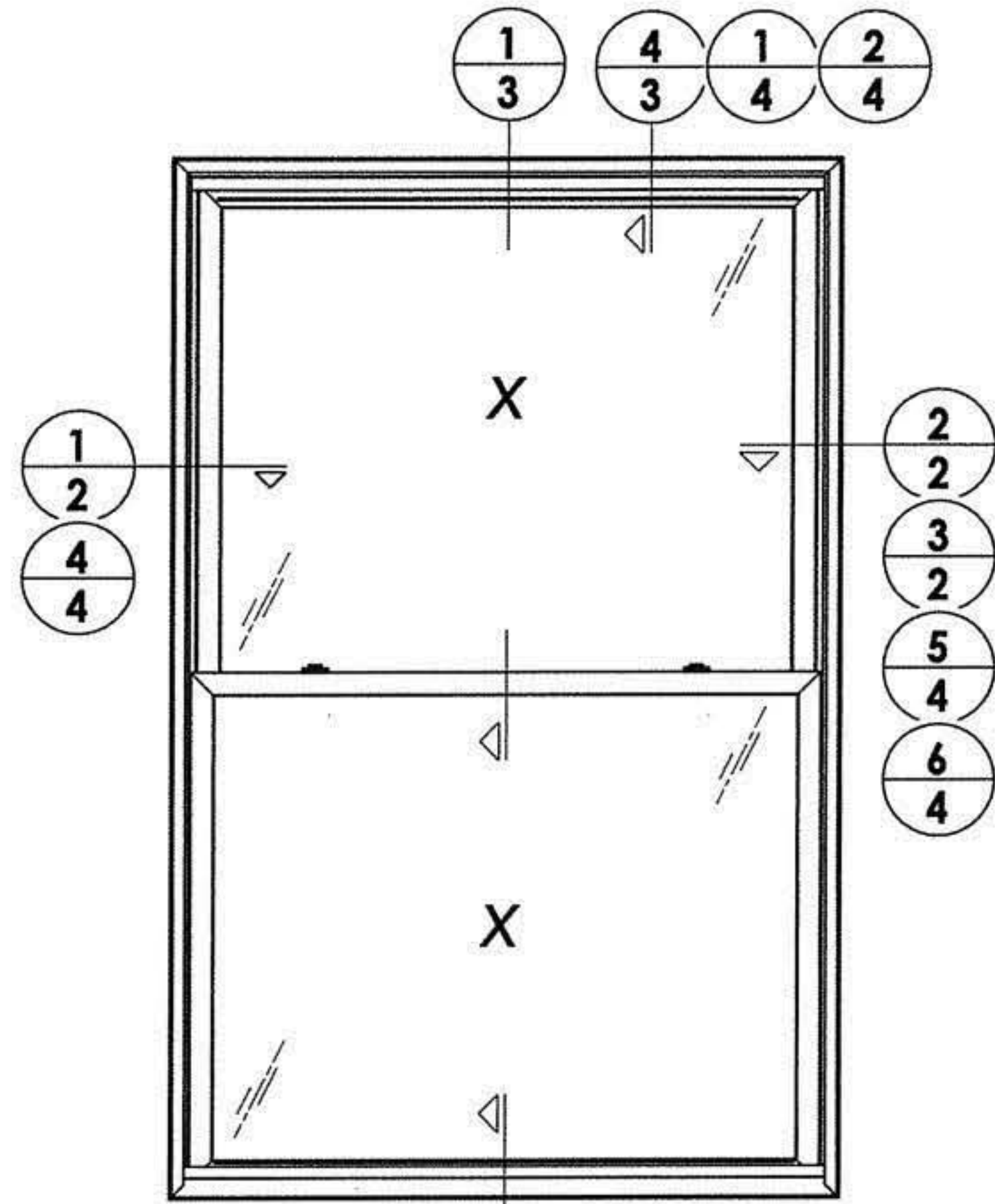
SCALE: N.T.S.

DWG. BY: JK

CHK. BY: LFS

DRAWING NO.: FL-15819.2

SHEET 1 OF 8



2.20.19

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

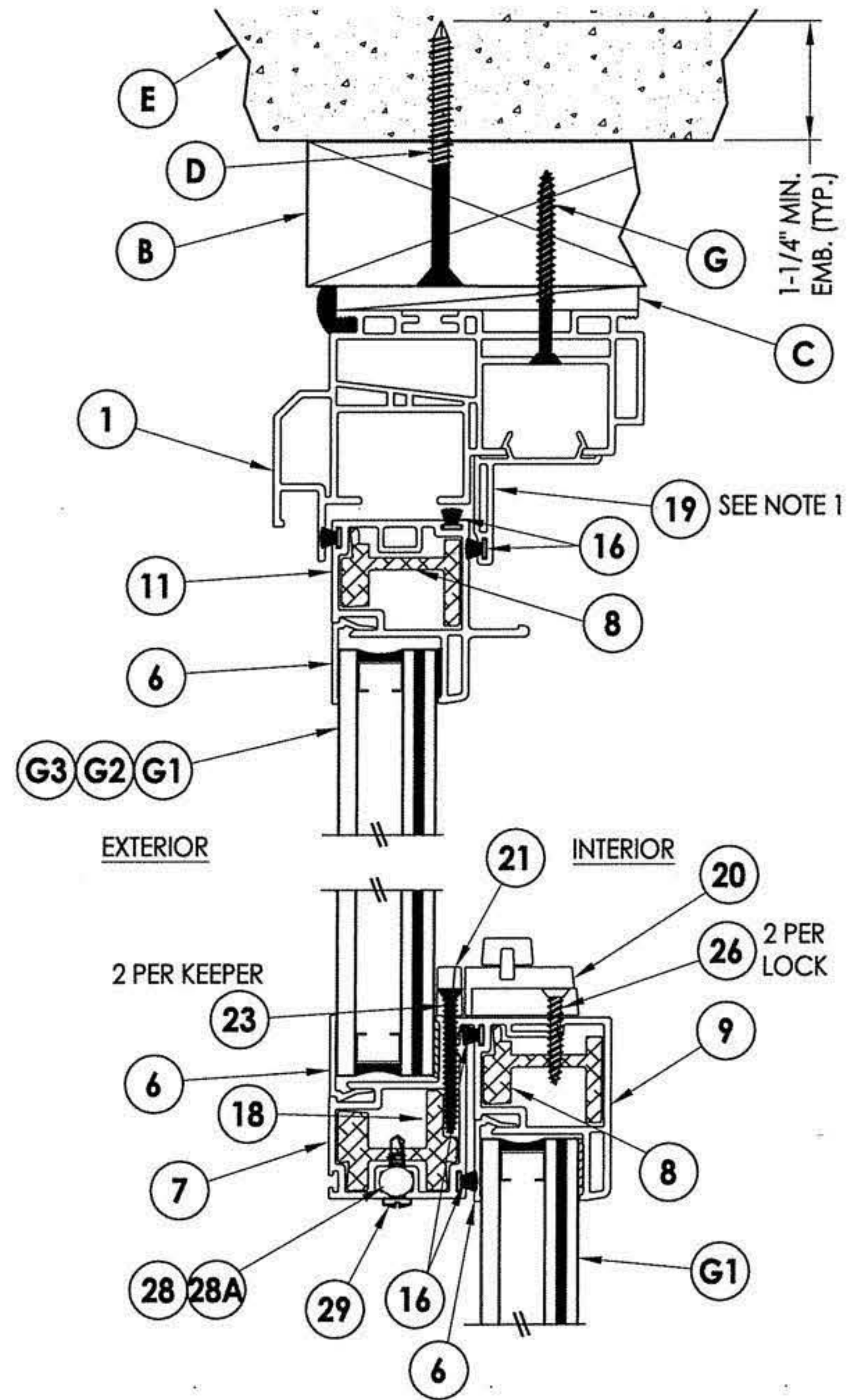
PRODUCT: 8800 SERIES Vinyl Double Hung Window

PART OR ASSEMBLY: HORIZONTAL CROSS SECTIONS

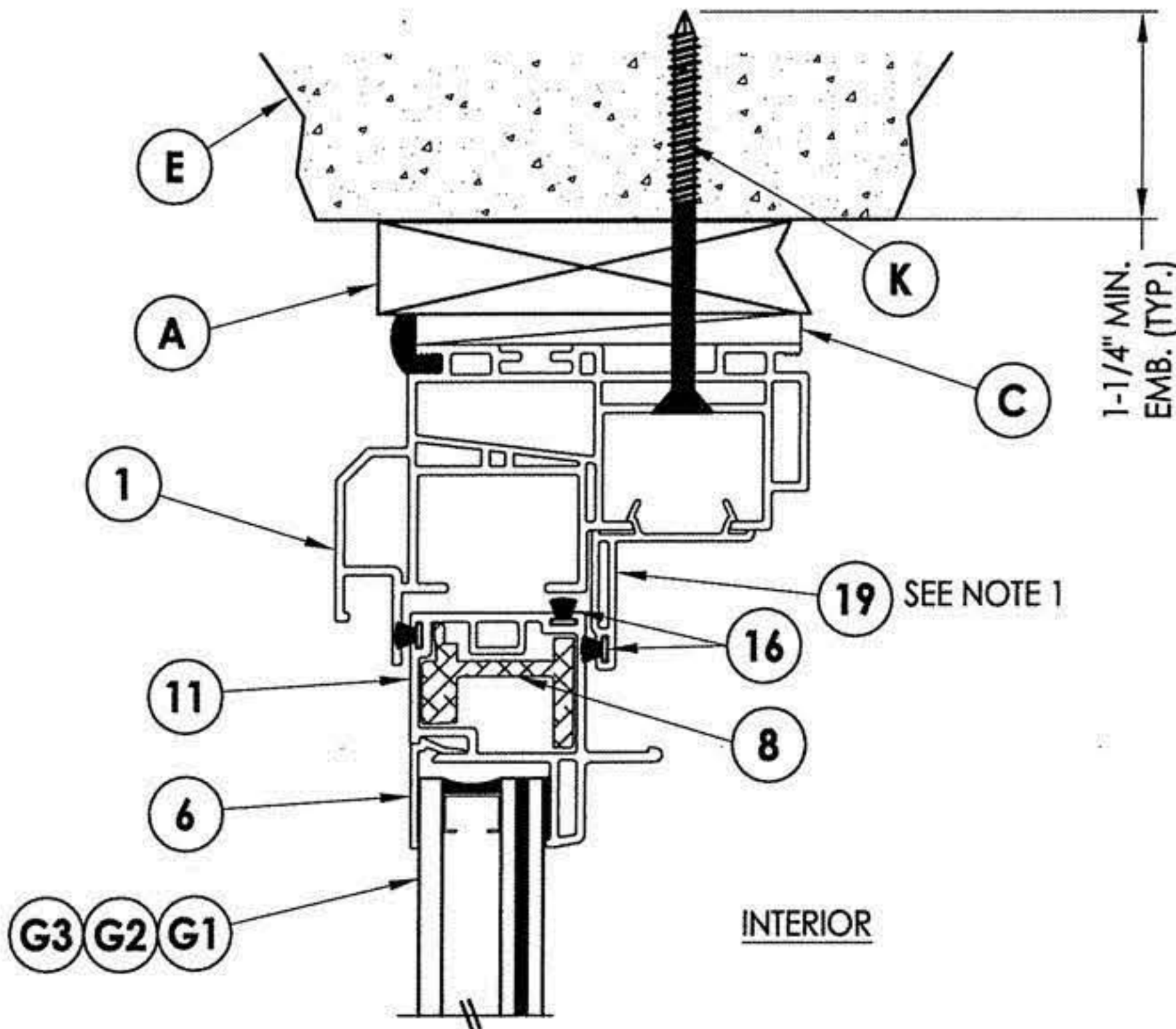
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3	6/01/17	UPDATE TO 6TH ED. (2017) FBC
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ

DATE: 8/2/12
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.2
SHEET 2 OF 8

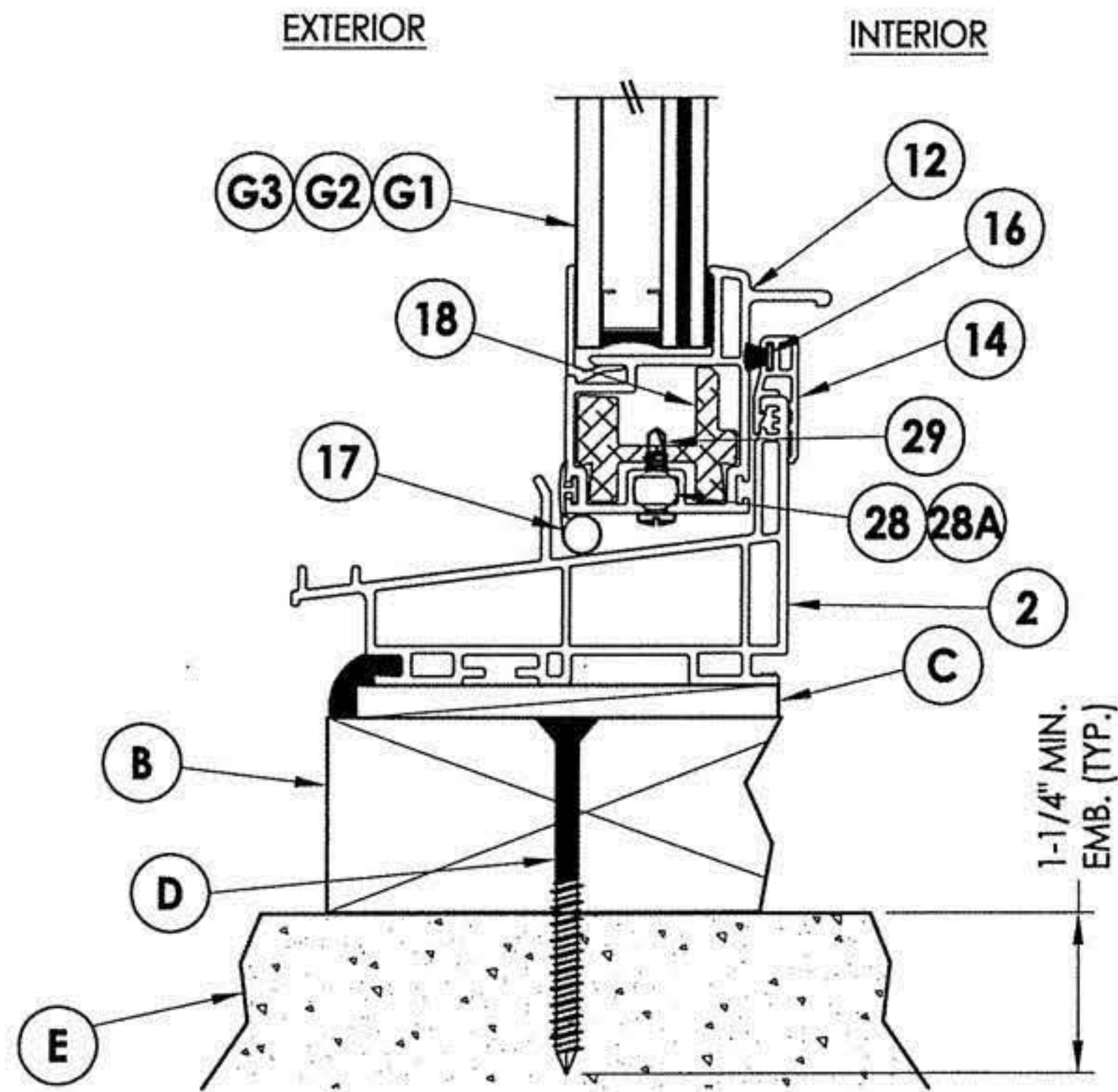
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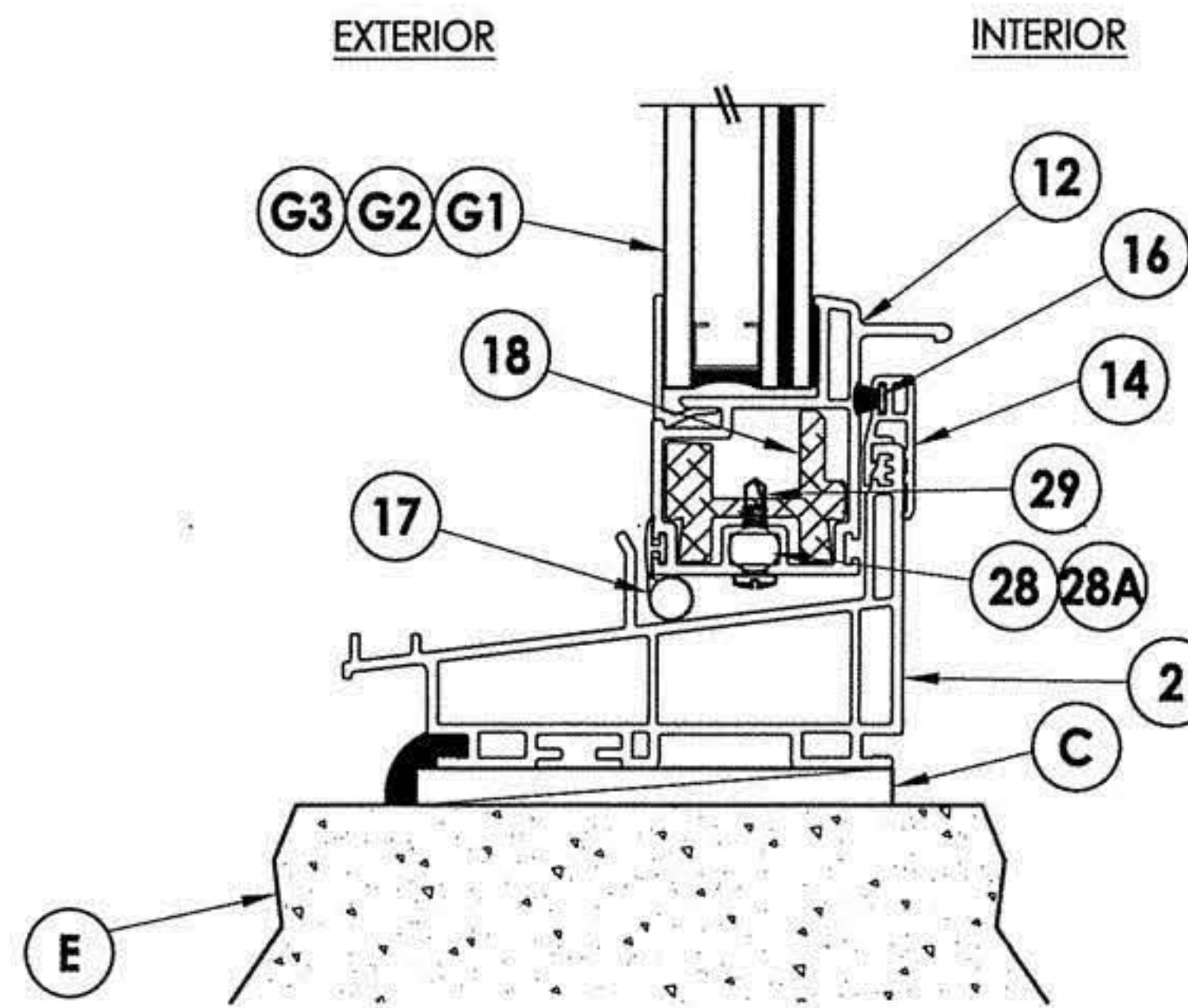
1 VERTICAL CROSS SECTION
3 Shown w/ 2X buck



4 VERTICAL CROSS SECTION
3 Shown w/ 1X buck

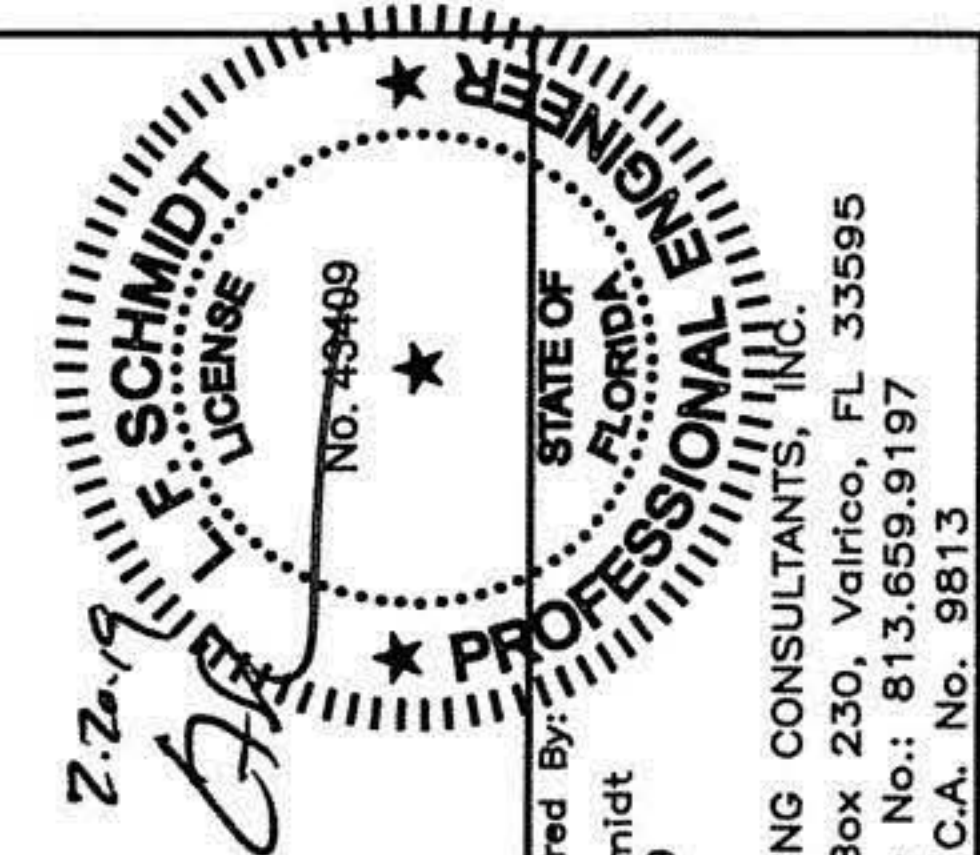


2 VERTICAL CROSS SECTION
3 Shown w/ 2X buck



3 VERTICAL CROSS SECTION
3 Shown direct to masonry

Note:
 1. Item #19 glued to item #1 frame head with PVC Vinyl Cement.



Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 43409

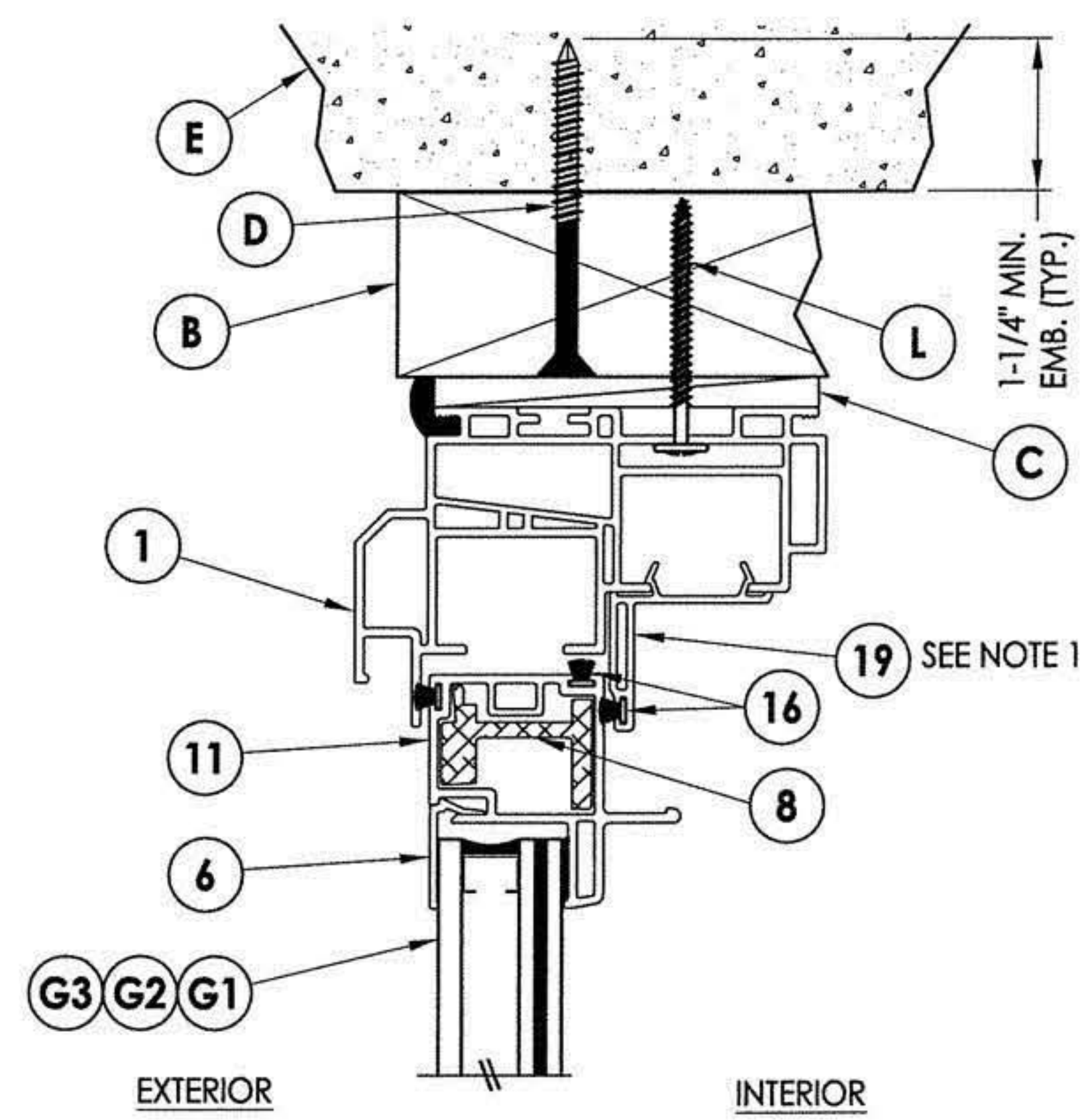
R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Vairico, FL 33595
 Phone No.: 813.659.9197
 FBPE C.A. No. 9813

PRODUCT: 8800 SERIES Vinyl Double Hung Window
 PART OR ASSEMBLY: VERTICAL CROSS SECTIONS

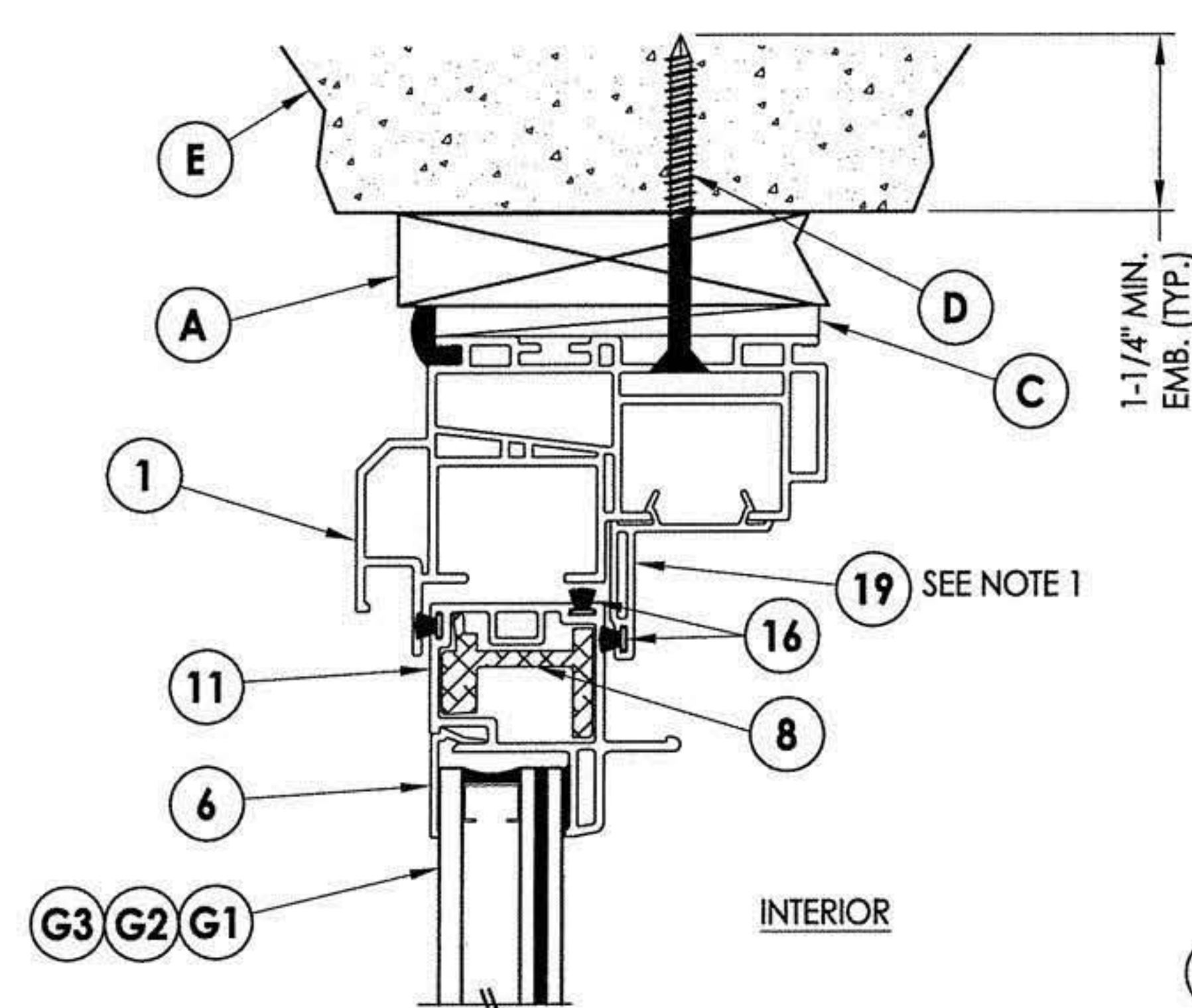
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3	6/01/17	UPDATE TO 6TH ED. (2017) FBC	LFS
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC	LFS
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ	LFS

DATE: 8/2/12
 SCALE: N.T.S.
 DWG. BY: JK
 CHK. BY: LFS
 DRAWING NO.: FL-15819.2
 SHEET 3 OF 8

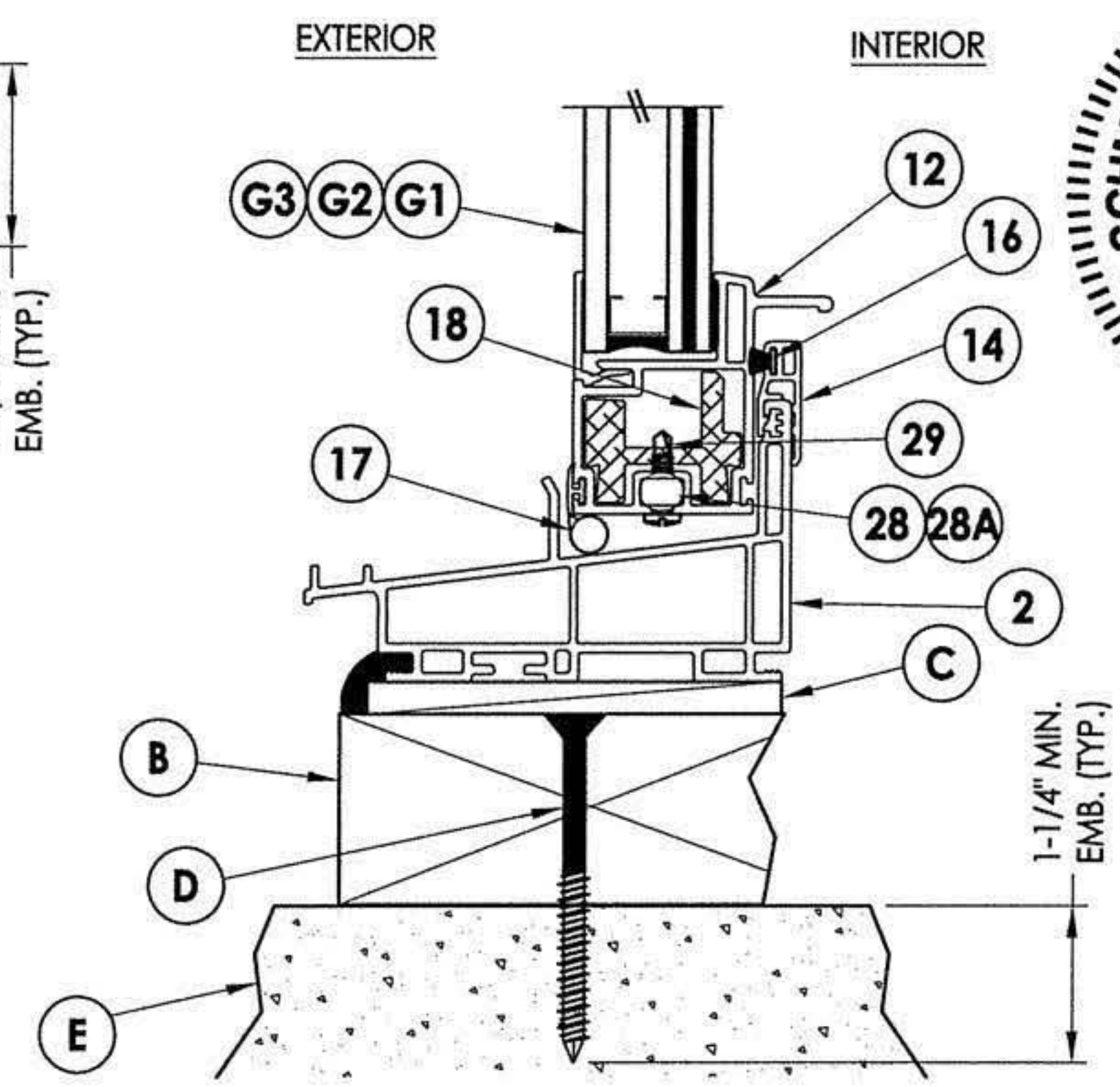
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1 VERTICAL CROSS SECTION
4 Shown w/ 2X buck

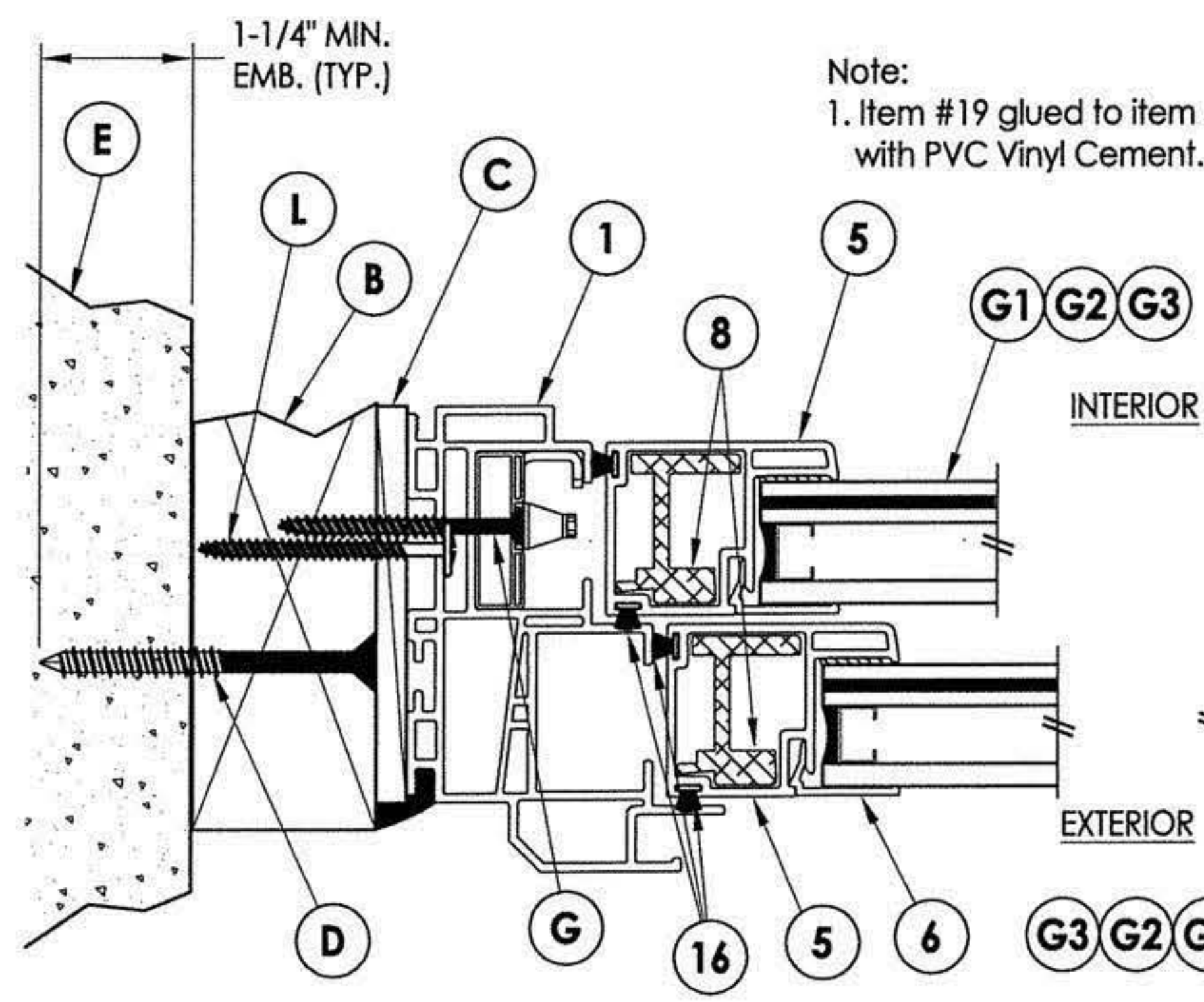


2 VERTICAL CROSS SECTION
4 Shown w/ 1X buck



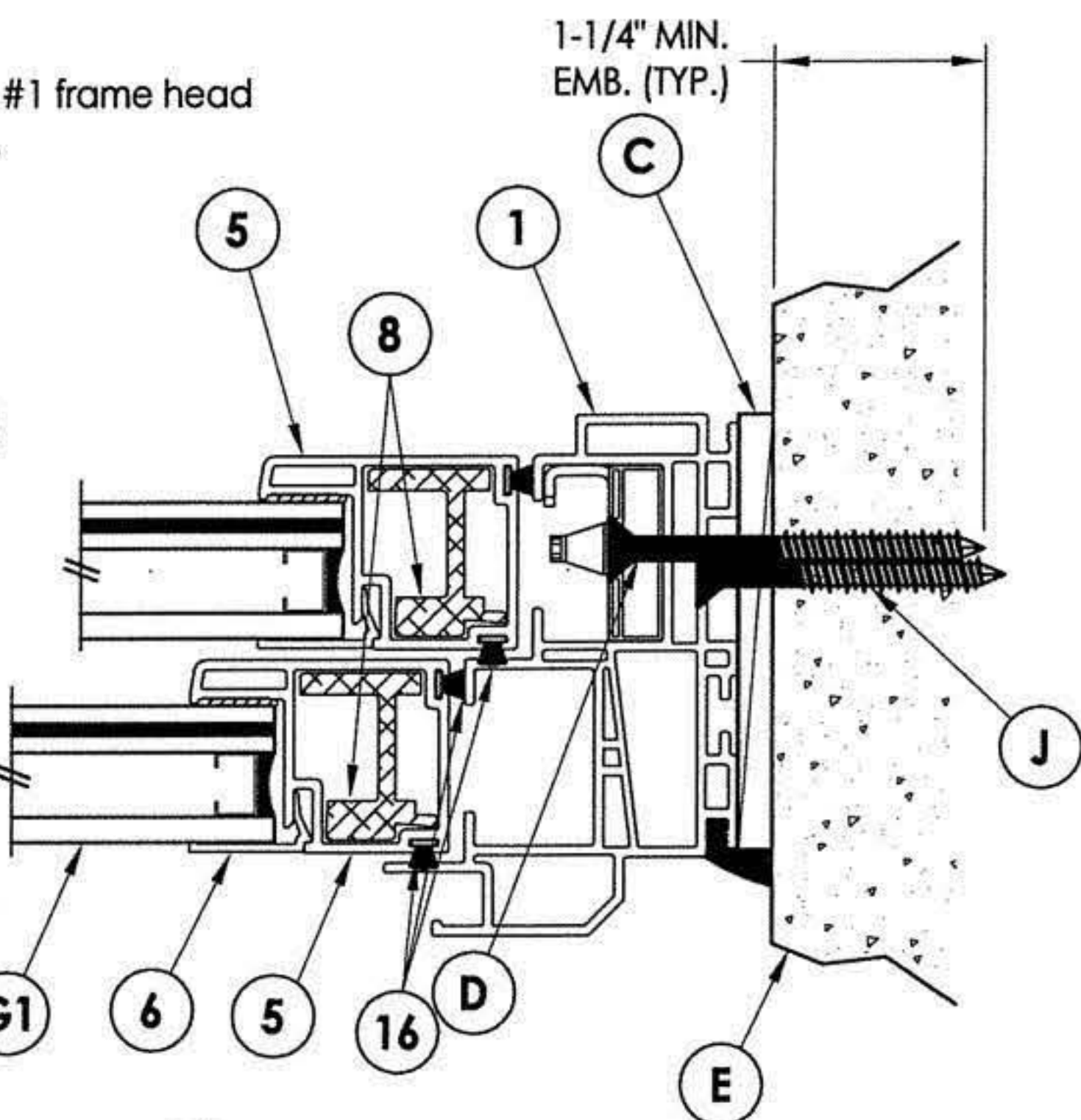
3 VERTICAL CROSS SECTION
4 Shown w/ 2X buck

ALTERNATE INTERIOR TRACK ANCHORING

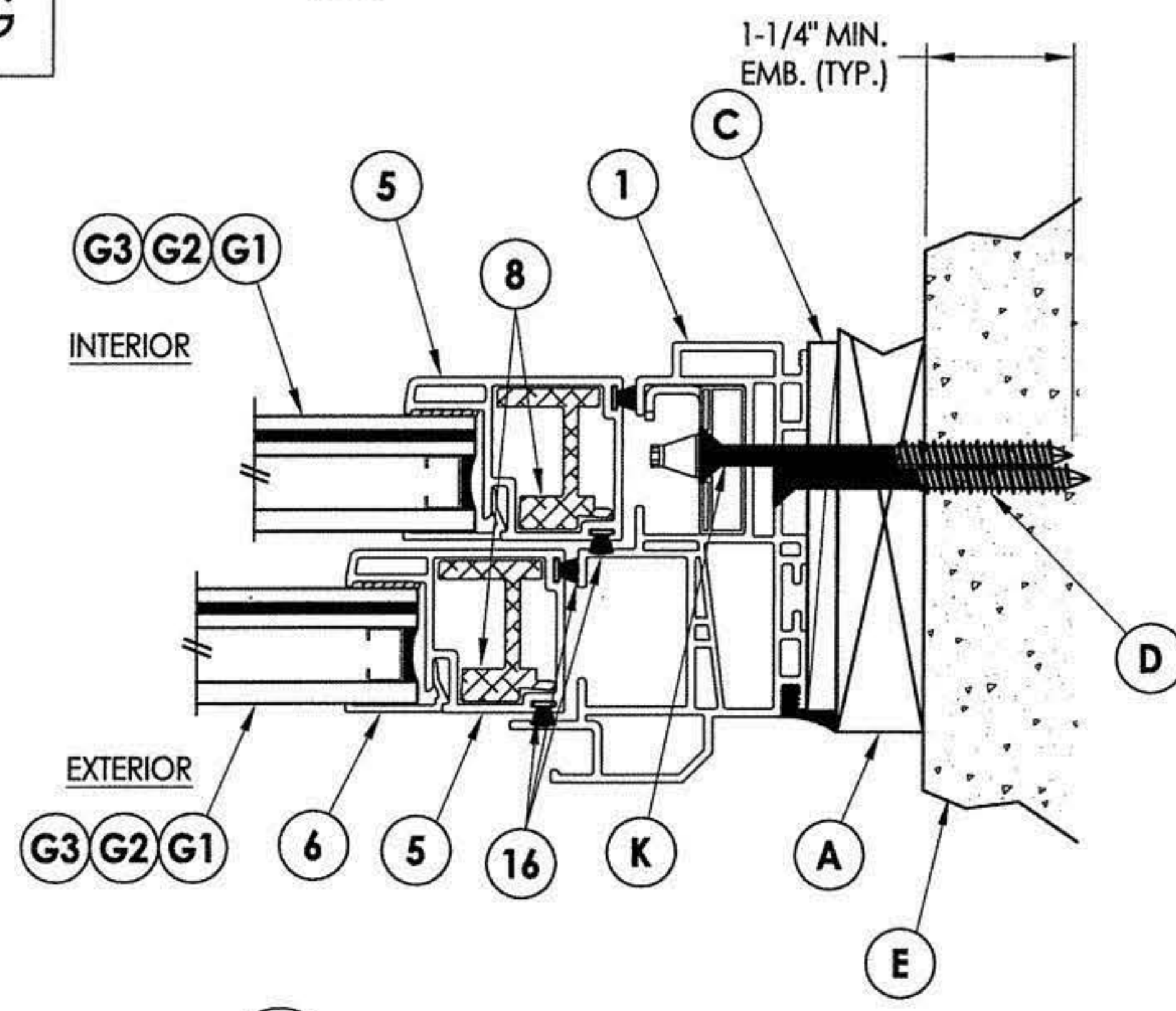


4 HORIZONTAL CROSS SECTION
4 Shown w/ 2X buck

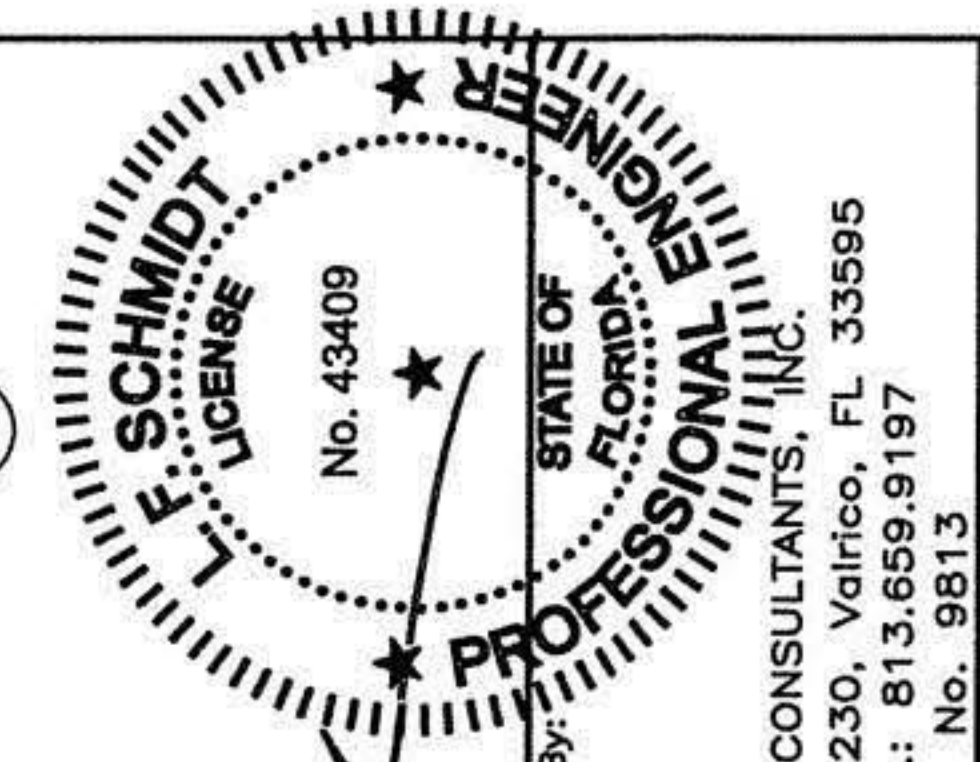
Note:
1. Item #19 glued to item #1 frame head with PVC Vinyl Cement.



5 HORIZONTAL CROSS SECTION
4 Shown direct to masonry



6 HORIZONTAL CROSS SECTION
4 Shown w/ 1X buck



2.20.19

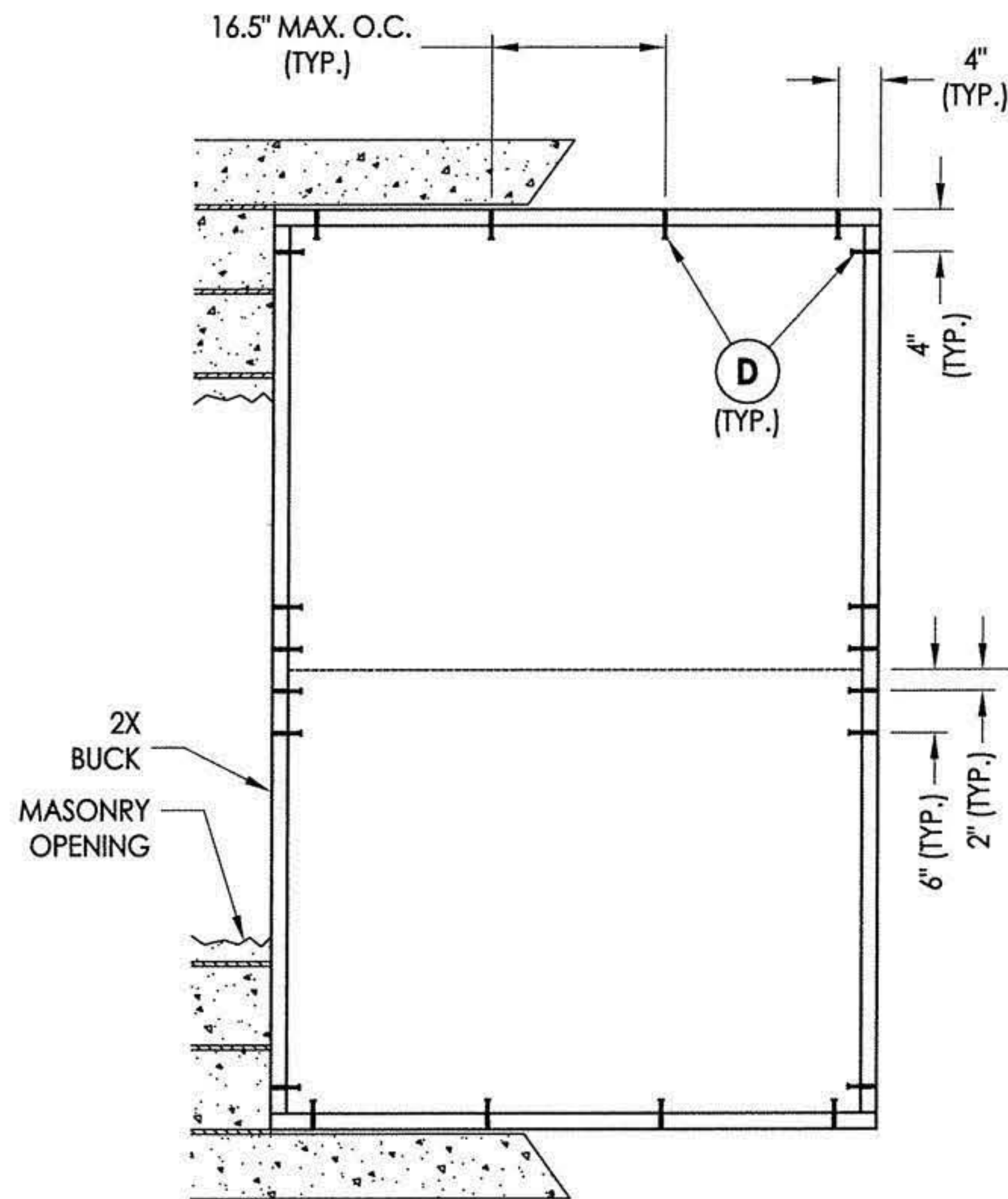
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

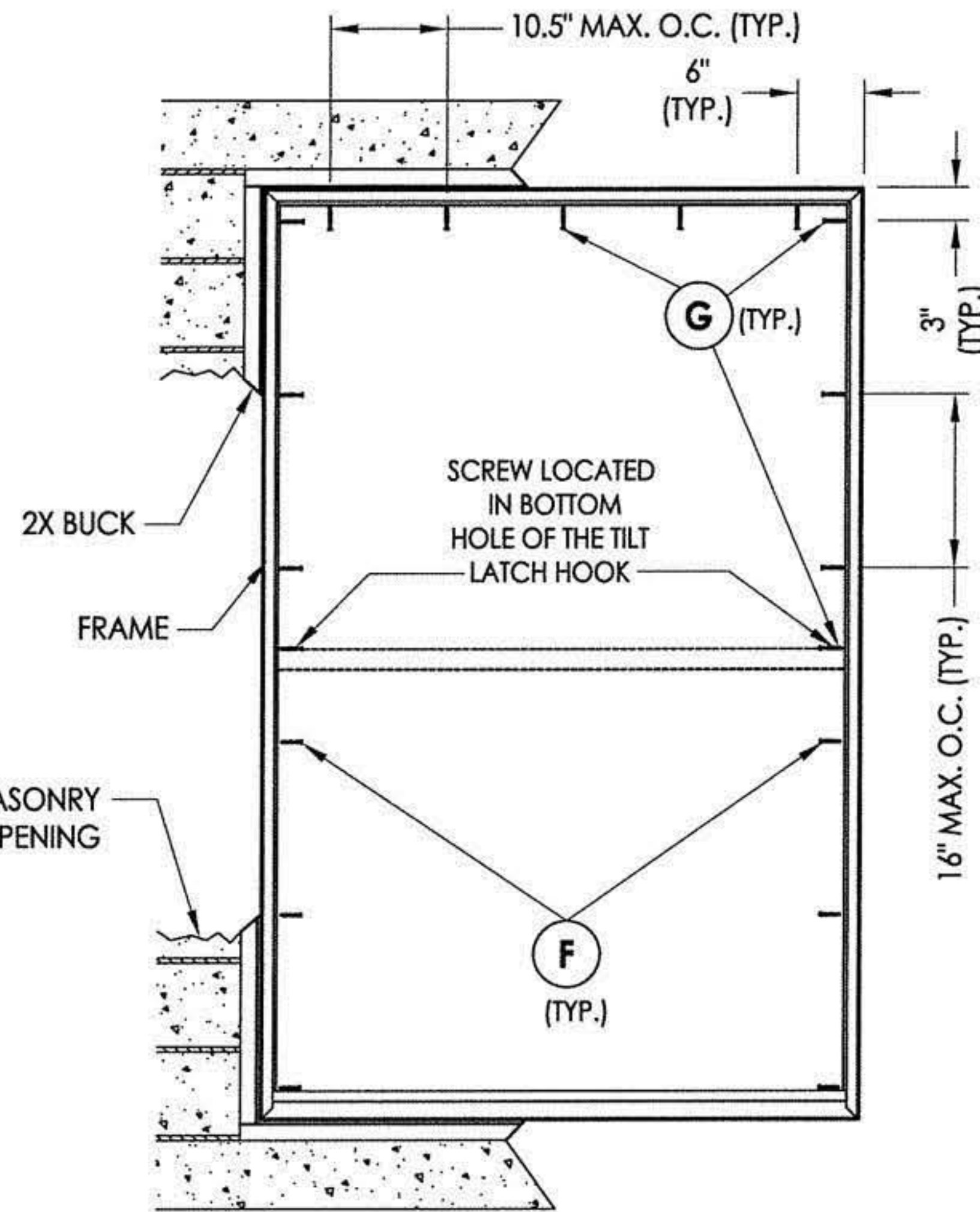
PRODUCT: 8800 SERIES Vinyl Double Hung Window
PART OR ASSEMBLY: HORIZONTAL & VERTICAL CROSS SECTIONS

NO.	DATE	REVISIONS	BY
4	1/29/19	ADD ALTERNATE ANCHORING	LFS
3	6/01/17	UPDATE TO 6TH ED. (2017) FBC	LFS
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC	LFS
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ	LFS

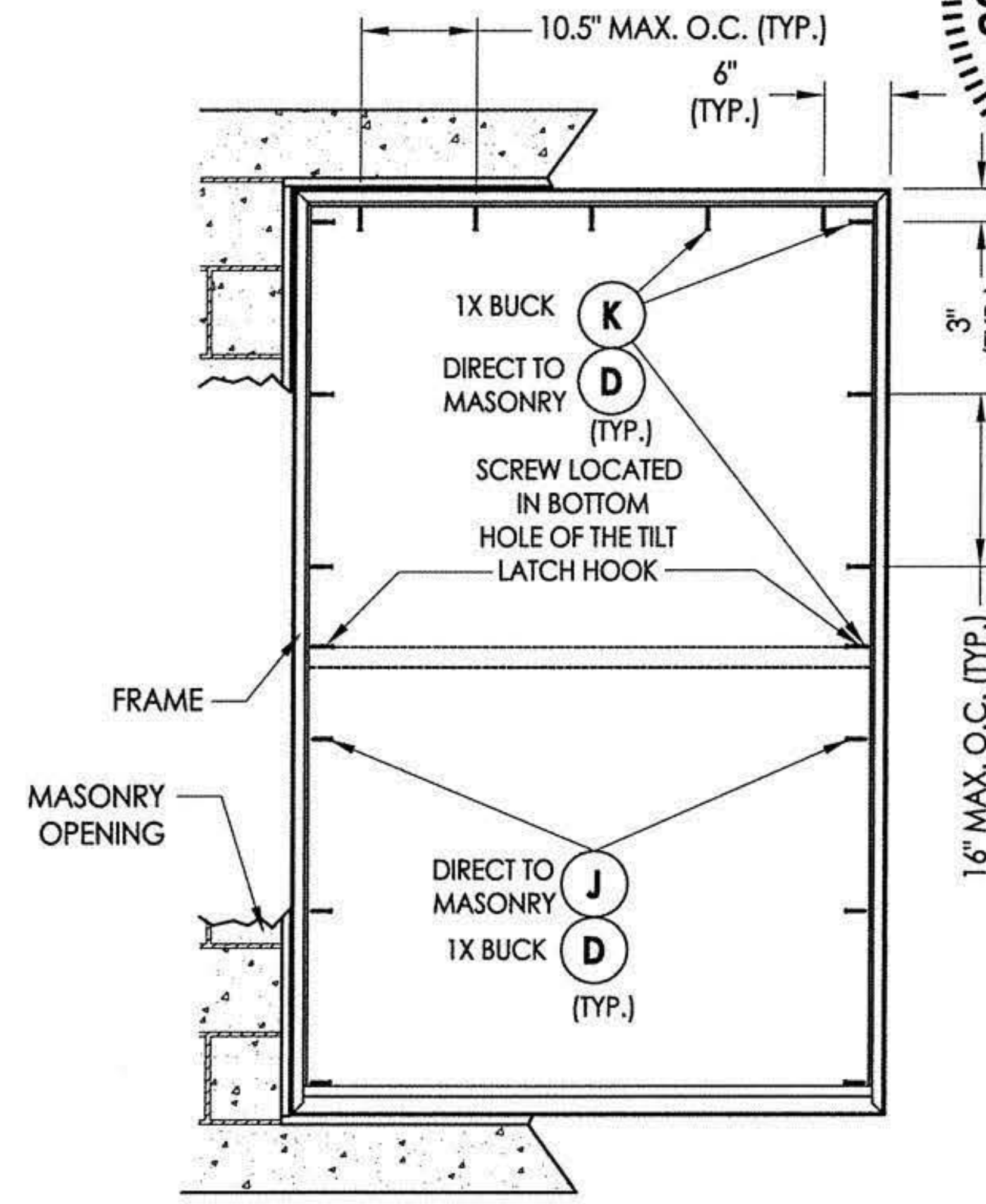
DATE: 8/2/12
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.2
SHEET 4 OF 8



BUCK ANCHORING



FRAME ANCHORING
2X Buck



FRAME ANCHORING
1X Buck
Direct to masonry

CONCRETE ANCHOR NOTES:

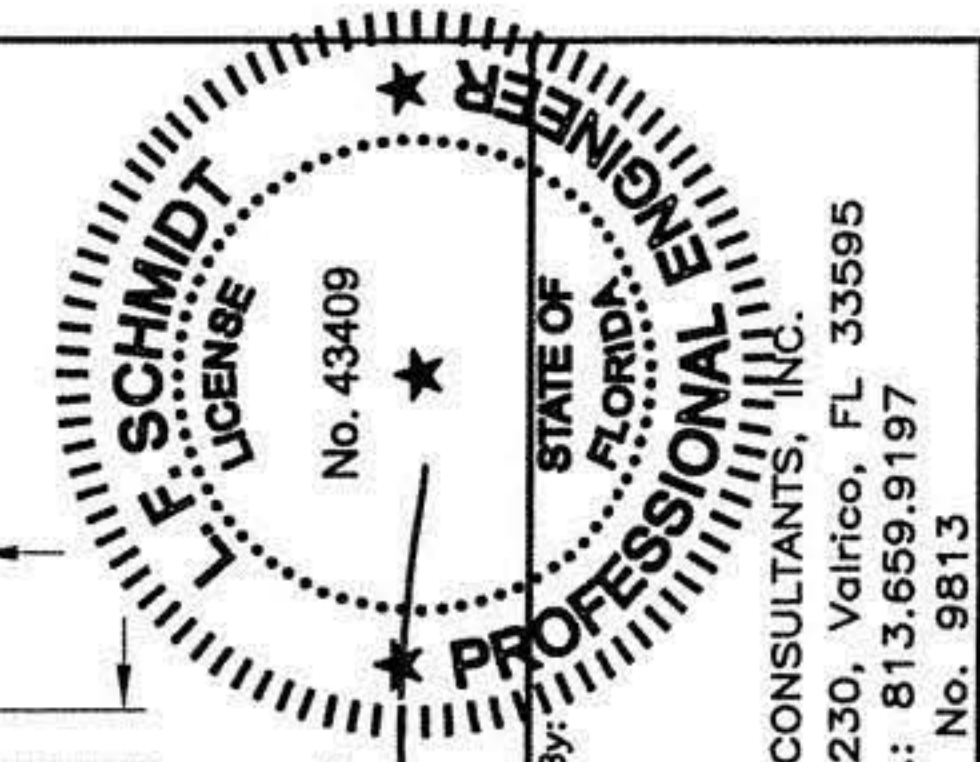
1. Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.
2. Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimensions are not exceeded.
3. Concrete anchor table:

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW TAPCON®	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"

WOOD SCREW INSTALLATION NOTES:

1. Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.

NOTE: Frame anchoring screws are located as follows:
Interior track: above the mid-rail
Exterior track: below the mid-rail



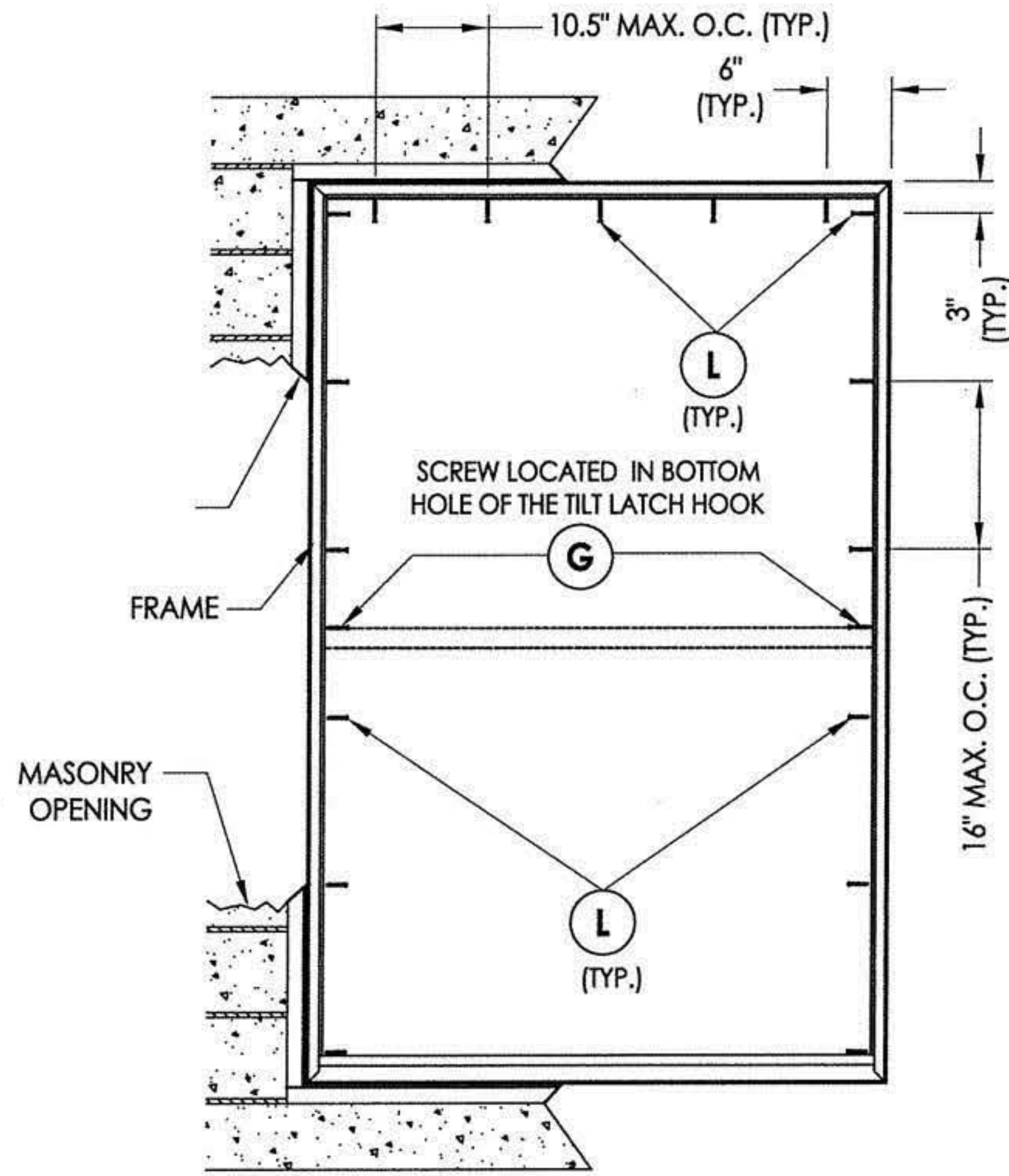
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: 8800 SERIES Vinyl Double Hung Window
PART OR ASSEMBLY: BUCK & FRAME ANCHORING (DUAL TRACK)

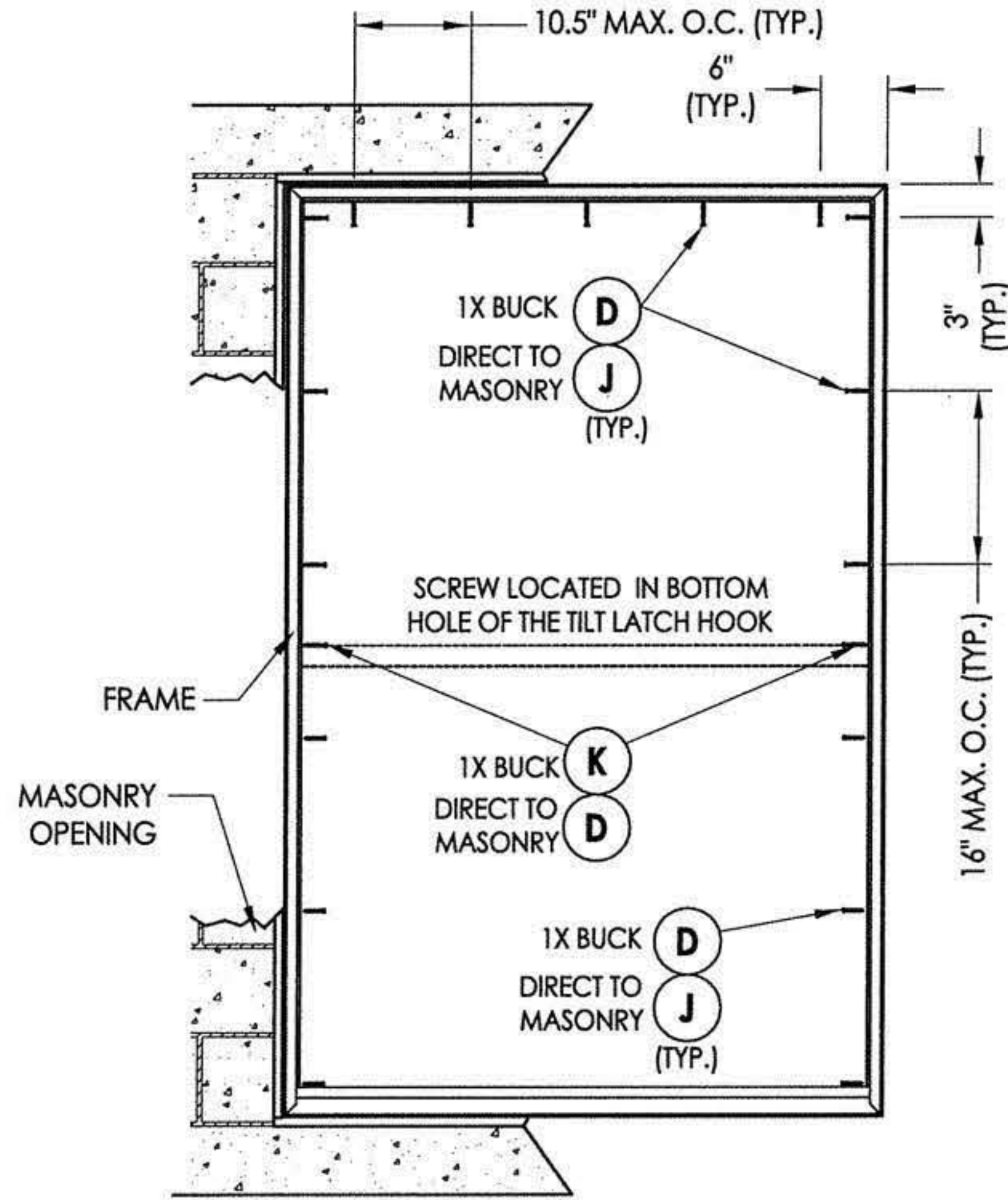
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3	6/01/17	UPDATE TO 6TH ED. (2017) FBC
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ

DATE: 8/2/12
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.2
SHEET 5 OF 8

R:\Clients\Wincore PERMANENTVA - Florida Product Approvals\FL-15819 Double Hung\Current\FL-15819.1-5.dwg, 6.2

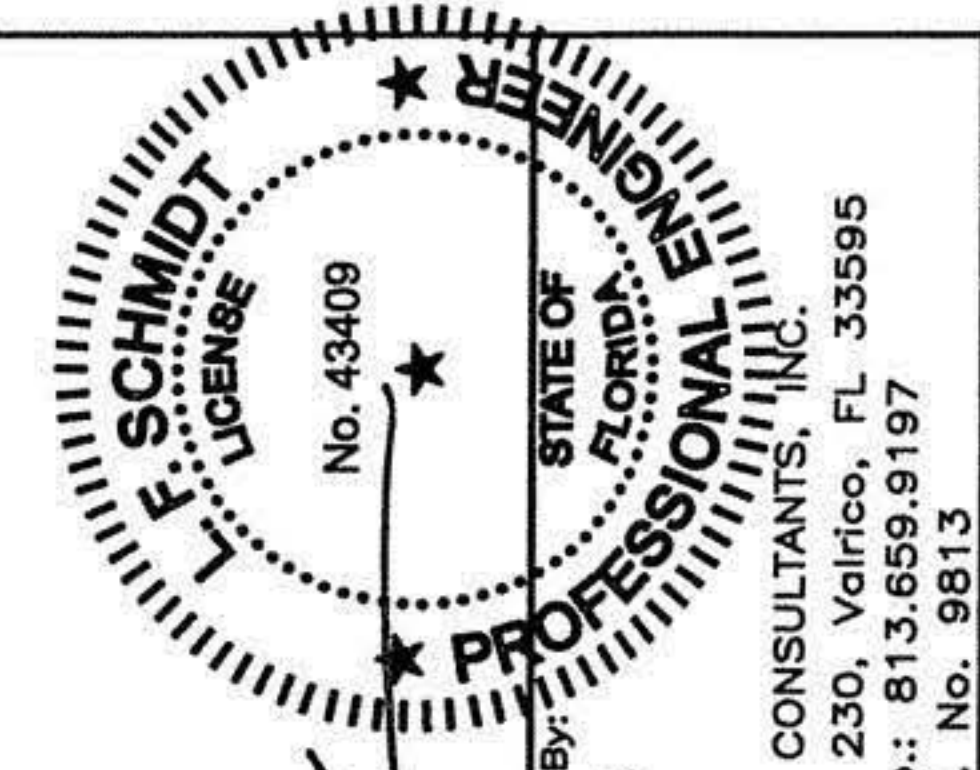


FRAME ANCHORING
2X Buck



FRAME ANCHORING
1X Buck
Direct to masonry

NOTE: Frame anchoring screws are located as follows:
Interior track: above the mid-rail
Interior track: below the mid-rail



Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

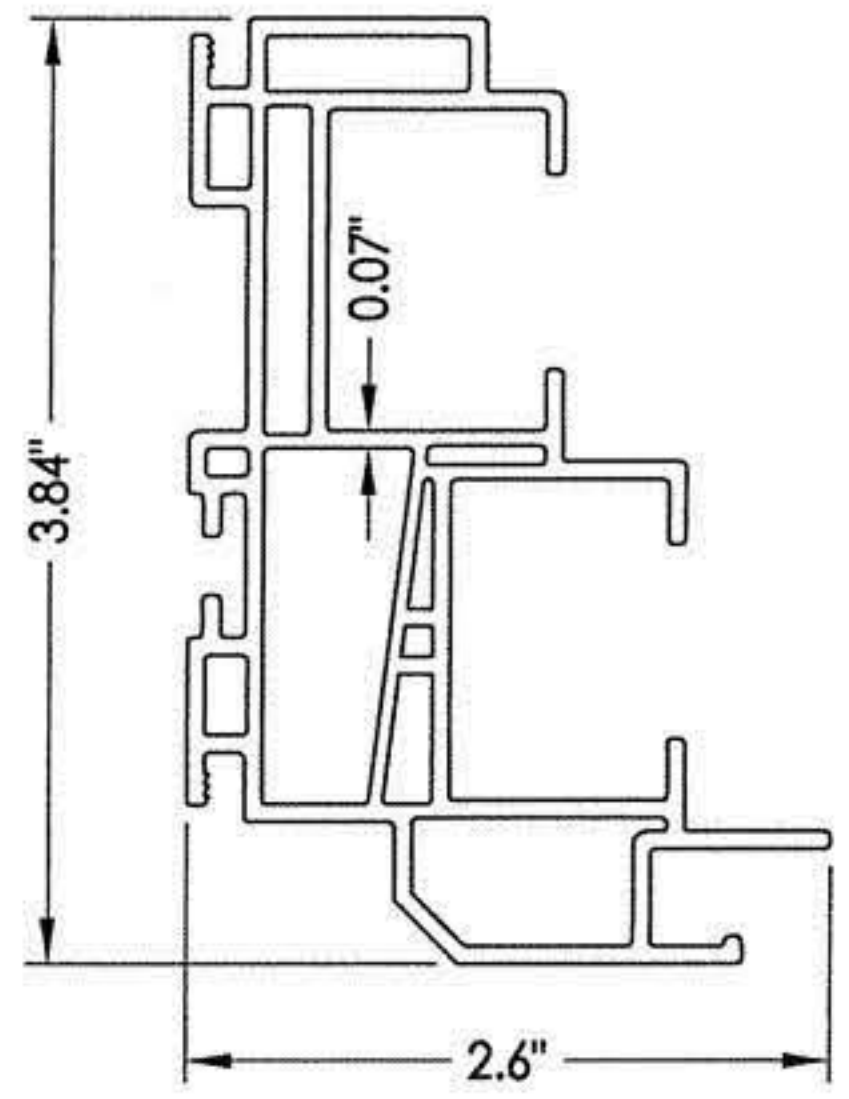
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813

PRODUCT: 8800 SERIES Vinyl Double Hung Window
PART OR ASSEMBLY: BUCK & FRAME ANCHORING (ALT. INTERIOR TRACK)

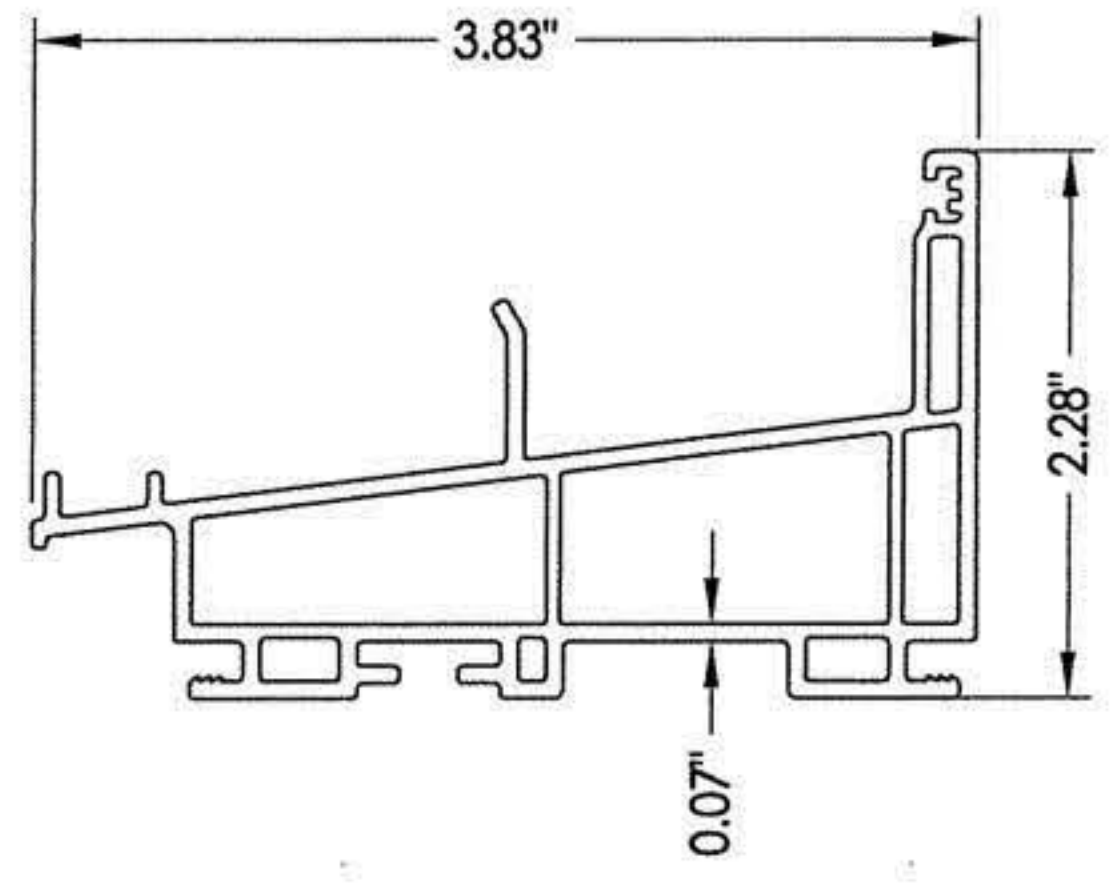
NO.	DATE	REVISIONS
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3	6/01/17	UPDATE TO 6TH ED. (2017) FBC
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ

DATE: 8/2/12
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.2
SHEET 6 **OF** 8

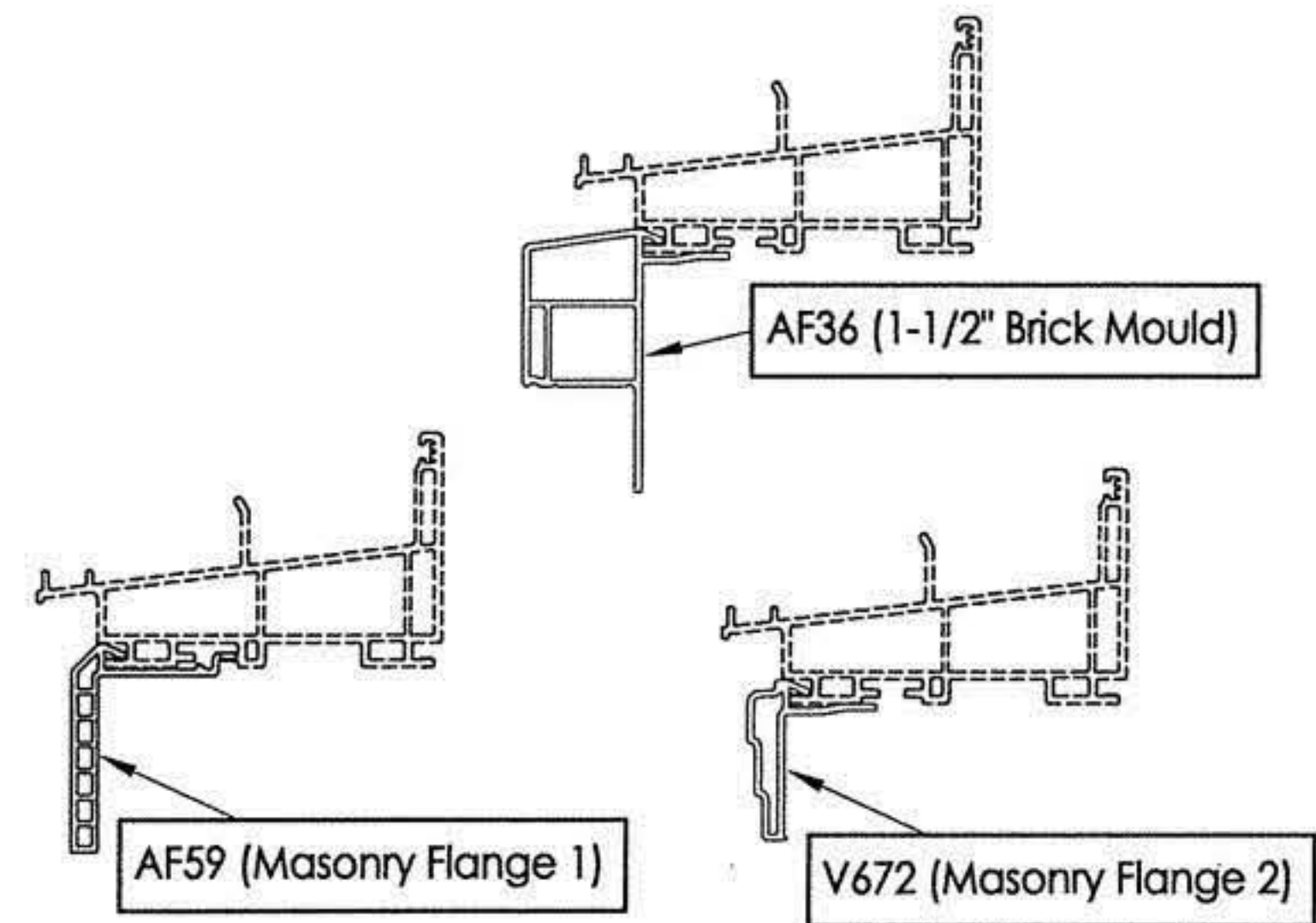
© 2012 R.W. BUILDING CONSULTANTS INC.



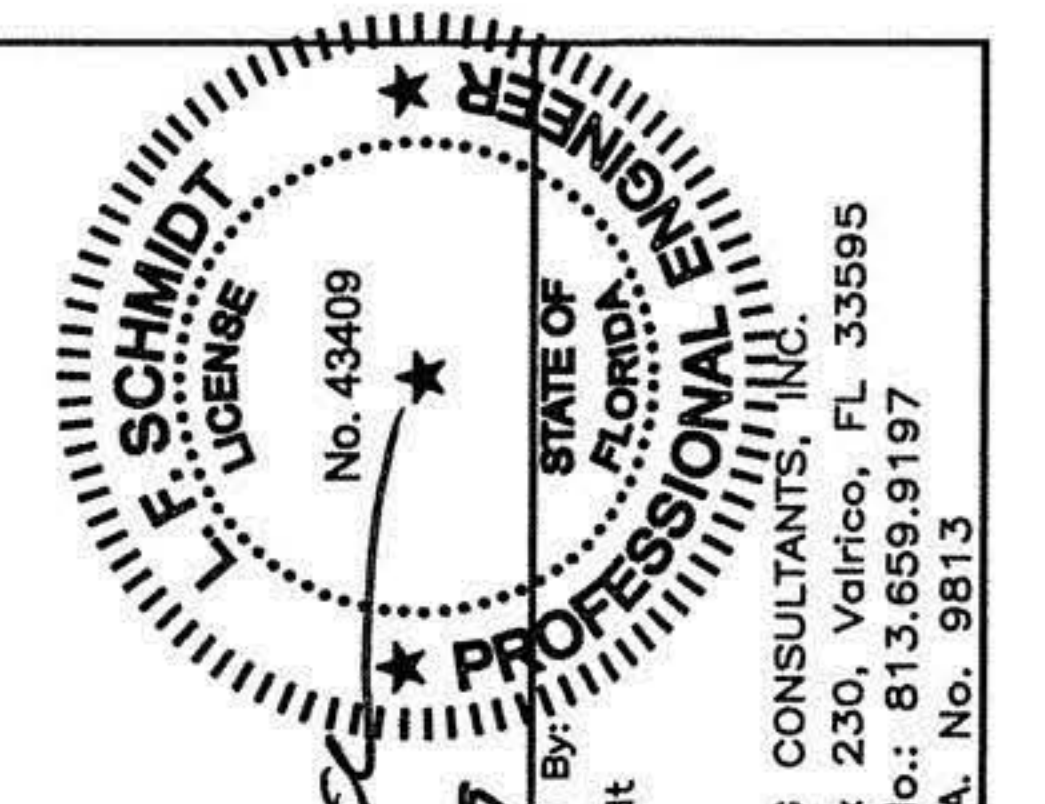
1 FRAME HEAD & JAMB



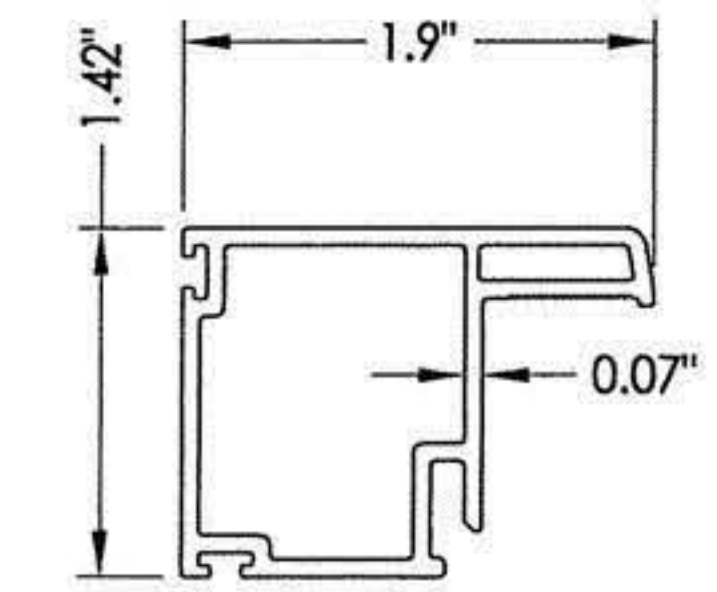
2 SILL



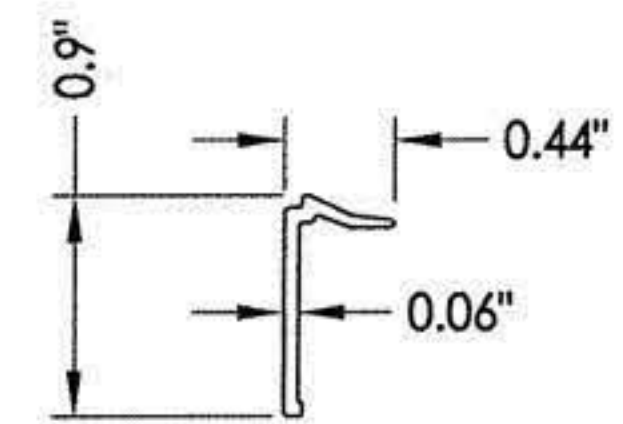
OPTIONAL COSMETIC FLANGES



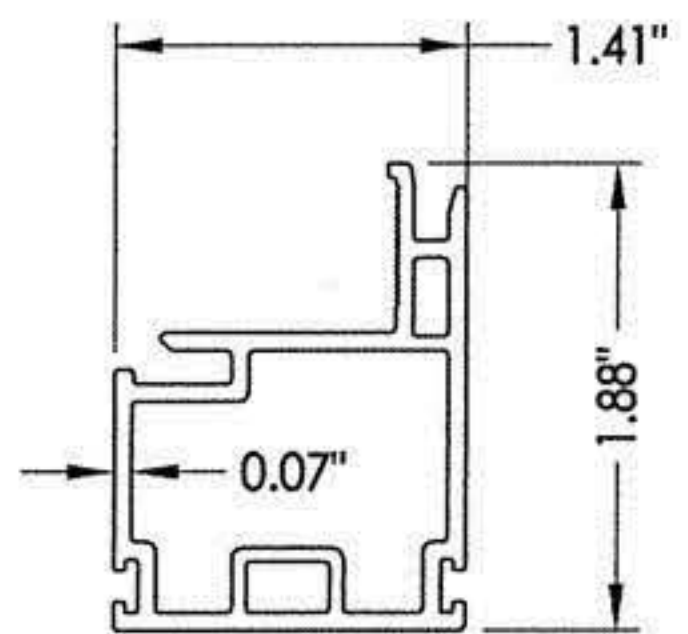
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE C.A. No. 9813



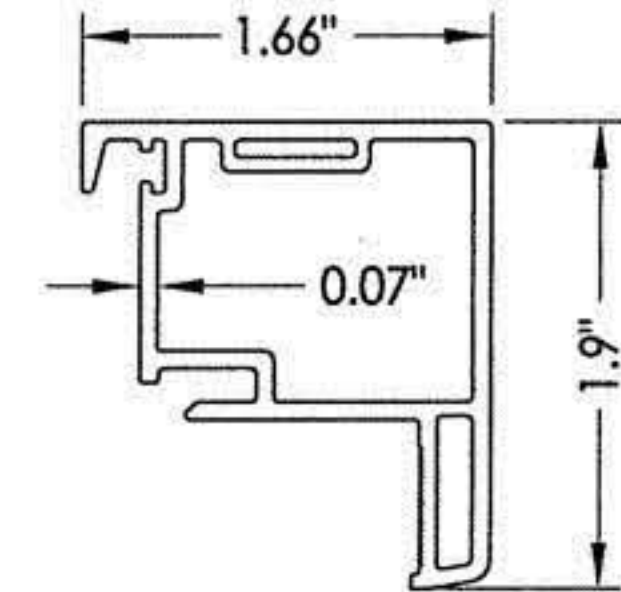
5 SASH STILE



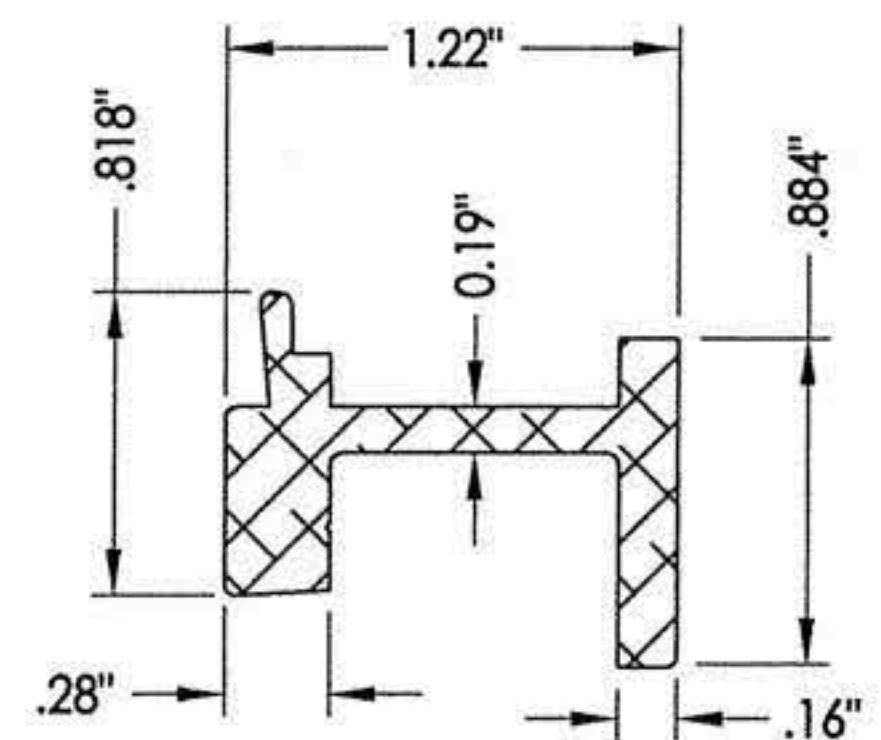
6 GLAZING BEAD



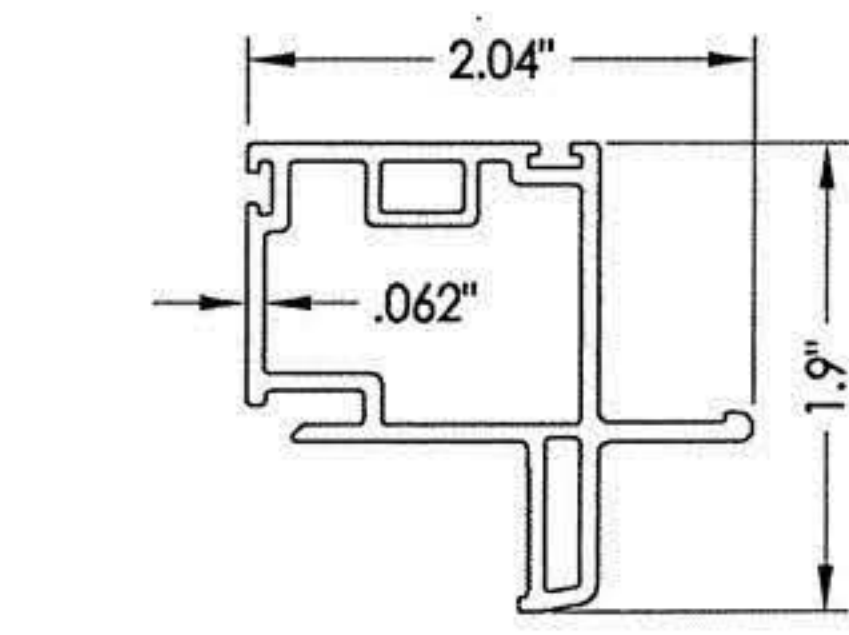
**7 KEEPER RAIL
Upper Sash**



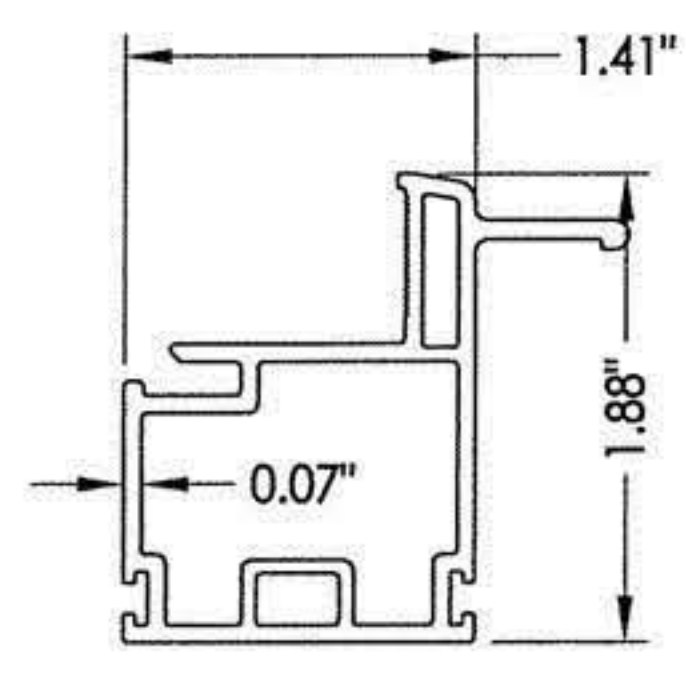
**9 LOCK RAIL
Lower Sash**



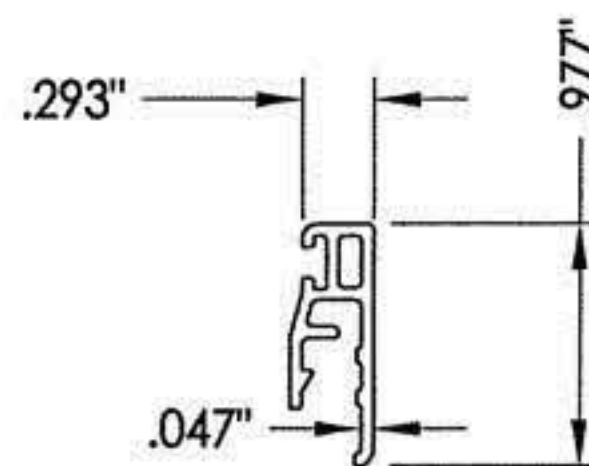
**8 REINFORCEMENT
Alum.**



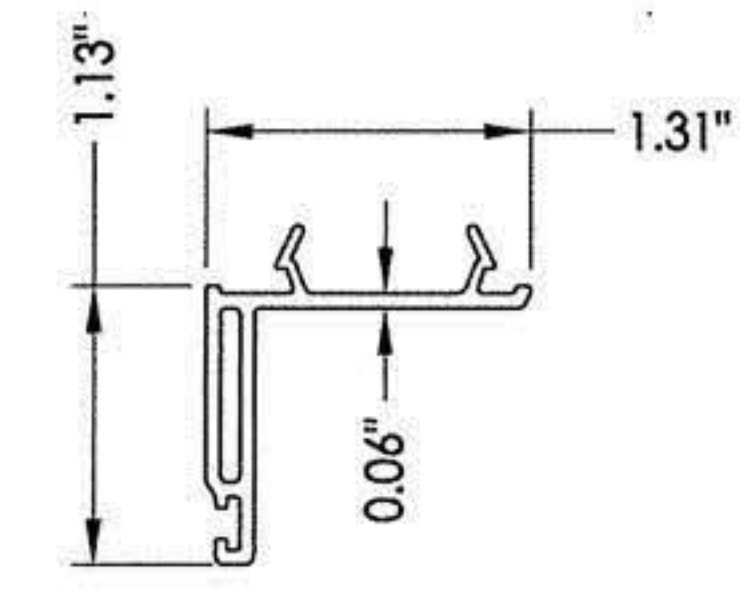
**11 TOP RAIL
Upper Sash**



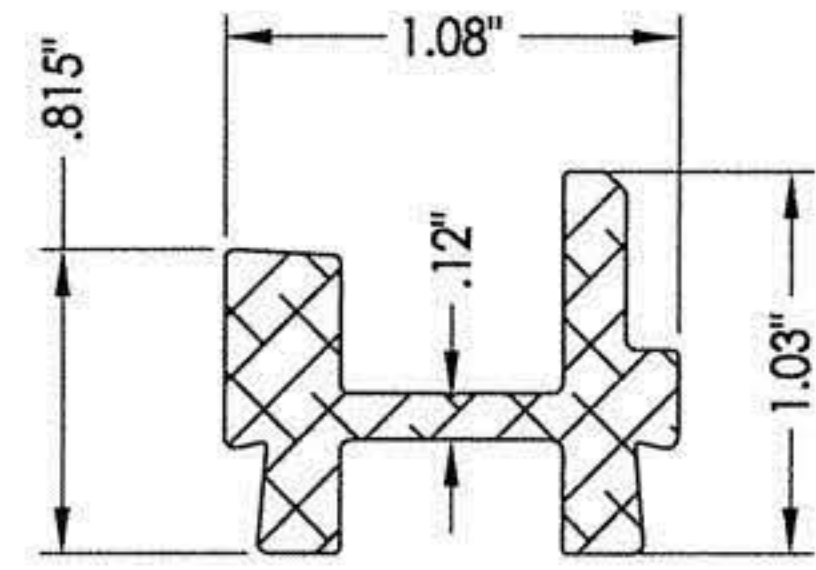
**12 BOTTOM RAIL
Lower Sash**



14 SILL DAM EXTENDER



19 HEAD ADAPTER



**18 REINFORCEMENT
Alum.**

PRODUCT:		8800 SERIES Vinyl Double Hung Window	
PART OR ASSEMBLY:		COMPONENTS	
NO.	DATE	REVISIONS	BY
4	1/29/19	ADD ALTERNATE ANCHORING	LFS
3	6/01/17	UPDATE TO 6TH ED. (2017)	FBC
2	1/27/15	UPDATE TO 5TH ED. (2014)	FBC
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ	LFS

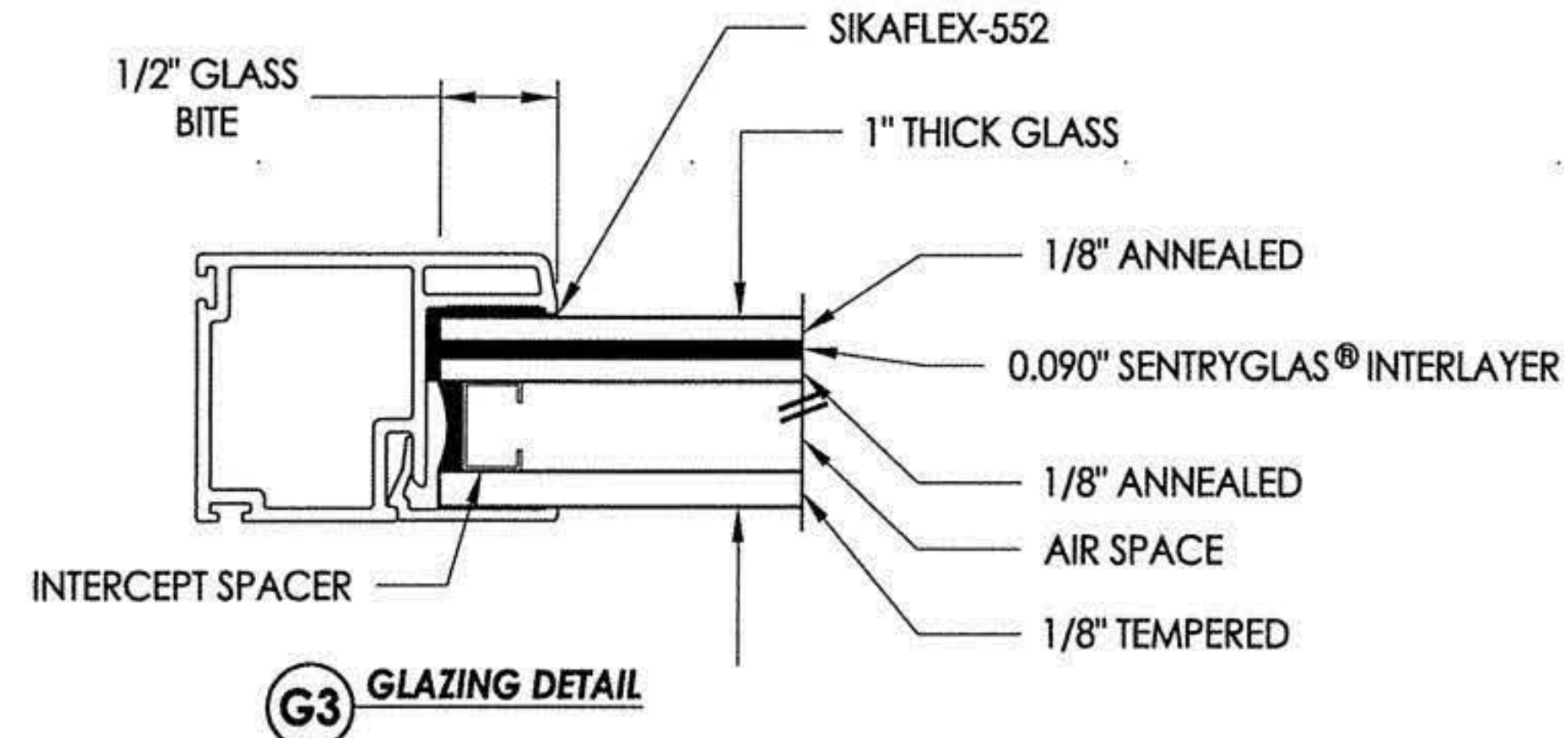
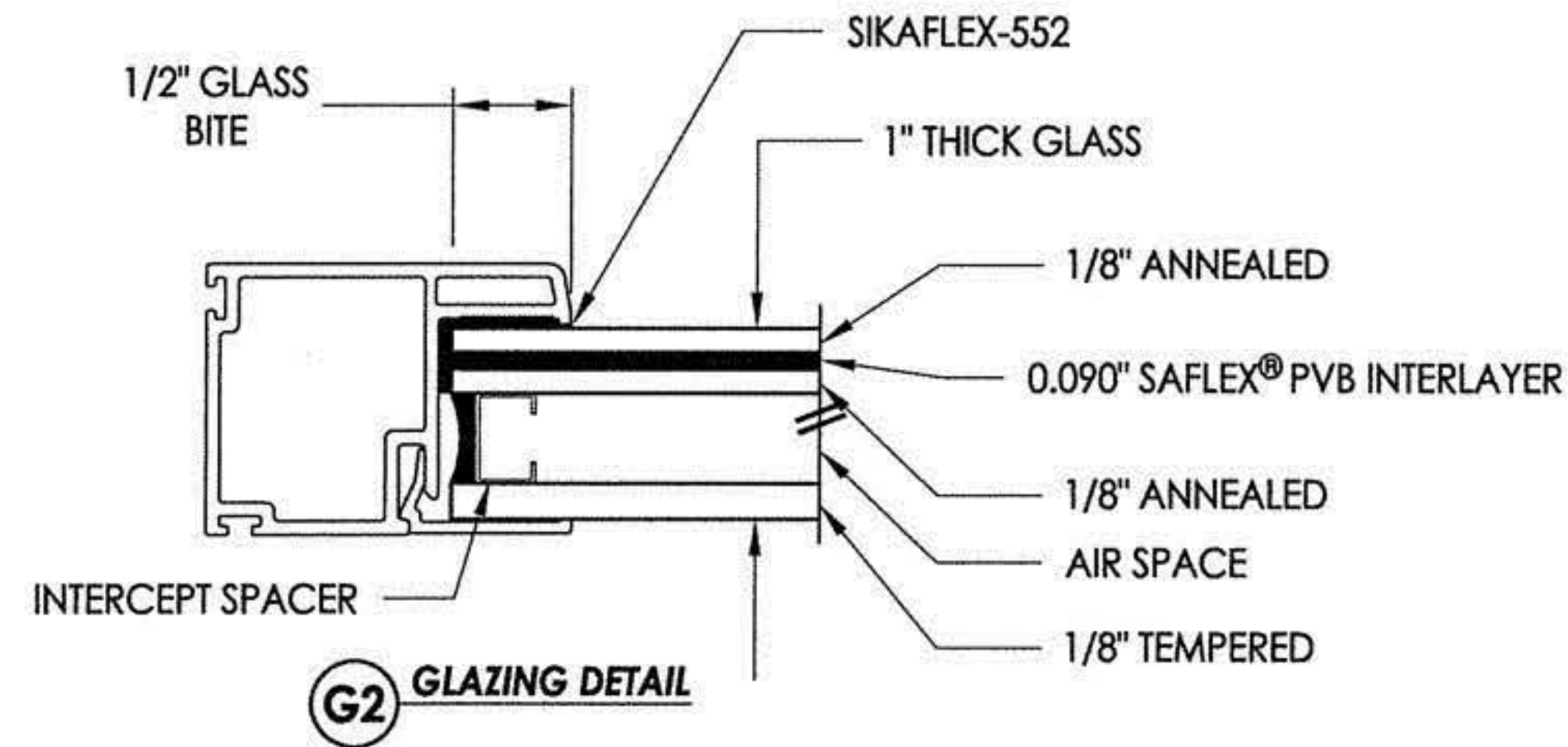
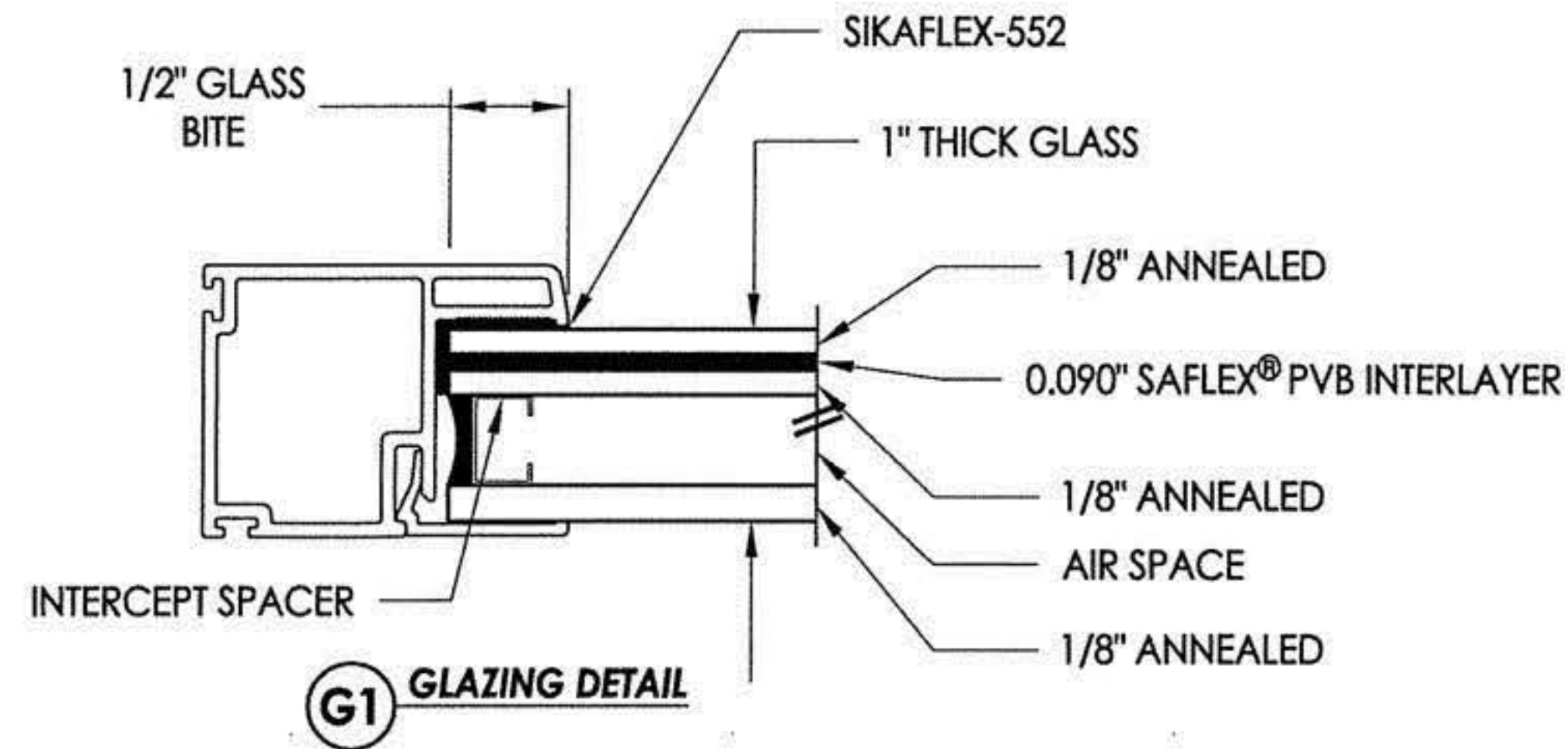
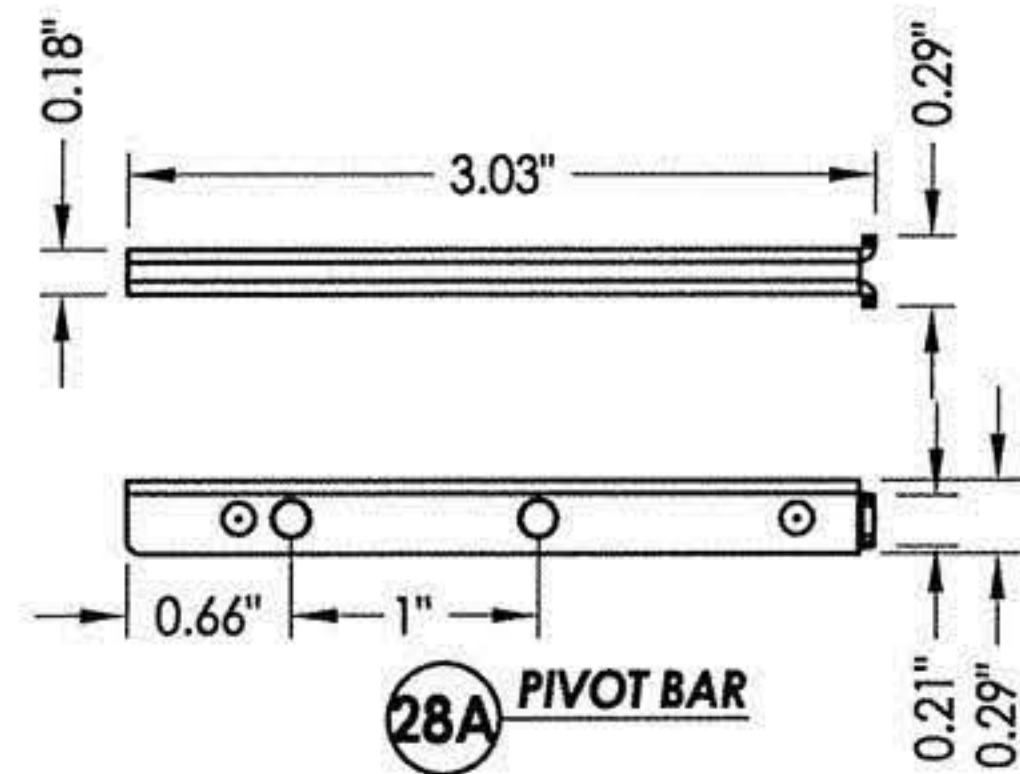
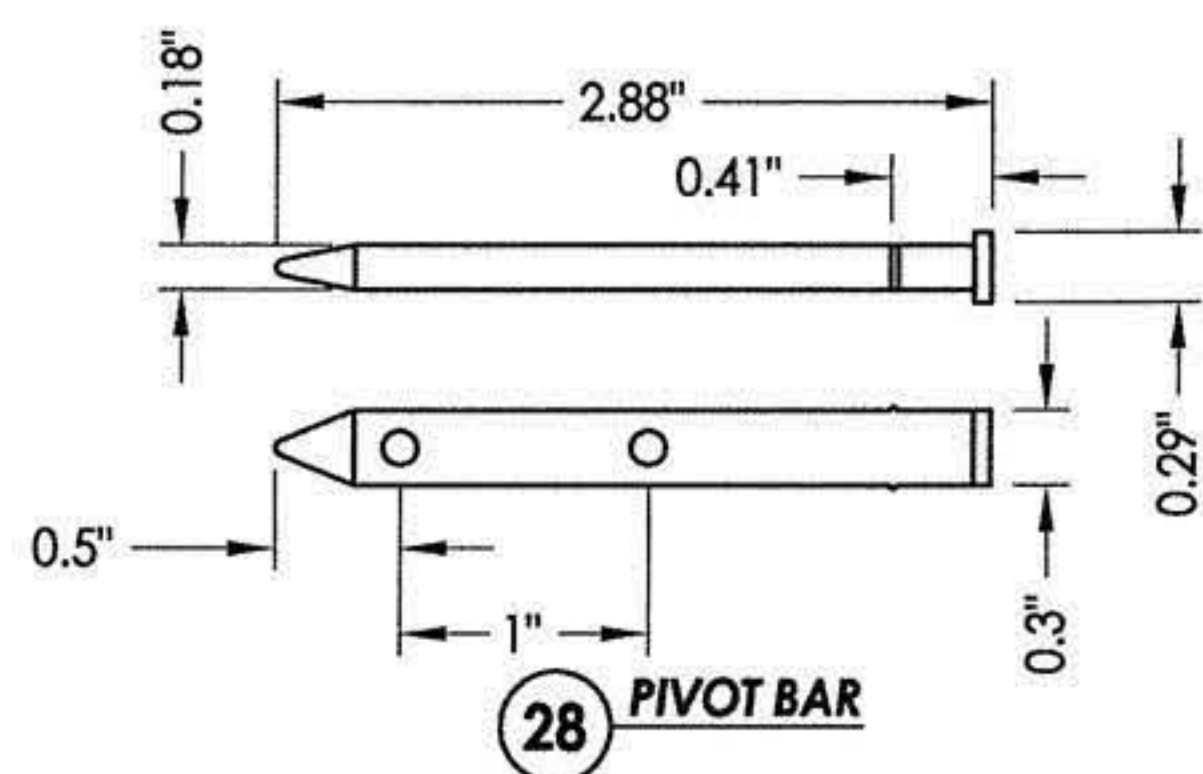
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SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.2
SHEET 7 OF 8

R:\Clients\Wincore PERMANENT\A - Florida Product Approvals\FL-15819 Double Hung\Current\FL-15819.1-.5.dwg, 8.2

BILL OF MATERIALS

ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (SG >= 0.42)	WOOD
B	2X BUCK (SG >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" X 2-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#8 X 1-3/4" PPH WOOD SCREW (1-3/16" MIN. EMBEDMENT)	STEEL
G	#8 X 2" PFH WOOD SCREW (1-3/16" MIN. EMBEDMENT)	STEEL
J	1/4" X 2-1/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
K	1/4" X 3-1/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
L	#8 X 2" MODIFIED TRUSS HEAD (7/16" Ø) SMS (1-3/8" MIN. EMBEDMENT)	STEEL
1	FRAME JAMB*	PVC
2	SILL*	PVC
3	FRAME HEAD*	PVC
5	SASH STILE*	PVC
6	GLAZING BEAD*	PVC
7	KEEPER RAIL UPPER SASH*	PVC
8	REINFORCEMENT (6005-T5)	ALUM
9	LOCK RAIL LOWER SASH*	PVC
11	TOP RAIL UPPER SASH*	PVC
12	BOTTOM RAIL LOWER SASH*	PVC
14	SILL DAM EXTENDER	PVC
16	WEATHERSTRIP ULTRA FAB .270 PILE - 270 -1875B	-
17	WEATHERSTRIP SILLBULB (AMESBURY 32690)	-
18	REINFORCEMENT (6005-T5)	ALUM
19	HEAD ADAPTER*	PVC
20	LOCK 8513 / 8845 LAWRENCE*	PVC
21	KEEPER 2700/214 LAWRENCE*	PVC
23	#6 X 1-1/2" PFH (VINYL LOCK SCREWS)	STEEL
24	TOP SASH TILT LATCH - ASHLAND*	PVC
25	BOTTOM SASH IMPACT TILT LATCH - ASHLAND	-
26	#8 X 1" TEK SCREW	STEEL
27	OPTIONAL VENT LATCH*	PVC
28	PIVOT BAR - CALDWELL	-
28A	PIVOT BAR - STAINLESS STEEL OPTION	-
29	#8 X 1/2" SELF TAPPING PPH SMS	STEEL

* THE APPROVED WHITE RIGID PVC EXTERIOR EXTRUSIONS FOR WINDOWS ARE TO BE PRODUCED BY EXTRUDERS LICENSEES IN "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



Documents Prepared By: **Lyndon F. Schmidt**
 P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
 Phone No.: 813.659.9197
 FBPE C.A. No. 9813

PRODUCT:		8800 SERIES Vinyl Double Hung Window	
PART OR ASSEMBLY:		BILL OF MATERIALS COMPONENTS & GLAZING DETAILS	
NO.	DATE	REVISIONS	BY
4	1/29/19	ADD: ALTERNATE ANCHORING	LFS
3	6/01/17	UPDATE TO 6TH ED. (2017)	FBC
2	1/27/15	UPDATE TO 5TH ED. (2014)	FBC
1	4/02/13	UPDATE FRAME SIZE/DP/GLZ	LFS

DATE: 8/2/12
 SCALE: N.T.S.
 DWG. BY: JK
 CHK. BY: LFS
 DRAWING NO.: FL-15819.2
 SHEET 8 OF 8

WINCORE™

WINDOWS & DOORS

250 Staunton Turnpike, Parkersburg, WV 26104

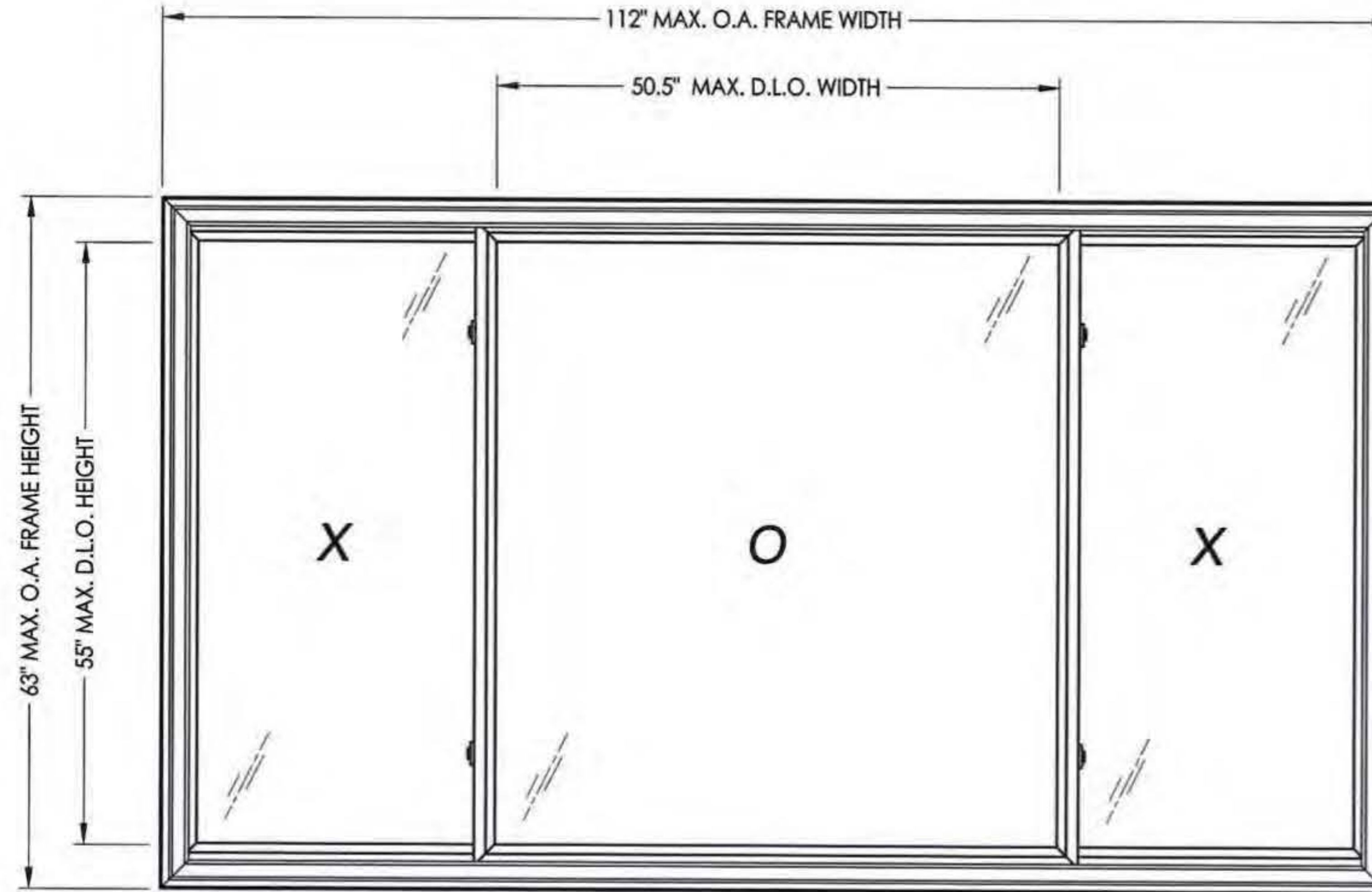
8800 Series Vinyl Horizontal Sliding Window "IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 2010 Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Section 1609.1.2 of the FBC and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E 1996 and Section 1609.1.2.4 of the FBC.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET#	DESCRIPTION
1	Typical elevations, design pressures and general notes
2	Horizontal cross sections
3	Vertical cross sections
4	Buck and frame anchoring
5	Components
6	Bill of materials & glazing details



XOX SHOWN
XXX ALSO APPROVED

MAX. FRAME DIMENSION	MAX. D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)	
			POSITIVE	NEGATIVE
110.0" X 62.0"	49.5" X 54.0"	G1	+45.0	-45.0
112.0" X 63.0"	50.5" X 55.0"	G2	+50.0	-55.0
112.0" X 63.0"	50.5" X 55.0"	G3	+60.0	-65.0

Documents Prepared By:
RW BUILDING CONSULTANTS, INC.
 P.O. Box 230 Valrico FL 33595
 Phone No.: 813.659.9197
 Florida Board of Professional Engineers
 Certificate of Authorization No. 9813
LFSL 4-22-13
 Lyndon F. Schmidt, P.E. No. 43409

PRODUCT: 8800 SERIES
 PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

NO.	DATE	UPDATE FRAME SIZE/DP/GLZ	BY	REVISIONS
1	4/04/13		LFS	

DATE: 12/05/12

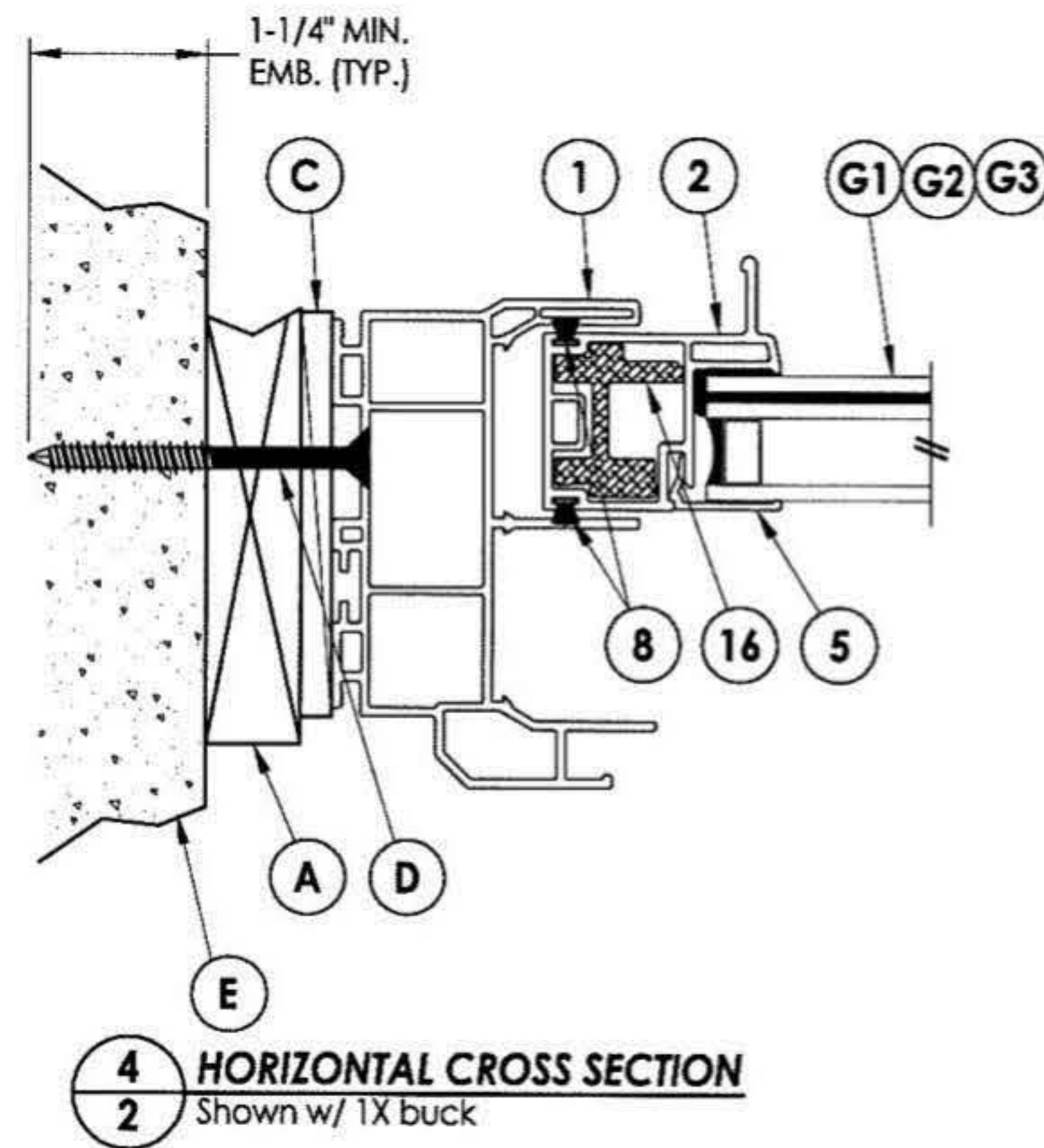
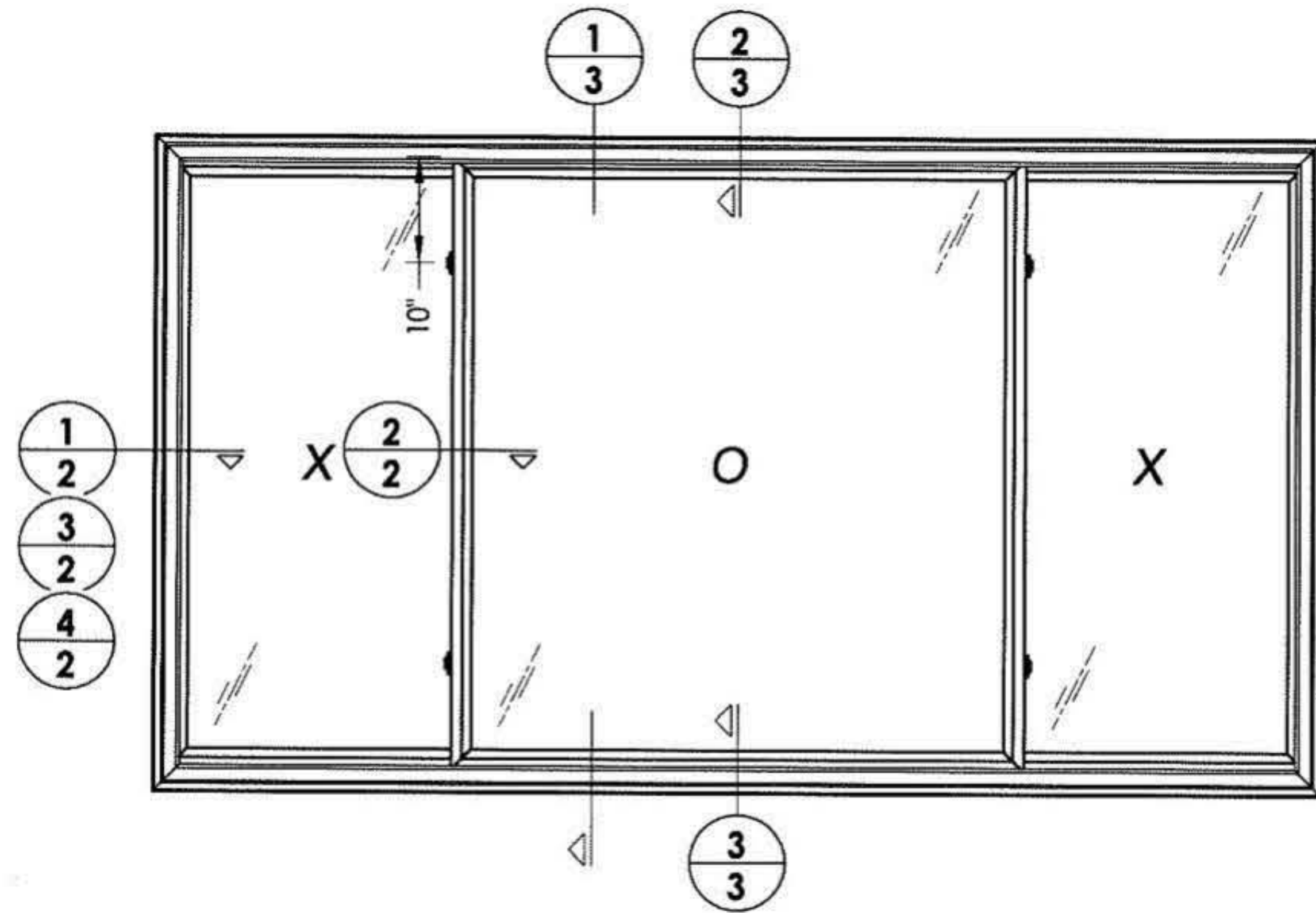
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DWG. BY: JK

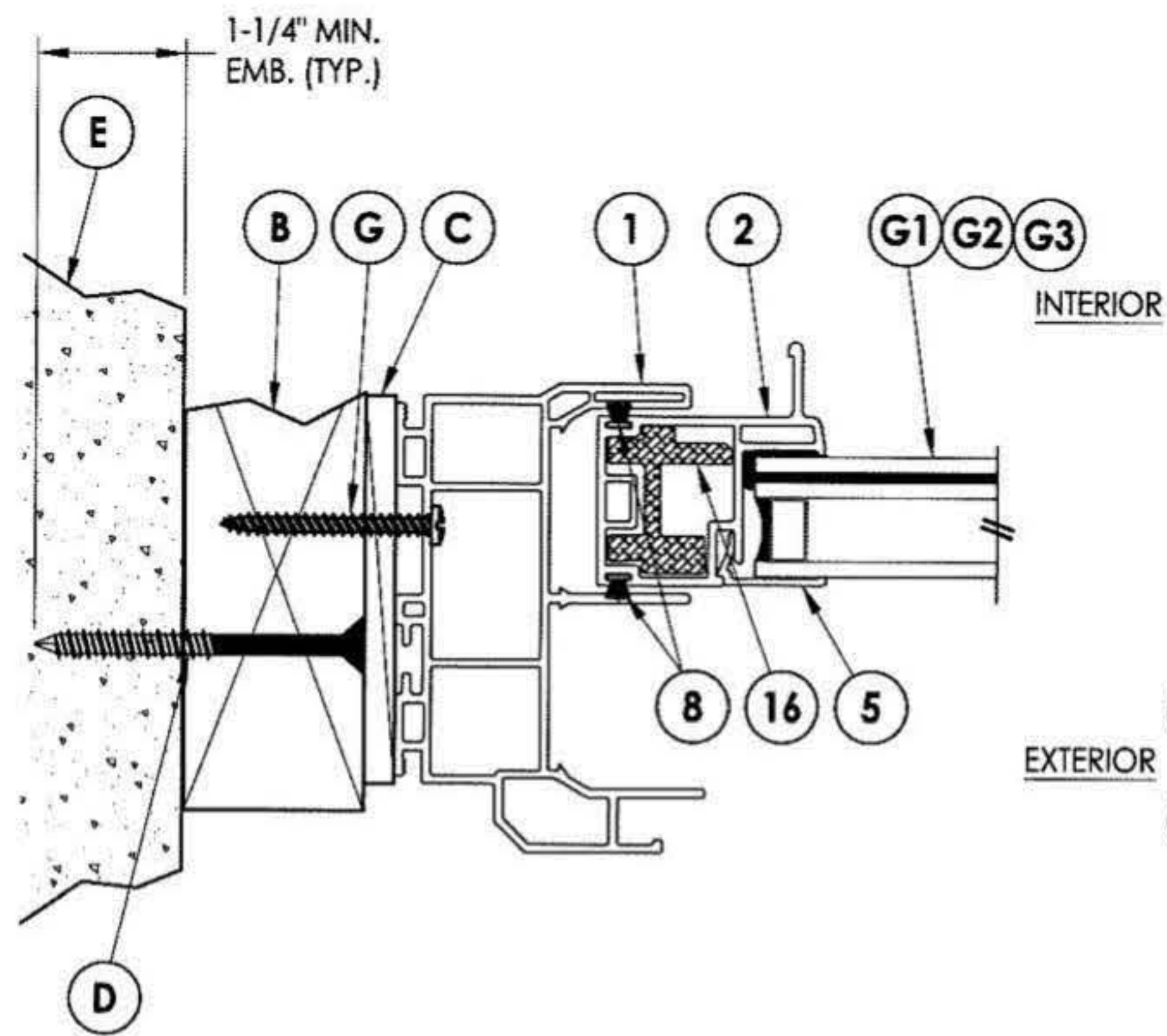
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DRAWING NO.:
FL-16092.5

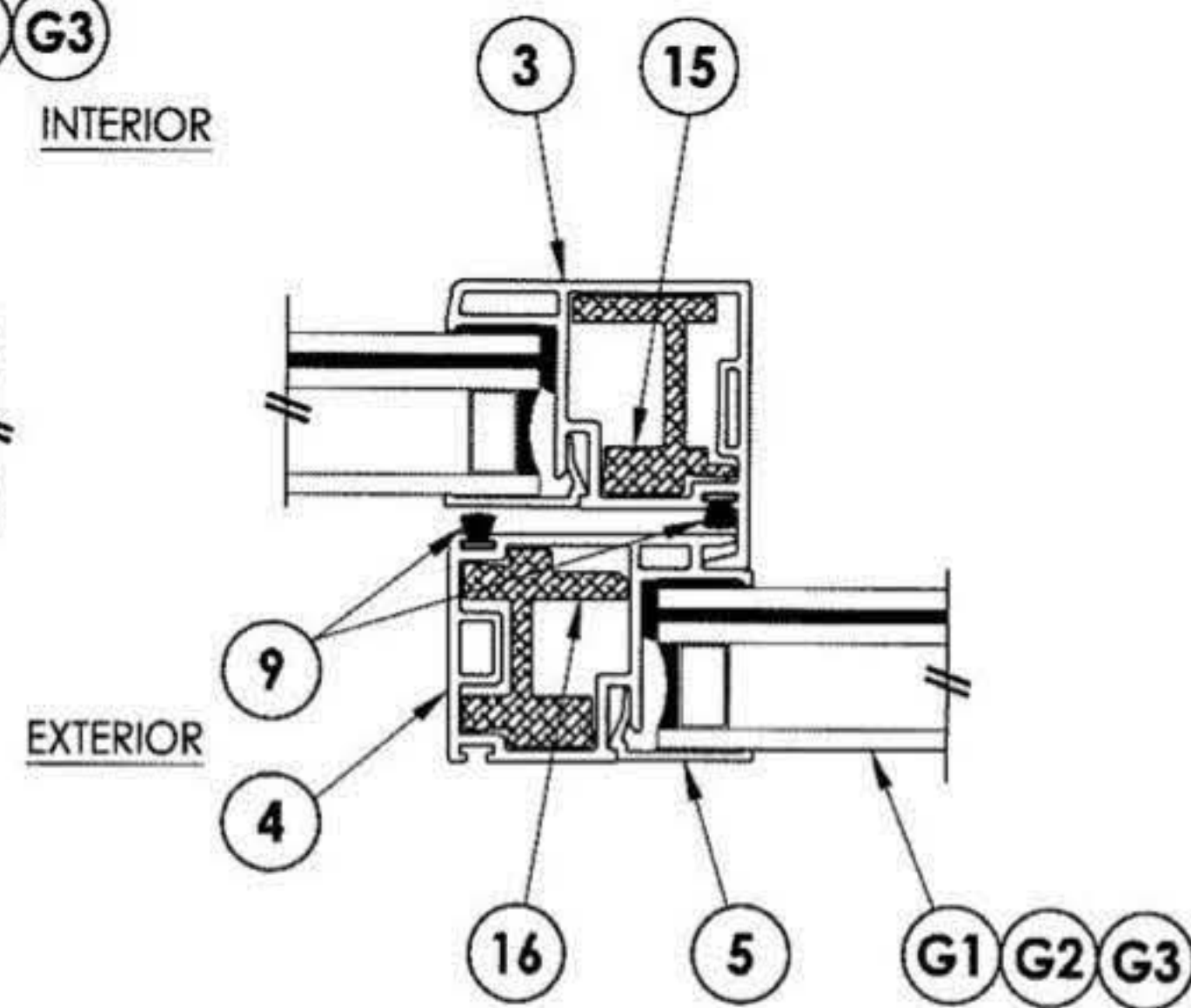
SHEET 1 OF 6



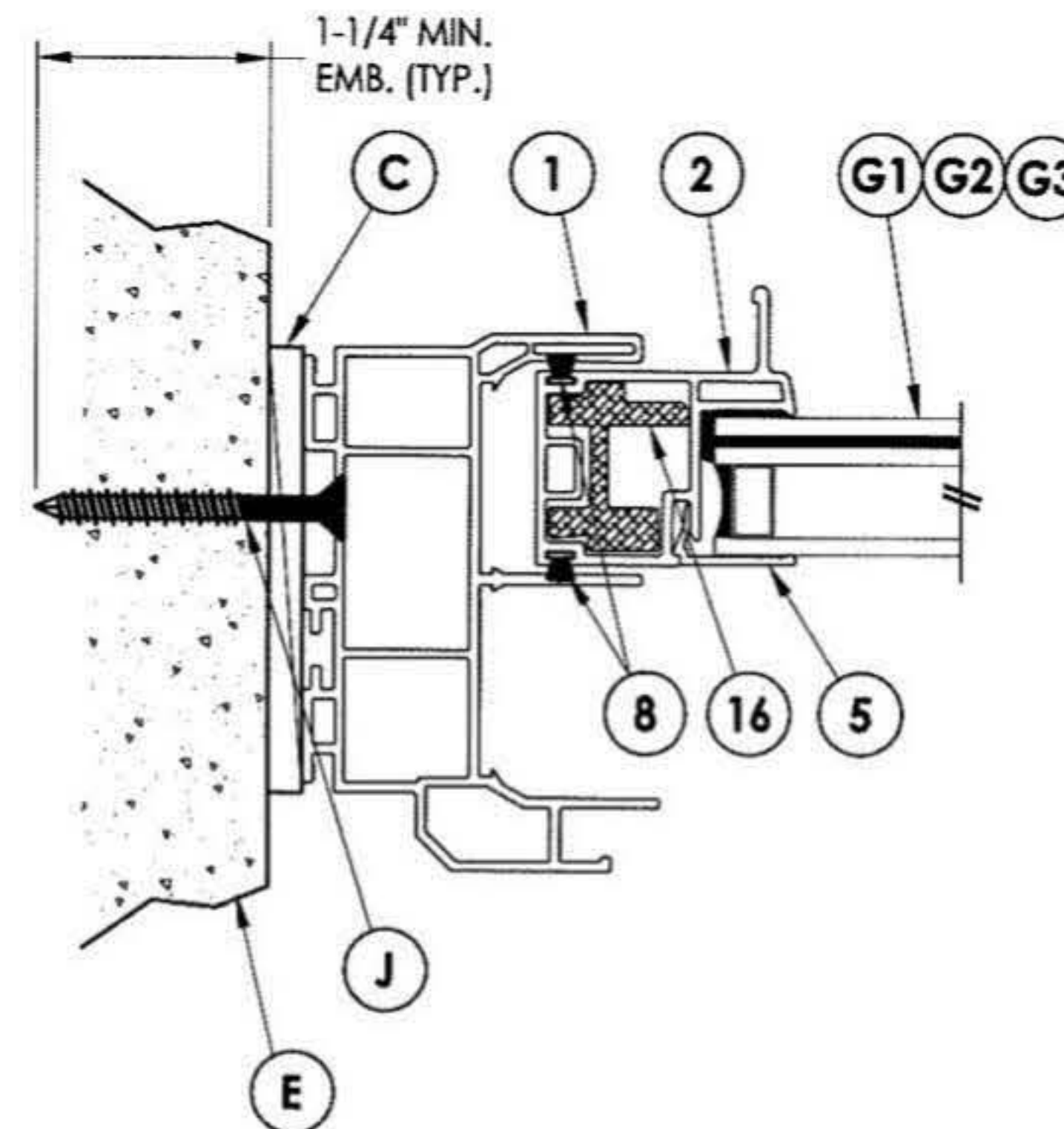
4 HORIZONTAL CROSS SECTION
2 Shown w/ 1X buck



1 HORIZONTAL CROSS SECTION
2 Shown w/ 2X buck

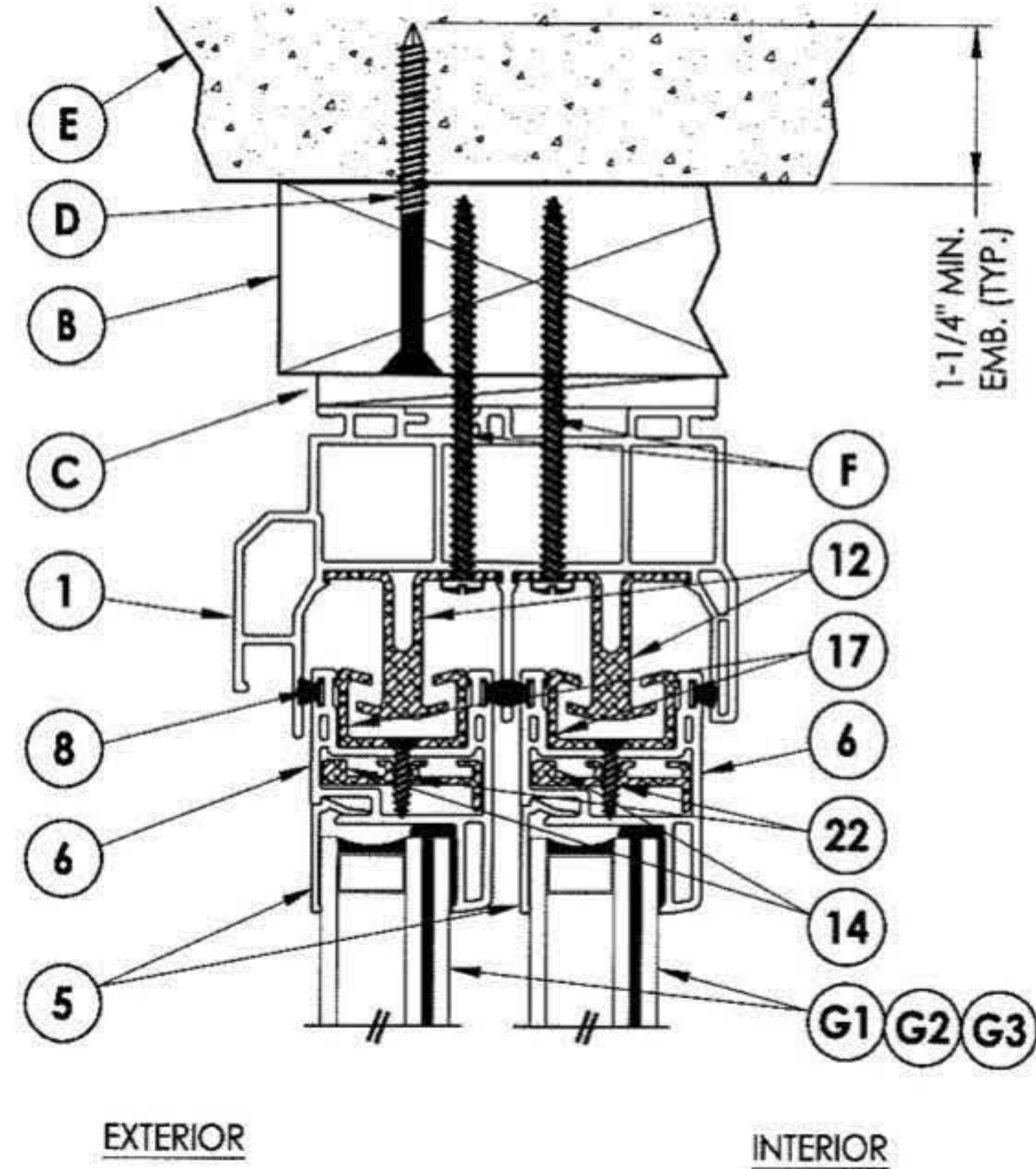


2 HORIZONTAL CROSS SECTION
2 Shown direct to masonry

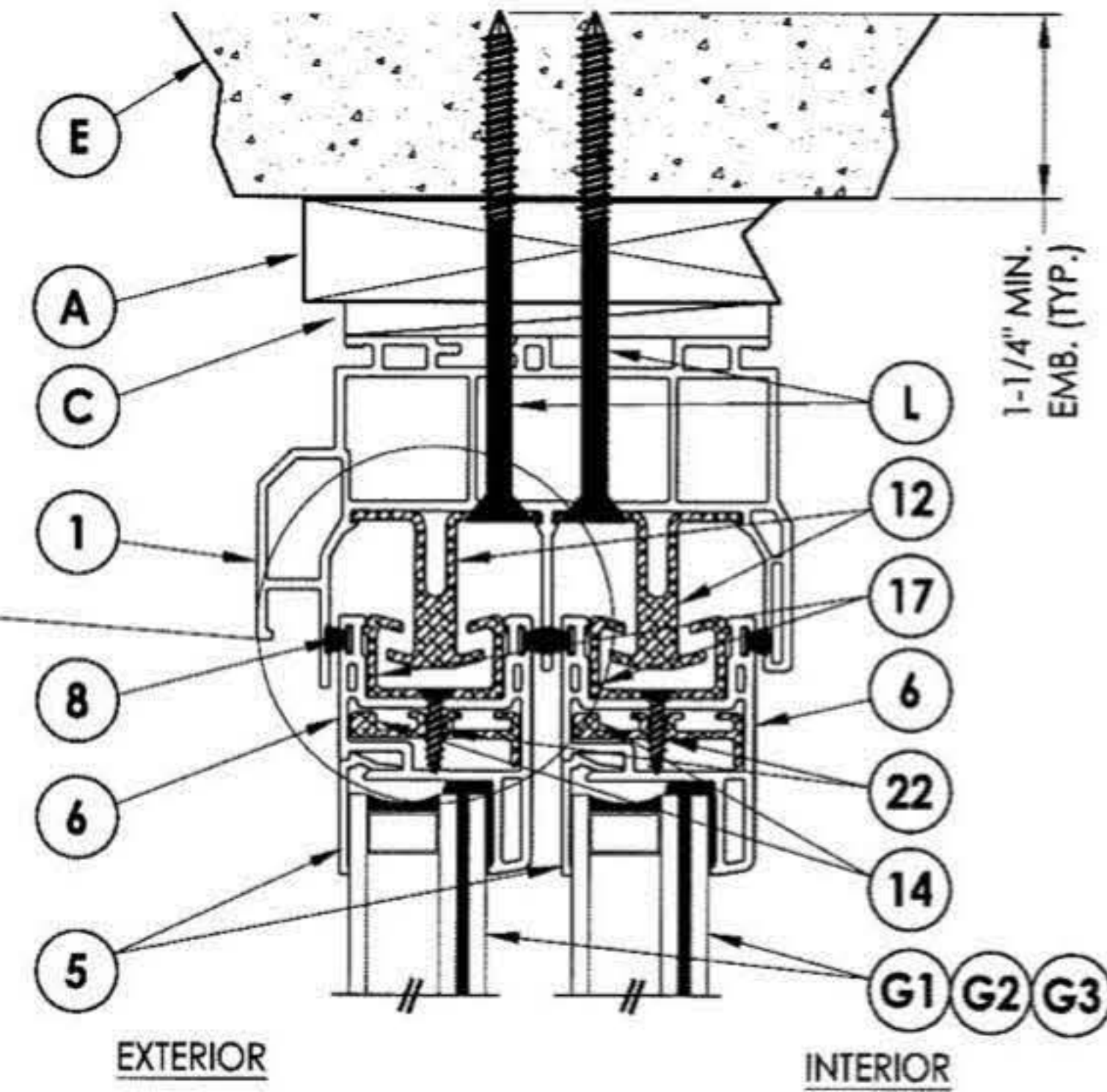
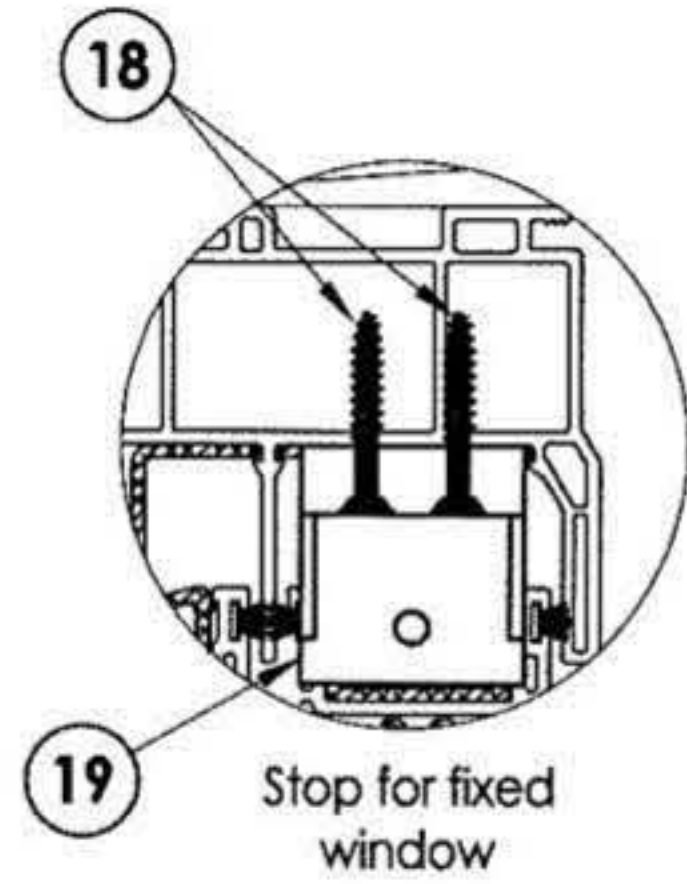
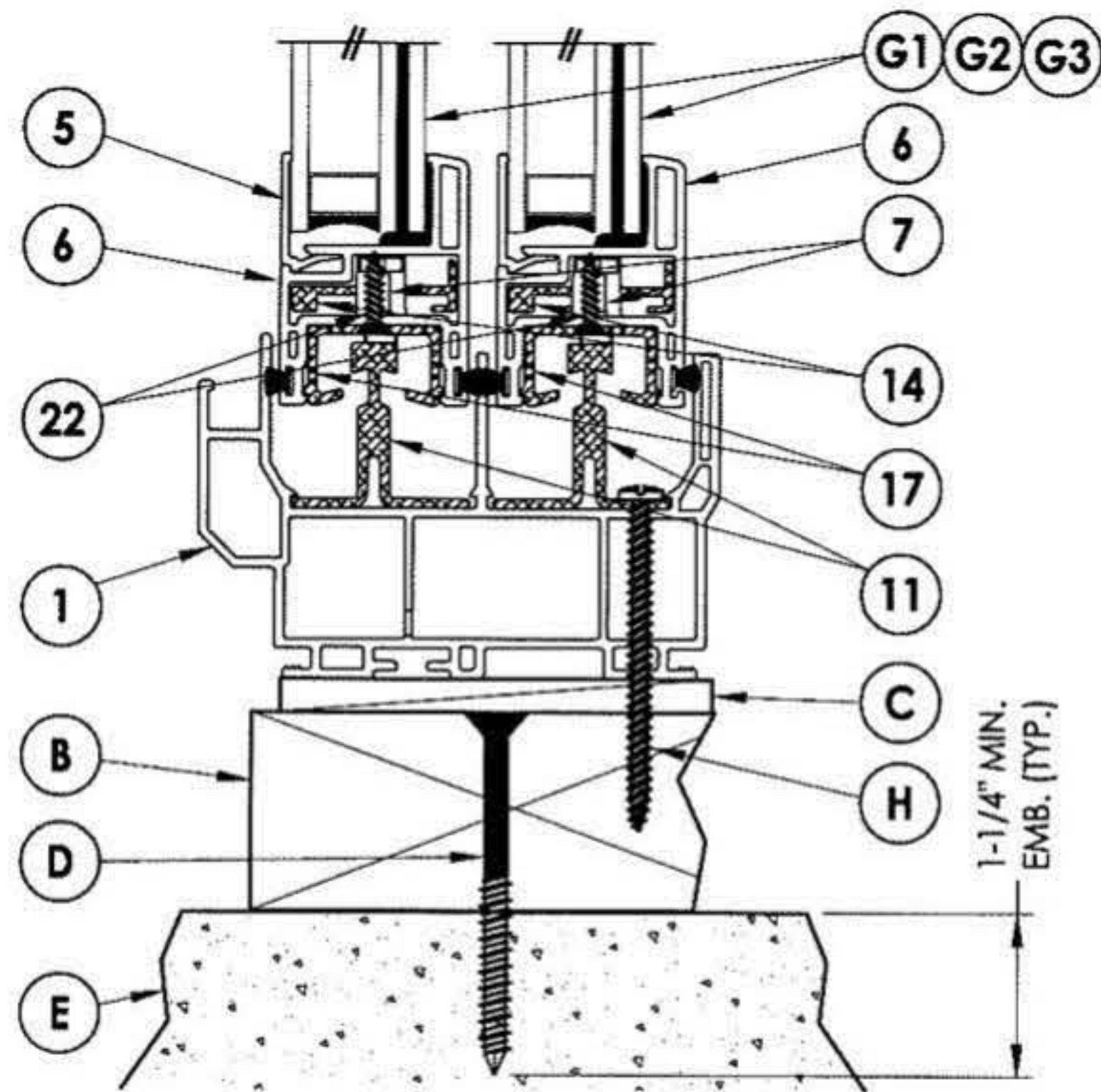


3 HORIZONTAL CROSS SECTION
2 Shown direct to masonry

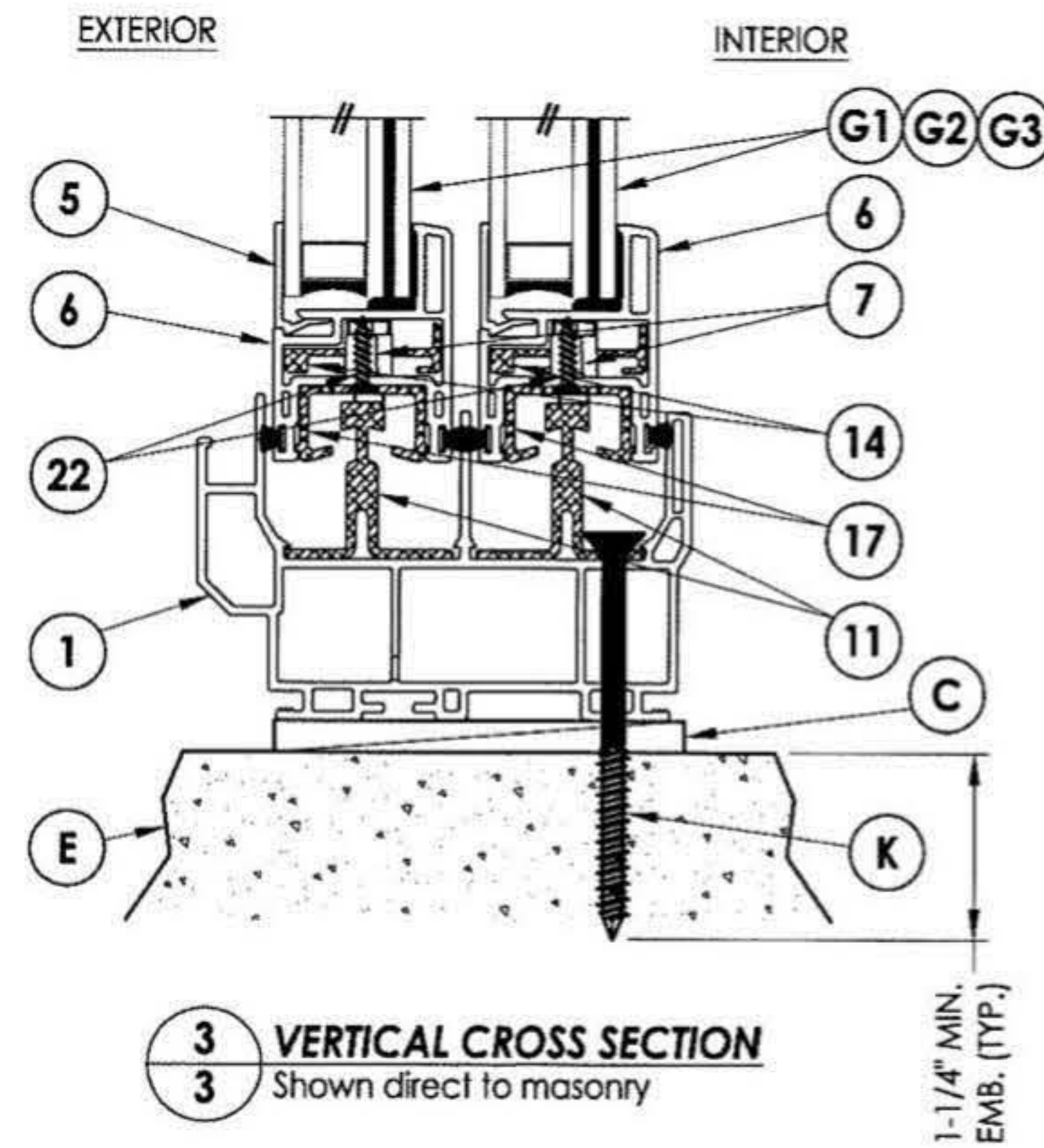
Documents Prepared By: RW BUILDING CONSULTANTS, INC. P.O. Box 230 Valrico FL 33595 Phone No.: 813.659.9197 Florida Board of Professional Engineers Certificate of Authorization No. 9813 <i>27 Dec 4.22.13</i> Lyndon F. Schmidt, P.E. No. 43409	
PRODUCT: 8800 SERIES	PART OR ASSEMBLY: HORIZONTAL CROSS SECTIONS
NO. DATE	REVISIONS
1 4/04/13	UPDATE FRAME SIZE/DP/GLZ
	LFS BY
DATE: 12/05/12	
SCALE: N.T.S.	
DWG. BY: JK	
CHK. BY: LFS	
DRAWING NO.: FL-16092.5	
SHEET 2 OF 6	



1 VERTICAL CROSS SECTION
3 Shown w/ 2X buck



2 VERTICAL CROSS SECTION
3 Shown w/ 1X buck



3 VERTICAL CROSS SECTION
3 Shown direct to masonry

Documents Prepared By:

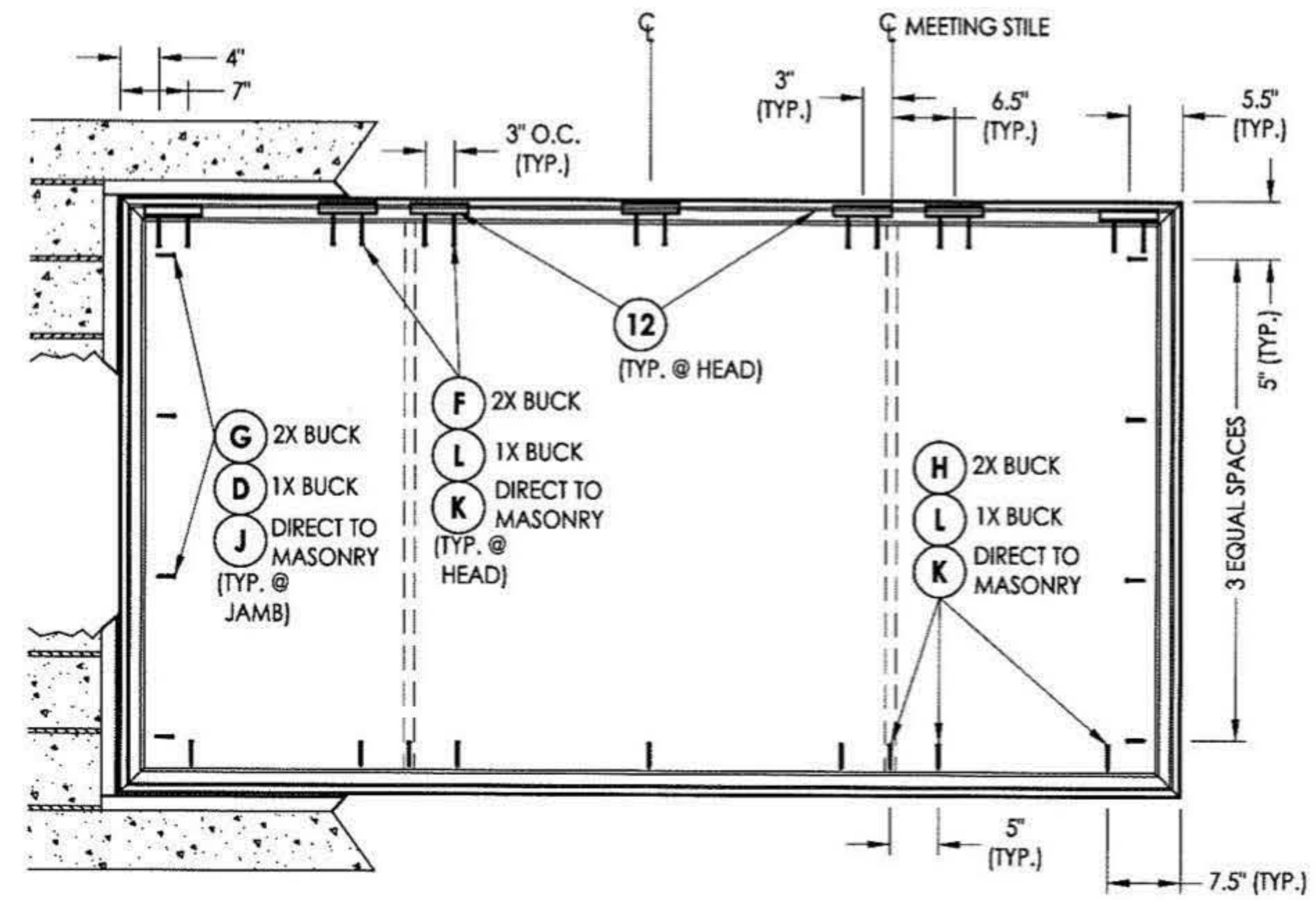
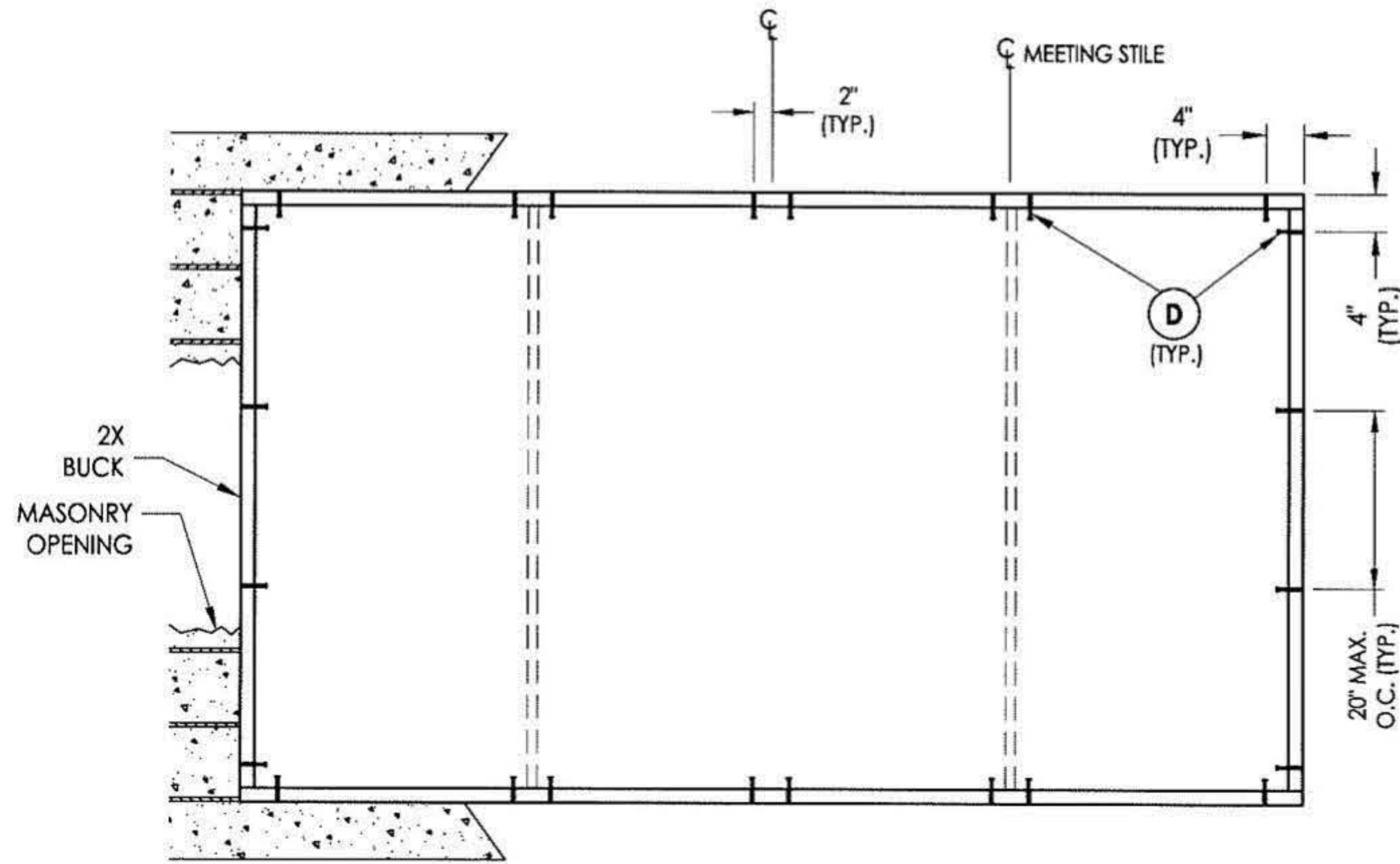
RW BUILDING CONSULTANTS, INC.
 P.O. Box 230 Valrico FL 33595
 Phone No.: 813.659.9197
 Florida Board of Professional Engineers
 Certificate Of Authorization No. 9813
 Lyndon F. Schmidt, P.E. No. 43409

PRODUCT: 8800 SERIES

PART OR ASSEMBLY: VERTICAL CROSS SECTIONS

NO.	DATE	UPDATE	FRAME SIZE/DP/GLZ	LFS	BY
1	4/04/13				

DATE: 12/05/12
 SCALE: N.T.S.
 DWG. BY: JK
 CHK. BY: LFS
 DRAWING NO.: FL-16092.5
 SHEET 3 OF 6



CONCRETE ANCHOR NOTES:

1. Substitution of equal concrete anchors from a different supplier may have different edge distance and center distance requirements.
2. Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints. If concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimensions are not exceeded.
3. Concrete anchor table:

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW	1/4"	1-1/4"	2-1/2"	3"
ELCO	1/4"	1-1/4"	1"	4"

Documents Prepared By:

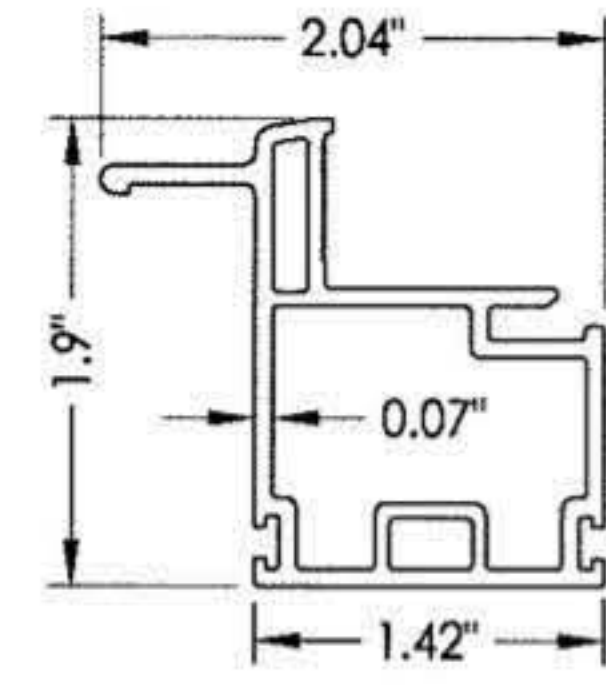
RW BUILDING CONSULTANTS, INC.
 P.O. Box 230 Valrico FL 33595
 Phone No.: 813.659.9197
 Florida Board of Professional Engineers
 Certificate Of Authorization No. 9813
 Lyndon F. Schmidt, P.E. No. 43409

PRODUCT: 8800 SERIES

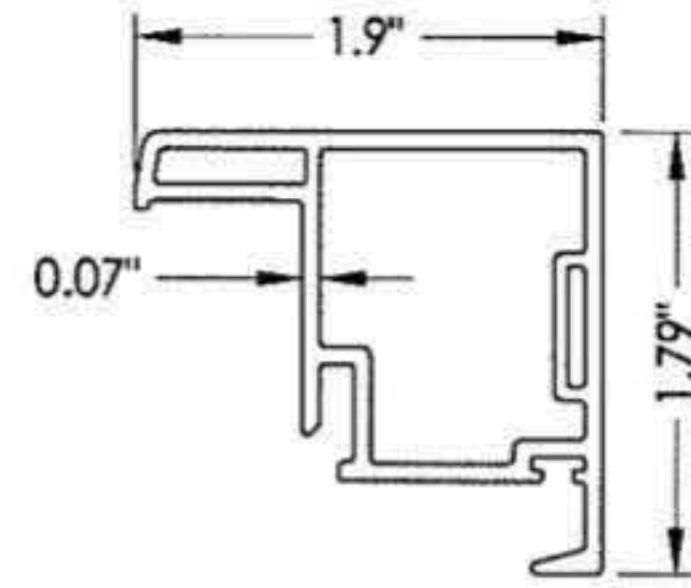
PART OR ASSEMBLY:
 BUCK AND
 FRAME ANCHORING

NO.	DATE	UPDATE	FRAME SIZE/DP/GLZ	LFS	BY
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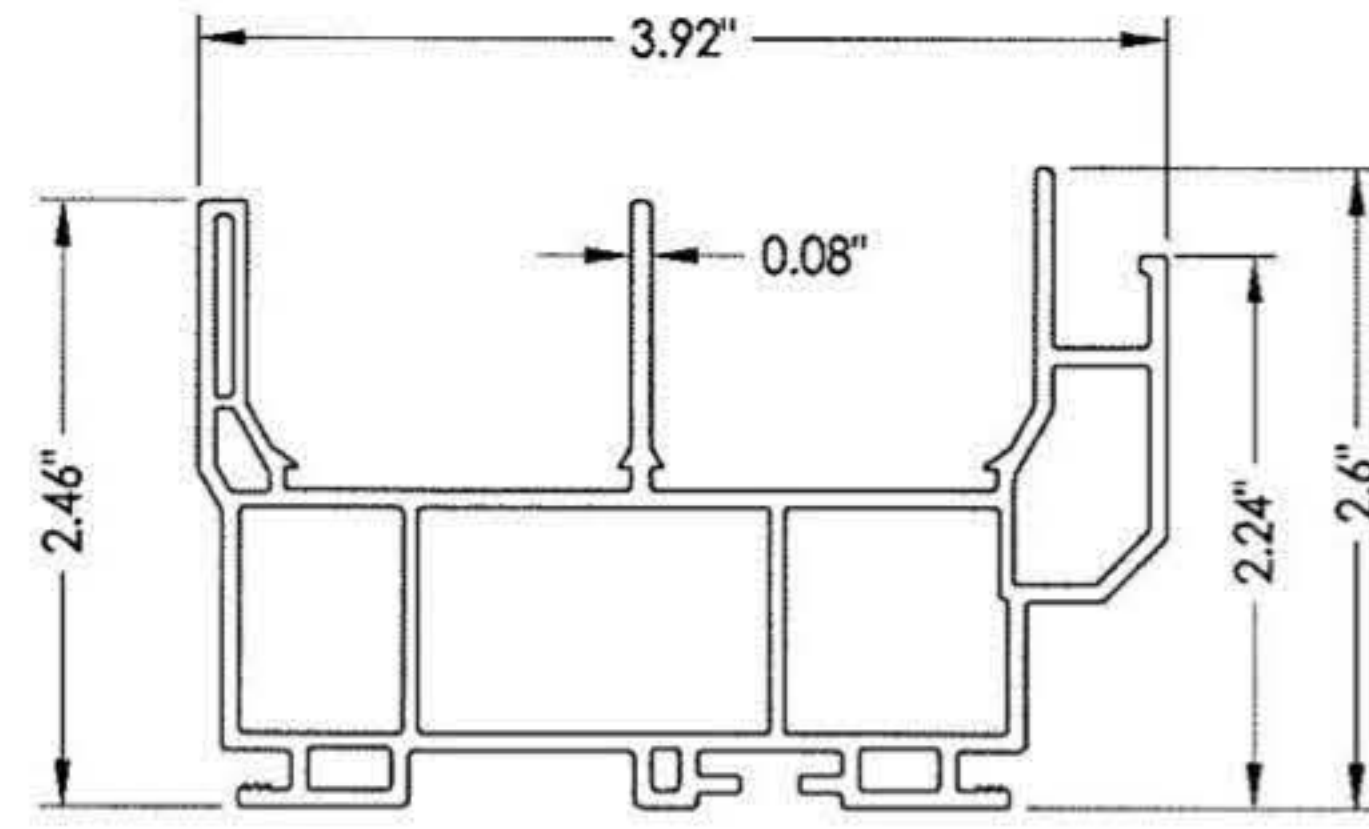
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 SCALE: N.T.S.
 DWG. BY: JK
 CHK. BY: LFS
 DRAWING NO.: FL-16092.5
 SHEET 4 OF 6



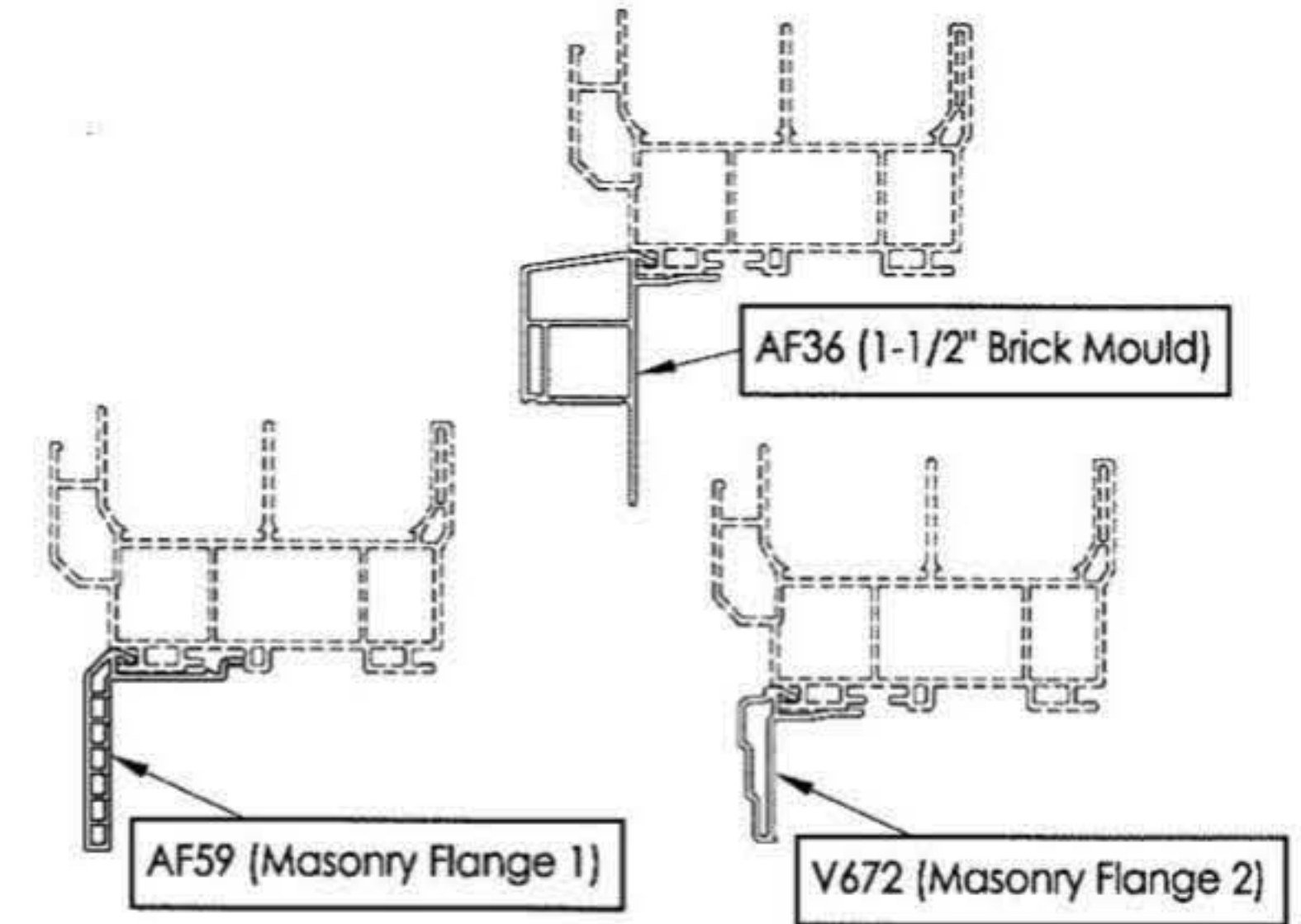
2 SLIDER PULL STILE



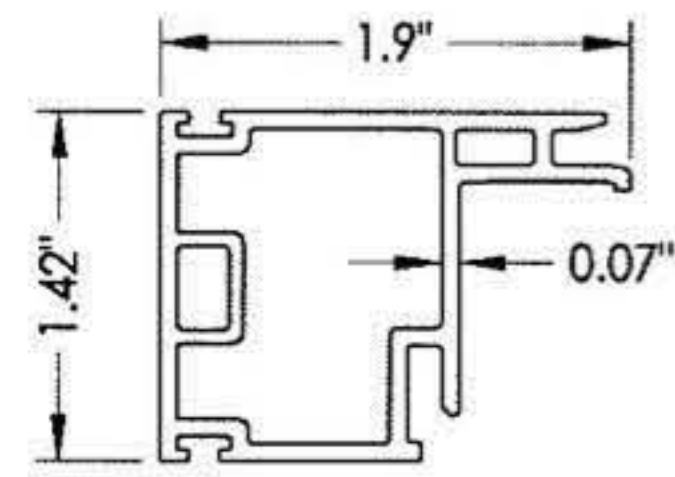
3 LOCK STILE



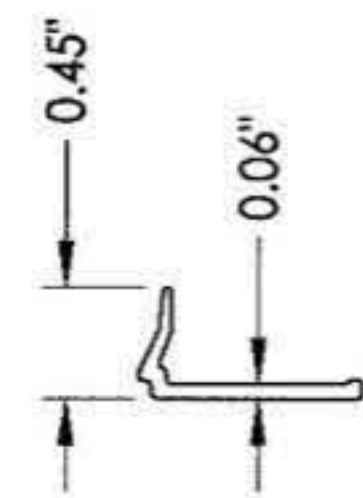
1 FRAME



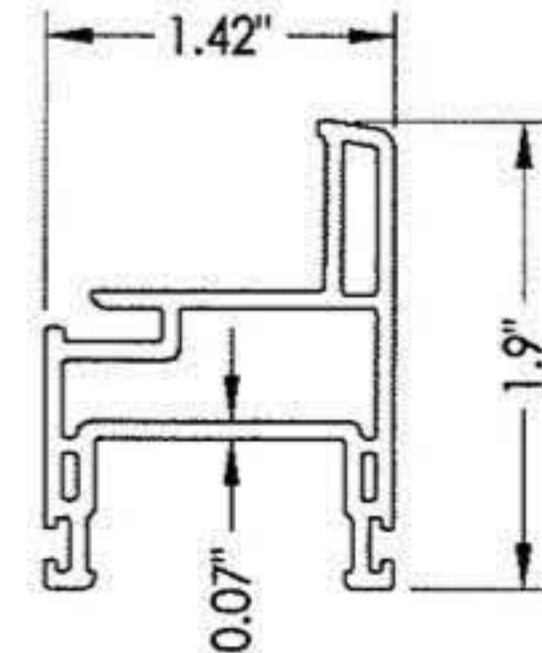
OPTIONAL COSMETIC FLANGES



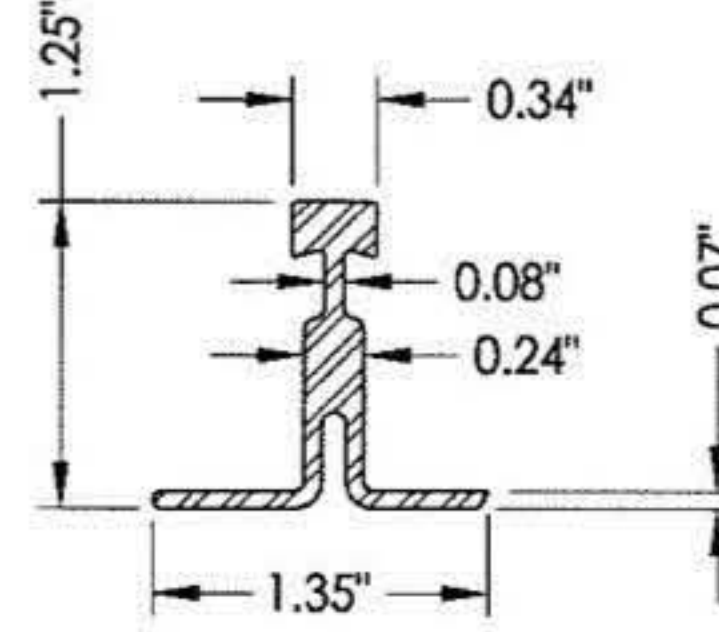
4 KEEPER STILE



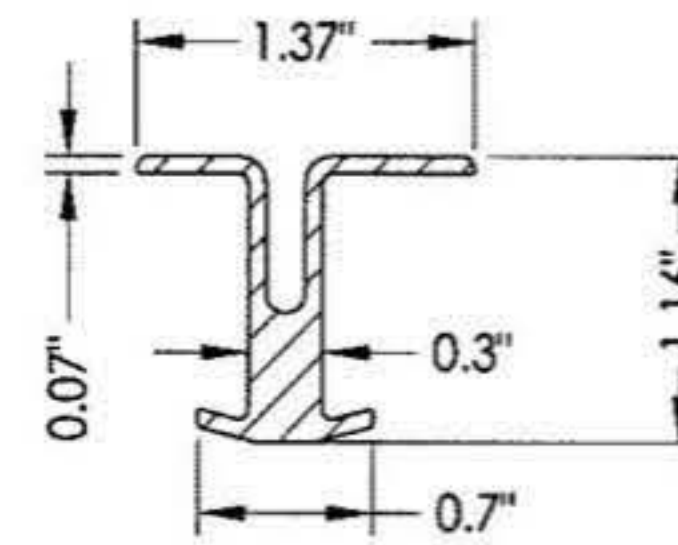
5 GLAZING BEAD



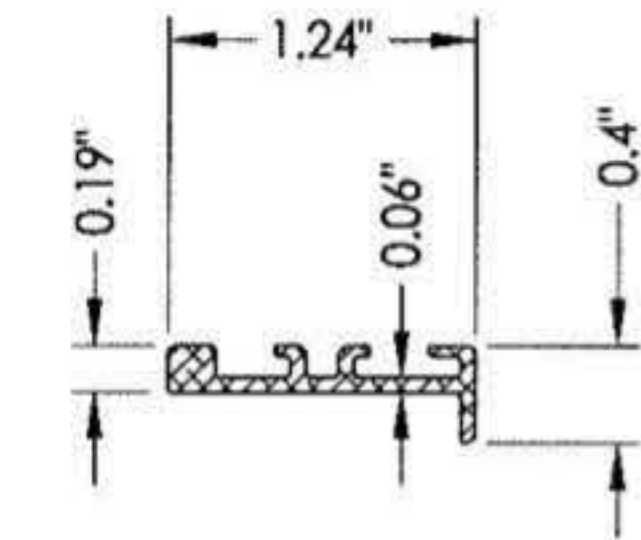
6 SLIDER COMMON RAIL



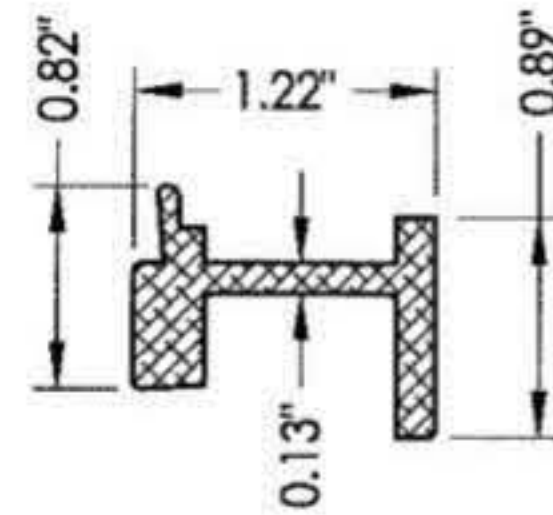
11 SILL TRACK
Full width



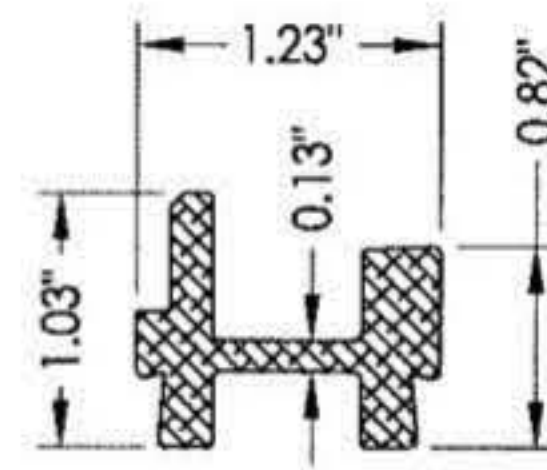
12 HEAD TRACK
6\"/>



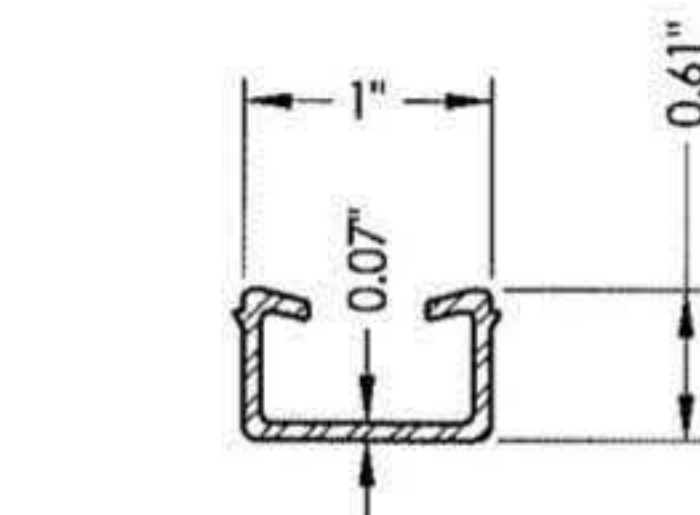
14 REINFORCEMENT
Common Rail



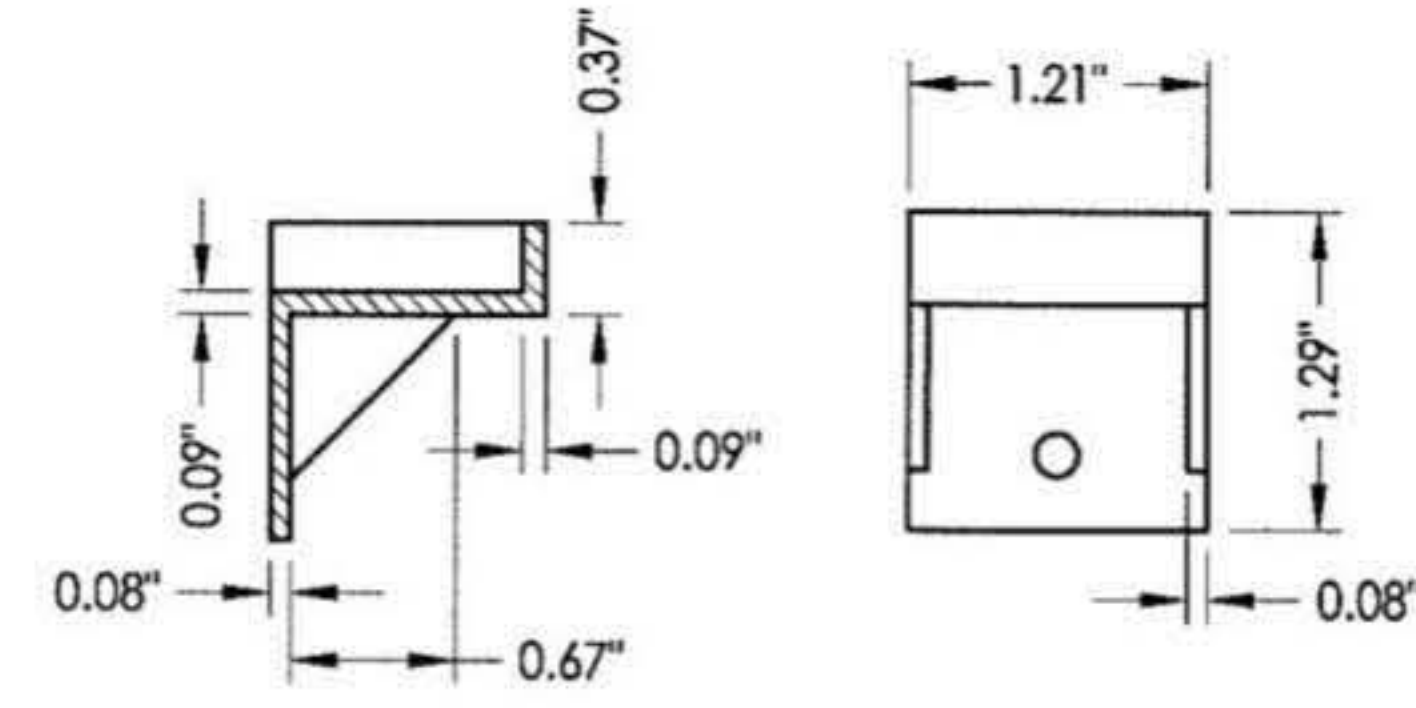
15 REINFORCEMENT
Lock Stile



16 REINFORCEMENT
Keeper and Pull Stile



17 SLIDER SASH RETAINING CLIP



19 FLANKER STOP

Documents Prepared By:

RW BUILDING CONSULTANTS, INC.
P.O. Box 230 Valrico FL 33595
Phone No.: 813.659.9197
Florida Board of Professional Engineers
Certificate Of Authorization No. 9813
4.22.03
Lyndon F. Schmidt, P.E. No. 43409

PRODUCT: 8800 SERIES

PART OR ASSEMBLY: COMPONENTS

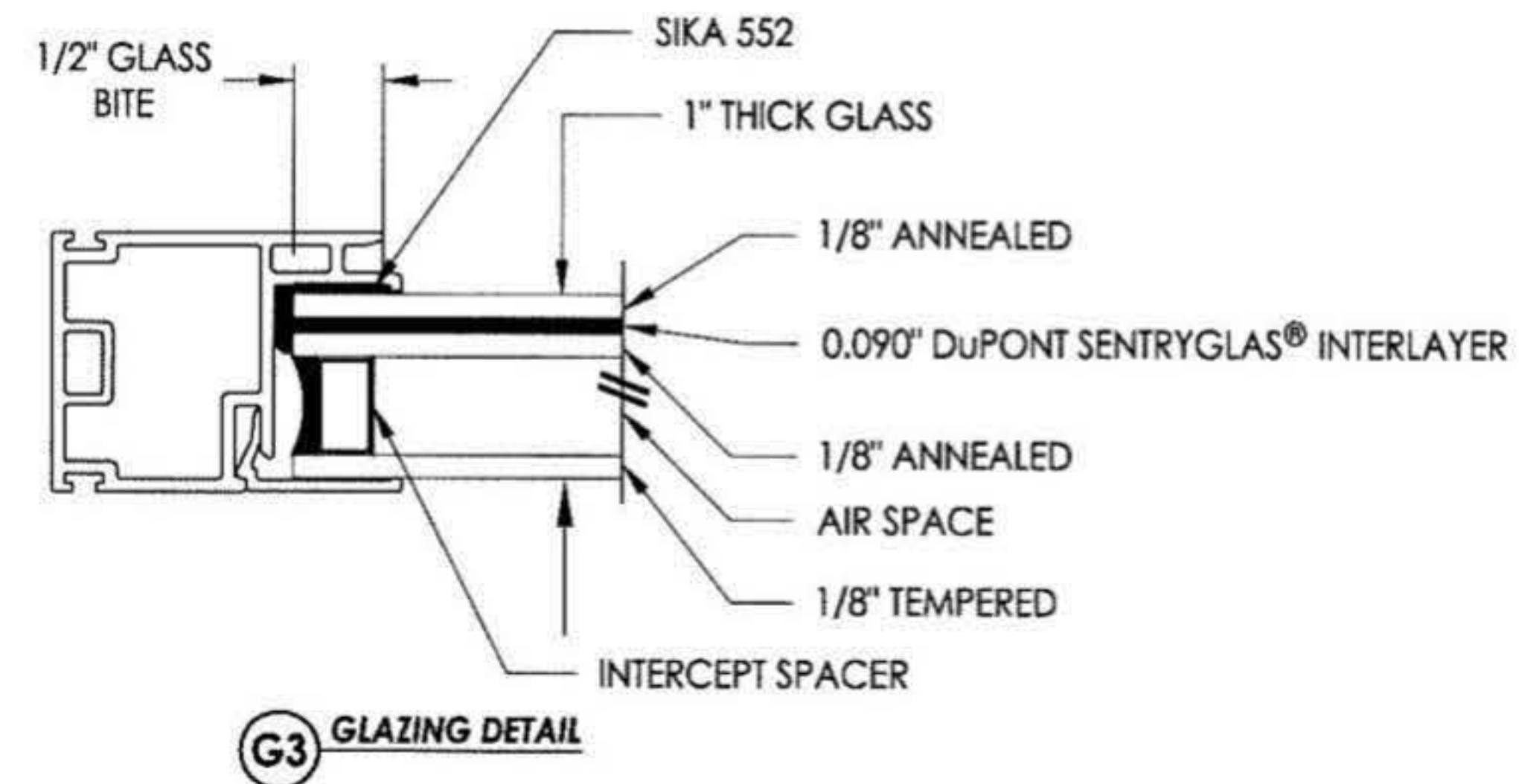
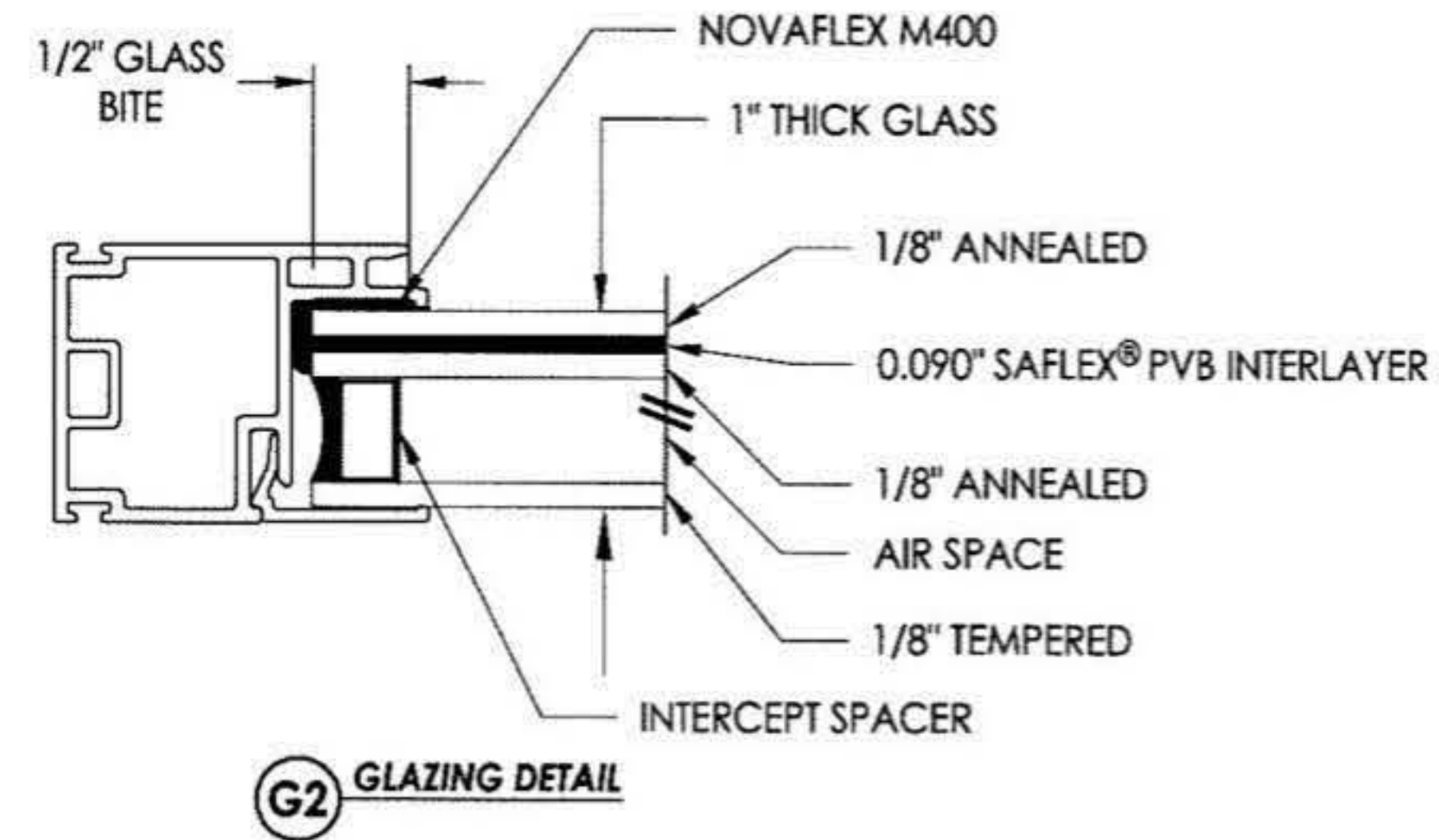
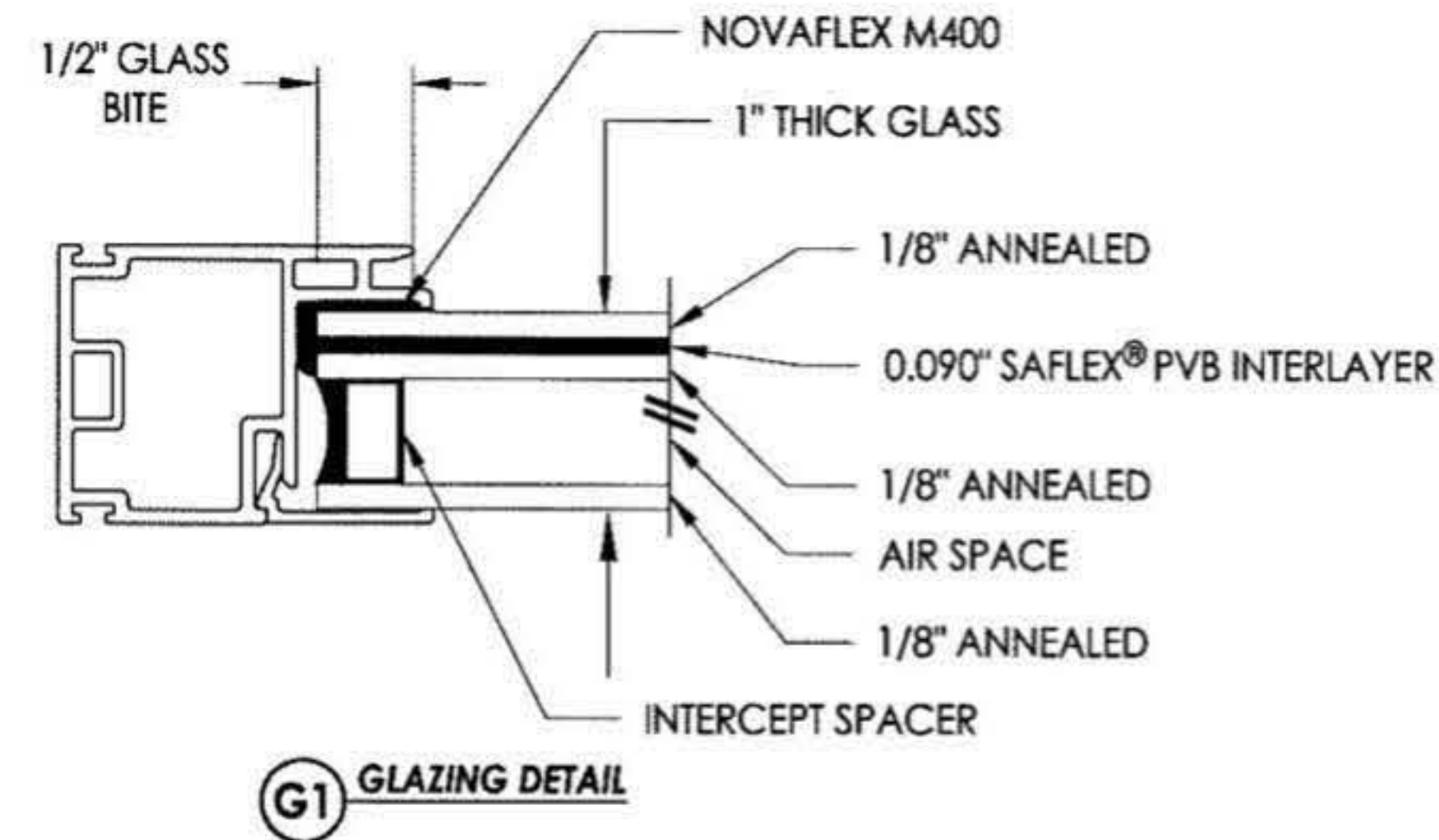
NO.	DATE	UPDATE FRAME SIZE/DP/GLZ	LFS	BY
1	4/04/13			

REVISIONS

DATE: 12/05/12
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-16092.5
SHEET 5 OF 6

BILL OF MATERIALS		
ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK SG >= 0.42	WOOD
B	2X BUCK SG >= 0.42	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" X 2-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
E	MASONRY - 3,192 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#10 X 3" PPH WOOD SCREW	STEEL
G	#10 X 1-3/4" PPH WOOD SCREW	STEEL
H	#10 X 2-1/2" PPH WOOD SCREW	STEEL
J	1/4" X 2-1/4" ITW CONCRETE SCREW	STEEL
K	1/4" X 3-1/4" ITW CONCRETE SCREW	STEEL
L	1/4" X 3-3/4" ITW CONCRETE SCREW	STEEL
1	FRAME*	PVC
2	SLIDER PULL STILE*	PVC
3	LOCK STILE*	PVC
4	KEEPER STILE*	PVC
5	GLAZING BEAD*	PVC
6	SLIDER COMMON RAIL*	PVC
7	BALL BEARING ROLLER	-
8	WEATHERSTRIP (0.230")	-
9	WEATHERSTRIP (0.380")	-
11	SILL TRACK	ALUM
12	HEAD TRACK	ALUM
14	SLIDE RAIL REINFORCEMENT	ALUM
15	REINFORCEMENT	ALUM
16	REINFORCEMENT	ALUM
17	SLIDER SASH RETAINING CLIP	ALUM
18	#8 X 1" PFH SMS	STEEL
19	FLANKER STOP	NYLON
22	#8 X 5/8" (#6 head) PFH SMS	STEEL

* THE APPROVED WHITE RIGID PVC EXTERIOR EXTRUSIONS FOR WINDOWS ARE TO BE PRODUCED BY EXTRUDERS LICENSEES IN "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



Documents Prepared By: **R.W.** BUILDING CONSULTANTS, INC.
 P.O. Box 230 Vairico FL 33595
 Phone No.: 813.659.9197
 Florida Board of Professional Engineers
 Certificate of Authorization No. 9813
 4-22-13
 Lyndon F. Schmidt, P.E. No. 43409

PRODUCT: 8800 SERIES
 PART OR ASSEMBLY: BILL OF MATERIALS & GLAZING DETAILS

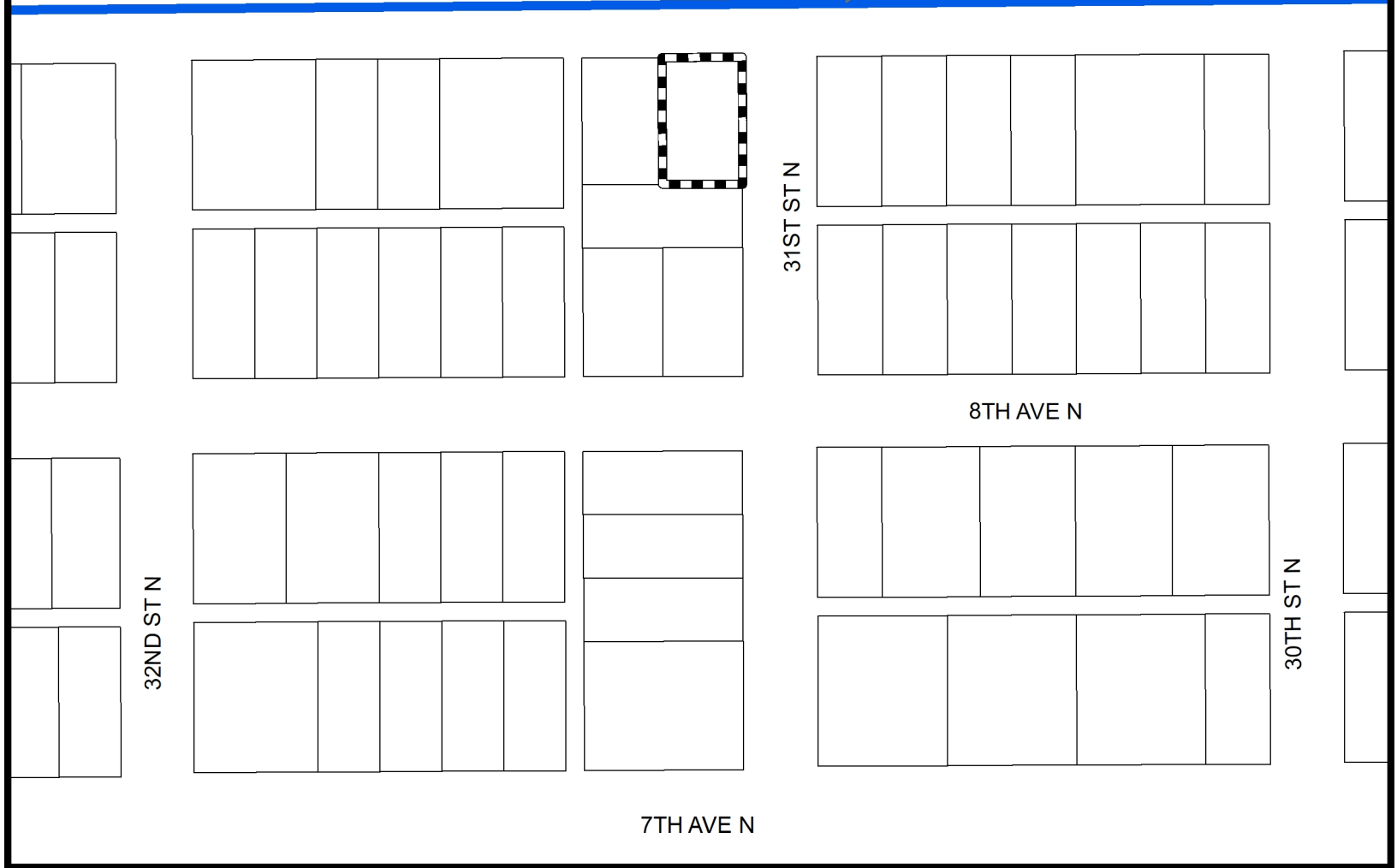
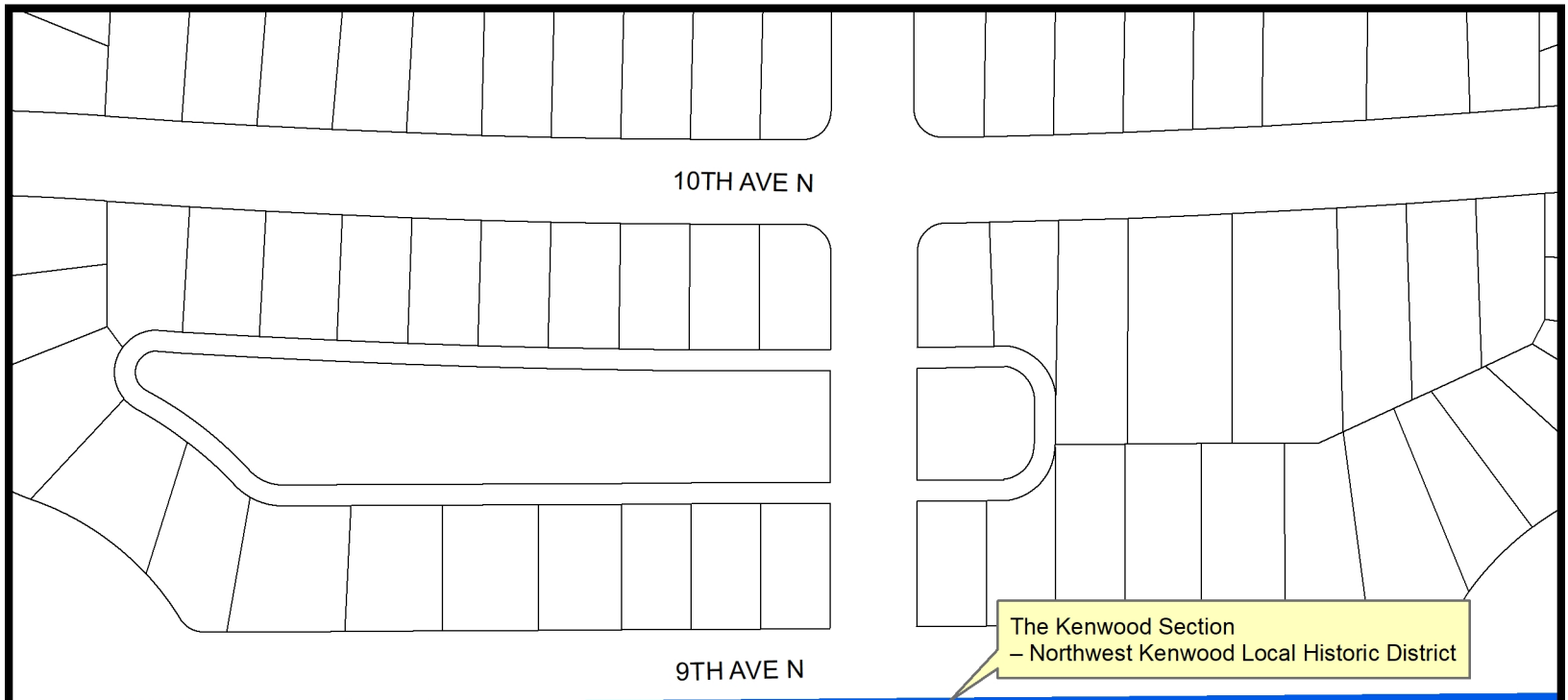
NO.	DATE	REVISIONS
1	4/04/13	UPDATE FRAME SIZE/DP/GLZ

DATE: 12/05/12
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 DWG. BY: JK
 CHK. BY: LFS
 DRAWING NO.: FL-16092.5
 SHEET 6 OF 6

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Appendix B:

Maps of Subject Property



Community Planning and Preservation Commission

3100 9th Ave N

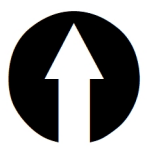
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

21-90200079



N

SCALE:
1" = 150'



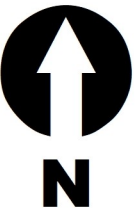
The Kenwood Section
- Northwest Kenwood Local Historic District

Community Planning and Preservation Commission

3100 9th Ave N

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
21-90200079**



**SCALE:
1" = 150'**

Appendix C:

Public Comment

I write to offer my comments on the pending application of Lisa Conrad and Brian Conlin for a certificate of appropriateness [hereinafter “COA”] in connection with their proposal to replace windows in their house at 3100 9th Avenue N. *See generally* City Code §16.30.070.2. The subject property is a single-family residence constructed in 1953. It is a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (CPPC Case No. 18-90300008); the building style is described as Masonry Vernacular. *See* Staff Rept. at 18, CPPC Case No. 18-90300008.

The windows that are to be replaced each consist of 12 lights, set in a 4 by 3 grid arrangement.¹ *See, e.g.,* Application, Image 1 (showing one of the windows facing 31st Street N). The proposed replacement windows are double hung with no muntins or mullions. The applicants, in a narrative statement supplied as part of the application, observe that the awnings on the house “block the majority of the view of the windows from the street.” From this, they appear to imply that the lack of any grid feature in the replacement windows will have only a minimal effect on the appearance of the house.

On that point, I beg to differ with the applicants: as one drives on 9th Avenue N past the house, the windows, precisely because of the grid feature on each window, are the most noticeable — and I daresay, distinctive — feature of the house.

From the application, it appears that the replacement windows will be the 8300 and 8800 series windows manufactured by Wincore. The product brochure for the 8800 series shows as an optional feature the installation of an internal grid between the panes of glass forming the window. The grid option, however, only comes in two versions, neither of which would resemble, let alone replicate, the 4 by 3 grid of the existing windows.

¹ The window that is designated as Window 3 (depicted in Image 3 in the application) has 2 side panels, each consisting of 4 square lights; the center pane is twice the width of a single side panel.

Finally, I call the Commission's attention to its decision on November 10, 2020 in Case No. 20-90200081 (3200 8th Avenue N). That application also involved the replacement of windows identical to those in this case with windows that did not have any grid feature. The Urban Planning and Historic Preservation Division recommended that the following conditions be imposed on the COA:

3. Three-dimensional, exterior muntins be applied to all windows to replicate the configuration of the historic windows;

or

4. Internal muntins be applied to all horizontal sliding windows to replicate the configuration of the historic windows.

The Commission, after a hearing on the application, unanimously approved the Division's recommendation. I suggest that similar conditions be attached on the COA in this case.

For the Commission's convenience, I attach the relevant pages of the Wincore product brochure; pages 10-12 of the staff report in Case No. 20-90200081; and the Commission's decision in Case No. 20-90200081 (as recorded in the minutes of the November 10, 2020 meeting).

Loren C. Meyers
3121 8th Avenue N
St. Petersburg, FL 33713

A dramatic, monochromatic blue-toned image of a stormy ocean. A bright lightning bolt strikes the water, creating a large splash and illuminating the scene. The sky is dark and filled with heavy clouds.

Prepare for **Impact**



STORMFORCE
BY WINCORE™

DECORATIVE OPTIONS

Exterior Vinyl Colors

(White, Tan, Clay or Woodgrain Interiors)



White



Tan



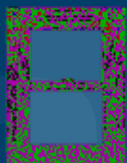
Clay



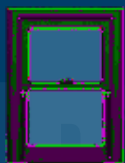
Earthtone



Hunter Green



Silver



Black



Brown



Bronze

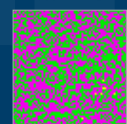
Exterior Laminate Colors

(Not all colors available on all Interiors or products, contact your sales representative for details.)

Black, Brown and Bronze Exterior Laminates require a three week lead time.
Earthtone, Hunter Green and Silver Exterior Laminates require a six week lead time.

Interior Woodgrains

(White, Tan, Clay or exterior laminate colors, ask your sales representative for details.)



White Oak



Light Oak



Dark Oak



Cherry

Cam Locks



White



Tan



Clay



Satin Nickel



Bright Brass



Antique Brass



Bronze

Patio Door Handles



White



Tan



Clay



Satin Nickel



Brass



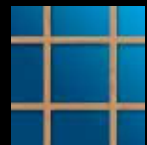
Bronze



Antique Brass



All 8800 and 8400 windows feature contoured vinyl profiles.



Grids & Grid Patterns

Optional contoured grids are located inside the insulating glass unit to provide a smooth cleaning surface. Available in two distinct patterns.

Colonial Perimeter



10. *The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.*

Consistent

11. *The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.*

Consistent Although the proposed addition lengthens the wall plane of the garage, it adds to the dominant flow of the subject district by repositioning the garage entry.

12. *New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.*

Consistent The proposed addition features generally compatible massing with the residence but will be differentiated by a distinct fenestration pattern.
Adding more articulation along the wall plane between the existing garage and proposed addition would contradict the relatively simple building forms that are a character-defining element of early post-War vernacular residential design.

13. *New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.*

Generally Consistent While the addition to the garage footprint will not be easily reversible, garage portion of the residence could be altered or removed in the future while preserving the main form of the primary residence's façade.

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.

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;*

Not Included The proposal does not include whether the replacement windows will be setback into the wall similar to the existing historic windows. Staff recommends this be included as a condition of approval.

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 project proposes no change to the window opening sizes and arrangement.

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;*

Inconsistent The proposed replacement windows will be horizontal sliding windows, rather than the casement windows that the home presently features. While this constitutes a change in configuration, the horizontal sliding operation will place emphasis on the vertical central meeting rail and be more appropriate than other operational changes, for e.g. vertical sash windows.

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

- 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.*

Inconsistent The horizontal sliding windows will be operationally different. The Window World units proposed do not appear to have exterior muntins (or grilles) available.

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

Inconsistent Window frames will be vinyl.

Summary of Findings, Certificate of Appropriateness Review

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

- General Criteria for Granting Certificates of Appropriateness: 3 of 4 relevant criteria satisfied; 1 criterion partially satisfied.
- Additional Guidelines for New Construction: 10 of 13 criteria satisfied; 1 criterion partially satisfied; 1 criterion not met.

- Additional Guidelines for Window Replacement: 3 of 7 criteria satisfied; 3 not satisfied; information not provided for 1 criterion.

Staff Recommendation and Conditions of Approval

Certificate of Appropriateness Request

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 addition to the property at 3200 8th Ave. N., subject to the following conditions:

1. The proposed ribbon windows at the garage enclosure and addition be replaced with vertically oriented openings that are compatible in size with original openings found on the primary residence. While an important consideration for any Certificate of Appropriateness, this change is also required by the *building and design standards* for all properties zoned NT-2 (Neighborhood Traditional) regardless of designation status. Pursuant to City Code Section 16.20.010.11:
 - a. At least 30-percent of the street-side façade shall consist of fenestration and architectural details and features;
 - b. At least 50-percent of the required fenestration shall be transparent (i.e. window glass);
 - c. Window sashes and glass shall be square or vertical.
2. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with existing windows at subject property.
3. Three-dimensional, exterior muntins be applied to all windows to replicate the configuration of the historic windows.
or
4. Internal muntins be applied to all horizontal sliding windows to replicate the configuration of the historic windows.
5. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
6. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Secondly, I live about a 4 iron away from this facility, and you guys have done a great job not really impacting the surrounding community, so kudos to you and thank you for doing a great job.

Allan Brown: Thank you, is your father Charlie Gerdes by any chance?

Commissioner Gerdes: Yes, depending on how you think about that.

Allan Brown: Okay, well your father was, I am a big fan of your father. He is a remarkable man and was instrumental on helping us work with the neighborhoods. The neighborhoods were very resolute in the requirements in what we had to do with construction. It is a big project 165,000 sq. ft. of construction over there. It could have been disruptive, and we have done our best not to be, so I appreciate your comments about that.

Commissioner Gerdes: I knew he was a big part of the property from the beginning, but he did not tell me to say that or anything. v

Allan Brown: No, I get it, I appreciate it, nonetheless.

Commissioner Burke: Anyone else? Okay I would entertain a motion for approval, if any one is interested, and if you would, if you do want to make a motion please raise your hand okay, Mr. Wolf.

Commissioner Wolf: I move approval in accordance with the staff report.

Commissioner Burke: We have a motion for approval by Commissioner Wolf and we have a second.

Commissioner Gerdes: Second.

MOTION: *Commissioner Wolf made a motion approving the application for third amendment to the 2010 Development Agreement.*

Commissioner Gerdes Seconded.

VOTE: *YES – 6 –Burke, Gerdes, Michaels, Whiteman, Wolf, Wannemacher
NO – 0*

Motion passed unanimously.

VI. QUASI-JUDICIAL PUBLIC HEARINGS

A. City File 20-90200081 Contact Person: Laura Duvekot, 892-5451

Request: Review of a Certificate of Appropriateness for replacement of historic windows and new construction of an addition at 3200 8th Avenue North, a contributing property to a local historic district.

Staff Presentation:

Laura Duvekot gave a PowerPoint presentation based on the Staff Report

Applicant/Owner Presentation

Owner, Joseph R. Warpinski spoke in support of the application and was available for questions

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived by City Staff.

Joseph R. Warpinski: One question one of the proposals is to approval with the conditions that the windows be more consistent with the front of the home as opposed to the breezeway. The breezeway was closed in a number of years ago, if you look at the addition, I don't know if we can bring up the photos that she showed. There really are two sections, there is the garage that is being enclosed and then there is going to be the new construction which will be the new garage. One of the things we consider least is, if possible to have the breezeway to have windows continue across where the old garage is just because that will, in the addition we are building, that will be windows into a bathroom and a closet. Putting a larger window on the side on the house it is not functional. It would require us to completely change the plans because you don't want a huge window like that directly into your shower. You would maintain the windows that are already there and have been there for as far as any of us know. Obviously, they were not part of the original construction. We completely understand putting in larger windows for the garage. I just wanted to see if that as a possibility, if there were conditional approvals?

Commissioner Burke: Ms. Duvekot, are you concerned, there are two sets of ribbon windows, I know you were concerned about them too. One of the, in your recommendation of approval, you ask that those ribbon windows be changed out for something more appropriate. He is asking what would your tolerance be if he was to leave the windows, the ribbon windows and the one section but not I the other, can you address that please?

Laura Duvekot: Sure, given the fact that it is a street side yard, I think that might conflict with the zoning requirement as shown on condition 1. (c) requires that the sashes need to be square or vertical. I do not think that would be permitted under just general zoning.

Commissioner Burke: So, this is not something that is particular to this historic neighborhood, this is something that is in the City code.

Laura Duvekot: That is correct, that is an NT-2 (Neighborhood Traditional 2) requirement because it is a street side yard. In this case it is a COA recommendation but not necessarily because of the COA the way it actually underlies, it is part of the NT-2.

Commissioner Burke: Is there a limit to the amount for square footage for the ribbon windows can be or is it just zero, you are not allowed to do it?

Laura Duvekot: I understand it to be just the orientation of the shape, that they, it cannot be a horizontal rectangular shape if it is on a street side yard. IS that correct Derek?

Derek Kilborn: Yes, there are a few points on that one, first we did speak with zoning about this and the individual square windows assembled in a row (inaudible), we do look at that as a horizontal window, o that would not be compliant with this. I think the other thig that is important to remember is when you are considering this particular request and the condition here is that there is an already existing ribbon window, and through this condition we are not asking that the Commission consider and the property owner change the existing ribbon window we are only putting this in as a condition for the new addition that would follow.

Commissioner Burke: So you have no choice if this is, that has nothing to do with your department? If he would like to change those windows and use ribbon windows he would need to go for a variance?

Derek Kilborn: That is correct, it is not the COA process in this instance it is the standard zoning requirements for Neighborhood Traditional zoning.

Commissioner Burke: Okay, during this process Commissioners can ask questions, Commissioners Wolf.

Commissioner Wolf: Yes, maybe I misunderstood, I thought you were saying that you could probably live with in keeping the existing ribbon and just wanted the other, potentially change the new windows.

Joseph R. Warpinski: Correct, and if we can just g back one slide, thank you. One more maybe, the one where you can see all three. The blue is the existing and there was no intention to change that, what I was asking was if it is going to be a condition of approval the section in the middle, to allow the ribbon windows, just because behind those windows would be a shower and a closet. The section on the left side, we understand wanting full size or larger windows more appropriate, with the original building for that, that is no issue at all.

Commissioner Wolf: I understand, I bring that up because I have addressed the same issue on other homes, including minor modification of my own. What we worked out with the City was the appearance of a window with, where perhaps you keep your ribbon window on the top but the openings on the outside are changed with trim and possibly some recess or detailing so it looks like an opening without necessarily being an opening and in zoning they were willing to look at that as sufficiently breaking the elevation so that maybe that is some possibility for you. Subject to, again, how that might be properly incorporated into a historic appearance.

Commissioner Wannemacher: I sincerely appreciate that the functionality of a bathroom and a closet, especially on the street façade, you want natural light into both of those spaces, I can understand that as opposed to artificial light. I really just cannot get past the fact that ribbon windows are not, they are clearly not allowed by City Ordinance, City Code, despite the fact that it may appear you are matching what is already there, adding something that does not meet code, it doesn't make it right so I do really appreciate your offer to enlarge the window with the new garage, so that matches the front façade, and quite honestly I'd, you also need to look at the appearance and the spacing of the vertical mullions they do not even match the existing spacing vertical mullions in the existing ribbon window. Another thing, I am not sure if anyone noticed, Jeff you probably did, the existing garage door opening, has been widened in fact for the ribbon window in that middle section. It is kind of curious as to why they would make the ribbon window even longer then the existing framed opening and header because they could have just reused the existing header above the existing garage door. There are light fixtures that really replicate natural light, maybe it would be better to not put windows in at all. The closet specifically, natural light on clothes can fade them so maybe just go back and reconsider possibly a square window or something that is more compatible with the existing windows, just above the tub and eliminate the

wndow completely at the closet because then you would not have to expand the header. I would not be able to approve this elevation with those windows.

Joseph R. Warpinski: If I may, I appreciate that, I completely appreciate this is not ideal, so this is why we are trying to figure out what works best for the neighborhood, for us, for the City, for everything, so I appreciate your comments and concern and I understand the truly. We spoke about, and there were reasons why, with the number of windows and the spacing to make it look as consistent as possible. If it is necessary to have, and really, ultimately we are looking for approval, if it is contingent on a change to the windows, we would like to not have to make changes but we completely understand if that is what it is going to require. This process is in place for a reason and we understand that.

Commissioner Burke: We appreciate your understanding. Let's move through and you will have additional time as we go through. Any other questions on cross examination of the City?

Joseph R. Warpinski: No.

Rebuttal/Closing Remarks

Waived by City Staff and Applicant.

Executive Session

Commissioner Burke: There are six conditions on this, and we have only spoken about on, the ribbon windows do you have concerns with any of the other six conditions?

Joseph R. Warpinski: No, we have talked about them with our general contractor and understand.

Commissioner Burke: Okay, I do not believe that we have any authority today to pass this without he first condition, is that correct? We cannot supersede the existing code.

Derek Kilborn: Well what would happen is you are only looking at the certificate of appropriateness, so if the commission found the ribbon windows acceptable and voted to approve them, the applicant would, effectively not be able to get through the zoning process. You can still proceed to a decision, but they would not be able to secure a permit through Development Review Services in the absence of a variance. The reason that we set this up here is that the process can be allowed to continue, they can work on getting other steps done for the addition while they maybe work out some final changes to the window layout and design and they can coordinate that through Laura Duvekot and not have to come back to the Commission for another hearing.

Commissioner Birke: Okay, any other comments or questions? Mr. Whiteman.

Commissioner Whiteman: I just have a question for Laura, just for my own knowledge. It says square or rectangle or vertical, so if he took the ribbon windows split it in two and made it to vertical windows does that work?

Laura Duvekot: Yes, if it becomes a horizontal or a vertically orientated rectangle, then yes, they can be quite small.

Commissioner Whiteman: I understand, okay, thanks.

Commissioner Burke: Any other questions? Mr. Wolf.

Commissioner Wolf: Again, separating the zoning requirements for fenestration and breaking up of mass, that has been done with fake windows, their trim and detail is made to look, to break up the fenestration from a zoning point at issue, separate from whether it would be historically accurate, but I do understand if you got a bathroom and you are trying to keep a window out or a shower or something like that you might want to keep something that is more clerestory type of height for a shower range, but I wanted to ask Commissioner Wannemacher, who is an architect, about the possibility if you have ever done anything like that where just details on the outside of trim etcetera to make a window look like a square window with maybe a portion of it is a real window with a section that is just architectural detail.

Commissioner Wannemacher: Yes, potentially you could imagine two, or, let's make it easy one two foot square punched opening up high, that there is real fenestration in but then two more or three more two foot by two foot sections on the outside where you have got the trim, the window trim, sill, head, jam, and then a recessed panel of a different material and so essentially it appears on the outside that you have a vertical window but you have just got a two foot by two foot punched opening up at the top. That would allow some natural light, that is what see maybe happening at the shower potentially. It is harder to do in the closet are though.

Commissioner Wolf: I throw that as a way that you may be able to get by with zoning because I would suggest that we go in the direction of allowing Staff to find a window or architectural arraignment of apparent windows that is satisfactory at Staff level and then that would give you some working room to try and come up with some other details that would satisfy the zoning requirement without having to go for a variance.

Joseph R. Warpinski: I appreciate that.

Commissioner Burke: Any other questions, concerns or comments? Mr. Warpinski, one of the things about coming here is that you get a lot of great advice without having to schedule an individual appointment, we have an architect who has been working in the City and historic preservation for years and someone who has been involved in numerous projects. Hopefully they have given you some good direction.

Joseph R. Warpinski: I truly do appreciate it.

Commissioner Burke: I think it would be difficult for me to get a motion here that would not include the six conditions, I don't think that is going to happen, but you did seem to be open to a motion that would include all six of those conditions. Is there anyone willing to make a motion for approval on this with the six conditions outlined by the City?

Commissioner Wannemacher: I will go ahead and make that motion, for approval subject to the conditions of the Staff Report.

Commissioner Burke: Okay, do we have a second? Commissioner Whiteman, we have a second. Okay if we can call for a vote please.

MOTION: *Commissioner Wannemacher made a motion approving the Certificate of Appropriateness for replacement of historic windows and new construction of an addition at 3200 8th Avenue North, subject to staff conditions.*

1. The proposed ribbon windows at the garage enclosure and addition be replaced with vertically oriented openings that are compatible in size with original openings found on the primary residence. While an important consideration for any Certificate of Appropriateness, this change is also required by the *building and design standards* for all properties zoned NT-2 (Neighborhood Traditional) regardless of designation status. Pursuant to City Code Section 16.20.010.11:
 - a) At least 30-percent of the street-side façade shall consist of fenestration and architectural details and features;
 - b) At least 50-percent of the required fenestration shall be transparent (i.e. window glass);
 - c) Window sashes and glass shall be square or vertical.
2. Windows will be installed to be setback within the wall plane and feature a reveal of at approximately two to three inches to provide consistency with existing windows at subject property.
3. Three-dimensional, exterior muntins be applied to all windows to replicate the configuration of the historic windows, *or*
4. Internal muntins be applied to all horizontal sliding windows to replicate the configuration of the historic windows.
5. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.
6. This approval will be valid for 24 months beginning on the date of revocation of the local Emergency Declaration.

Commissioner Whiteman seconded

VOTE: *YES – 6 –Burke, Gerdes, Michaels, Whiteman, Wolf, Wannemacher*
 NO – 0

Motion passed unanimously.

B. City File 20-90200087 & 20--54000059

Contact People: Laura Duvekot, 892-5451 & Ann Vickstrom, 892-5807

Request: Review of a Certificate of Appropriateness for the construction of a new single family residence at 700 31st Street North, a vacant parcel located within a local historic district.

Staff Presentation

Laura Duvekot gave a PowerPoint presentation based on the Certificate of Appropriateness.
Ann Vickstrom gave PowerPoint presentation base on the variance request.

Applicant\Owner Presentation

Catherine Coyle, Domain Homes, Inc., spoke in support of the requests and was available for questions.

Registered Opponent

None.

Public Hearing

Mark Carman, 3127 8th Ave. N., addressed concerns re. the lack of historic attributes in a historically designated