



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

STAFF REPORT

Community Planning and Preservation Commission Certificate of Appropriateness Request

For **Public Hearing** and **Executive Action** on April 9, 2019 beginning at 2:00 p.m. in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, Commissioners Sharon Winters and Jeff Wolf reside or have 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.:	19-90200008
Address:	745 18 th Avenue Northeast
Legal Description:	SNELL & HAMLETT'S NORTH SHORE ADD REV. REPLAT BLK 67, LOTS 10 & 11
Parcel ID No.:	19-31-17-83221-067-0100
Date of Construction:	1926
Local Landmark:	North Shore Section – 700 Block of 18 th Avenue Northeast Local Historic District (16-90300008)
Owner:	James C. and Mary C. Camp
Agent:	Don Strobel, Builder, Strobel Design-Build
Request:	Request for the approval of a Certificate of Appropriateness for the alteration of a contributing property to a local historic district

Historic Context and Significance

The single-family residence and detached garage at 745 18th Ave. NE (“the subject property”) were constructed in 1926 by W.D. Berry for owner C.W. Sensenbaugh. A two-story addition was constructed in 1935, and in 1940 a second story was added to the garage to be used as servants’ quarters. A pool and family room addition were built in 1979-1980.

The property was designated as a contributing resource (8PI03382) to the North Shore National Register Historic District (8PI09640) in 2003. In 2017, it was designated as a contributing property to the North Shore Section – 700 Block of 18th Avenue Northeast Local Historic District (16-90300008).

Project Description

Project Description

As further detailed in the application (Appendix A) and indicated in Figure 1, the application proposes the addition of two building components to the existing structure:

- A second story to be added to an existing single-story projection at the northeastern corner of the existing residence, and
- A single-story covered patio to be added to the north (rear) elevation of this projection.

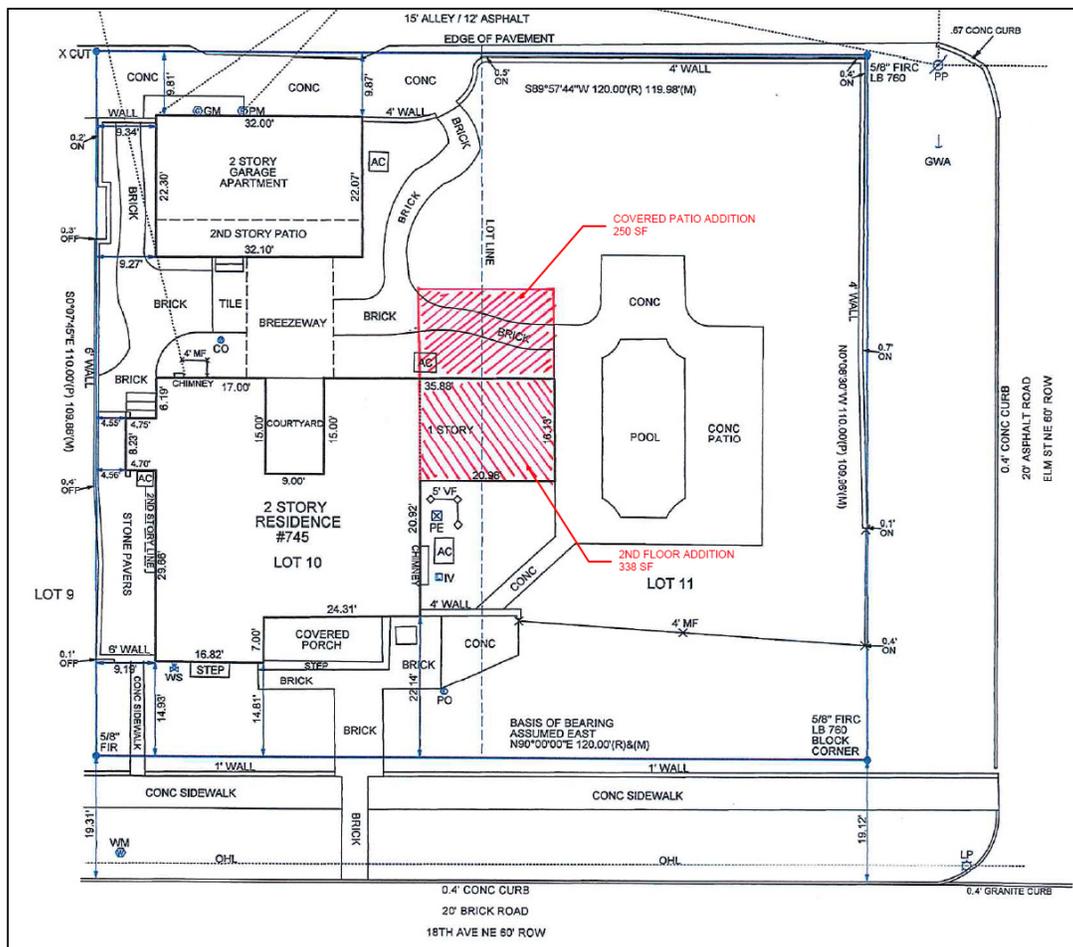


Figure 1: Site plan with location of proposed additions, from application

Staff Findings

The criteria used in COA evaluations are listed below. A discussion of staff findings follows.

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.*

The proposed additions will both stem from an existing non-historic (1980) addition and be located in an area that is not highly visible from elsewhere in the district. The proposal appears to meet this criterion.

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

The proposed project appears to meet this criterion as its visual impact will be minimized by location and existing landscape features.

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.*

The proposed project takes stylistic clues from existing historic features of the subject property and appears to meet this criterion.

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

The applicant appears to be able to complete the project.

5. *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.*

As noted, the proposed additions will not be highly visible. The proposed project appears to meet this criterion.

Additional Guidelines for Alterations

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

No change of use is proposed. The proposed project meets this criterion.

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

The proposed project appears to meet this criterion as it primarily affects a non-historic addition.

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

The proposed project borrows from existing historic features of the original structure and, therefore, meets this criterion.

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

The proposed project affects a 1980 addition, which was constructed following the historic period and, therefore, meets this criterion.

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

The proposed project meets this criterion.

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.*

The proposed project appears to meet this criterion.

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.*

No information provided has suggested that improper treatments will be used on historic surfaces.

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.*

This criterion is not relevant.

Evaluation

The subject property has been altered outside of the period of significance through the 1980 construction of the northeastern, single-story living room addition to which the additions being proposed by the current application will be affixed (Figure 2 and Figure 3). Due to its small size, setback from the street view, and compatibility of scale, and style with the primary residence, the subject property retains overall historic integrity and was, therefore, designated as a contributing residence to the local historic district upon its creation in 2017.

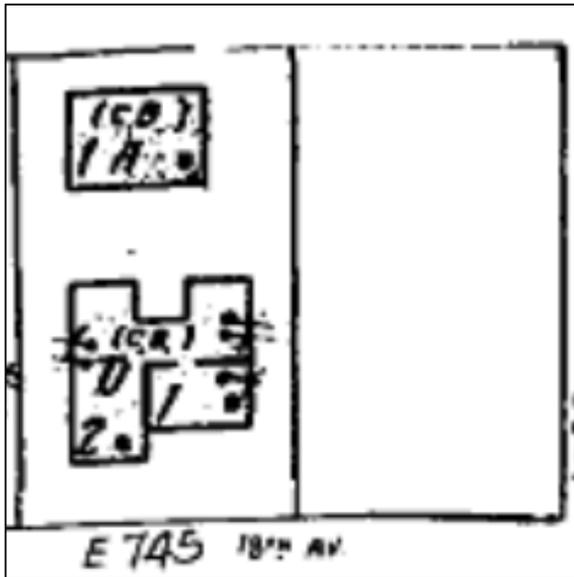


Figure 2: Section of 1951 Sanborn Map showing subject property as then constructed, lacking north addition to which proposed expansion will be added



Figure 3: 2018 Aerial photograph via Google Earth showing breezeway between house and garage and northeastern addition which proposed project will expand, circled

Further alleviating the visual impact to the proposed district is the presence of a site wall and vegetation extending from the façade of the primary residence, enclosing the interior of the parcel and largely blocking the view of the 1980 addition from the right of way and remaining areas of the subject district. As shown in **Error! Reference source not found.**, only the clay tile roof of this portion of the subject property is visible from the street to the east of the property, and even less visible when more directly viewing the subject property’s façade (Figure 5). The second story addition will be more visible from elsewhere in the district than its one-story base alone, but its location is still somewhat hidden overall.



Figure 4: Subject property from 18th Ave. NE, facing west-northwest



Figure 5: Subject property from 18th Ave. NE, facing north

The style of the proposed additions is in keeping with that of the overall building in its expression of Mediterranean Revival influence. The existing roof exhibits a false mansard quite typical of its period but not necessarily appropriate in the context of the subject property or the subject district. The proposed

hipped roof of the second story addition replicates and continues an existing roof form. Likewise, the arches and sloped, tiled roof reference the arcade of the front entry porch. As noted in the narrative provided with the application, the new windows at the addition will reference existing.

Overall, the proposed project is a sympathetic expansion of an existing, non-historic addition that will not negatively affect extant historic material. Although it is generally considered to be best practice to visually distinguish additions from original construction through some degree of separation or variation of material, the high degree of articulation already present in the subject property – both in original design and resulting from the small handful of additions that have been appended over the years – already make clear to the observer that the subject property has evolved somewhat from the original design. In this case, therefore, staff agrees with the applicant's suggestion that mirroring existing form and ornamentation will result in the most harmonious final product and cause the smallest amount of impact to the subject district as a whole.

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 residence at 745 18th Ave. NE, a contributing property to the North Shore Section – 700 Block of 18th Avenue Northeast Local Historic District, with the following conditions:

1. Samples or product brochures for windows, doors, and roof tiles to be submitted to staff for confirmation of appropriate match to existing. New windows and doors to feature three-dimensional, exterior muntins with historically appropriate profiling where applicable.
2. Windows and doors to be set a minimum of three inches within openings to replicate texture of the historic building.
3. Damage that occurs to existing structure, or new work deemed necessary, in course of demolition and alteration work to be presented to staff for possible COA review at staff or Commission level.

Appendix A:

Application No. 19-90200008



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

745 18th AV, N.E. St. Pete, FL. 17-31-17-83221-067-0100
 Property Address Parcel Identification No.

Moulz Camp Corresponding Permit Nos. 727-831-9252
 Owner's Name Property Owner's Daytime Phone No. 745 18th AV, N.E. St. Pete, FL. 33724 M.CAMPLO@KATOLOGY.NET
 Owner's Address, City, State, Zip Code Owner's Email DON STROBEL BUILDERS DESIGN BUILD 727.481.1239
 Authorized Representative (Name & Title), if applicable Representative's Daytime Phone No. 2716 6th AV SOUTH St. Pete, FL 33702 donestrobel@designbuild.com
 Owner's Address, City, State, Zip Code Representative's Email REP. , CORP.

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

TYPE OF WORK (Check applicable)	
<input type="checkbox"/>	Window Replacement
<input type="checkbox"/>	Door Replacement
<input type="checkbox"/>	Roof Replacement
<input type="checkbox"/>	Mechanical (e.g. solar)
<input type="checkbox"/>	Repair Only
<input type="checkbox"/>	In-Kind Replacement
<input 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: [Signature] Date: 2/21/19

Signature of Representative: [Signature] Date: 2/22/19

February 21, 2019

Camp Residence C of A Application

745 18th AV N E St Petersburg FL 33704

The proposed project includes the following scope of work:

Construct a new 21' x 16' 2nd story Master Suite addition over the existing 21' x 16' one story Kitchen addition on the NE corner of the existing residence.

Construct a new ground level 19' 3" x 13' roofed Patio attached to the North side of the existing one story 21' x 16' kitchen addition on the NE corner of the residence.

All of the existing homes Mediterranean Revival characteristics will be maintained on the existing home as well as used as a guide for all finishes and surface selections for the new addition and patio.

It is the intent of the remodeling project to build the addition over the existing kitchen area without removing any of the exterior walls or roof of the existing structure. The existing parapet roof will have to be removed to accommodate the new second story walls and floor. The exterior walls will be 2 x 8 wood frame with a stucco finish to match the existing exterior. The new hip roof over the second story master suite will match the existing homes roof with red Cement barrel Tile.

Distinctive features on the existing home such as: corbels, round venting holes , curved ends of exposed rafters, exposed wood rafters in patio roof , special texture on the exterior stucco will all be matched in detail on all aspects of the 2nd story addition and the covered patio.

Windows & Doors:

The existing home shows several different window styles. There are double hung, casement and fixed glass windows. Most of these windows are wood frame , painted white or beige. The new addition will utilize these three styles as well. The upper east elevation will show both fixed glass and casement style windows. The composition of the window will be vinyl frame with impact glass. The lower east elevation window in the newly constructed bump out will be a glider type window which appears like a casement window from the exterior elevation. The composition of the window will be vinyl frame with impact glass.

The new windows on the upper north elevation will be casement windows to match the adjacent existing casement window. The composition of the windows will be vinyl frame with impact glass.

The new windows on the upper south elevation will match the north elevation as casement windows. The composition of the windows will be vinyl frame with impact glass.

The new French Doors on the lower north elevation which will replace the existing arched top center window will match the French doors in other areas of the house. The French doors will be wood framed with clad exterior covering and muntins to match existing. The glass will be impact rated.

All the new windows and doors will be finished on the exterior with cement stucco exactly as detailed on the existing home. Doors have some stucco banding and windows have flush returns. Stucco finish in all areas will match the existing.

Please do not hesitate to call or e-mail with any questions for clarifications.

Regards

Don Strobel

Strobel Design Build

2716 6th AV South St Petersburg FL 33712

don@strobeldesignbuild.com

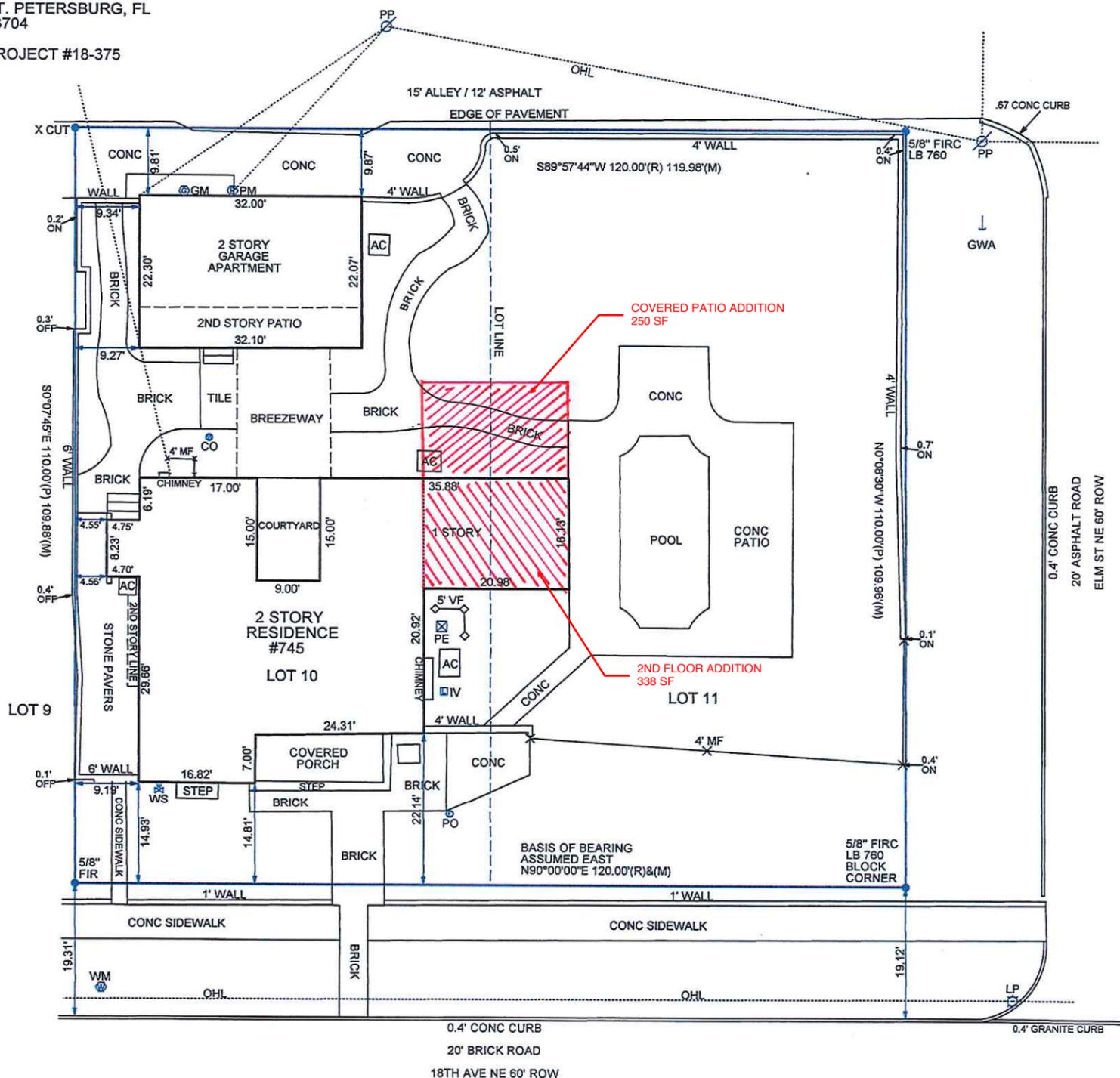
O: 727-321-5588 C: 727-481-1239



MAP OF BOUNDARY SURVEY

745 18TH AVE NE
ST. PETERSBURG, FL
33704

PROJECT #18-375



CERTIFIED TO:
FIDELITY NATIONAL TITLE OF FLORIDA, INC.
JAMES C. CAMP AND MARY C. CAMP
RAYMOND JAMES BANK, N.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
LOTS 10 AND 11, BLOCK 67, REVISED PLAT OF BLOCKS 37, 38, 65, 66, 67 AND 68 AND WATER LOTS A TO V, INCLUSIVE IN SNELL & HAMLETT'S NORTH SHORE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 39, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12103C0217G, COMMUNITY NUMBER 125148, EFFECTIVE DATE 9/3/2003, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE, BASE FLOOD ELEVATION 8'.

- ABBREVIATIONS:
- (P) - PLAT MEASUREMENT
 - (R) - RECORD MEASUREMENT
 - (M) - FIELD MEASUREMENT
 - (C) - CALCULATED MEASUREMENT
 - PRM - PERMANENT REFERENCE MONUMENT
 - FCM - FOUND CONCRETE MONUMENT
 - FIRC - FOUND IRON ROD WITH CAP
 - SIRC - SET IRON ROD WITH CAP
 - FIR - FOUND IRON ROD
 - FIP - FOUND IRON PIPE
 - FOP - FOUND OPEN PIPE
 - FPP - FOUND PINCHED PIPE
 - FN - FOUND NAIL
 - FND - FOUND NAIL & DISK
 - SND - SET NAIL & DISK
 - FRD - FOUND RIVET & DISK
 - NTT - NAIL & TIN TAB
 - ROW - RIGHT OF WAY
 - BM - BENCHMARK
 - CONC - CONCRETE SURFACE
 - PP - POWER POLE
 - GWA - GUY WIRE ANCHOR
 - PM - POWER METER
 - PO - POWER OUTLET
 - LP - LIGHT POLE
 - OHL - OVERHEAD LINE
 - WM - WATER METER
 - WS - WATER SPIGOT
 - IV - IRRIGATION VALVE
 - CO - CLEANOUT
 - PE - POOL EQUIPMENT
 - GM - GAS METER
 - AC - AIR CONDITIONER
 - MF - METAL FENCE
 - VF - VINYL FENCE

NOTE:
IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (D) (4) IF LOCATION OF EASEMENTS OR RIGHT OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC SIGNATURE ACT OF 1998 OR FLORIDA STATUTE TITLE XXXIX, CHAPTER 688, 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.



silverkingsurveyors@gmail.com
(727) 518-4758

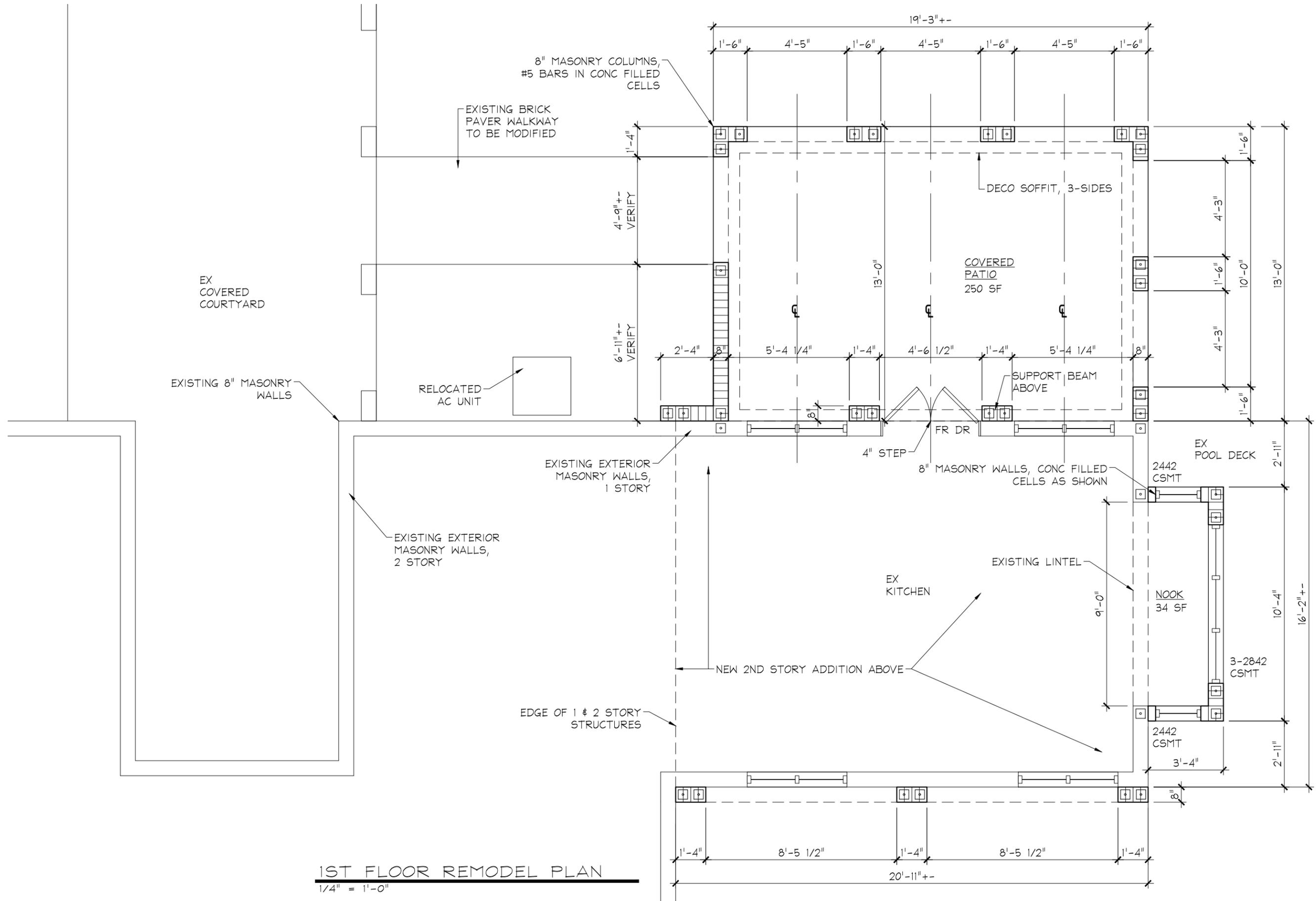
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

12/10/2018

DATE OF SURVEY

Tom Hummel
TOM HUMMEL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6595
STATE OF FLORIDA

SILVER KING SURVEYORS, INC.		
PROFESSIONAL SURVEYORS & MAPPERS LB 7933		
4831 8TH ST. N. ST. PETERSBURG, FL 33703		
DATE: 12/10/2018	SCALE: 1" = 20'	DRAWN BY: TH



SCOTT K SMITH
RESIDENTIAL / COMMERCIAL DESIGN
727-403-5545

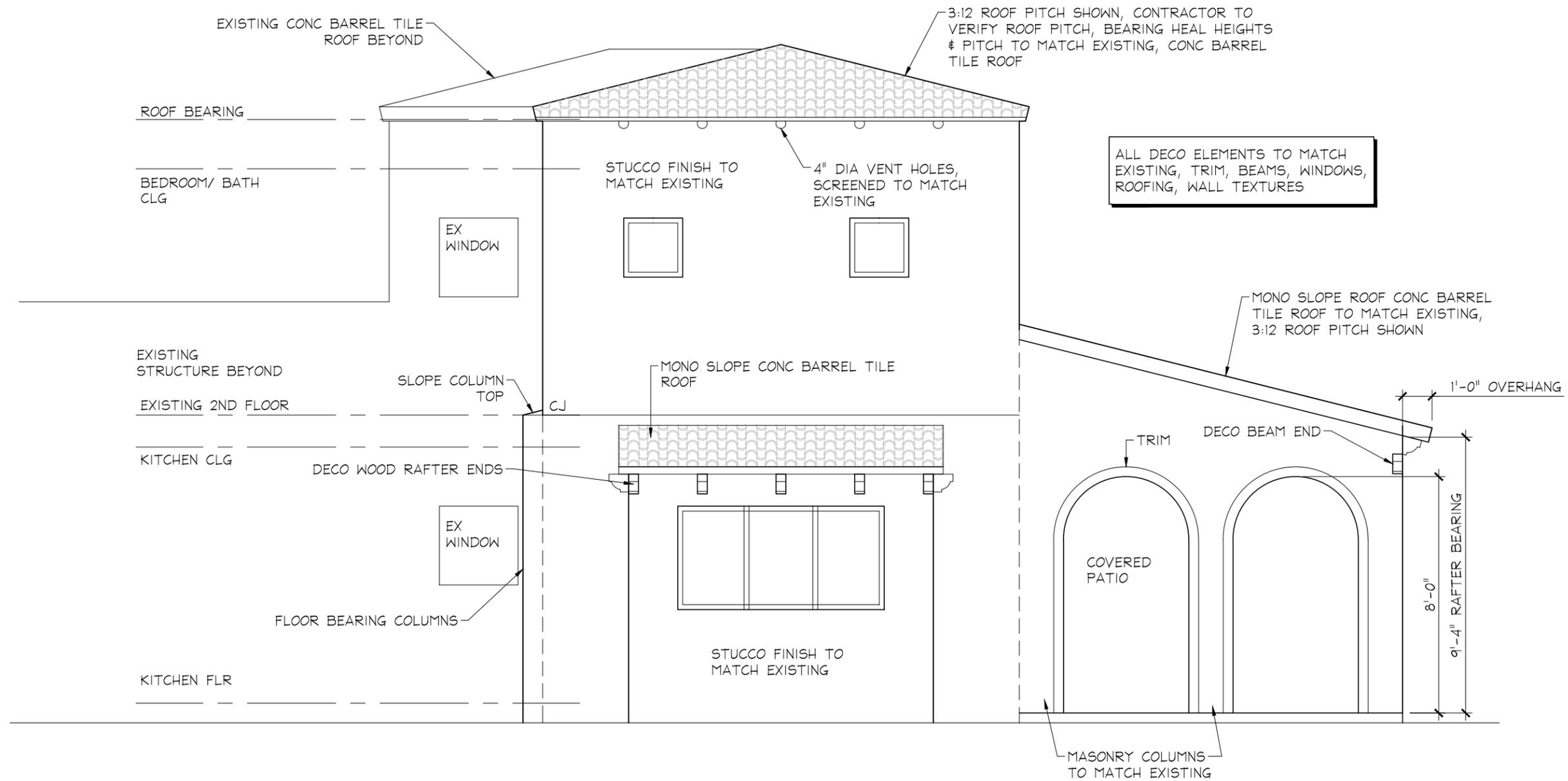
ADDITION PROJECT FOR
THE CAMP RESIDENCE
745 18TH AVE NE
ST PETERSBURG, FL

2/21/2019

KEVIN B. SMITH
2/21/2019
LICENSE #AR11656

ARON SMITH
1909 West Patterson St. Tampa, FL 33604
Registration Number AR 11656
727-403-5545

A1



RIGHT SIDE ELEVATION (EAST)

1/4" = 1'-0"

SCOTT K SMITH
RESIDENTIAL / COMMERCIAL DESIGN
727-403-5545

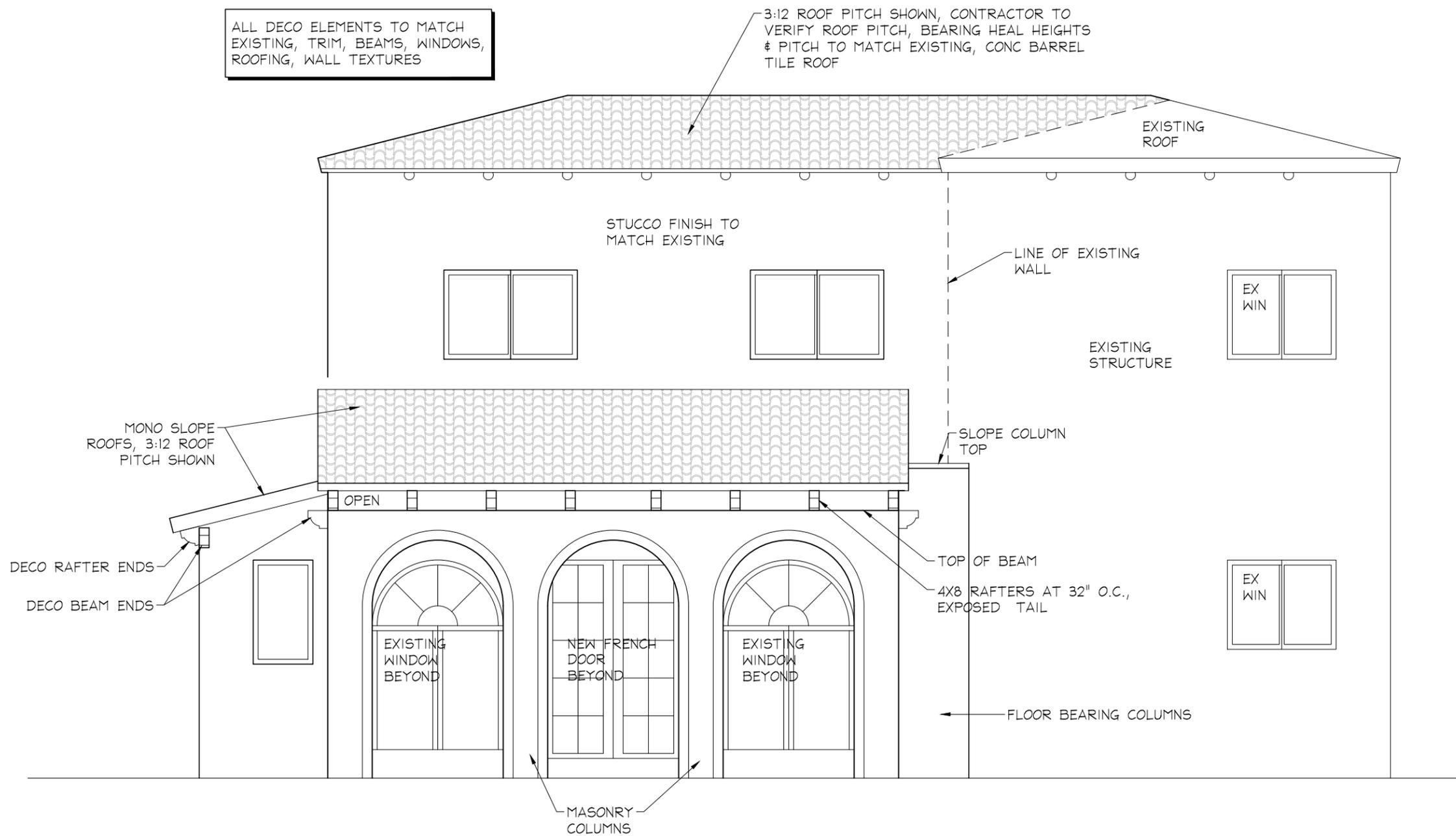
ADDITION PROJECT FOR
THE CAMP RESIDENCE
745 18TH AVE NE
ST PETERSBURG, FL

2/21/2019

KEVIN S. SMITH
2/21/2019
LICENSE #AR11656

ARVIN S. SMITH, P.A.
1909 West Patterson St. Tampa, FL 33604
Registration Number AR 11656
727-403-5545

A3



ALL DECO ELEMENTS TO MATCH EXISTING, TRIM, BEAMS, WINDOWS, ROOFING, WALL TEXTURES

3:12 ROOF PITCH SHOWN, CONTRACTOR TO VERIFY ROOF PITCH, BEARING HEAL HEIGHTS & PITCH TO MATCH EXISTING, CONC BARREL TILE ROOF

EXISTING ROOF

STUCCO FINISH TO MATCH EXISTING

LINE OF EXISTING WALL

EX WIN

EXISTING STRUCTURE

MONO SLOPE ROOFS, 3:12 ROOF PITCH SHOWN

SLOPE COLUMN TOP

OPEN

DECO RAFTER ENDS

DECO BEAM ENDS

TOP OF BEAM

4X8 RAFTERS AT 32" O.C., EXPOSED TAIL

EX WIN

EXISTING WINDOW BEYOND

NEW FRENCH DOOR BEYOND

EXISTING WINDOW BEYOND

FLOOR BEARING COLUMNS

MASONRY COLUMNS

REAR ELEVATION (NORTH)

1/4" = 1'-0"

SCOTT K SMITH
RESIDENTIAL / COMMERCIAL DESIGN
727-403-5545

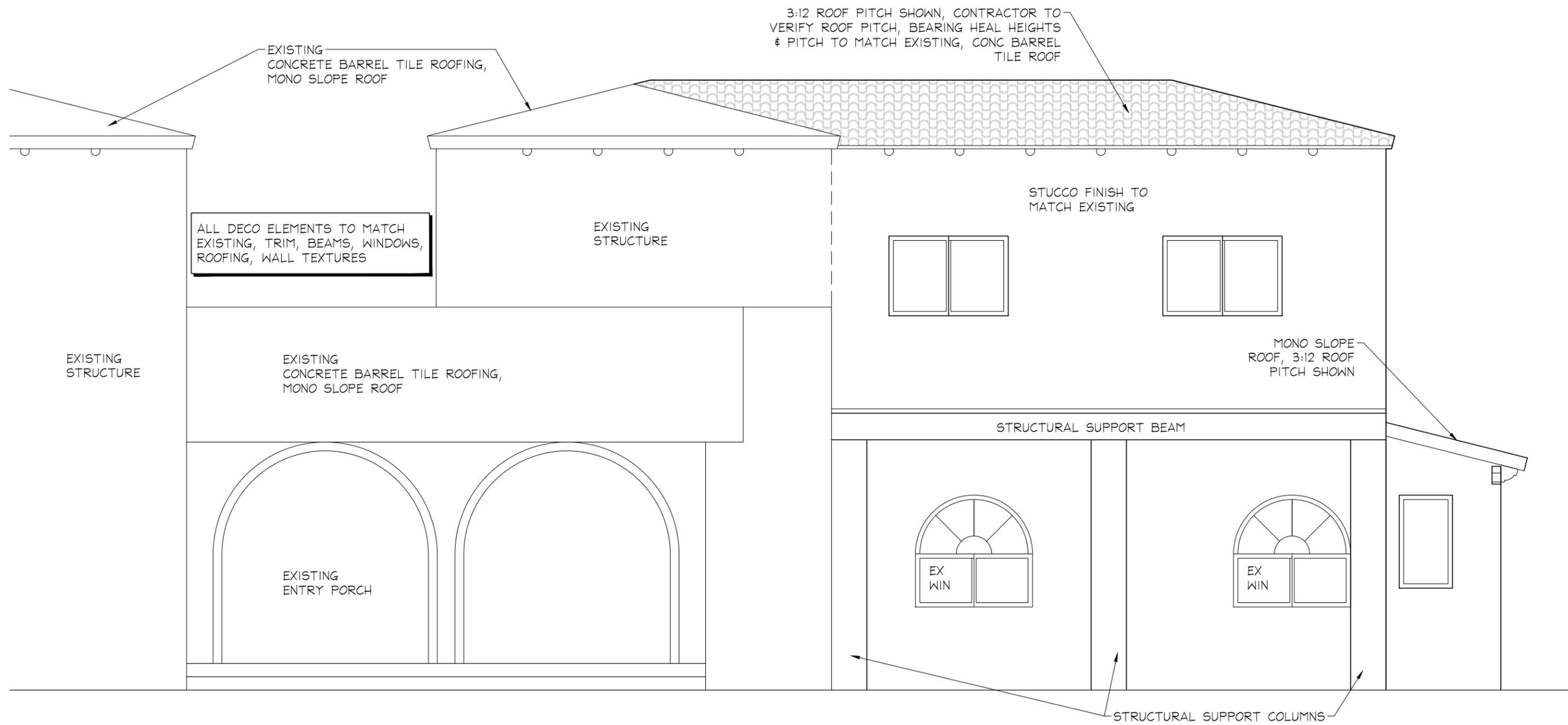
ADDITION PROJECT FOR
THE CAMP RESIDENCE
745 18TH AVE NE
ST PETERSBURG, FL

2/21/2019

KEVIN S. SMITH
2/21/2019
LICENSE #AR11656

ARVIN S. SMITH
1909 West Patterson St. Tampa, FL 33604
Registration Number AR 11656
727-403-5545

A4



FRONT ELEVATION (SOUTH)

1/4" = 1'-0"

SCOTT K SMITH
RESIDENTIAL / COMMERCIAL DESIGN
727-403-5545

ADDITION PROJECT FOR
THE CAMP RESIDENCE
745 18TH AVE NE
ST PETERSBURG, FL

2/21/2019

KEVIN S. SMITH
2/21/2019
LICENSE #AR11656

ARVIN S. SMITH
1909 West Patterson St. Tampa, FL 33604
Registration Number AR 11656
727-403-5545

A4



EXTERIOR RESEARCH & DESIGN, LLC.

Certificate of Authorization #9503

353 CHRISTIAN STREET, UNIT #13

OXFORD, CT 06478

(203) 262-9245

EVALUATION REPORT

Eagle Roofing Products Florida LLC.

1575 East Country Road 470

Sumterville, FL 33585

(800) 400-3245

Evaluation Report E1322.09.06-R5

FL7473-R8

Date of Issuance: 02/24/2009

Revision 5: 10/16/2017

SCOPE:

This Evaluation Report is issued under **Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code and Florida Building Code, Residential Volume. The products described herein have been evaluated for compliance with the **6th Edition (2017) Florida Building Code (NON-HVHZ)** sections noted herein.

DESCRIPTION: Eagle Roof Tiles

LABELING: Labeling shall be in accordance with the requirements the Accredited Quality Assurance Agency noted herein.

CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance documentation changes, or provisions of the Code that relate to the product change. Acceptance of this Evaluation Report by the named client constitutes agreement to notify Robert Nieminen, P.E. if the product changes or the referenced Quality Assurance documentation changes. Trinity|ERD requires a complete review of this Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Evaluation Report number preceded by the words "Evaluated by Robert Nieminen, P.E." may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 5.

Prepared by:

Robert J.M. Nieminen, P.E.

Florida Registration No. 59166, Florida DCA ANE1983



The facsimile seal appearing was authorized by Robert Nieminen, P.E. on 10/16/2017. This does not serve as an electronically signed document. Signed, sealed hardcopies have been transmitted to the Product Approval Administrator and to the named client

CERTIFICATION OF INDEPENDENCE:

1. Trinity|ERD does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. Trinity|ERD is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither Trinity|ERD nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

ROOFING SYSTEM EVALUATION:

1. SCOPE:

Product Category: Roofing
Sub-Category: Roofing Tiles

Compliance Statement: Eagle Roof Tiles, as produced by Eagle Roofing Products Florida LLC, have demonstrated compliance with the following sections of the 6th Edition (2017) Florida Building Code (NON-HVHZ) through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations / Conditions of Use set forth herein.

2. STANDARDS:

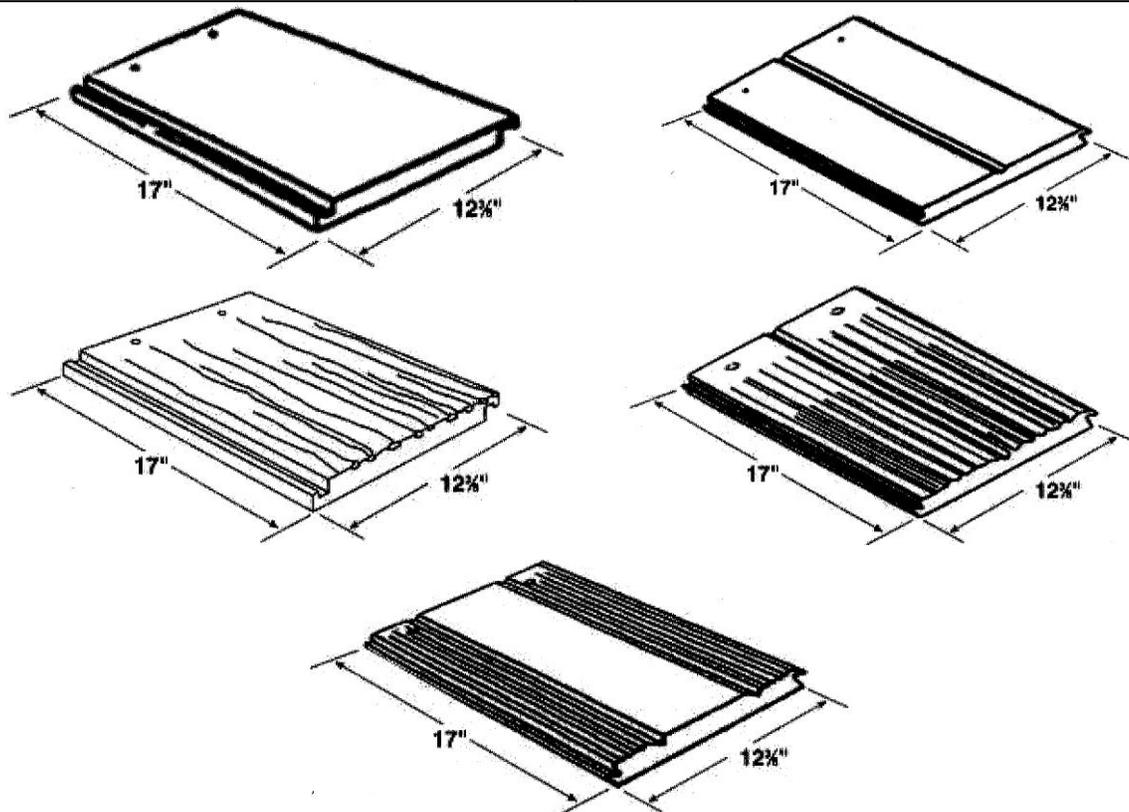
<u>Section</u>	<u>Property</u>	<u>Standard</u>	<u>Year</u>
1507.3.5, R905.3.5	Physical Properties	ASTM C1492	2003(2009)
1507.3.7, R905.3.7	Attachment Requirements	FRSA/TRI April 2012 (04-12)	2012
1504.2.1.1	Overturning Moment	SSTD 11	1997

3. REFERENCES:

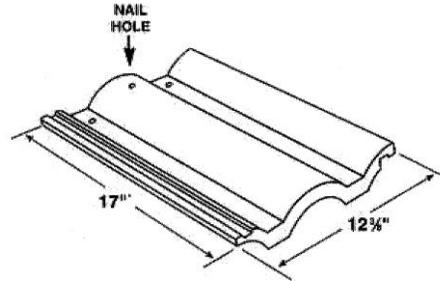
<u>Entity</u>	<u>Examination</u>	<u>Reference</u>	<u>Date</u>
ATL (TST 3782)	ASTM C1492	RT0310.01-17, 02-17, 03-17	03/15/2017
ATL (TST 3782)	ASTM C1492 – Freeze/thaw	RT0706.01-17, 02-17, 03-17	09/25/2017
Tile Roof Institute	SSTD 11	Membership Letter	11/29/2005
ATI (QUA 1844)	Quality Assurance	Inspection Report	06/07/2017

4. PRODUCT DESCRIPTION:

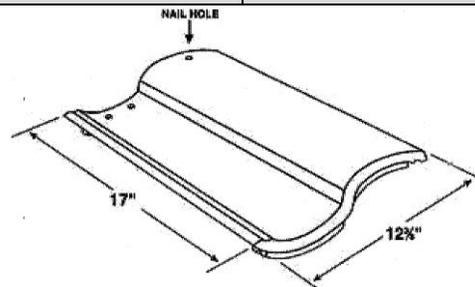
4.1	ASTM C1492, Type III (Low Profile):	BEL AIR
-----	--	----------------



4.2	ASTM C1492, Type II (Medium Profile): MALIBU
-----	--

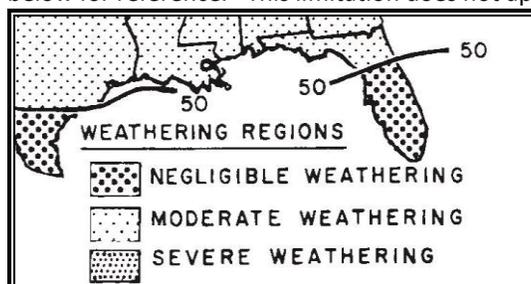


4.3	ASTM C1492, Type I (High Profile): CAPISTRANO
-----	---



5. LIMITATIONS:

- 5.1 This is a building code evaluation. Neither Trinity|ERD nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.
- 5.2 This Evaluation Report is not for use in FBC HVHZ jurisdictions.
- 5.3 Fire classification is not part of this evaluation; refer to **FBC 1505.2, Exception 2** (for non-combustible deck) or listing by an approved testing agency for fire rating of this product.
- 5.4 Underlayment shall be that which holds Florida Product Approval for use with tile roofing systems. The underlayment Product Approval shall specify allowable method(s) of tile installation (mechanical attachment, mortar-set and/or adhesive-set) for use with the specific underlayment. For mortar-set or adhesive-set tile roofing applications, the underlayment Product Approval shall specify attachment methods for the underlayment system to resist wind uplift design loads in accordance with **Table 1A of FRSA/TRI April 2012 (04-12)**.
- 5.5 "Color-Bonded" or "Slurry-Coated" files are limited to use on projects in areas subjected to weathering indices of 50 or less (negligible weathering), as outlined in **Figure 1 of ASTM C1492-03(2009)**ⁱ, reproduced below for reference. This limitation does not apply to the "Color-Through" product offering.



- 5.6 All products in the roof assembly shall have quality assurance audit in accordance with **FAC Rule 61G20-3**.

6. INSTALLATION:

- 6.1 **Eagle Roof Tiles** may be mechanically fastened, mortar-set or adhesive-set. Installation shall comply with manufacturer’s current published instructions, but not less than the requirements of **FBC 1507.3** and the **FRSA/TRI Florida High Wind Concrete and Clay Tile Installation Manual**.
- 6.2 Underlayment shall be installed in accordance with **FRSA/TRI April 2012 (04-12)** or the underlayment manufacturer’s current Product Approval. For mortar-set or adhesive-set tile roofing applications, the underlayment current Product Approval shall specify attachment methods for the underlayment system to resist wind uplift design loads in accordance with **Table 1A of FRSA/TRI April 2012 (04-12)**.
- 6.3 Tile Attachment:
 - 6.3.1 Mechanically Attached Tile:
Wind load resistance shall be in accordance with **Table 3 of FRSA/TRI April 2012 (04-12)** to resist the Uplift Moment determined in **Table 2A or 2B of FRSA/TRI April 2012 (04-12)** or **FBC 1609.5.3**.
 - 6.3.2 Mortar-Set Tile:
Wind load resistance shall be in accordance with **Table 2A or 2B of FRSA/TRI April 2012 (04-12)** or **FBC 1609.5.3** in conjunction with the mortar manufacturer’s Product Approval.
 - 6.3.3 Adhesive-Set Tile:
Wind load resistance shall be in accordance with **Table 2A or 2B of FRSA/TRI April 2012 (04-12)** or **FBC 1609.5.3** in conjunction with the adhesive manufacturer’s current Product Approval. Refer to the current version of the referenced Florida Product Approval for paddy-placement details and performance data.

TILE ADHESIVES FOR ADHESIVE-SET TILE SYSTEMS		
Manufacturer	Product(s)	Florida Product Approval
DAP Foam, Inc.	“Touch N’ Seal Storm Bond”	FL14506
	“Touch N’ Seal Storm Bond 2”	FL21374
Dow Chemical	“TILE BOND™”	FL22525
ICP Adhesives & Sealants, Inc.	“Polyset® AH-160”	FL6332
	“Polyset® RTA-1”	FL6276

- 6.3.4 Hip and Ridge Tile:
Tile shall be installed in accordance with **FRSA/TRI April 2012 (04-12)**. For hip and ridge tile installations atop hip and ridge metal, refer to the hip and ridge metal manufacturer’s current Product Approval (e.g., FL5374) or test report in accordance with **SSTD 11** for allowable loads to resist those determined in accordance with **Table 1A of FRSA/TRI April 2012 (04-12)**.

7. LABELING:

7.1 Each unit shall bear the imprint or identifiable marking of the manufacturer's name or logo. Tile lots shall be labeled in accordance with the requirements of the Accredited Quality Assurance Agency noted herein.



FLORIDA

EAGLE FL

(LOCATED ON UNDERSIDE OF TILE)

(LOCATED ON FRONTSIDE OF TILE)

7.2 Tile not tested for freeze-thaw shall state clearly that the lot has not been tested for freeze-thaw acceptance on all lot tags or certification.

8. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction in order to properly evaluate the installation of this product.

9. MANUFACTURING PLANTS:

Sumterville, FL

10. QUALITY ASSURANCE ENTITY:

Architectural Testing, Inc. – QUA1844; (717) 764-7700

- END OF EVALUATION REPORT -

¹ ASTM C1492-03, Standard Specification for Concrete Roof Tile, © ASTM International

Casement Windows

Our casement windows provide beautiful views and smooth operation. Use as the only window style in your home—or to complement other styles. Hinged at the left or the right depending on your needs, they swing open to the outside with a simple turn of the handle. Multiple casements or awnings may be combined to create a window wall. Our structurally reinforced window-wall mull maximizes visible glass between sashes for a wider viewing area and abundant light.



We also offer a **Colonial Casement** (left).

It's designed to look like a double-hung window, but provides the egress features of a casement window. Fixed casements (also referred to as casement picture windows) are available, too.

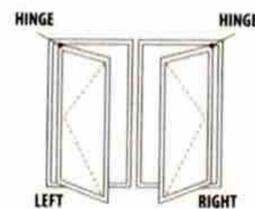
All our casement windows are available with our color and other options. See pages 29-32 for details.

Possible Combinations

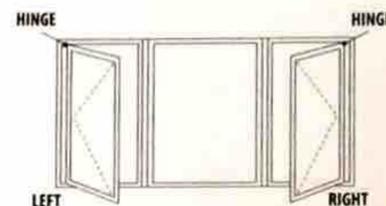
Handing is viewed from the outside



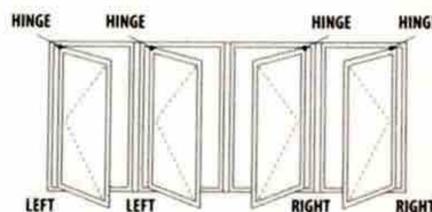
Stainless-steel operator, hinge track, and hinge arm.



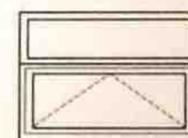
Twin Casement



Casement/Picture/Casement



Combination Quad Casement



Awning w/Transom
Hinged at Top

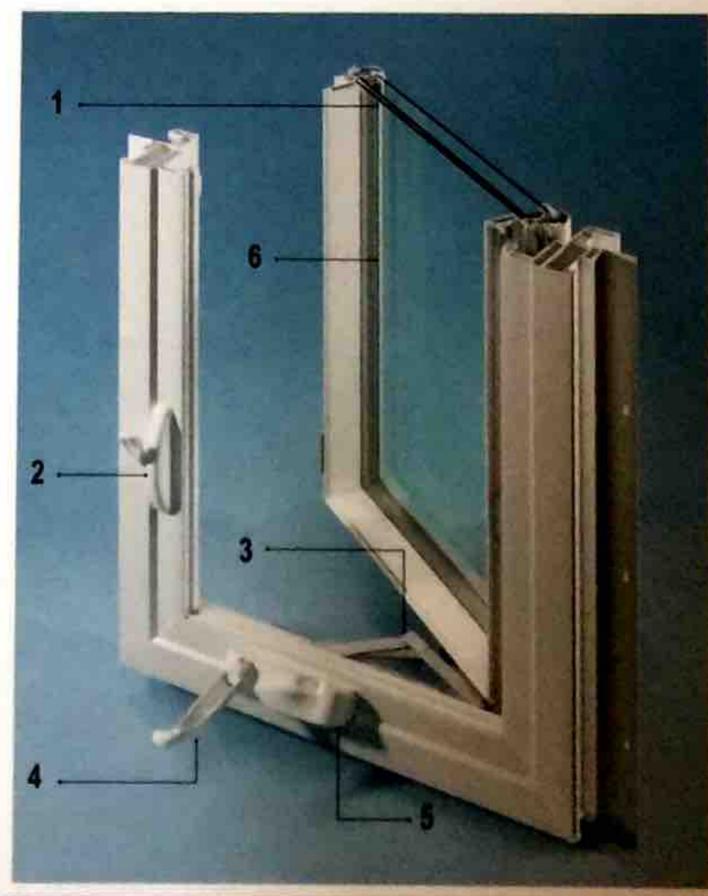
Casement Features

Casements include all the features of our other complementary styles as well as...

1. 15/16" Double-strength laminated glass, tempered low-e glass, Intercept® ULTRA low-conductance spacer, and argon gas fill
2. Multipoint lock for added security and snug sash closure
3. Operating hinges that open 90° to allow for easy cleaning. Optional egress hardware available, stainless-steel hardware is standard on all casement and awning windows.
4. A folding handle design that tucks away for a streamlined, clean look. It means less interference with window treatments and easy removal of screens
5. Hardware attachment points that are reinforced for a lifetime of reliable operation
6. Integral glazing bead for a weather-tight seal

Triple weatherstripping for a tight seal against wind, water, sound, and airborne particles—as well as top thermal performance

Aluminum reinforcement in the sash and frame provides structural integrity.



For window sizes and detail drawings, see pages 45-48.



Specialized Performance

OceanView Windows are available for new construction and replacement applications.

They contain the following standard features:

- 1-1/4" Integral, pre-punched nailing fin contributes to trouble-free installation. Available with nailing fin for new construction projects and without fin for replacement projects
- Bevveled exterior for traditional craftsmanship look
- Vivinto's vinyl profiles are manufactured with over five pounds more PVC than the competition for increased structural integrity. The chambers add thermal efficiency and strength
- Equally sized glass in both sashes for balanced design
- Single- and double-hung windows come with our patented reinforcement system with Tilt-n-Lock hardware, which provides strength where it's most needed, along the interlock. The reinforcement becomes the housing for the hardware that allows you to use the lock to tilt the sash in with just one hand. Tilt latches are not visible
- Sash interlock for added security and thermal efficiency
- Standard high-performance glass package features 15/16" double-strength, laminated glass (.090" interlayer thickness), tempered, low-e, Intercept® ULTRA stainless-steel low-conductance spacer, and argon gas fill
- 5-Degree true sloped sill with mortised-in, replaceable 1-3/8" high weatherstripped sill dam
- Screen track secures screen to better block insects
- Snap-in accessory expands J-channel to 1-1/4" to receive greater range of cladding thicknesses
- Fully fusion-welded vinyl frame and sash for strength, durability and low maintenance
- Dual nite-vents limit sash travel for ventilation and added security
- Locking pivot bar secures sash to frame and stabilizes window for shipping
- Stainless-steel, 3/4" constant-force balance eliminates sash drift and never needs adjustment
- Integral designer lift rails make sash operation easy and comfortable
- Fully welded sill dam with a mortised-in, replaceable weather stripped leg increases strength and performance. **OceanView Plus upgrade provides a higher sill dam, in turn meeting DP70**
- Sill interlock secures sash in place for better performance under negative pressure loads
- Integral J-channel saves time on exterior finishing

Heavy-duty extruded screen frames are standard



OceanView single-hung matches the appearance of our double-hung, but only the lower sash is operable



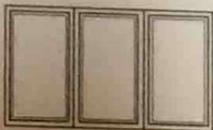
Picture Windows

Picture windows let the light, and the view, pour in. Add a transom above for a particularly distinctive look, or enrich the atmosphere in any room by flanking with the same or different styles.

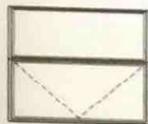
Our most practical windows, pictures provide the highest energy-efficiency solution to homeowners.

Picture windows are available with all of our color and other options. See pages 29-32 for details.

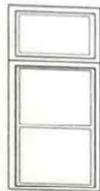
Selected Combinations



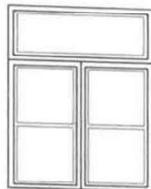
Picture/Picture/
Picture



Picture over
Awning



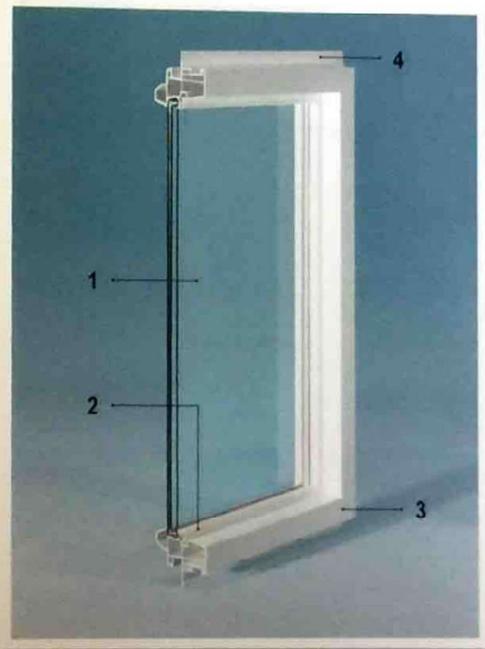
Picture over
Double-Hung



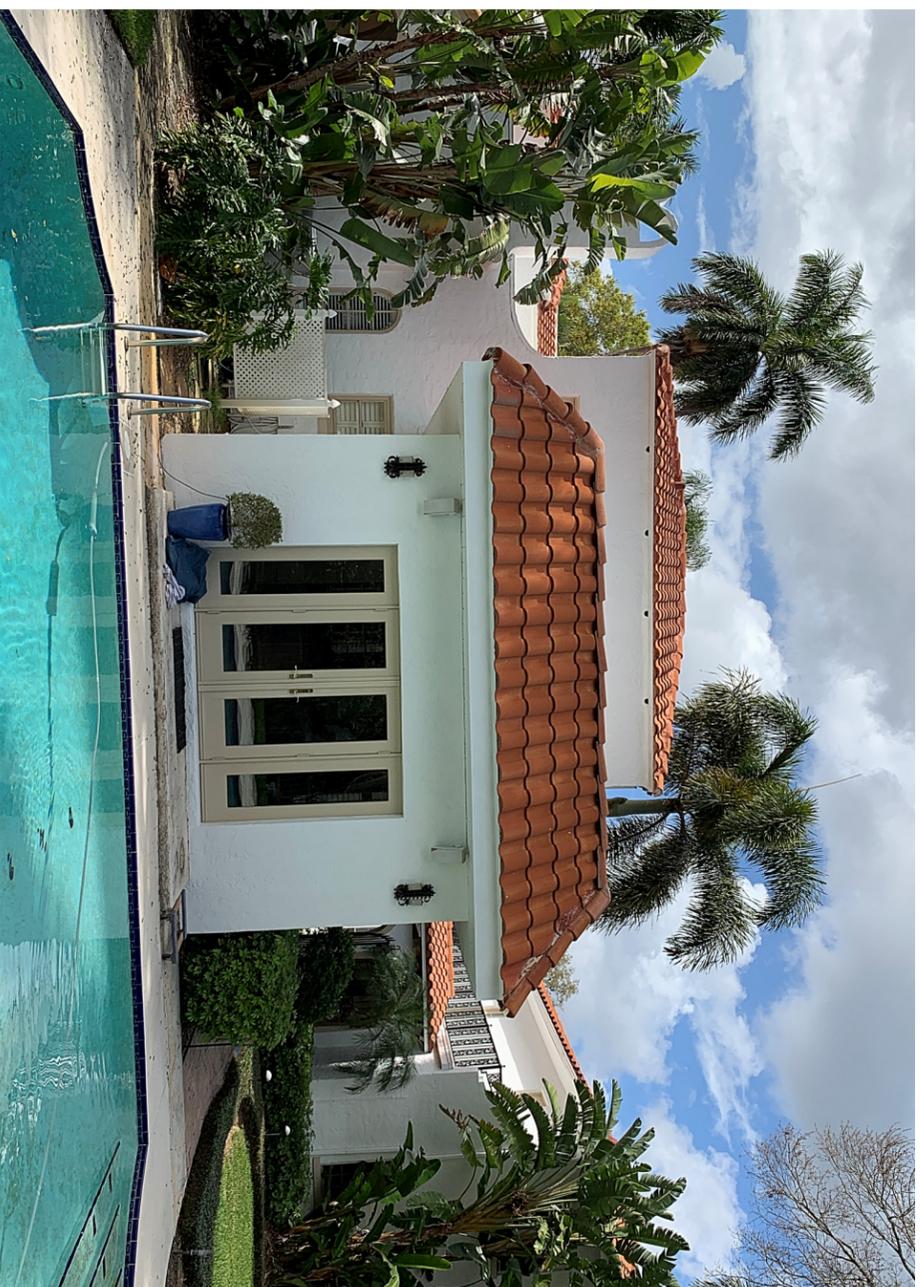
Picture over Twin
Double-Hungs

Picture Features

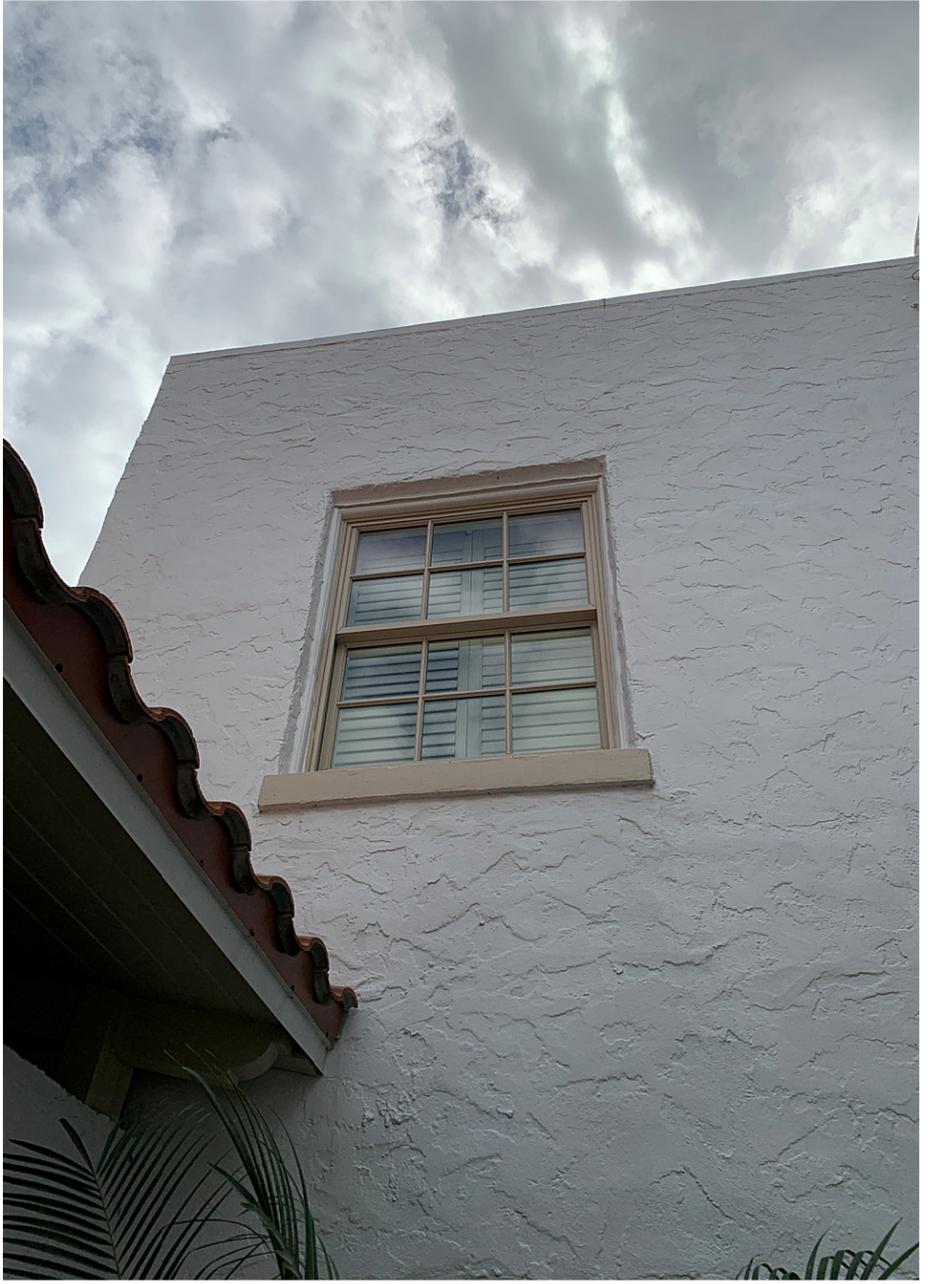
1. 15/16" Double-strength laminated glass, tempered, low-e glass, Intercept® ULTRA low-conductance spacer, and argon gas fill
2. Extruded glazing bead is mitered in the corners for a hand-crafted look
3. Fully fusion-welded frame for strength, durability and low maintenance
4. 1-1/4" Integral, pre-punched nailing fin contributes to a trouble-free installation











Appendix B:

Maps of Subject Property



20TH AVE NE

COFFEE POT BLVD NE

19TH AVE NE



18TH AVE NE

ELM ST NE

17TH AVE NE

WALNUT ST NE

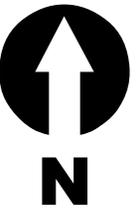
BEACH DR NE

Community Planning and Preservation Commission

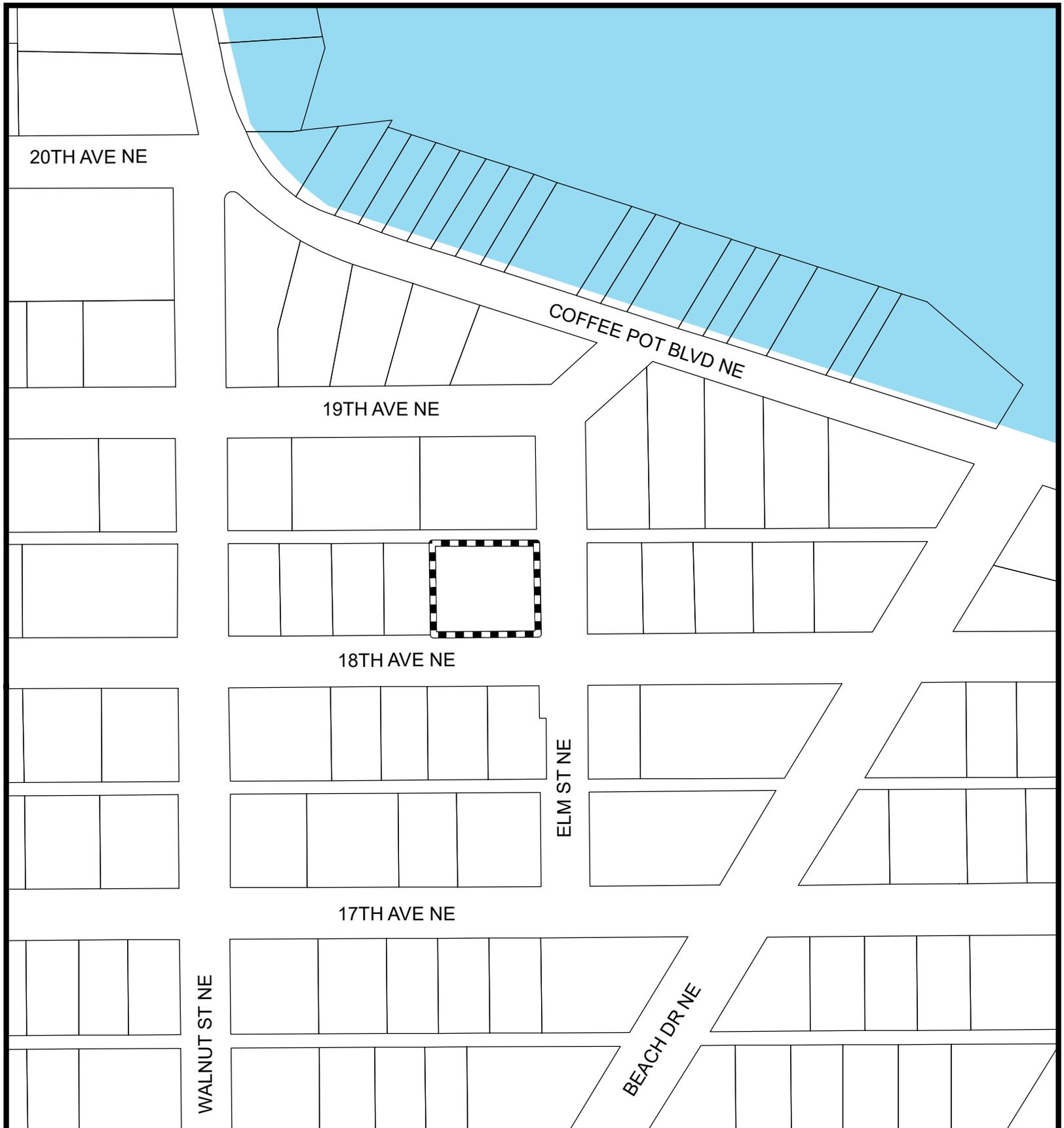
745 18th Ave NE

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
19-90200008**



SCALE:
1" = 165'



Community Planning and Preservation Commission

745 18th Ave NE

**AREA TO BE APPROVED,
SHOWN IN** 

**CASE NUMBER
19-90200008**



**SCALE:
1" = 165'**