



**HISTORIC PRESERVATION BOARD STAFF REPORT**

**137 N. Swinton Avenue**

Meeting	File No.	Application Type
March 4, 2026	HP-415-2026	Certificate of Appropriateness

**REQUEST**

The item before the Board for consideration of a Certificate of Appropriateness (HP-415-2026) for the replacement of doors and windows on a contributing single-family residence located at **137 N. Swinton Avenue, Old School Square Historic District.**

**GENERAL DATA**

**Owner:** Desiree Land  
**Applicant:** Daniel Caner - Caner Impact Windows  
**Location:** 137 N. Swinton Avenue  
**PCN:** 12-43-46-16-01-067-0020  
**Property Size:** 0.23 Acres  
**Zoning:** Old School Square Historic Arts District (OSSHAD)  
**LUM Designation:** Historic Mixed Use (HMU)  
**Historic District:** Old School Square Historic District  
**Adjacent Zoning:**

- OSSHAD (North)
- OSSHAD (West)
- OSSHAD (South)
- OSSAHD (East)

**Existing Land Use:** Residential  
**Proposed Land Use:** Residential



**BACKGROUND AND PROJECT DESCRIPTION**

The subject 0.23-acre property is located within the Locally and Nationally Registered Old School Square Historic District. The property contains a 1939, one-story Minimal Traditional style structure that is classified as contributing within the district.

Distinguishing architectural features include an asphalt shingle roof, exposed rafter tails, little to no eave overhang on the gable, and vertical plane wood shutters with quarter moon cutouts. The structure includes a metal clamshell roof supported by metal posts columns on the west elevation. There have been minimal modifications to the exterior of the structure over the years, including a paint color change. The current structure is used as a single-family residence with an approved home-based business.

The request before the board is for the installation of new doors and impact windows with a new grid pattern on the subject structure.

<b>Project Planner:</b> Michelle Hewett, Senior Planner, hewettm@mydelraybeach.com	<b>Review Dates:</b> HPB: March 4, 2026	<b>Attachments:</b> 1. Photographs 2. Justification Statements 3. Product Specifications/Plan 4. Project Narrative
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## REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior's Standards for Rehabilitation.

### ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(B) – Old School Square Historic Arts District (OSSHAD) Principal Uses and Structures Permitted

The use of single family residential (with a home-based business) is a permitted use within the OSSHAD zoning district. No changes to the use are proposed with this request.

### LDR SECTION 4.5.1

#### **HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS**

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(4) – **Alterations:** in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is for the installation of new doors and impact windows with a modified muntin pattern on the existing contributing structure.

Pursuant to LDR Section 4.5.1(E)(5) - **Standards and Guidelines:** a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

### SECRETARY OF THE INTERIOR'S STANDARDS

#### Standard 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 site and environment.

#### Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#### Standard 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.

**Standard 4**

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

**Standard 5**

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

**Standard 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.**

**Standard 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.**

**Standard 8**

**Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

**Standard 9**

**New additions, 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.**

**Standard 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.**

Standards 1, 2, 5, and 9 are applicable. The existing Minimal Traditional structure is currently used as a single-family residence and will remain as a residence. The structure's existing window patterns consist of primarily single hung windows, with 4-over-4, 6-over-6 and 8-over-8 muntin patterns. The subject proposal is for the installation of aluminum framed, clear glass doors and hurricane impact resistant windows. The proposal involves modification of the existing window muntin patterns to remove the muntin details on the lower portion of the windows. The existing decorative shutters and shutter dogs will remain.

The installation of new hurricane impact resistant windows will ensure storm protection and eliminate the need for storm shutters. Window types and designs are considered a **distinctive feature, finish, construction technique, and example of craftsmanship that helps to characterize the historic property and they shall be preserved**. The Secretary of the Interior's Guidelines for Rehabilitation do not recommend changing muntin configurations, however, the proposed window pattern could be seen on the Minimal Traditional style structure. While the proposed aluminum framed teak finished front entry door is minimal in design, the proposed pane configuration is more Modern in style than Minimal Traditional, and it has a commercial appearance. Consideration should be given to utilizing a front door style that is more appropriate for the existing historic structure. The proposed request is **not anticipated**

to destroy historic materials that characterize the property, as there are no new openings proposed and the proposed aluminum frames with clear (no tint, non-reflective, no low-e) glass are appropriate for this style of structure. Overall, the proposed windows can be seen as **compatible with the architectural features**, however, there is concern with the entry door style.

The proposed style of windows, both fixed and single-hung, can be considered appropriate for use on historic structures, however, as the request is to eliminate the muntin pattern on the lower portion of the single-hung windows, the board will need to make a determination that the new window appearance is appropriate for the structure.

**Delray Beach Historic Preservation Design Guidelines:**

<p><b><u>Recommended:</u></b></p> <ul style="list-style-type: none"> <li>• Retain distinctive windows which feature a sash, muntins, glazing, sills, heads, hood molds, paneled or decorated jambs and moldings, and shutters and blinds.</li> <li>• Maintain with periodic cleaning, rust removal, paint removal, and reapplication of protective coating systems. Recaulk and replace weather stripping, making windows watertight and improving thermal efficiency.</li> <li>• Repair frames and sash by patching, splicing, consolidating or otherwise reinforcing and replacing in kind. Damaged parts may sometimes be replaced from other salvaged historic windows.</li> </ul>
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**Secretary of the Interior’s Guidelines for Rehabilitation:**

WINDOWS	
<p><b>Replacing</b> in kind an entire window that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.</p>	<p>Removing a character-defining window that is unrepairable or is not needed for the new use and blocking up the opening, or replacing it with a new window that does not match.</p> <p>Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible.</p>
<p>Modifying a historic single-glazed sash to accommodate insulated glass when it will not jeopardize the soundness of the sash or significantly alter its appearance.</p>	<p>Modifying a historic single-glazed sash to accommodate insulated glass when it will jeopardize the soundness of the sash or significantly alter its appearance.</p>
<p>Using low-e glass with the least visible tint in new or replacement windows.</p>	<p>Using low-e glass with a dark tint in new or replacement windows, thereby negatively impacting the historic character of the building.</p>
<p>Using window grids rather than true divided lights on windows on the upper floors of high-rise buildings if they will not be noticeable.</p>	<p>Using window grids rather than true divided lights on windows in low-rise buildings or on lower floors of high-rise buildings where they will be noticeable, resulting in a change to the historic character of the building.</p>
<p>Ensuring that spacer bars in between double panes of glass are the same color as the window sash.</p>	<p>Using spacer bars in between double panes of glass that are not the same color as the window sash.</p>
<p>Replacing all of the components in a glazing system if they have failed because of faulty design or materials that have deteriorated with new material that will improve the window performance without noticeably changing the historic appearance.</p>	<p>Replacing all of the components in a glazing system with new material that will noticeably change the historic appearance.</p>
<p>Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in.</p>	

WINDOWS	
RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.</p>	<p>Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <div style="border: 2px solid red; padding: 5px; margin: 5px 0;"> <p>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame.</p> </div> <p>Obscuring historic wood window trim with metal or other material.</p> <p>Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.</p>

**VISUAL COMPATIBILITY STANDARDS**

Pursuant to LDR Section 4.5.1(E)(7) – **Visual Compatibility Standards**: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to **Height, Front Façade Proportion, Proportion of Openings, Rhythm of Solids to Voids, Rhythm of Buildings on Streets, Rhythm of Entrance and/or porch projections, Relationship of Materials, Texture, and Color, Roof Shapes, Walls of Continuity, Scale of a Building, Directional Expression of Front Elevation, Architectural Style, and Additions**, as well other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing mentioned in this code section. Specifically, the following Visual Compatibility Standard is applicable to the subject application:

- g. Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

With respect to the **Relationship of Materials and Color** visual compatibility standard the subject proposal consists of the replacement of windows and doors for the existing contributing structure. Structures throughout historic districts within Delray Beach typically utilized fixed, single hung, casement, jalousie, and awning style windows, with a mix of muntin patterns. Minimal Traditional style structures were simple in plan/design and in architectural features. They were typically designed with minimal decoration and included hints of more classical and traditional architectural styles such as the Colonial Revival style. Detailing would include shingle roofs with little to no roof overhangs, simple single-hung or double-hung windows with Colonial muntin patterns, exteriors of wood siding, smooth stucco or brick, chimneys, traditional panel doors with simple door surrounds, and often no garages or car parking area.

The Visual Compatibility Standards recommended approach for window replacement is **that the relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.** There is no concern regarding the proposed window frame or glass color, as it is white frame aluminum with clear (no tint, non-reflective, no low-e) glass, which can be considered appropriate for this structure. There is concern with the elimination of the muntin pattern on the lower portion of the proposed windows. The Secretary of the Interiors Standards and Guidelines, do not recommend **changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors.** Rather, the recommended approach is to utilize materials that match **the old in design, color, texture, and other visual qualities and, where possible, materials.** While the proposed window pattern does not currently exist on the structure, this style of window could be seen on a Minimal Traditional style structure provided the muntins in the top portion of the window are retained and unchanged in design.

The proposed doors are aluminum with a teak finish and white translucent glass. There is concern with the use of the 3-panel glass door as it is a style typically utilized with Moderne or Mid-Century Modern style structures. The most appropriate door style would be a traditional paneled door.

Typically, a request for door/window replacement is reviewed by staff at the administrative level via the city Building Permit process. However, since the request is for a change in muntin pattern and the use of a modern styled front door, the application is before the board for review. The board will need to make a determination that the request is appropriate for the contributing structure and compatible to the Old School Square Historic District.

## COMPREHENSIVE PLAN

**Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.**

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

**HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.**

The proposal is for the installation of new doors and windows. The board will need to make a determination that the request can be found to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior's Standards and the Delray Beach Historic Preservation Design Guidelines.

## ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (HP-415-2026), for the property located at **137 N. Swinton Avenue, Old School Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

- C. Approve Certificate of Appropriateness (HP-415-2026), for the property located at **137 N. Swinton Avenue, Old School Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
  
- D. Deny Certificate of Appropriateness (HP-415-2026), for the property located at **137 N. Swinton Avenue, Old School Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

<b>PUBLIC AND COURTESY NOTICES</b>	
<input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (2/25/26), 5 working days prior to the meeting.

<b>TAC Timeline Table</b>			
Review No.	Submittal Date	TAC Comments Transmitted	Board Meeting Date
1	2/10/2026	Determined Board Ready 2/16/2026	HPB Scheduled- 3/4/2026

**JUSTIFICATION STATEMENT**

**PROPERTIES WITHIN A HISTORIC DISTRICT OR INDIVIDUALLY DESIGNATED**

The following standards will be applied taking into consideration the economic and technical feasibility of each project. Please address each question separately as the answers provided will assist in reviewing the proposal and can be included as part of the staff report presented to the board

**SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION**

1.  A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

2.  The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

3.  Each property will 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 elements from other historic properties, will not be undertaken.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

4.  Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

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

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

6.  Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

windows are being replaced with hurricane rated windows to avoid the use of shutters. Aesthetics will improve.

7.  Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

8.  Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

9.  New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

10.  New additions and adjacent or related new construction will 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.

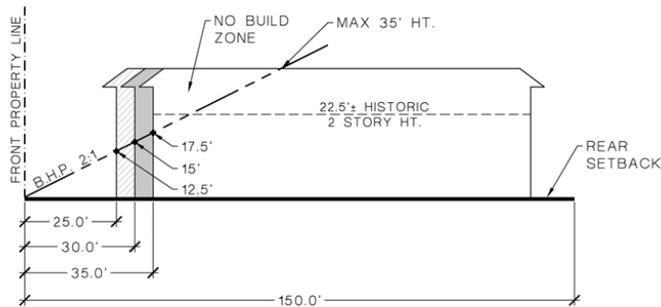
The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

**JUSTIFICATION STATEMENT**  
**VISUAL COMPATIBILITY STANDARDS**

a) Height. The height of the proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by [4.5.1\(E\)\(2\)\(a\)](#), shall also be determined through application of the following:

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line.

a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below.



BUILDING HEIGHT PLANE  
AT 2:1 RATIO

b. A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement.

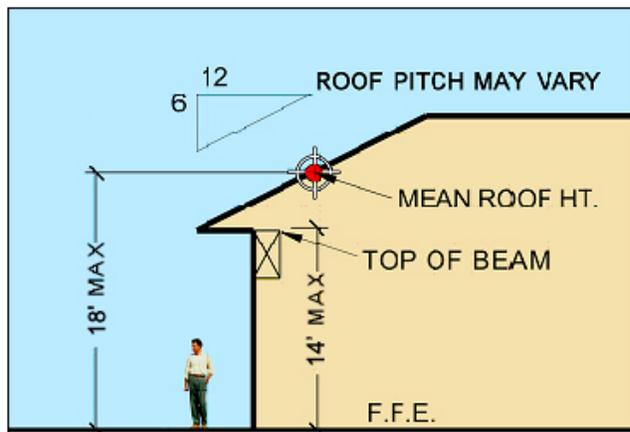
2. **First floor maximum height.** Single-story or first floor limits shall be established by:

a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet.

b. Mean Roof Height shall not exceed 18 feet.

c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure.

d. See illustration below:



e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building.

3. **Upper Story Height(s).** Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

b) **Front façade proportion.** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

c) **Proportion of openings (windows and doors).** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

The proposed work consists solely of replacing the existing windows and doors. No change in the current use of the property is proposed.

d) **Rhythm of solids to voids.** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

N/A Only replacing windows and Doors

e) **Rhythm of buildings on streets.** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.

N/A Only replacing windows and Doors

f) **Rhythm of entrance and/or porch projections.** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.

N/A Only replacing windows and Doors

g) **Relationship of materials, texture, and color.** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

N/A Only replacing windows and Doors

h) **Roof shapes.** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

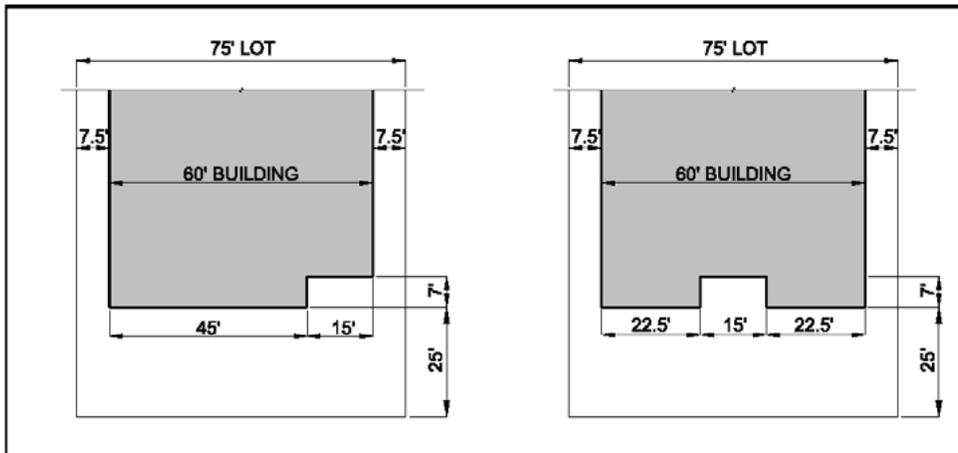
N/A Only replacing windows and Doors

- i) **Walls of continuity.** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

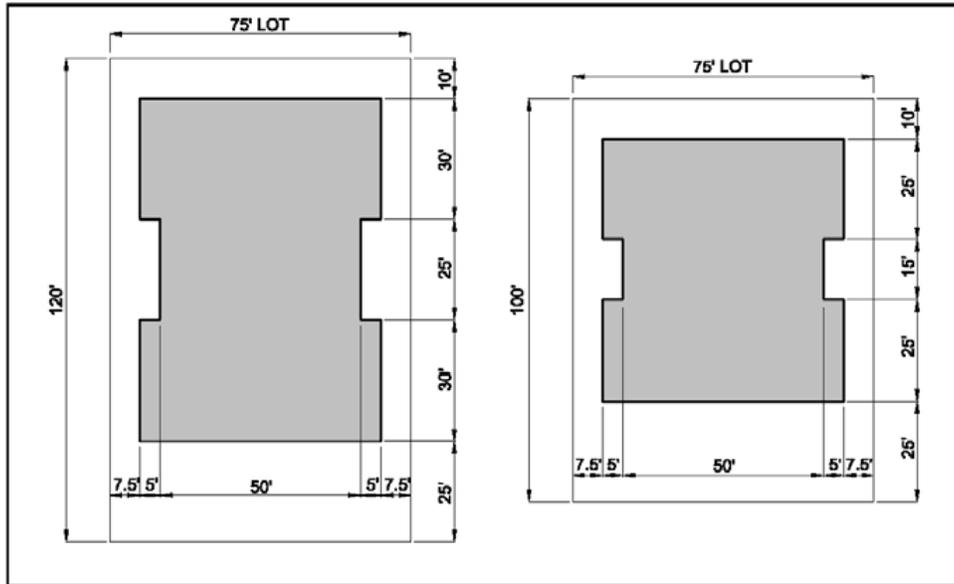
N/A Only replacing windows and Doors

- j) **Scale of building.** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line:
  - a) Lots 65 feet or less in width are exempt from this requirement.
  - b) To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks (example: 100' lot width x 40% = 40' - 15' side yard setbacks = 25').
  - c) Any part or parts of the front façade may be used to meet this requirement.
  - d) See illustration below:



- e) If the entire building is set back an additional seven (7) feet, no offset is required.
2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line:
    - a) To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks (example: 120' lot depth x 50% = 60' - 25' front yard setback - 10' rear setback = 25').
    - b) Any part or parts of the side façades may be used to meet this requirement.
    - c) See illustration below:



d) If the entire building is set back an additional five feet from the side, no offsets are required on that side.

3. Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings.

k) **Directional expression of front elevation.** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

N/A Only replacing windows and Doors

l) **Architectural style.** All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.  
 windows are being replaced with hurricane rated windows. As such, aesthetics will improve. See letter with additional details regarding windows and doors.

m) Additions to individually designated properties and contributing structures in all historic districts

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
3. Characteristic features of the original building shall not be destroyed or obscured.
4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

N/A Only replacing windows and doors

<p>a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>d) Whether retaining the structure would promote the general and value of a particular culture and heritage.</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.</p> <p><b>N/A Only replacing windows and doors</b></p>
<p><b>RELOCATION</b></p>
<p>a) Whether the structure will be relocated within the same historic district, into a new historic district, or outside of a historic district;</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>b) Whether the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>c) Whether the proposed relocation would have a negative or positive effect on other historic sites, buildings, or structures within the originating historic district, at the new site;</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>d) Whether the new surroundings of the relocated structure would be compatible with its architectural character; and,</p> <p><b>N/A Only replacing windows and doors</b></p>
<p>e) Whether the proposed relocation is the only practicable means of saving the structure from demolition.</p> <p><b>N/A Only replacing windows and doors</b></p>



LIVING L

(COA) SH

20x54 1/4  
(E/L)

\*historic

STAYS

LIVING A

SH (COA)

39 5/8 x 54 1/4  
(E/L)



ENTRY

B

C

FD

ATW

(R)

26x19 1/2

(W/I)

(E/L)

37 1/2 x 80 1/4

\*HISTORIC

137  
Swinton Ave



BATH  
D

BED  
E

sh (col)

sh (col)

28 x 34

(E/L)

STAYS

39 5/8 x 54 1/4

(E/L)

\*historic



BED

(COL)

STAYS

39 5/8 x 54 1/4

(E/L)

\* HISTORIC



FLORIDA ROOM

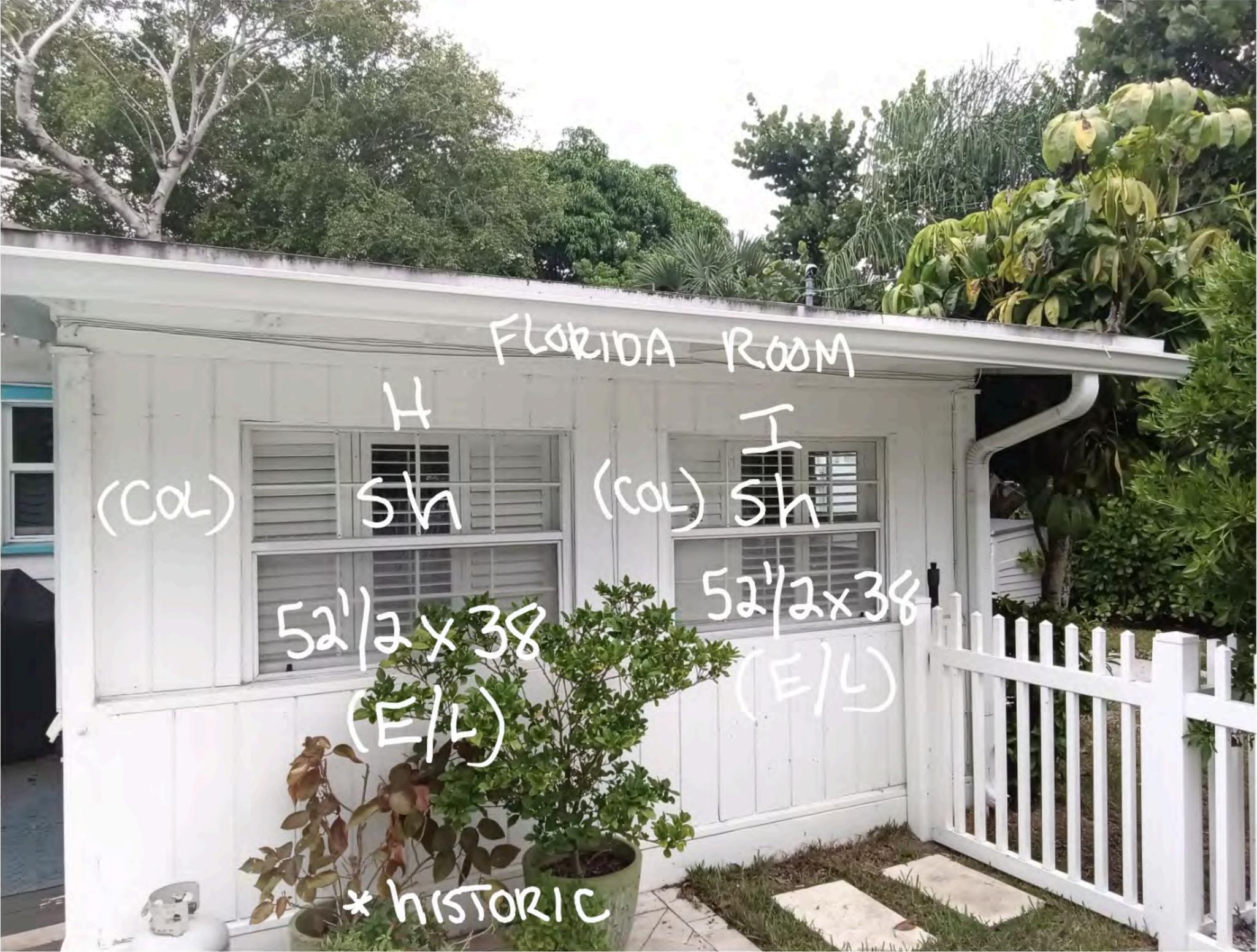
G

590

Xx (REV)

72 1/2 x 80

\* HISTORIC



FLORIDA ROOM

H

I

(COL)

Sh

(COL)

Sh

52 1/2 x 38

52 1/2 x 38

(E/L)

(E/L)

\* HISTORIC



FLORIDA ROOM

J

FD  
(R)

(W/I)

32 x 81 1/4

\* HISTORIC



Living

R

Sh (cols)

(E/L)

20 x 54 1/4

STAYS



\* HISTORIC



PROPOSAL NUMBER

878492

PROPOSAL NAME

DESIREE LAND - SOLOMON - FINAL MEASUREMENTS

EXTERNAL PURCHASE ORDER ID

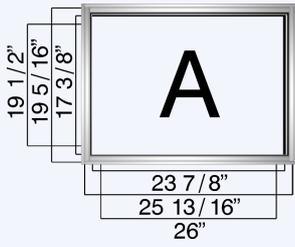
LAND

QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	TOTAL QUANTITY																														
1	A - SH	ES-EL100 - SINGLE HUNG	OX	1																														
<p><b>SIZE</b> 39 5/8" X 54 1/4"</p> <p><b>WEIGHT</b> 72.63 LBS (33.01 KG )</p> <p><b>AREA</b> 14.93 FT<sup>2</sup></p> <p><b>FINISH</b> AAMA 2604 WHITE</p> <p><b>GLASS</b> 1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS</p> <p><b>SCREEN</b> YES</p> <p><b>MUNTINS</b> YES</p> <p><b>SILL TYPE</b> STANDARD</p> <p><b>FRAME TYPE</b> EQUAL LEG</p> <p><b>PANEL TYPE</b> EQUAL</p> <p><b>LIMIT DEVICE</b> NO</p> <p><b>MEETING RAIL</b> STANDARD</p> <p><b>PROTECTIVE FILM</b> BOTH</p> <p><b>LOCKING MECHANISM</b> SWEEP LOCK ELITE STANDARD (3033)</p> <p><b>PRE-GLAZED?</b> YES</p>		<p><b>FBC CERTIFICATION</b></p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>80.00</td> <td>60.00</td> </tr> <tr> <td><b>CODE</b></td> <td>FL 22250.1</td> </tr> </table> <p><b>NOA CERTIFICATION</b></p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>80.00</td> <td>60.00</td> </tr> <tr> <td><b>CODE</b></td> <td>23-0913.06</td> </tr> </table> <p><b>NFRC CERTIFICATION</b></p> <table border="1"> <tr> <td>U FACTOR</td> <td>SHGC</td> <td>VT</td> </tr> <tr> <td>1.08</td> <td>0.58</td> <td>0.66</td> </tr> </table> <p><b>MUNTIN DETAILS</b></p> <table border="1"> <tr> <td>PANEL</td> <td>A</td> </tr> <tr> <td>PATTERN</td> <td>GRID</td> </tr> <tr> <td>LITES ACROSS</td> <td>3</td> </tr> <tr> <td>LITES DOWN</td> <td>2</td> </tr> <tr> <td>INTERNAL STYLE</td> <td>ES1014</td> </tr> <tr> <td>EXTERNAL STYLE</td> <td>ES1015</td> </tr> </table>			INTERNAL PSF	EXTERNAL PSF	80.00	60.00	<b>CODE</b>	FL 22250.1	INTERNAL PSF	EXTERNAL PSF	80.00	60.00	<b>CODE</b>	23-0913.06	U FACTOR	SHGC	VT	1.08	0.58	0.66	PANEL	A	PATTERN	GRID	LITES ACROSS	3	LITES DOWN	2	INTERNAL STYLE	ES1014	EXTERNAL STYLE	ES1015
INTERNAL PSF	EXTERNAL PSF																																	
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<b>CODE</b>	FL 22250.1																																	
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80.00	60.00																																	
<b>CODE</b>	23-0913.06																																	
U FACTOR	SHGC	VT																																
1.08	0.58	0.66																																
PANEL	A																																	
PATTERN	GRID																																	
LITES ACROSS	3																																	
LITES DOWN	2																																	
INTERNAL STYLE	ES1014																																	
EXTERNAL STYLE	ES1015																																	
2	B	ES-EL300 - SWING DOOR	SINGLE LEAF	1																														
<p><b>SIZE</b> 37 1/2" X 80 1/4"</p> <p><b>WEIGHT</b> 122.44 LBS (55.65 KG )</p> <p><b>AREA</b> 20.90 FT<sup>2</sup></p> <p><b>FINISH</b> WG TEKA</p> <p><b>GLASS</b> 1/4" CLEAR HS + 0.09 PVB TRANSLUCENT WHITE + 1/8" CLEAR HS</p> <p><b>MUNTINS</b> YES</p> <p><b>OPENING</b> HINGE RIGHT (XR)</p> <p><b>ASTRAGAL</b> YES</p> <p><b>LOCATION</b> SINGLE</p> <p><b>EDGE DRIP</b> NO</p> <p><b>LOCK TYPE</b> RANDOM</p> <p><b>SILL TYPE</b> STANDARD</p> <p><b>FRAME TYPE</b> ES-EL300</p> <p><b>HINGE TYPE</b> HINGE</p> <p><b>SILL COLOR</b> QUOTED PAINT FINISH</p> <p><b>BOTTOM TYPE</b> STANDARD</p> <p><b>CUSTOM PANELS</b> NO</p> <p><b>LOCK MECHANISM</b> NO HANDLE WITH 2 PREP HOLES AND FLUSH BOLTS (DOUBLE BORE)</p> <p><b>PROTECTIVE FILM</b> BOTH</p> <p><b>GLASS COVER TYPE</b> STANDARD</p> <p><b>DECORATIVE MUNTIN</b> NO</p> <p><b>PRE-GLAZED?</b> YES</p>		<p><b>FBC CERTIFICATION</b></p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>80.00</td> <td>80.00</td> </tr> <tr> <td><b>CODE</b></td> <td>FL22551.1</td> </tr> </table> <p><b>NOA CERTIFICATION</b></p> <table border="1"> <tr> <td>INTERNAL PSF</td> <td>EXTERNAL PSF</td> </tr> <tr> <td>80.00</td> <td>80.00</td> </tr> <tr> <td><b>CODE</b></td> <td>23-0714.10</td> </tr> </table> <p><b>MUNTIN DETAILS</b></p> <table border="1"> <tr> <td>PANEL</td> <td>A</td> </tr> <tr> <td>PATTERN</td> <td>GRID</td> </tr> <tr> <td>LITES ACROSS</td> <td>1</td> </tr> <tr> <td>LITES DOWN</td> <td>3</td> </tr> <tr> <td>INTERNAL STYLE</td> <td>ES-EL30...</td> </tr> <tr> <td>EXTERNAL STYLE</td> <td>ES-EL30...</td> </tr> </table>			INTERNAL PSF	EXTERNAL PSF	80.00	80.00	<b>CODE</b>	FL22551.1	INTERNAL PSF	EXTERNAL PSF	80.00	80.00	<b>CODE</b>	23-0714.10	PANEL	A	PATTERN	GRID	LITES ACROSS	1	LITES DOWN	3	INTERNAL STYLE	ES-EL30...	EXTERNAL STYLE	ES-EL30...						
INTERNAL PSF	EXTERNAL PSF																																	
80.00	80.00																																	
<b>CODE</b>	FL22551.1																																	
INTERNAL PSF	EXTERNAL PSF																																	
80.00	80.00																																	
<b>CODE</b>	23-0714.10																																	
PANEL	A																																	
PATTERN	GRID																																	
LITES ACROSS	1																																	
LITES DOWN	3																																	
INTERNAL STYLE	ES-EL30...																																	
EXTERNAL STYLE	ES-EL30...																																	

3 C

ES-EL150 - FIXED WINDOW



SIZE	26" X 19 1/2"
WEIGHT	23.28 LBS (10.58 KG)
AREA	3.52 FT <sup>2</sup>
FINISH	AAMA 2604 WHITE
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
MUNTIN	NO
FRAME TYPE	EQUAL LEG
PROTECTIVE FILM	BOTH
PRE-GLAZED?	YES

**FBC CERTIFICATION**

INTERNAL PSF	EXTERNAL PSF
80.00	80.00
<b>CODE</b>	FL 21461.1

**NOA CERTIFICATION**

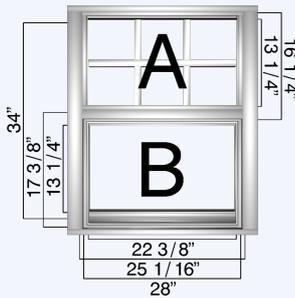
INTERNAL PSF	EXTERNAL PSF
80.00	80.00
<b>CODE</b>	23-0714.17

**NFRC CERTIFICATION**

U FACTOR	SHGC	VT
1.02	0.65	0.75

4 D - SH

ES-EL100 - SINGLE HUNG



SIZE	28" X 34"
WEIGHT	35.65 LBS (16.20 KG)
AREA	6.61 FT <sup>2</sup>
FINISH	AAMA 2604 WHITE
GLASS	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
SCREEN	YES
MUNTINS	YES
SILL TYPE	STANDARD
FRAME TYPE	EQUAL LEG
PANEL TYPE	EQUAL
LIMIT DEVICE	NO
MEETING RAIL	STANDARD
PROTECTIVE FILM	BOTH
LOCKING MECHANISM	SWEEP LOCK ELITE STANDARD (3033)
PRE-GLAZED?	YES

**FBC CERTIFICATION**

INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	FL 22250.1

**NOA CERTIFICATION**

INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	23-0913.06

**NFRC CERTIFICATION**

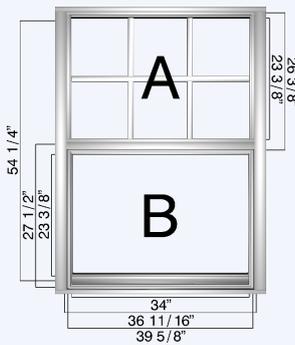
U FACTOR	SHGC	VT
1.08	0.58	0.66

**MUNTIN DETAILS**

PANEL	A
PATTERN	GRID
LITES ACROSS	3
LITES DOWN	2
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1015

5 E - SH

ES-EL100 - SINGLE HUNG



SIZE	39 5/8" X 54 1/4"
WEIGHT	72.63 LBS (33.01 KG)
AREA	14.93 FT <sup>2</sup>
FINISH	AAMA 2604 WHITE
GLASS	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
SCREEN	YES
MUNTINS	YES
SILL TYPE	STANDARD
FRAME TYPE	EQUAL LEG
PANEL TYPE	EQUAL
LIMIT DEVICE	NO
MEETING RAIL	STANDARD
PROTECTIVE FILM	BOTH
LOCKING MECHANISM	SWEEP LOCK ELITE STANDARD (3033)
PRE-GLAZED?	YES

**FBC CERTIFICATION**

INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	FL 22250.1

**NOA CERTIFICATION**

INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	23-0913.06

**NFRC CERTIFICATION**

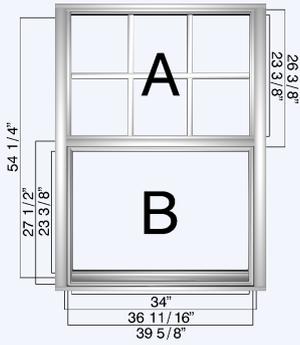
U FACTOR	SHGC	VT
1.08	0.58	0.66

**MUNTIN DETAILS**

PANEL	A
PATTERN	GRID
LITES ACROSS	3
LITES DOWN	2
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1015

6 F - SH

ES-EL100 - SINGLE OX 1  
HUNG



<b>SIZE</b>	39 5/8" X 54 1/4"
<b>WEIGHT</b>	66.16 LBS (30.07 KG)
<b>AREA</b>	14.93 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
<b>SCREEN</b>	YES
<b>MUNTINS</b>	YES
<b>SILL TYPE</b>	STANDARD
<b>FRAME TYPE</b>	FLANGE
<b>PANEL TYPE</b>	EQUAL
<b>LIMIT DEVICE</b>	NO
<b>MEETING RAIL</b>	STANDARD
<b>PROTECTIVE FILM</b>	NO
<b>LOCKING MECHANISM</b>	SWEEP LOCK ELITE STANDARD (3033)
<b>PRE-GLAZED?</b>	YES

<b>FBC CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	FL 22250.1

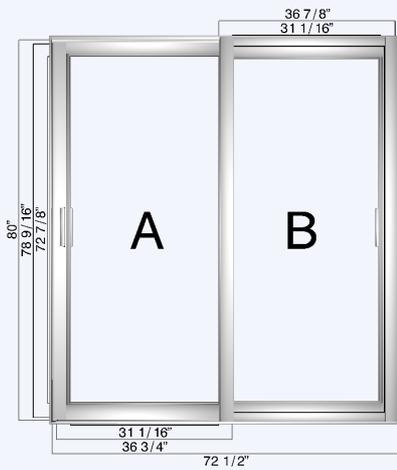
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80.00	60.00
<b>CODE</b>	23-0913.06

<b>NFRC CERTIFICATION</b>		
U FACTOR	SHGC	VT
1.08	0.58	0.66

<b>MUNTIN DETAILS</b>	
PANEL	A
PATTERN	GRID
LITES ACROSS	3
LITES DOWN	2
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1015

7 G - SGD

ES-EL400 - SLIDING XX (R) 1  
GLASS DOOR



<b>SIZE</b>	72 1/2" X 80"
<b>WEIGHT</b>	252.63 LBS (114.83 KG)
<b>AREA</b>	40.28 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
<b>KEYED</b>	NO
<b>MUNTIN</b>	NO
<b>SCREEN</b>	YES
<b>JAMB TYPE</b>	STANDARD
<b>SILL TYPE</b>	STANDARD
<b>SILL COLOR</b>	CLEAR ANOD
<b>HANDLE TYPE</b>	CREST SLIDE
<b>HANDLE HEIGHT</b>	STANDARD
<b>REINFORCEMENT</b>	NO
<b>EXTERIOR HANDLE</b>	RISED ON INT. PANEL - FLAT ON EXT. PANEL
<b>PROTECTIVE FILM</b>	BOTH
<b>SILL RISER TYPE</b>	3 1/16 (10PSF)
<b>PRE-GLAZED?</b>	YES

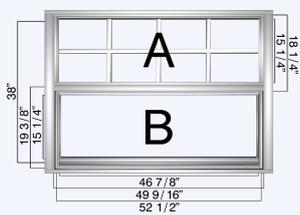
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60.00	60.00
<b>CODE</b>	FL 22645.1

<b>NOA CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
60.00	60.00
<b>CODE</b>	23-0714.13

<b>NFRC CERTIFICATION</b>		
U FACTOR	SHGC	VT
1.03	0.60	0.69

8 H - SH

ES-EL100 - SINGLE OX 1  
HUNG



<b>SIZE</b>	52 1/2" X 38"
<b>WEIGHT</b>	69.18 LBS (31.45 KG)
<b>AREA</b>	13.85 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
<b>SCREEN</b>	YES
<b>MUNTINS</b>	YES
<b>SILL TYPE</b>	STANDARD
<b>FRAME TYPE</b>	EQUAL LEG
<b>PANEL TYPE</b>	EQUAL
<b>LIMIT DEVICE</b>	NO
<b>MEETING RAIL</b>	STANDARD
<b>PROTECTIVE FILM</b>	BOTH
<b>LOCKING MECHANISM</b>	SWEEP LOCK ELITE STANDARD (3033)
<b>PRE-GLAZED?</b>	YES

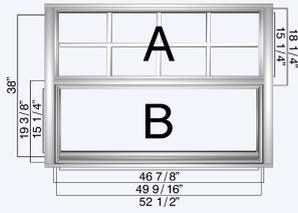
<b>FBC CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
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<b>CODE</b>	FL 22250.1

<b>NOA CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	23-0913.06

<b>NFRC CERTIFICATION</b>		
U FACTOR	SHGC	VT
1.08	0.58	0.66

<b>MUNTIN DETAILS</b>	
PANEL	A
PATTERN	GRID
LITES ACROSS	4
LITES DOWN	2
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1015

ES-EL100 - SINGLE OX 1  
HUNG



<b>SIZE</b>	52 1/2" X 38"
<b>WEIGHT</b>	69.18 LBS (31.45 KG )
<b>AREA</b>	13.85 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
<b>SCREEN</b>	YES
<b>MUNTINS</b>	YES
<b>SILL TYPE</b>	STANDARD
<b>FRAME TYPE</b>	EQUAL LEG
<b>PANEL TYPE</b>	EQUAL
<b>LIMIT DEVICE</b>	NO
<b>MEETING RAIL</b>	STANDARD
<b>PROTECTIVE FILM</b>	BOTH
<b>LOCKING MECHANISM</b>	SWEEP LOCK ELITE STANDARD (3033)
<b>PRE-GLAZED?</b>	YES

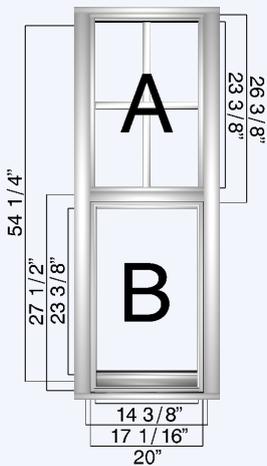
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INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	FL 22250.1

<b>NOA CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	23-0913.06

<b>NFRC CERTIFICATION</b>		
U FACTOR	SHGC	VT
1.08	0.58	0.66

<b>MUNTIN DETAILS</b>	
PANEL	A
PATTERN	GRID
LITES ACROSS	4
LITES DOWN	2
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1015

ES-EL100 - SINGLE OX 1  
HUNG



<b>SIZE</b>	20" X 54 1/4"
<b>WEIGHT</b>	40.14 LBS (18.24 KG )
<b>AREA</b>	7.53 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
<b>SCREEN</b>	YES
<b>MUNTINS</b>	YES
<b>SILL TYPE</b>	STANDARD
<b>FRAME TYPE</b>	EQUAL LEG
<b>PANEL TYPE</b>	EQUAL
<b>LIMIT DEVICE</b>	NO
<b>MEETING RAIL</b>	STANDARD
<b>PROTECTIVE FILM</b>	BOTH
<b>LOCKING MECHANISM</b>	SWEEP LOCK ELITE STANDARD (3033)
<b>PRE-GLAZED?</b>	YES

<b>FBC CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	FL 22250.1

<b>NOA CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	60.00
<b>CODE</b>	23-0913.06

<b>NFRC CERTIFICATION</b>		
U FACTOR	SHGC	VT
1.08	0.58	0.66

<b>MUNTIN DETAILS</b>	
PANEL	A
PATTERN	GRID
LITES ACROSS	2
LITES DOWN	2
INTERNAL STYLE	ES1014
EXTERNAL STYLE	ES1015

11 J

**ES-EL300 - SWING DOOR** SINGLE LEAF 1

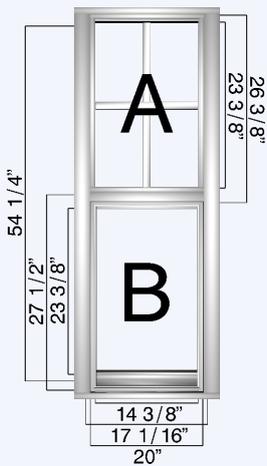


<b>SIZE</b>	32" X 81 1/4"
<b>WEIGHT</b>	104.34 LBS (47.43 KG )
<b>AREA</b>	18.06 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	1/4" CLEAR HS + 0.09 PVB TRANSLUCENT WHITE + 1/8" CLEAR HS
<b>MUNTINS</b>	NO
<b>OPENING</b>	HINGE RIGHT (XR)
<b>ASTRAGAL</b>	YES
<b>LOCATION</b>	SINGLE
<b>EDGE DRIP</b>	NO
<b>LOCK TYPE</b>	RANDOM
<b>SILL TYPE</b>	STANDARD
<b>FRAME TYPE</b>	ES-EL300
<b>HINGE TYPE</b>	HINGE
<b>SILL COLOR</b>	QUOTED PAINT FINISH
<b>BOTTOM TYPE</b>	STANDARD
<b>CUSTOM PANELS</b>	NO
<b>LOCK MECHANISM</b>	NO HANDLE WITH 2 PREP HOLES AND FLUSH BOLTS (DOUBLE BORE)
<b>PROTECTIVE FILM</b>	BOTH
<b>GLASS COVER TYPE</b>	STANDARD
<b>DECORATIVE MUNTIN</b>	NO
<b>PRE-GLAZED?</b>	YES

<b>FBC CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	80.00
<b>CODE</b>	FL22551.1
<b>NOA CERTIFICATION</b>	
INTERNAL PSF	EXTERNAL PSF
80.00	80.00
<b>CODE</b>	23-0714.10

12 L - SH

**ES-EL100 - SINGLE HUNG** OX 1



<b>SIZE</b>	20" X 54 1/4"
<b>WEIGHT</b>	40.14 LBS (18.24 KG )
<b>AREA</b>	7.53 FT <sup>2</sup>
<b>FINISH</b>	AAMA 2604 WHITE
<b>GLASS</b>	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
<b>SCREEN</b>	YES
<b>MUNTINS</b>	YES
<b>SILL TYPE</b>	STANDARD
<b>FRAME TYPE</b>	EQUAL LEG
<b>PANEL TYPE</b>	EQUAL
<b>LIMIT DEVICE</b>	NO
<b>MEETING RAIL</b>	STANDARD
<b>PROTECTIVE FILM</b>	BOTH
<b>LOCKING MECHANISM</b>	SWEEP LOCK ELITE STANDARD (3033)
<b>PRE-GLAZED?</b>	YES

<b>FBC CERTIFICATION</b>		
INTERNAL PSF	EXTERNAL PSF	
80.00	60.00	
<b>CODE</b>	FL 22250.1	
<b>NOA CERTIFICATION</b>		
INTERNAL PSF	EXTERNAL PSF	
80.00	60.00	
<b>CODE</b>	23-0913.06	
<b>NFRC CERTIFICATION</b>		
U FACTOR	SHGC	VT
1.08	0.58	0.66
<b>MUNTIN DETAILS</b>		
PANEL	A	
PATTERN	GRID	
LITES ACROSS	2	
LITES DOWN	2	
INTERNAL STYLE	ES1014	
EXTERNAL STYLE	ES1015	

**QUOTE SUMMARY**

ASSEMBLY SYSTEM	TOTAL QUANTITY	TOTAL AREA (SQ FT)
ES-EL100 - SINGLE HUNG	8	94.17
ES-EL150 - FIXED WINDOW	1	3.52
ES-EL300 - SWING DOOR	2	38.95
ES-EL400 - SLIDING GLASS DOOR	1	40.28
<b>TOTAL</b>	<b>12</b>	<b>176.92</b>





## PROJECT NARRATIVE

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### I. PROPERTY & HISTORIC CONTEXT

- Property Address: 137 N. Swinton Avenue, Delray Beach, Florida
- Historic District: Old School Square Historic District (OSSHAD)
- Year Built: 1945
- Zoning: OSSHAD – Old School Square Historic District
- Property Type: Multifamily (less than 10 units)
- Historic Status: Contributing structure within a locally designated historic district

The subject property is a one-story historic structure constructed in 1945 and located within the Old School Square Historic District. The building retains its original massing, roof form, fenestration rhythm, and architectural character consistent with mid-20th-century residential development in Delray Beach.

### II. PROJECT DESCRIPTION & SCOPE OF WORK

The proposed project consists solely of the replacement of existing windows and doors with hurricane-rated impact windows and doors, including modifications to the existing muntin configurations to maintain historic compatibility.

No changes are proposed to:

- Building footprint
- Building height
- Roof shape or pitch
- Structural walls
- Window or door opening sizes or locations

- Architectural style or materials beyond fenestration

The replacement windows and doors are specified in detail in the submitted product proposal and include single-hung windows, fixed windows, swing doors, and a sliding glass door, all pre-glazed and impact-rated .

### III. PURPOSE & JUSTIFICATION

The purpose of the project is to:

1. Improve life safety and storm protection by installing impact-rated fenestration;
2. Eliminate the need for exterior storm shutters, thereby reducing visual clutter on historic façades;
3. Increase energy efficiency and durability; and
4. Preserve and reinforce the historic character of the structure through compatible replacement design.

As documented in the Historic Justification Statement, the proposed work does not alter the historic use of the property and is limited to necessary exterior rehabilitation .

### IV. COMPLIANCE WITH SECRETARY OF THE INTERIOR'S STANDARDS

#### Standard 1 – Use

*A property shall be used as it was historically or be given a new use requiring minimal change.*

- The use of the property remains unchanged.
- The project involves no reconfiguration of interior or exterior spaces.

#### Standard 2 – Historic Character

*The historic character of a property shall be retained and preserved.*

- Existing window and door openings remain intact.
- No historic materials are removed beyond deteriorated fenestration elements.

- Replacement units maintain the original proportions and rhythm.

### Standard 3 – Avoidance of False Historical Appearance

*Changes that create a false sense of historical development shall not be undertaken.*

- The project does not introduce conjectural elements.
- Modified muntin patterns are based on existing configurations and prevailing historic styles within the district.

### Standard 5 & 6 – Preservation and Replacement

*Distinctive features shall be preserved; replacements shall match the original in design, color, texture, and appearance.*

- Replacement windows and doors match the historic scale and visual appearance.
- Muntin layouts are designed to replicate historic grid proportions.
- Finishes are neutral and historically appropriate.

### Standard 9 – Compatible New Work

*New work shall be differentiated yet compatible.*

- Impact-rated products are modern in performance but visually compatible.
- The replacements do not overwhelm or obscure historic features.

### Standard 10 – Reversibility

*Alterations shall be reversible.*

- Window and door replacements are fully reversible.

- Future removal would not impair the essential form of the building.

## V. VISUAL COMPATIBILITY STANDARDS ANALYSIS

### Height & Massing

- No change to height or building mass.
- Fully compliant with Visual Compatibility Standards (Height)

### Proportion of Openings

- Window and door proportions remain unchanged.
- Muntins reinforce the original vertical and horizontal rhythm.

### Rhythm of Solids and Voids

- Existing façade rhythm is preserved.
- No new openings are introduced.

### Materials, Texture, and Color

- Window and door finishes are compatible with historic materials.
- No reflective or visually intrusive materials proposed.

### Architectural Style

- No change in architectural style.
- Replacement fenestration respects the historic character of the structure.

## VI. IMPACT WINDOWS & MUNTIN MODIFICATIONS

The installation of impact-rated windows and doors allows for:

- Elimination of exterior shutters;
- Improved aesthetics consistent with historic preservation goals; and
- Enhanced building resilience.

Muntin configurations are modified only to maintain historic compatibility, not to introduce new design elements, as supported by the submitted product specifications .

## VII. CONCLUSION

The proposed project represents a sensitive, minimal, and fully compliant rehabilitation consistent with Historic Preservation Board standards. By upgrading windows and doors to impact-rated systems while preserving historic proportions, muntin patterns, and visual rhythm, the project enhances safety and longevity without compromising historic integrity.

Approval of this application is respectfully requested.

