



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 943-4651

**HERITAGE PRESERVATION BOARD
DECEMBER 7, 2020, 6:30 PM
324 EAST PINE STREET, TARPON SPRINGS**

A G E N D A

- 1. CALL TO ORDER, ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. APPROVAL OF MINUTES**
 - **NOVEMBER 2, 2020**
- 4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 5. APPLICATION 20-147; 150 NORTH SPRING BOULEVARD**
Replacement of windows on the contributing structure.
- 6. STAFF COMMENTS**
- 7. BOARD COMMENTS**
- 8. ADJOURNMENT**

If a person decides to appeal any decision made by the Heritage Preservation Board with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend that meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida 34688-5004, and will become part of the record. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611. Said hearing may be continued from time to time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to kyothers@ctsfl.us.

SECRETARY OF THE INTERIOR'S STANDARDS

1. *A property shall 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 environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*
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, 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.*
5. *Distinctive features, finishes, 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, color, texture and other visual qualities and, where possible, 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 archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additional, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work 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 property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

M I N U T E S
 HERITAGE PRESERVATION BOARD
 CITY OF TARPON SPRINGS, FLORIDA
 REGULAR SESSION – NOVEMBER 2, 2020

THE HERITAGE PRESERVATION BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, ON MONDAY, NOVEMBER 2, 2020, AT 6:30 P.M., WITH THE FOLLOWING PRESENT:

Laura Milford	Chairperson
Patricia Cornell	Vice Chairperson
Kathleen Hallett	Member
Bill Sprecher	Member
Michelle Ryan	Member

ABSENT/EXCUSED: Philip Mrozinski Alternate

ALSO PRESENT: Patricia McNeese Principal Planner
 Erica Augello Board Attorney
 Kimberly Yothers Secretary to the Board

1. CALL TO ORDER, ROLL CALL

Ms. Milford called the meeting to order at 6:30 p.m.

Recording Secretary Yothers called the roll.

Mrs. McNeese asked that the Board members not touch the microphones and she asked that everyone keep masks on while they moved about the room.

2. PUBLIC COMMENTS

There were no public comments.

3. APPROVAL OF MINUTES

- a. JULY 6, 2020
- b. SEPTEMBER 14, 2020
- c. OCTOBER 5, 2020

MOTION: Ms. Hallett
 SECOND: Ms. Sprecher

To approve minutes for July 6, 2020.

Vote on Motion: Upon a roll call vote, the motion was passed as follows:

Ms. Ryan	Yes
Mr. Sprecher	Yes
Ms. Hallett	Yes
Ms. Cornell	Yes
Ms. Milford	Yes

(Continued)

APPROVAL OF MINUTES (CONTINUED)

MOTION: Ms. Hallett
SECOND: Ms. Sprecher

To approve minutes for September 14, 2020.

Vote on Motion: Upon a roll call vote, the motion was passed as follows:

Ms. Ryan	Yes
Mr. Sprecher	Yes
Ms. Hallett	Yes
Ms. Cornell	Yes
Ms. Milford	Yes

MOTION: Ms. Hallett
SECOND: Ms. Sprecher

To approve minutes for October 5, 2020.

Vote on Motion: Upon a roll call vote, the motion was passed as follows:

Ms. Ryan	Yes
Mr. Sprecher	Yes
Ms. Hallett	Yes
Ms. Cornell	Yes
Ms. Milford	Yes

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Mrs. Augello made the quasi-judicial announcement and swore in all who wished to testify. She asked if there were any ex-parte communications or conflicts of interest; there were none.

5. APPLICATION 20-115; 49 WEST BOYER STREET
Construction of a driveway at the contributing property

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of this application requesting to place a new driveway at this contributing property.

1. Applicant was responsible for obtaining all required permits.
2. A right-of-way utilization permit from the City of Tarpon Springs was required.
3. A survey was required to be submitted with the application for a building permit. The survey must delineate the boundaries of the entire alley adjacent to the applicant's property.

Applicant:

Ms. Cornell asked if the alley was public access and whether the applicant needed an easement in order to pave the alley.

Mrs. McNeese replied that the alley was public and that people paved alleys for use on a regular basis.

Ms. Hallett asked if the applicant was allowed to park in the alleyway and block it.

Mrs. McNeese noted that the applicant was allowed to use the alleyway and drive around to the rear of his property and could park on his own property.

Kayan Teller, 49 W Boyer Street, noted that he planned on doing everything up to code and understood that the alley was not his property and that he would relinquish use of the alley at any time upon request.

Public:

There were no public comments.

MOTION: Ms. Cornell
SECOND: Mr. Sprecher

To approve application 20-115 as presented.

Vote on Motion: Upon a roll call vote, the motion was passed as follows:

Ms. Ryan	Yes
Mr. Sprecher	Yes
Ms. Hallett	Yes
Ms. Cornell	Yes
Ms. Milford	Yes

6. APPLICATION 20-128; 201 BAY STREET

Replacement of windows and doors, renovation of existing deck, replacement of roof, installation of new deck, installation of new architectural features and other renovations at the contributing property.

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of the application to add a new deck and perform multiple exterior renovations to the principal and accessory contributing structures as described in the application, subject to the following conditions:

1. Applicant was responsible for obtaining all required permits.
2. The new deck will use the diamond patterned lattice foundational covering matching that the existing open deck.
3. All existing and new air conditioning equipment shall be screened from public view with landscaping.

Applicant:

Susan Downey, 201 Bay Street noted that she wanted to bring the home back to its original beauty. She indicated that all of the windows were metal and not original and they were not in good condition.

Scott Walker, 730 103rd Avenue, Treasure Island, represented Ms. Downey, noted that he would place a PVC Lattice around the deck to match the existing deck. He further noted that they proposed replacing four air conditioning units with three and they would be on the side of the house that was more out of view from the street.

MOTION: Ms. Ryan
SECOND: Ms. Cornell

To approve application 20-128 as proposed with the list of conditions and also to add the additional roof replacement for the accessory structure the garage, as well as the pedestrian door with the materials, as stated on the record.

Vote on Motion: Upon a roll call vote, the motion was passed as follows:

Ms. Ryan	Yes
Mr. Sprecher	Yes
Ms. Hallett	Yes
Ms. Cornell	Yes
Ms. Milford	Yes
Ms. Milford	Yes

7. STAFF COMMENTS

There were no Staff comments.

8. BOARD COMMENTS

There were no Board comments.

9. ADJOURNMENT

With no further business, Chairperson Milford adjourned the meeting at 7:16 p.m.

Laura Milford, Chairperson

DRAFT

HERITAGE PRESERVATION BOARD

Application #20-147
December 7, 2020



APP #20-147 DEAN THEOPHILOPOULUS

REQUEST:

Property Location: 150 North Spring Boulevard

Historic District Status: Contributing

Architectural Style: Frame Vernacular

Proposal:

1. Replacement of four (4) wood windows with vinyl windows.



APP #20-147 DEAN THEOPHILOPOULUS



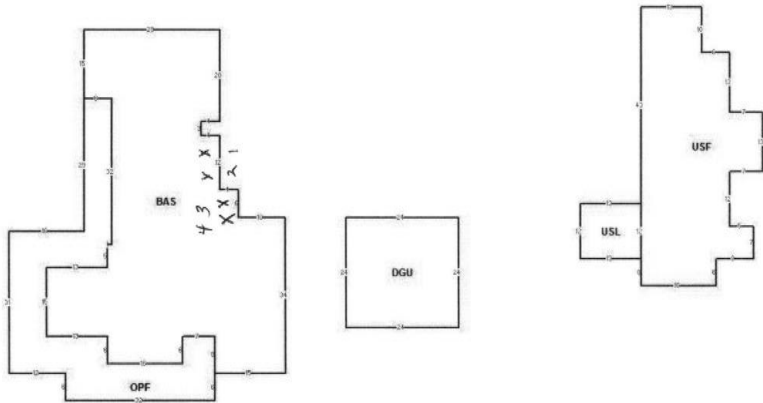
APP #20-147 DEAN THEOPHILOPOULUS

Existing windows to be replaced



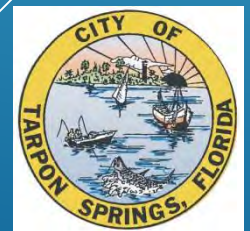
APP #20-147 DEAN THEOPHILOPOULUS

Window Replacement Area



APP #20-147 DEAN THEOPHILOPOULUS

Condition of Windows

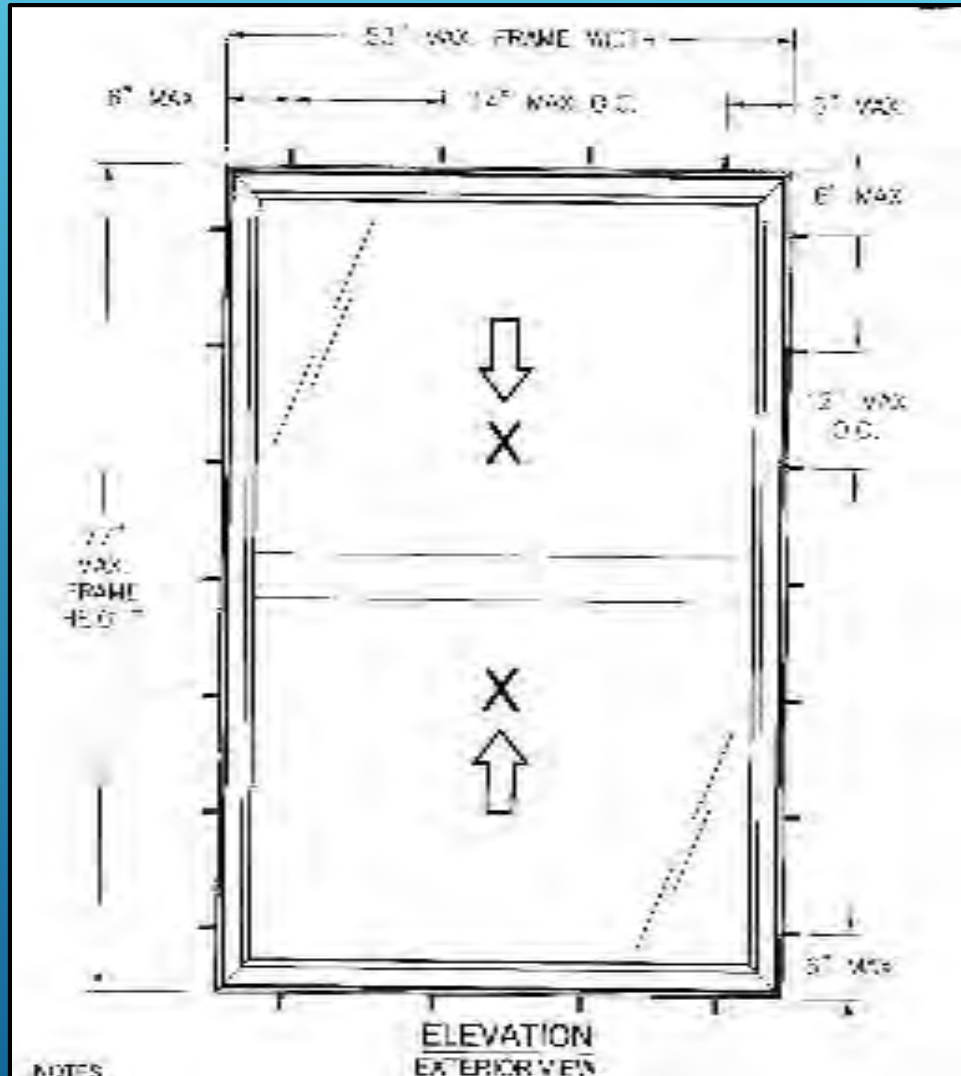


APP #20-147 DEAN THEOPHILOPOULUS

Condition of Windows



APP #20-147 DEAN THEOPHILOPOULUS



APP #20-147 DEAN THEOPHILOPOULUS



APP #20-147 DEAN THEOPHILOPOULUS

Public Correspondence and Recommendation:

Property owners within 500 feet were sent written notification. No responses received.

Recommendation of APPROVAL of Application 20-147 with the following condition:

1. The applicant is responsible for obtaining all required permits.
2. Preserve/maintain all existing window surrounds.



**CITY OF TARPON SPRINGS
Staff Report**

November 30, 2020

TO: HERITAGE PRESERVATION BOARD
FROM: PLANNING & ZONING DEPARTMENT
HEARING DATE: DECEMBER 7, 2020
SUBJECT: CA #20-147, 150 NORTH SPRING BOULEVARD
(CONTRIBUTING)

CERTIFICATE OF APPROVAL

I. APPLICATION

The applicant is requesting a Certificate of Approval to replace existing windows on the contributing structure.

II. GENERAL INFORMATION

A. Location: 150 North Spring Boulevard, Tarpon Springs

B. Tax Parcel #s: 12-27-15-77760-000-0060

C. Architectural Style: Frame Vernacular

D. Zoning / Future Land Use: CRM (Conditional Residential Mixed) /
RU (Residential Urban)

E. Owner: Dean Theophilopoulos

III. SUMMARY REPORT

The applicant is seeking a Certificate of Approval to replace four wood windows on the first floor of the primary structure. The Florida Master Site File (FMSF) Historical Structure Form for this property (#8PI1622) lists it as a contributing frame vernacular structure to the national and local historic districts. The FMSF form sets the construction date at 1888 while the Pinellas County Property Appraiser lists 1885 as the year built.

IV. REVIEW CRITERIA AND ANALYSIS

(A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible infill development in a manner harmonious with the exterior features, including landscaping, of neighboring buildings, sites, and streetscapes.

(B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: Not applicable to this application.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS:

The applicant has proposed the replacement of four wood windows on the east side of the primary structure. The windows to be replaced are on the first floor of the 2-story structure. The applicant is proposing replacement of existing wood windows with vinyl tilt double hung windows. The design will be of a single pane over pane light configuration, matching the existing windows. The FMSF notes double hung 2/2-light wood windows on the principal structure. A site visit to the property revealed that the 2/2-light windows are found on the front of the building. The existing configuration for the windows being replaced is a paired 1 over 1 window. The "pedimented hoods" noted on the FMSF form are present on the affected windows and are not proposed to be disturbed. The applicant proposes size-for-size replacement so that the width and height of the windows as well as the fenestration will remain as currently existing.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: Not applicable to this application.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this application.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: Window fenestration will not change as a result of the proposed replacements since the proposal is “size for size” in the current configuration. The applicant has not proposed any disturbance of the existing casing, trim, and sills. These features will be required to remain undisturbed except for needed repair and maintenance. The building, after window replacement, is expected to continue to be reflective of the original architectural style. These windows are not visible from the street/sidewalk or other public viewshed.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this application.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The applicant is proposing to replace wood windows with vinyl windows. The applicant has submitted photographic evidence of the condition of the existing windows, showing damage and deterioration of the frames and casing. The applicant has stated that the windows were repaired in the past in 1999 and again in 2010. The history of repairs prior to 1999 (at approximately 110 years of age at that time) is unknown. The windows are now approximated to be at least 120 years old, based on the FMSF form date, and are therefore beginning to approach their end of life. The applicant has stated that the home includes a mix of wood and metal windows. A visit was made to the site on November 30, 2020. The south-facing (front) facade and the east-facing (side) facade were observed

and photographed. The eastern end of the front porch was enclosed in the 1960s, as indicated on the FMSF form. The metal windows appear to be restricted mainly to the 1960s enclosure. This building has also had multiple rear additions, perhaps constructed in the 1920s. It is not known if the windows on the principal structure are all wood. All windows visible from the facades observed on site appear to be wood with the exception of the 1960s porch addition.

The windows to be replaced have wood casing, trim and sills bordering their exteriors including the pediment style hood molding. The photographic evidence submitted by the applicant appears to show some damage to the casing. However, the casing and other surrounding features are apparently being retained, and this is recommended as a condition of approval. The design of the proposed window replacements are consistent with the character of the building's original architectural style and do not detract from it.

The City's Design Review Guidelines Manual (DGRM) provides guidance on window replacements (Page 33):

- Item 1. The repair or replacement of windows shall match the original. The use of different window types on the same structure is prohibited.

The applicant has submitted a product sheet showing a double hung 1 over 1 window, matching the light configuration of the existing windows. The windows will be replaced size for size, matching the current openings and fenestration. The structure already has a mix of window types (wood and metal). However, the metal windows appear to be restricted to the 1960s addition, and that addition appears to be reversible. Therefore, the proposal of vinyl windows on the original structure may create a mixed-window condition. The Heritage Preservation Board (HPB) should be provided with adequate basis for a vinyl window proposal in lieu of repair of the existing windows, or replacement with wood, or wood-clad product.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable to this application.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: Guideline 6 of the Secretary's Standards states, "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, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence."

The HPB should evaluate the evidence submitted by the applicant regarding the window deterioration and determine whether the replacement is required and whether a wood replacement product was fully considered. It does appear that there is substantial deterioration present, and, the windows are at least 120 years old. The applicant dates the principal structure (and therefore the windows) at 135 years old.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The project meets the requirements of the City's land development code. The project is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

ANALYSIS: No archaeological sites will be impacted.

V. RECOMMENDATIONS

Staff recommends **APPROVAL** of the application to replace the four existing windows on the primary contributing structure with new vinyl windows, as presented in the application, based on the Heritage Preservation Board's finding that the replacement is acceptable. It is recommended that the following conditions accompany a determination of approval for this project:

1. Applicant is responsible for obtaining all required permits.
2. All existing window surrounds including casing, trim, sills and hood molding shall be retained and shall not be disturbed beyond normal repair and maintenance.

VI. TIME LIMITATION ON APPROVAL

Pursuant to Section 109.02, a Certificate of Approval shall be valid for a period of three (3) years from the date of approval by the Heritage Preservation Board.

VII. PUBLIC NOTIFICATION

Property owners within 500 feet were sent written notification of this application. To date, the Department has not received any responses to the request.

VIII. LIST OF EXHIBITS

- 1) Vicinity Map
- 2) Aerial Map
- 3) Historic District Map
- 4) Florida Master Site File Form
- 5) Application, Site Plan, Window Photographs
- 6) Window Product Sheet
- 7) Narrative and Photographs Documenting Window Deterioration

Vicinity Map – App 20-147. 150 North Spring Boulevard.



Aerial Map – App 20-147. 150 North Spring Boulevard.





HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11622

Recorder # 261

Recorder Date 2/20/09

Original Update Site Name Wilbur DeGolier House Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Post-Reconstruction National Register Category Building

LOCATION and IDENTIFICATION

Address 150 N Spring BoulevardVicinity of N side of Spring between Spring and ReadCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327153 Northing 3114828 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1888 Circa Alterations Date c.1960 Type/Location east end of porch enclosedAdditions Date c.1920 Type/Location rear gable, two story, wood framed (multiple rear additions)Moved Original Location _____Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 2Structural System Wood frame Exterior Fabric Drop sidingFoundation Piers Foundation Materials Brick Foundation Infill Brick open workNo. of Porches 1 Locations/Features one story, separate hipped roof, wraps three sides with turned wood posts, wood deck and balustradeMain Entrance (stylistic details): off-center entry under main porch with transomOutbldgs. Number 1 Nature/Location (Describe below)one story, two car garage to rearRoof Type Cross-gabled Roofing Materials Standing seam-sheet metal; Asbestos shingleSecondary Structures Comments Not applicable Location _____Chimneys Number 3 Orientation North; East Location Ridge/Exterior; W Material BrickWood Windows Type DHS Light # 2/2Metal Windows Type _____ Light # _____Exterior Ornament cornerboards, rafter tails, vents (triangular wood louver in gable), wood surroundsCondition Good Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

This two-story residence has an asymmetrical façade with irregular massing and a steep pitched cross gable roof. A one-story hipped roof porch wraps the front and sides of the house supported by turned posts. The 2/2 double hung windows feature pedimented hoods. A triangular louvered vent is located on the front facing the gable. The house was built by Wilbur DeGolier, a retired businessman and real estate investor from Bradford, PA as a year-round residence. DeGolier served as Tarpon Springs' first mayor when the City was incorporated in 1887.

Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Post-Reconstruction-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1622. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #22, Facing NE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

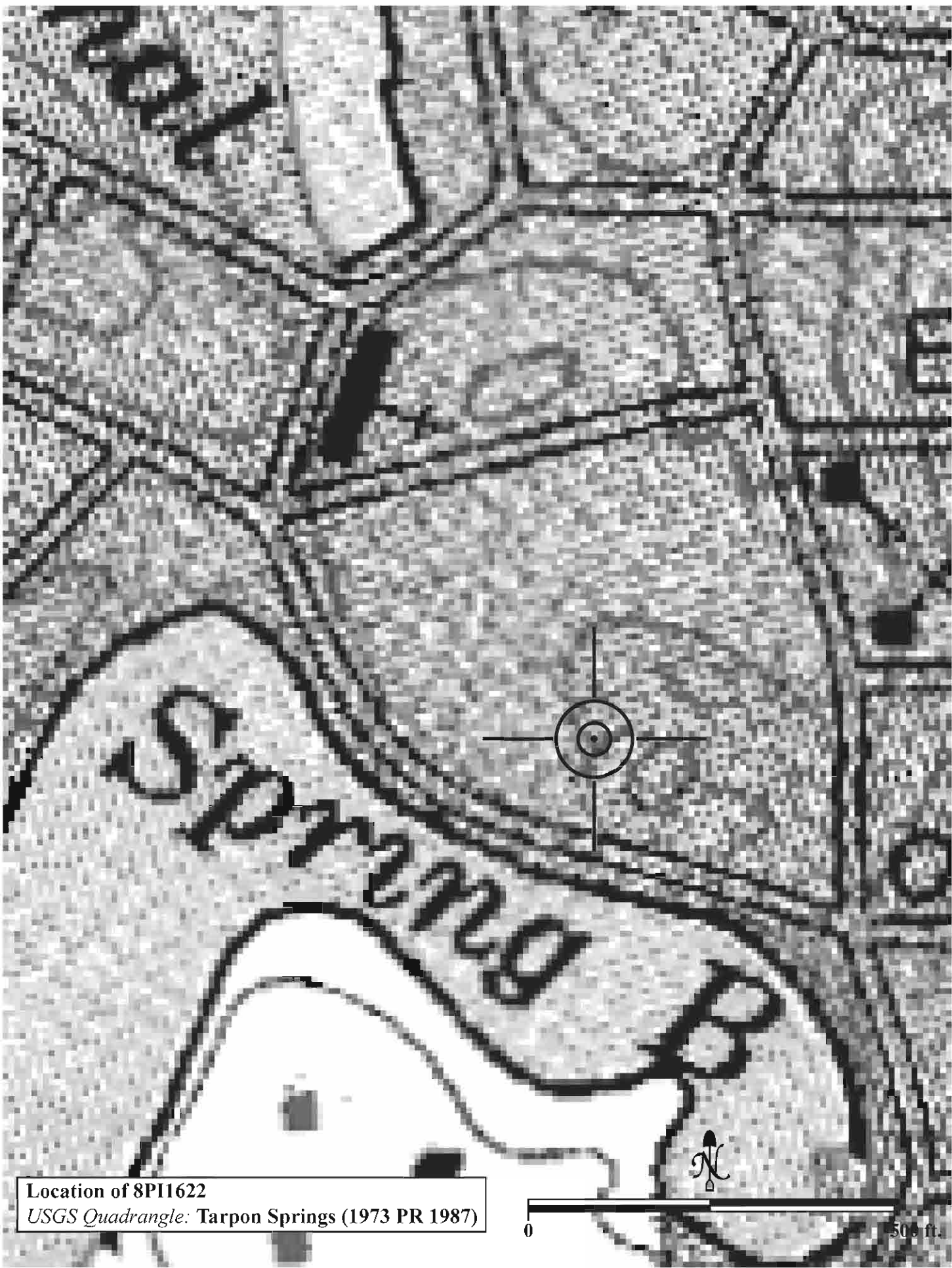
- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP



USGS QUADRANGLE MAP



Location of 8PI1622
USGS Quadrangle: Tarpon Springs (1973 PR 1987)



CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

Return to:
 Planning & Zoning Department
 324 E. Pine Street
 Tarpon Springs, FL 34689
 (727) 942-5611

(Please type or print clearly)

Property Owner(s)

Name Dean Theophilopoulos		Email deantheo@hotmail.com	
Address 150 N Spring Blvd			
City Tarpon Springs		State FL	Zip 34689
Phone 727-271-5650	Fax	Cellular	

Applicant

Name Reece Builders		Email C.Rochelle@Reecewindows.com	
Address 7181 30th Ave W			
City St. Pete		State FL	Zip 33710
Phone 727-522-3035	Fax	Cellular	

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax	Cellular	

General Information

Property Location or Address 150 N Spring Blvd.	
Legal Description (attach additional sheets as necessary) Safford Sub Lot 6	
Tax Parcel Number(s) 12-27-15-7760-000-0060	Current Designations of Property
	Land Use Category Zoning District
Current Use of Property Single family Home	Contributing Structure? <input type="checkbox"/> YES <input type="checkbox"/> NO

Type of Proposed Activity: [please check all that apply]

- | | | | |
|--|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation * | <input type="checkbox"/> Structural Addition | <input type="checkbox"/> Driveway |
| <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> New Construction | <input type="checkbox"/> New Roof | <input type="checkbox"/> Other _____ |

*** If Relocation, please indicate new location:**

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	Current Designations of Property
	Land Use Category Zoning District

**CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval**

General Building Information

Year Built	Architectural Style	Porches? <input type="checkbox"/> YES <input type="checkbox"/> NO
Original Use	Present Use	Proposed Use
Roof Type & Material	Exterior Siding Material	

Previous Additions or Modifications: [please describe and include dates]

Description of Proposed Work:

4 Size for size impact windows to be installed
Same style pictures and specs included
which show material and styles.

For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:

Requirements for Submission:

Please submit those items which have been checked by City staff:

- Completed original application with digital copies of all application documents
- \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- \$50.00 application fee for signs only
- Property survey, signed and sealed by a professional land surveyor
- Architectural floor plans and elevations (10 copies)
- Site Plan for new construction (10 copies)
- Landscaping plan (10 copies)
- Details of exterior modifications

CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Reece Builders is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

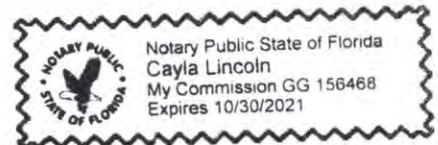
I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>11.7.20</u>	Title Holder/Property Owner: <u>Dean Theophilopoulos</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 7th day of November A.D., 20 20
by Dean Theophilopoulos, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Cayla Lincoln
Signature: Cayla Lincoln
Stamp: _____



CITY OF TARPON SPRINGS, FLORIDA
Heritage Preservation Board
Application for Certificate of Approval

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

(10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.

Regency Plus 2000 Locust Gap Highway
 Mt. Carmel, PA 17851
 PH: 570-339-3374
 FX: 570-339-2593

ORDER: 630192
ORDER DATE: 9/29/2020
EST. DELIVERY DATE: 10/30/2020
ORDER CONTACT:

ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION

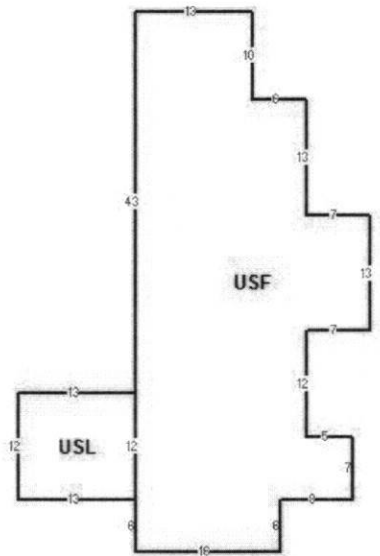
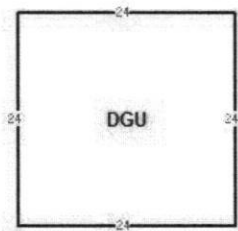
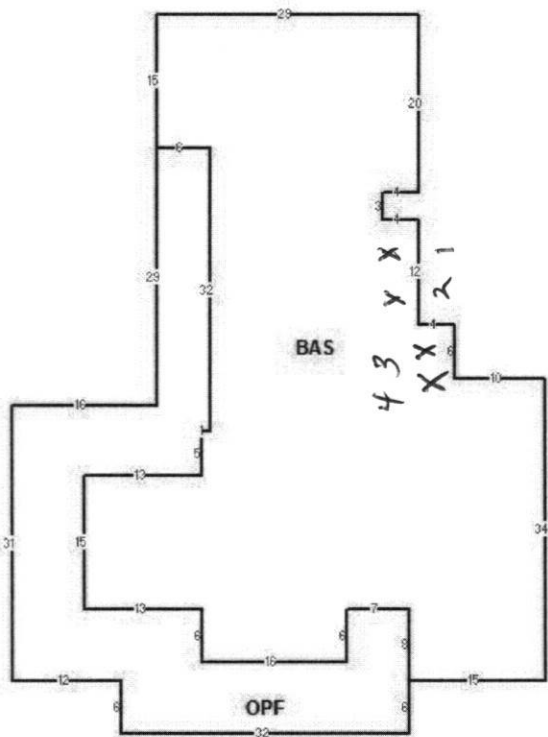
REECE BUILDERS - FLORIDA
 7181 30TH AVE. NORTH
 ST. PETERSBURG, FL 33710

SHIPPING INFORMATION

REECE BUILDERS - FLORIDA[ST. PETERSBURG, FL]
 7181 30TH AVE. NORTH
 ST. PETERSBURG, FL 33710

SHIP VIA: Common Carrier

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
630192	9/29/2020	RF-Theop. 15531	RF-Theop. 15531	NET 30 DAYS	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	IMPACT DOUBLE HUNG	2	28 W X 60 1/2 H		
	EXACT SIZE			\$0.00	\$0.00
	WHITE			\$0.00	\$0.00
	IMPACT LOW E CLEAR TEMPERED				
	ARGON			\$0.00	\$0.00
	HEAVY METAL ALL AROUND SASH				
	NO NIGHT LATCHES			\$0.00	\$0.00
	FULL FIBER SCREEN			\$0.00	\$0.00
	FLORIDA LABELS			\$0.00	\$0.00
	SAFE SEAL LOCKS			\$0.00	\$0.00
	NFRC Values=[N/A]			\$0.00	\$0.00
ITEM SUBTOTAL:					
2	IMPACT DOUBLE HUNG	1	27 7/8 W X 60 3/4 H		
	EXACT SIZE			\$0.00	\$0.00
	WHITE			\$0.00	\$0.00
	IMPACT LOW E CLEAR TEMPERED				
	ARGON			\$0.00	\$0.00
	HEAVY METAL ALL AROUND SASH				
	NO NIGHT LATCHES			\$0.00	\$0.00
	FULL FIBER SCREEN			\$0.00	\$0.00
	FLORIDA LABELS			\$0.00	\$0.00
	SAFE SEAL LOCKS			\$0.00	\$0.00
	NFRC Values=[N/A]			\$0.00	\$0.00
ITEM SUBTOTAL:					
3	IMPACT DOUBLE HUNG	1	28 W X 60 5/8 H		
	EXACT SIZE			\$0.00	\$0.00
	WHITE			\$0.00	\$0.00
	IMPACT LOW E CLEAR TEMPERED				
	ARGON			\$0.00	\$0.00
	HEAVY METAL ALL AROUND SASH				
	NO NIGHT LATCHES			\$0.00	\$0.00
	FULL FIBER SCREEN			\$0.00	\$0.00
	FLORIDA LABELS			\$0.00	\$0.00
	SAFE SEAL LOCKS			\$0.00	\$0.00
	NFRC Values=[N/A]			\$0.00	\$0.00
ITEM SUBTOTAL:					
TOTALS:		4		SUBTOTAL:	
				7%:	
				TOTAL:	



PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administration Code 61G20-3.006, please provide the information and approval numbers (including the decimal) on the building components listed below if they will be utilized on the construction project for which you are applying for a permit. We recommend you contact your local supplier should you not know the product approval number for any of the applicable listed products.

****PERMITS WILL NOT BE ISSUED WITHOUT THE COMPLETE PRODUCT APPROVAL NUMBER****

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1.EXTERIOR DOORS			
A.SWINGING			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG	Regency	Impact 5305	11413.2
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I.MULLION			
J.WIND BREAKER			
K. DUAL ACTION			
L. IMPACT WINDOWS			
3.PANEL WALL			
A. SIDING			
B.SOFFITS			
C. SHAKE			
D. STOREFRONTS			
E. CURTAIN WALLS			
F.WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. VINYL SIDING			
K. SIDING OPTIONAL			
4. ROOFING PROD.			
A. ASPHALT SHINGLES			
B. UNDERLAYMENT			
C. ROOFING FASTENING			
D. ROOF FASTENING			
E.METAL ROOF			
F. ROOFING TILES			
G.ROOFING INSULATION			
H. WATERPROOFING			
I.BUILT UP ROOFING ROOF SYSTEMS			
J. RIDGE VENT			
K. SGL PLY ROOF SYSTEM			
L. ROOFING SLATE			

M. CEMENTS-ADHESIVES COATING			
Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
Q. OTHER			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL-UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHTS			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS / ANCHORS			
B. TRUSS PLATES			
C. ENGINEERED LUMBER			
D. RAILING			
E. COOLERS- FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK ROOF			
K. WALL			
L. SHEDS			
M. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

APPLICANT SIGNATURE

X C. A. A.

DATE:

10.16.20







Product Approval
 USER: Public User

[Product Approval Menu](#) >
 [Product or Application Search](#) >
 [Application List](#) >
 Application Detail



FL # FL11413-R8
Application Type Revision
Code Version 2017
Application Status Approved
 *Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments
 Archived

Product Manufacturer Regency Plus Inc
Address/Phone/Email 2000 Locust Gap Highway
 Mount Carmel, PA 17851
 (570) 339-3374
 tony@cwbyrpi.com

Authorized Signature Tony Procopio
 tony@cwbyrpi.com

Technical Representative Joe Korzeniecki
Address/Phone/Email 2000 Locust Gap Hwy.
 Mount Carmel, SD 17851
 (570) 339-3374
 joek@window-pros.info

Quality Assurance Representative Joe Korzeniecki
Address/Phone/Email 2000 Locust Gap Hwy.
 Mount Carmel, PA 17851
 (570) 339-3374
 joek@window-pros.info

Category Windows
Subcategory Double Hung

Compliance Method Certification Mark or Listing

Certification Agency National Accreditation & Management Institute
Validated By National Accreditation & Management Institute

Referenced Standard and Year (of Standard)	Standard	Year
	AAMA/NWWDA101/I.S.2-97	1997
	TAS 201	1994
	TAS 202	1994
	TAS 203	1994

Equivalence of Product Standards
Certified By Florida Licensed Professional Engineer or Architect
FL11413_R8_Equiv_EERNo2523_Rev1_FL11413_2000-5305_DH_ss.pdf

Product Approval Method

Method 1 Option A

Date Submitted

05/12/2019

Date Validated

05/14/2019

Date Pending FBC Approval

Date Approved

05/16/2019

Summary of Products

FL #	Model, Number or Name	Description
11413.1	Series 2000	Series 2000 Vinyl Tilt Double Hung Window
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +40/-40 Other:		Certification Agency Certificate FL11413 R8 C CAC NI006136-R7.pdf Quality Assurance Contract Expiration Date 12/31/2021 Installation Instructions FL11413 R8 II RPLS0049 RevB 2000 DH ss.pdf Verified By: Robert J. Amoruso, PE FL PE No. 49752 Created by Independent Third Party: Yes Evaluation Reports FL11413 R8 AE PERNo2523 Rev1 FL11413 2000-5305 DH ss.pdf Created by Independent Third Party: Yes
11413.2	Series 5305	Series 5305 Impact Vinyl Tilt Double Hung Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +55/-55 Other:		Certification Agency Certificate FL11413 R8 C CAC NI006382-R5.pdf Quality Assurance Contract Expiration Date 11/30/2021 Installation Instructions FL11413 R8 II RPLS0050 RevC 5305 DH ss.pdf Verified By: Robert J. Amoruso, PE FL PE No. 49752 Created by Independent Third Party: Yes Evaluation Reports FL11413 R8 AE PERNo2523 Rev1 FL11413 2000-5305 DH ss.pdf Created by Independent Third Party: Yes

X

[Back](#)

[Next](#)

[Contact Us](#) :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

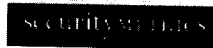
The State of Florida is an AA/EEO employer. [Copyright 2007-2013 State of Florida](#). :: [Privacy Statement](#) :: [Accessibility Statement](#) :: [Refund Statement](#)

Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



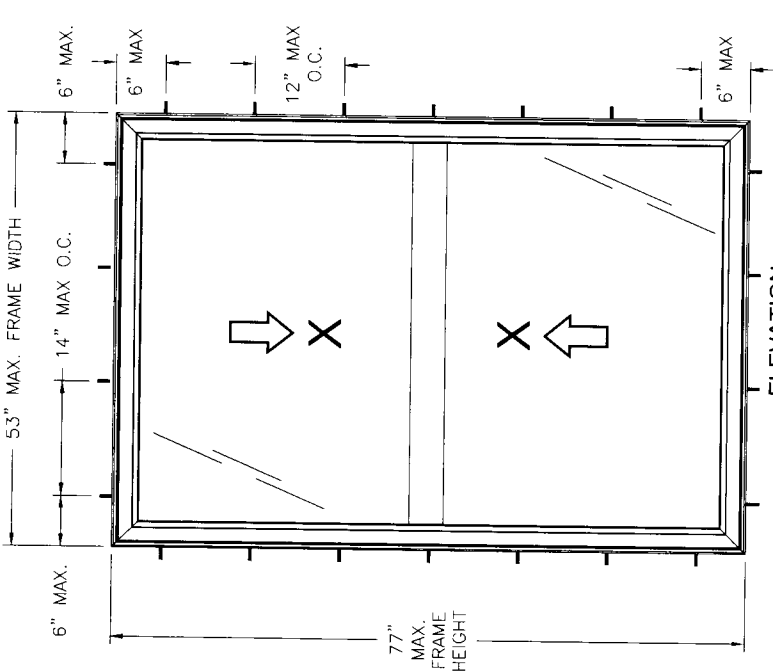
Credit Card
Safe



REGENCY PLUS, INC.

SERIES 5305 IMPACT VINYL TILT DOUBLE HUNG WINDOW

INSTALLATION ANCHORAGE DETAILS



- NOTES:**
- MAXIMUM TOP SASH SIZE: 49-1/16" X 36-5/8" WITH D.L.O. 45-5/8" X 33"
 - MAXIMUM BOTTOM SASH SIZE: 50-1/8" X 36-5/8" WITH D.L.O. 46-3/8" X 32-3/4"
 - (1) 1/2" X 1/2" TRIANGULAR SHAPED WEEP HOLE AT EACH END OF INTERIOR SILL TRACK CENTER VERTICAL LEG.
 - (1) 1" X 1/4" WEEP HOLE AT EACH END EXTERIOR SILL TRACK HORIZONTAL SILL FACE.
 - (1) 1-1/2" X 1/4" WEEP HOLE WITH WEEP HOLE AT 2-7/8" FROM EACH END EXTERIOR VERTICAL SILL FACE.

HARDWARE SCHEDULE

A.	(4) COILED SPRING BALANCE WITH LOCKING TILT SHOE AT EACH JAMB TRACK
B.	(2) METAL CAM-TYPE SWEEP LOCK AT 12" FROM EACH END OF INTERIOR MEETING RAIL
C.	(2) METAL KEEPER IN EXTERIOR MEETING RAIL AT LOCK POSITIONS
D.	(2) METAL TILT LATCH AT EACH END OF TOP RAIL AND INTERIOR MEETING RAIL
E.	(2) DIE CAST METAL PIVOT BAR AT EACH END OF BOTTOM RAIL
F.	(2) SOLID STEEL PIVOT BAR AT EACH END OF EXTERIOR MEETING RAIL
G.	(1) STEEL REINFORCEMENT CHANNEL AT ALL SASH MEMBERS

ELEVATION
EXTERIOR VIEW

NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).
- WOOD FRAMING, 2X WOOD BUCK, METAL FRAMING AND CONCRETE/MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND CONCRETE/MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 1X BUCK OVER CONCRETE/MASONRY IS OPTIONAL. WHERE 1X BUCKS ARE USED, INSTALLATION ANCHORS WILL PASS THROUGH WINDOW FRAME AND 1X BUCK INTO CONCRETE/MASONRY SUBSTRATE. WHERE 1X BUCK IS NOT USED, INSTALLATION ANCHORS WILL PASS THROUGH WINDOW FRAME INTO CONCRETE/MASONRY SUBSTRATE. DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- THE PRODUCT SHOWN HEREIN HAS BEEN TESTED TO TAS 201, TAS 202 AND TAS 203. SEE TEST REPORT NO. NCTL-110-9867-1 DATED 11/08/05 BY NATIONAL CERTIFIED TESTING LABORATORIES, YORK, PA FOR DETAILS.
- MATERIAL:**
5.1. FRAME: EXTRUDED RIGID PVC.
5.2. REINFORCEMENT: GALVANIZED STEEL TUBE - ALL SASH MEMBERS.
- GLAZING:**
6.1. GLAZING DETAIL AS TESTED: 7/8" NOMINAL O.A. IGU COMPRISED OF FROM EXTERIOR TO INTERIOR - LAMI LITE OF 1/8" ANNEALED GLASS X 0.090" EASTMAN CHEMICAL SAFLEX PVB INTERLAYER X 1/8" ANNEALED GLASS, DESICCANT STEEL SPACER, 1/8" TEMPERED SACRIFICIAL LITE, INTERIOR GLAZED WITH SIKAFLEX 552 BACK-BEDDING (OR EQUIVALENT), TWO (2) LEAF DUAL DUROMETER BACK-BEDDING AND A SNAP-IN TWO (2) LEAF DUAL DUROMETER GLAZING BEAD WITH 7/16" GLASS BITE.
6.2. AS TESTED GLAZING MEETS ASTM E1300-09a FOR THE DESIGN CONDITIONS SHOWN IN THIS PRODUCT APPROVAL DOCUMENT.
6.3. ALTERNATE GLAZING MEETING THE REQUIREMENTS OF AAMA/WMA/CSA 1011.S.2/A440 SHALL BE ALLOWED PER ASTM E1300.
6.4. SETTING BLOCKS IF USED AND/OR WHERE REQUIRED BY THE CURRENT EDITION OF THE FLORIDA BUILDING CODE SHALL BE NEOPRENE WITH A 70 TO 90 SHORE A DUROMETER. GLAZING BEADS (GASKETS) SHALL MEET THE CURRENT EDITION OF THE FLORIDA BUILDING CODE AS REQUIRED.
- APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- SHIMS AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- FOR ANCHORING INTO CONCRETE/MASONRY USE 3/16" HEX HEAD TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/2" MINIMUM EMBEDMENT INTO CONCRETE WITH 1 1/8" MINIMUM EDGE DISTANCE AND 1" MINIMUM EMBEDMENT INTO MASONRY WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
- FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 PAN HEAD WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
- FOR ANCHORING INTO METAL STRUCTURE USE #10 PAN OR HEX HEAD SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
- ALL FASTENERS TO BE CORROSION RESISTANT.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
13.1. WOOD - MINIMUM SPECIFIC GRAVITY (G) OF 0.42 (NON-HVHZ) AND 0.55 (HVHZ)
13.2. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI
13.3. MASONRY - STRENGTH PERFORMANCE TO ASTM C-90, MEDIUM WEIGHT WITH DENSITY > 117 PCF
13.4. METAL STRUCTURE: STEEL 18GA (0.0428"), 33KSI OR ALUMINUM 6063-T5 0.048" THICK MINIMUM

TABLE OF CONTENT

SHEET	DESCRIPTION	DESIGN PRESSURE RATING (PSF)	IMPACT RATING
1	ELEVATION, ANCHORING AND NOTES	+55.0/-55.0	LARGE AND SMALL MISSILE IMPACT
2	INSTALLATION DETAILS		HVHZ AND WIND ZONE 4, MISSILE LEVEL D

REV	DESCRIPTION	DATE	BY
C	UPDATE TO CURRENT EDITION OF FBC	1/22/18	RJA
1 OF 2			

PROJECT #417-0906

2000 LOCUST GAP HIGHWAY
MT. CARMEL, PA 17851

REGENCY PLUS, INC.
SERIES 5305 IMPACT VINYL TILT DOUBLE HUNG WINDOW
ELEVATION, ANCHORING AND NOTES

DATE: 1/11/18
DRAWN BY: RJA
SCALE: N.T.S.
SHEET: RPLS0050

PREPARED BY: **PTC**

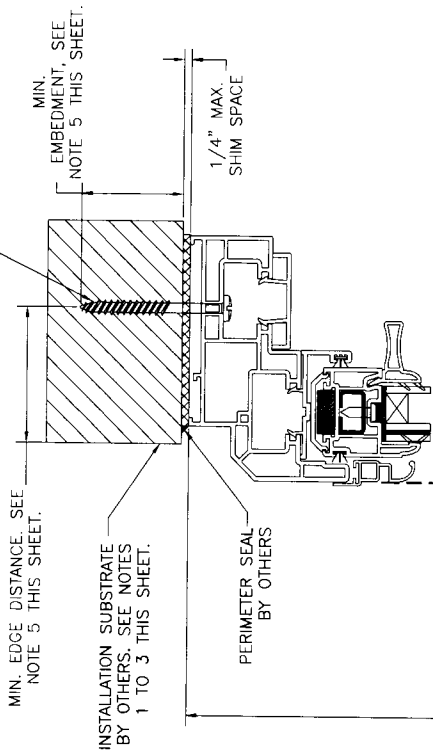
Robert J. Amoruso, P.E.
Florida P.E. No. 49752

Professional Engineer
STATE OF FLORIDA
No. 49752

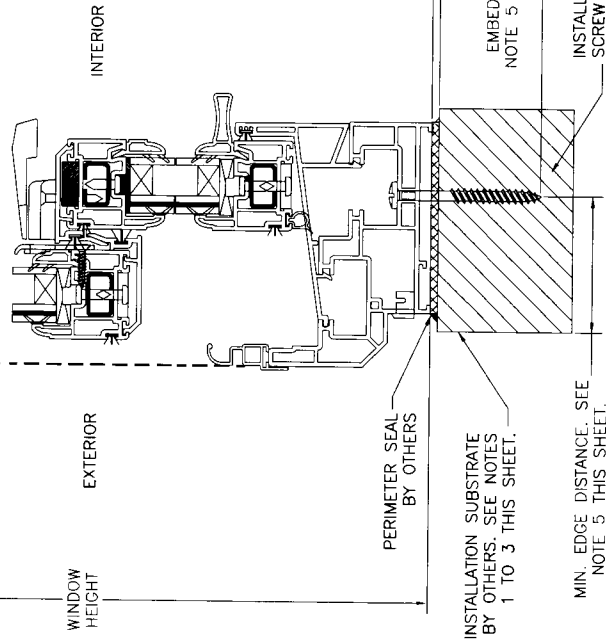
Digitally signed by Robert J Amoruso
Date: 2018.02.02 13:30:27 -05'00'

PTC Product Design Group, LLC
900 Rea, 520775
Longwood, FL 32752-0775
321-690-1788 info@ptc-corp.com
FBPE Certificate of Authorization No. 25935

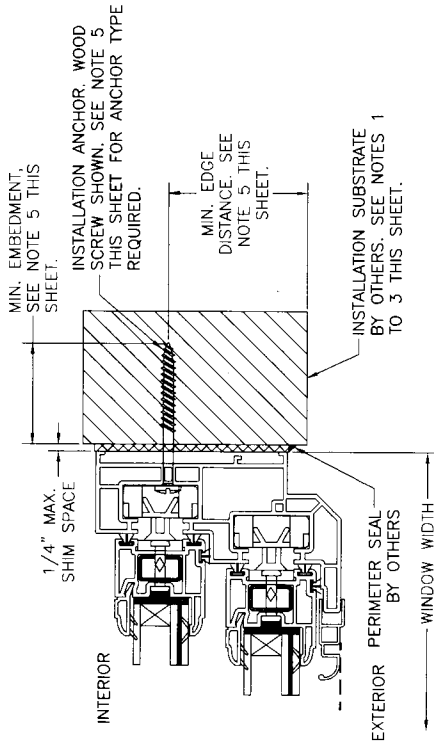
INSTALLATION ANCHOR, WOOD SCREW SHOWN, SEE NOTE 5 THIS SHEET FOR ANCHOR TYPE REQUIRED.



VERTICAL CROSS SECTION
WOOD FRAMING, 2X WOOD BUCK,
CONCRETE/MASONRY OR METAL FRAME
APPROVED



HORIZONTAL (JAMB) CROSS SECTION
WOOD FRAMING, 2X WOOD BUCK,
CONCRETE/MASONRY OR METAL FRAME
APPROVED



INSTALLATION NOTES:

1. APPROVED INSTALLATION SUBSTRATES INCLUDE THE FOLLOWING:
 - 1.1. WOOD FRAMING
 - 1.2. STEEL STUD FRAMING AND
 - 1.3. CONCRETE AND/OR MASONRY
2. SUBSTRATE OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND CONCRETE/MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER CONCRETE/MASONRY IS OPTIONAL, WHERE 1X BUCK IS NOT USED, DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
5. SUBSTRATE ANCHORING METHODS:
 - 5.1. FOR ANCHORING INTO CONCRETE/MASONRY USE 3/16" HEX HEAD TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/2" MINIMUM EMBEDMENT INTO CONCRETE WITH 1 7/8" MINIMUM EDGE DISTANCE AND 1" MINIMUM EMBEDMENT INTO MASONRY WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
 - 5.2. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 PAN HEAD WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
 - 5.3. FOR ANCHORING INTO METAL STRUCTURE USE #10 PAN OR HEX HEAD SMS OR SELF-DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL WITH 3/4" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS. ANCHOR LOCATIONS HAVE +/- 1" TOLERANCE.
6. INTERIOR AND EXTERIOR FINISHES BY OTHERS. NOT SHOWN FOR CLARITY.
7. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED AND/OR SPECIFIED IN ACCORDANCE WITH ASTM E2112.

REV	DESCRIPTION	DATE	BY
C	UPDATE TO CURRENT EDITION OF FBC	1/22/18	RJA

PROJECT #417-0906

2000 LOCUST GAP HIGHWAY
MT. CARMEL, PA 17851

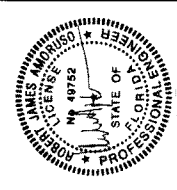
REGENCY PLUS, INC.

SERIES 5305 IMPACT VINYL TILT DOUBLE HUNG WINDOW
INSTALLATION DETAILS

DATE: 1/11/18
DRAWN BY: RJA
SCALE: N.T.S.
SHEET: 2 OF 2



Robert J. Amoroso, P.E.
Florida P.E. No. 49752



Digitally signed
by Robert J
Amoroso

Date: 2018.02.02
13:30:38 -05'00'

PTC Product Design Group, LLC
PO Box 520775
Longwood, FL 32752-0775
321.696.1788 info@ptc-corp.com
FBPE Certificate of Authorization
No. 25935

November 22, 2020

Dear Tarpon Springs Historic Preservation Board,

Please accept this additional information in support of our contractor's application to replace 4 windows at our residence at 150 N. Spring Blvd. Since purchasing our house in 1998, these windows which face east and are not visible from the road, have already been repaired twice, once in 1999 and again in 2010. These windows due to their age and current condition are no longer functioning, and as you will see in the accompanying pictures, are beyond repair because of extensive wood rot from water and termite damage. Our house is 135 years old and currently has a mixture of both wood and aluminum windows. The windows that Reece Builders will use to replace our current windows will be similar in appearance to the current windows. The window trim will remain the same. The new windows will be insulated which from an energy standpoint will be a much-needed improvement from the current single pane windows which leak air and they will also be hurricane proof which will add a measure of safety which is currently lacking. Thank you for taking this information into consideration.

Sincerely,

Dean and Ellyn Theophilopoulos









