



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

### Inspection Report – Structural & Electrical

May 13, 2025

Regarding: Historical Renovation of 1895 Church  
311 SW 3rd St.  
Stuart, FL 34994

To: City of Stuart  
121 SW Flagler Ave.  
Stuart FL 34994

Permit #:

Date of Inspection: 04/04/25



This inspection report was requested and commissioned by the city of Stuart to assess the structural condition of the structure located at the address listed above. The inspection is primarily focused on the installation of replacement windows and includes an overall structural and general electrical system evaluation. Being listed as a historical building, additional attention is given to how the building is constructed and its structural integrity and overall safety. Many pictures and videos were taken during the inspection; several are included in this report. Not everything described in this report is shown in a picture.

NOTE: The referenced pictures and diagrams are located in files named: "Picture File – Fig 1-37" & "Picture File 38-73", these files are intended to be included with this report. All three (3) files, this Report along with the two (2) accompanying files constitute the entirety of the report. The size of the files necessitated breaking the report into sections.



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

This report is organized into sections. The first section solely provides a description of the conditions found. The Comment section discusses whether these findings have any impact on the structural integrity of the building and if any remediation work is required. This is followed by a section of Recommendations for the remediation suggested or required and concludes with a summary statement.

Throughout the report specific opening numbers with specific issues/deficiencies are referenced. Please refer to Figure 1, "Plan View" for specific window locations. See Figure 2, "Typical Wood Framed Wall Section Detail" for how a typical wood framed wall is constructed. Note that there is typically additional bucking, a maximum  $\frac{1}{4}$ " shim space allowed and waterproofing requirements by current codes that are not shown in the diagram.

Note that historical buildings were not always built to a specific code and that construction methods varied in the past. Not only the techniques varied, the builders also used the old growth materials available at the time. Given those circumstances, there are inherent structural principles that are always present in one form or another. In those cases, structural integrity is determined by evaluating the load path through the given structural members. Each member is evaluated based on the loading it receives which is dictated by its position and connections to other load bearing members. All of this will be discussed in detail in the following sections.

### Conditions Found

The initial impression of the building is that it is freshly painted, well maintained and seems to be in generally good condition. A few cosmetic issues are noticeable, but nothing that looks structurally related at first glance.

This section of the report includes detailed descriptions of the floors, walls, ceilings and roof areas with a brief description of the overall condition of the building's electrical system. A general comment that applies to all the replacement windows when looking at them from the outside: The trim and the sill are 1x3 lumber that are not typical for a building with a historic designation. More about this statement in the comment section below.

For each of the windows there are issues listed that apply specifically to that window. In some cases, a brief comment or descriptive term helps to elaborate on the issue. This was done to save time and reduce the amount of verbiage. To save formatting, there is a corresponding picture when a figure number is provided, see the picture sections which are separate files; Picture File 1-37.pdf and Picture File 38-73.pdf



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

Looking at Window 1 from the interior side, the construction is not typical.

Header not proper – This is typical throughout the house. – See Figure 3

Trimmer missing on right and left – See Figure 4

Rot at bottom (Area = 2"x ~10") – See Figures 5 & 6

Rot at Top (3"x ~4") – See Figure 7

Shim Gap and missing shims – See Figure 8

Sill is not installed, shimmed or sealed properly.

### Window #2

Sill is not installed/shimmed properly and not sealed. – See Figures 9 & 10

Header not proper – See Figures 11 & 12

Trimmer missing on Left and right – See Figure 11

Sill is not sealed, light shines through – See Figures 13 & 14

Shim Gap at top and bottom - missing shims

### Window #3 - structural is obstructed

Shim Gap at top, bottom and left side - missing shims – See Figures 15 & 18

Suspect that the Header not – Figure 16

Sill is not installed/shimmed properly – See Figure 17

See light under Sill also see light at floor – See Figures 19 & 20

### Window #4 - structural is obstructed

Double Buck plus oversized – See Figure 21

Excessive gaps, missing shims – See Figure 21

Shim Gap at sides and bottom - missing shims – See Figure 22

Sill is not installed/shimmed properly

The Opening is missing Jack Studs (34" span) – See Figure 23

### Window #5 - structural is obstructed

Header and Trimmers are not visible.

Excessive gaps, Missing shims at sides and Sill – Figures 24 – 26

Custom Buck at Header – See Figure 27

Shim Gap at sides and bottom - missing shims – See Figures 27 & 28

Sill is not installed/shimmed properly can see through to outside – See Figures 26 & 29

There are missing Cripple Studs below the window (34" span) – See Figure 30

Also missing (2) horizontal members, they have been removed – See Figure 31



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

Window #6 - structural is obstructed

Improper/Missing Header with Excessive gaps, Missing Shims – See Figure 32

Improper Buck and Shim Installation – See Figure 33

Left Trimmer Rot Buck or Sister? – See Figure 34

Right side improper buck installation – See Figure 35

Shim Gap, Improper buck Installation, missing shims – See Figure 36

Under the Sill there is a direct opening to the exterior – Sole Plate missing (video)

Window #7 - structural is obstructed

Right bottom corner Sill, Window carrying load, excessive shims, missing anchors – See Figure 37

Excessive gaps at sides, missing shims – See Figure 38

Sill is not installed/shimmed properly – See Figure 39

Shim Gap and bottom - missing shims – See Figure 39

Left Corner Trimmer & Header Rot – See Figure 40

Right Corner – Missing Shims

Window #8 - structural is obstructed

Excessive gaps at left & right, missing shims – See Figure 41

Right Buck is not continuous; screw have no engagement – See Figure 42

Sill is not installed/shimmed properly.

Window #9 – Not replaced – See Figure 43

Window #10 – structural is obstructed

Excessive gaps at left & right, missing shims – See Figure 44

Sill is not installed/shimmed properly.

Window #11 – structural is obstructed

Excessive gaps at right, missing shims – See Figure 45

Sill is not installed/shimmed properly – See Figure 46

Window #12 – Not replaced – Framing looked OK

Window #13 – structural is obstructed

Excessive gaps at left & right, missing shims

Sill is not installed/shimmed properly.



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

Window #14 – structural is obstructed

Excessive gaps at left & right, missing shims  
Sill is not installed/shimmed properly.

Window #15 – Not replaced

Window #16 – structural is obstructed

Excessive gaps at left & right, missing shims – See Figure 47  
Sill is not installed/shimmed properly  
Missing Jack Studs – See Figure 48

Window #17 – structural is obstructed

Excessive gaps at left & right, missing shims  
Sill is not installed/shimmed properly.  
Missing Cripple Studs  
Right top Corner – Improper header not supported window may be load bearing

Window #18 – structural is obstructed

Excessive gaps at left & right, missing shims  
Sill is not installed/shimmed properly.

Window #19 – structural is obstructed

Excessive gaps at left & right, missing shims  
Sill is not installed/shimmed properly.

Window #20 – structural is obstructed

Excessive gaps at left & right, missing shims  
Sill is not installed/shimmed properly.

### **Attic / Roof / Ceiling**

Each section of the building was constructed slightly differently, Figure 1 shows the three (3) sections of the building, the Original Section and the two (2) that were added later. The original section was built in 1895; the other sections were added in 19?? And 19?? To bring it to its current configuration. Construction methods varied in each section, commonly, all are hand framed timber/lumber.

Figure 49 shows the roof area wood framing of the front section. The image shows the original hand framed roof members as well as additional Gable Roof reinforcements. An additional image, Figure 50, shows the Rafter reinforcements using 2x4's oriented perpendicular to the existing Rafters and



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

screwed into place. Figure 51 shows that hurricane clips were added to the ceiling joists installed over the interior plywood wall covering in the Front Section of the building. There are no collars in this section of the roof/ceiling.

The Original section is shown in Figure 52. This image shows the Ridge Board, the Rafters and the Ceiling Joists. There are no collars in this section of the roof/ceiling only vertical ties, and the ties are not on every Rafter. Figures 53 & 54 show the size and spacing of the Ceiling Joists in the original section of the building. This information will be used to evaluate the structural integrity of this section of the building.

Figures 55 and 56 show a few roof rafters, one measured, the other showing nails that missed their mark. Figure 57 shows a repaired rafter with Roof Sheathing nails that missed their mark. Figure 58 shows an attempt to repair a damaged rafter. Figure 59 shows another attempt to repair a damaged rafter. Figure 60 shows a broken rafter.

Looking at the 3<sup>rd</sup>, or the cross portion of the building there is a double 2x beam spanning the section. The original beam has been replaced with newer lumber. Figure 61 shows the beam spanning the connection with the newer section to the right side of the picture. Figure 62 shows the left side of the beam with a clip missing its screw. There are other clips that also have issues with missing or screws that are not penetrating the substrate that are not included in this report but are visible.

The foundation is also wood framed with concrete piers and pedestals. Figure 63 shows how the original framing has been reinforced. There were no noticeable soft spots or irregularities found in the floor while performing the interior inspection. There is the feeling of the wood framed floor that is typical. Figures 64-66 show measurements of the flooring structural elements and their spans.

Figures 67 & 68 show the front fascia that was previously mentioned as a cosmetic issue. Looking more closely, the fascia has been improperly installed. In fact, in pictures 69 & 70 an entire section of the fascia fell off the building during a relatively severe rainstorm. And in the Picture of the front of the building, on the left-hand side of the stairs, there is a piece of the cladding that fell off the front of the building laying on the ground.

Additionally in Figures 71 & 72, the new modern plywood roof sheathing is showing. The missing fascia and cladding are clearly shown. The fascia was installed using nails into the ends of the rafters. Using nails in this manner is not acceptable, screws are required.

Moving on to the Electrical System, we opened every panel that we found. There were three (3) panels inside and (3) outside. Figure 71 shows Panels A & B. We checked the connections with the breaker and measured the incoming Feeds. Not everything we looked at is shown in this report as we are trying to limit the number of pictures. Figures 73 & 74 show two (2) of the outdoor panels. There are no issues reported with the electrical system. There is a recommendation, but no life safety issues were discovered or reported.



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

### Comments

The initial observation concerning the trim and sill material has more than just an ornamental concern. Note that maintaining the aesthetics of a historical building is typically a high value concern, this report focuses more on the structural issues. The main concern is that generally historical lumber is harvested from old growth trees that have a tighter grain structure and more tightly spaced rings. Modern lumber is younger growth with more widely spaced rings. The spacing of the rings and the tightness of the grain structure affect the structural strength of the lumber. Thus, the historical lumber is much stronger than today's commonly used lumber, so a one to one replacement is not the same. See Figure 43 for an example of the sill that was not replaced at this time.

Understanding that aesthetics is a high value concern for historical buildings, the trim and sill would most likely have been a rough sawn lumber which has a more organic look. A look much more common on historical buildings. Note that some of the ornamental trim was added to the building after its original construction but it was also done in historical times.

Furthermore, in historical timber-framed buildings, the windowsill is often a substantial wooden beam or plank that ties into the frame. It may be mortised or pegged into the vertical posts, contributing to the overall rigidity of the frame. The sill helps transfer loads from the window to the foundation or lower framing members, ensuring the window opening doesn't weaken the structure. Further analysis would be needed to evaluate if this is the case or not.

As mentioned previously, wood framed construction was based on ensuring a continuous load path from the source of the load all the way to the foundation. Please see Figure 75 for a typical modern window opening load path diagram. The diagram illustrates how the load from above is transferred to other load bearing elements all the way from the top of the building to the ground. Keeping this principle in mind, when looking at a historical building and knowing that in the past the Sill was a load bearing member calls into play those 1x4 modern sills installed improperly.

When something interferes or breaks the specific original load path, the affected load will find a new path. This new path may not be one that is favorable to the longevity of the building. This is why what may be seen as a simple piece of wood is actually more important than it appears. Normally a Trimmer stud would perform this task. In this building some of those Trimmer studs have been removed or cut. In all cases where the windows were replaced, specifically the concerning the bucking and shim work, is considered poor workmanship bordering on amateurish installation. Harsh and true. This alone warrants complete replacement.

Moving on, the intent of a structural header is to bear the weight of the roof or load above it to protect the window from "seeing" or carrying any of that vertical load. In both modern and historical buildings, windows are not intended to carry vertical structural loads. They are designed to withstand only the lateral wind load. Referring to Figure 2, the Header is supported by a Trimmer stud on each side, this Trimmer is what carries the load past the window down to the Sole or Bottom Plate. Each Trimmer is



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

supported by a King Stud that spans the full distance from the Sole Plate to the Top Plate. Note the orientation of the Header element. The board stands vertically and is typically doubled up, as this is its strongest orientation.

Found during the inspection and documented in this report as “improper header” the headers above these windows lie horizontally. This does not mean that there is absolutely a structural issue. If there is sufficient framing to carry the load around the window in a continuous path such that the window will not carry any of the loading from above it, the structure is most likely safe and stable. Where the window is considered to be carrying load, that condition needs to be corrected to prevent the window from being damaged or failing to operate properly. Since these walls were not fully opened it is not possible to make the determination at this time.

Where a Header was installed, the openings are not wide enough to allow the Header to be resting on any sort of load bearing member or Trimmer. Since many of the walls were not open enough to see into their construction certain assumptions can be made, worst case scenarios must be considered if there are sufficient facts to support them. Later in this report we will discuss the roof rafter and joist spacing. Often, but not always the roof joists are spaced the same as the wall studs. In this case its 24”, these windows being wider than the originals , @ 34”, means the installers may have cut through the load bearing King and Trimmer studs.

Each structural element needs to be considered as load bearing if there is insufficient information to determine otherwise. That is why when there is a significant amount of visible light coming from where the Sole or Bottom Plate should, there is an element of concern. Being covered, it might be totally adequate, not knowing it must at least be noted in this report as something that needs to be looked at when these are replaced.

Clearly on Opening #4, the Double buck and excessive shim are not typical. Although somewhat common in modern buildings, they always require an engineer’s letter and local Bldg. Dept. approval. Even a simple single 2X Buck may require an engineer’s letter. See Figure 76, the note that states “Wood Framing or 2X Buck by Others” is a nod to the engineer’s letter. The letter is required to determine the anchoring of the bucks for this specific location as required by the wind loads dictated by code under ASCE 7-22.

There are too many specific issues with each and every window that have been replaced. To reduce redundancy this report will not comment on each item listed. The pictures record the issues. Bottom line is, each new window needs to be removed and replaced. More on that later under the recommendation section.

As seen in some of the pictures, in the front and back or cross section of the building hurricane clips were installed. A few of these clips were not installed properly. Typically, hurricane clips are installed directly to the members being joined at the connection. In this case they are installed over the wall covering. This is not detrimental to the structural integrity of the reinforcement but if the screws are not long enough to penetrate the structural substrate the clips may not be as effective as intended.



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

In a portion of the interior buildout there is a drop ceiling. Calculations based on the spacing and spans of the supporting structure show that this drop ceiling is placing an over burden on the ceiling joists and that the drop ceiling should be removed. This is not an immediate safety concern as there are only minimal signs of being over stressed, however this report must state that it should be removed for structural concerns.

In furtherance of this same issue, many of the Rafters are overstressed; new Collars should be added to increase the capacity of the hand framed rafter system. Additional ties may be required to further reinforce the roof structural members. The connections to the wall are also in need of reinforcement, specifically some form of hurricane clips or straps.

An overall assessment of the foundation is included in this inspection. However not all of the information to evaluate the entire design was gathered during this inspection since the foundation was not the primary concern. Evaluating the floor's 2x6 joists we find that they fail on bending and deflection. Additional evaluation may find that the Girders supporting may have a problem as well. It appears as if some flooring reinforcements were made, additional areas may need to be addressed as well.

Bottom line, there are no specific issues to show and there are no immediate concerns with the Foundation. This report just states that using today's load requirements, given the materials used, there are issues that may need to be further addressed. Similarly, this report did not look specifically at the foundation connections due to time and access issues. We did look for any indications of significant foundation issues and none were found.

Finally, we looked at the overall Electrical system. From an overview there are no life safety issues to report concerning the electrical system. We checked connections and the line feed size as well as the exterior panels and main feed lines. All look to be in good working order.

The only comment just for documentation purposes, there are a few cloth insulated wires found in the attic space and assumed to be within the walls. The Florida Building Code does not require that these be replaced so long as they are in good condition, are properly installed, and were compliant with the code effective at the time of installation. Again, these cloth insulated wires are mentioned in this report for documentation purposes. No visible issues with these wires were found during this inspection. Many of the connections are not readily accessible.

### Recommendations

As mentioned above, all of the windows need to be removed and replaced with windows that are sized according to the original design. The framing at each window that requires it should be restored and / or reframed using specified and appropriate methods and materials for a building designated as historical.



## Specialty Engineering Services & Solutions, Inc.

19050 Somerset Street, Orlando FL 32833

M: 561-412-8287

Jeffrey.friant@specialtyengineeringservices.com

[www.sess-inc.com](http://www.sess-inc.com)

Certificate of Authorization #32371

Where applicable the interior wall covering, plywood, should be removed around the affected windows to reveal the structural framing. Once revealed, each opening should be reevaluated for its structural integrity.

Where missing, the Sole or Bottom Plate should be restored to its original condition with connections to the adjacent structural members and wall framing above. Trimmers and properly oriented headers should be installed with Cripples and Jack studs used where appropriate.

Additional gable end bracing should be added to further storm readiness of the building. This report also mentions the need for additional collar bracing and collar ties added where missing or only sporadically used.

Remove the Drop-Down Ceiling where it exists as original the roof and ceiling structural members were not designed for the additional loading. Insulation should be added to help provide a more comfortable living environment.

To ensure compliance and safety, have a licensed electrician evaluate the wiring's condition and consult with your local building department for any specific regulations. If insurance is a concern, you may need to replace some of the wiring to meet insurer standards, even if the FBC allows it to remain.

NOTE: The referenced pictures and diagrams are located in files named: "Picture File – Fig 1-37" & "Picture File 38-73", these files are intended to be included with this report. All three (3) files, this Report along with the two (2) accompanying files constitute the entirety of the report. The size of the files necessitated breaking the report into sections.

Please feel free to reach out to this office to help satisfy any questions, comments, or concerns.

Respectfully,

Jeffrey C. Friant, P.E. FL60974  
Senior Engineer

### References:

The Journal of Light Construction – Load Path  
Chicago Window Expert – Shim Diagram  
Eastern Architectural Systems Product Approval FL164121 – Single Hung Window Detail

# Pictures

NOTE: This file accompanies the inspection Report titles "311 SW 3rd St Inspection Report (ds)" & a file named "Picture File 38-73", these files are intended to be included with this report. All three (3) files constitute the entirety of the report.

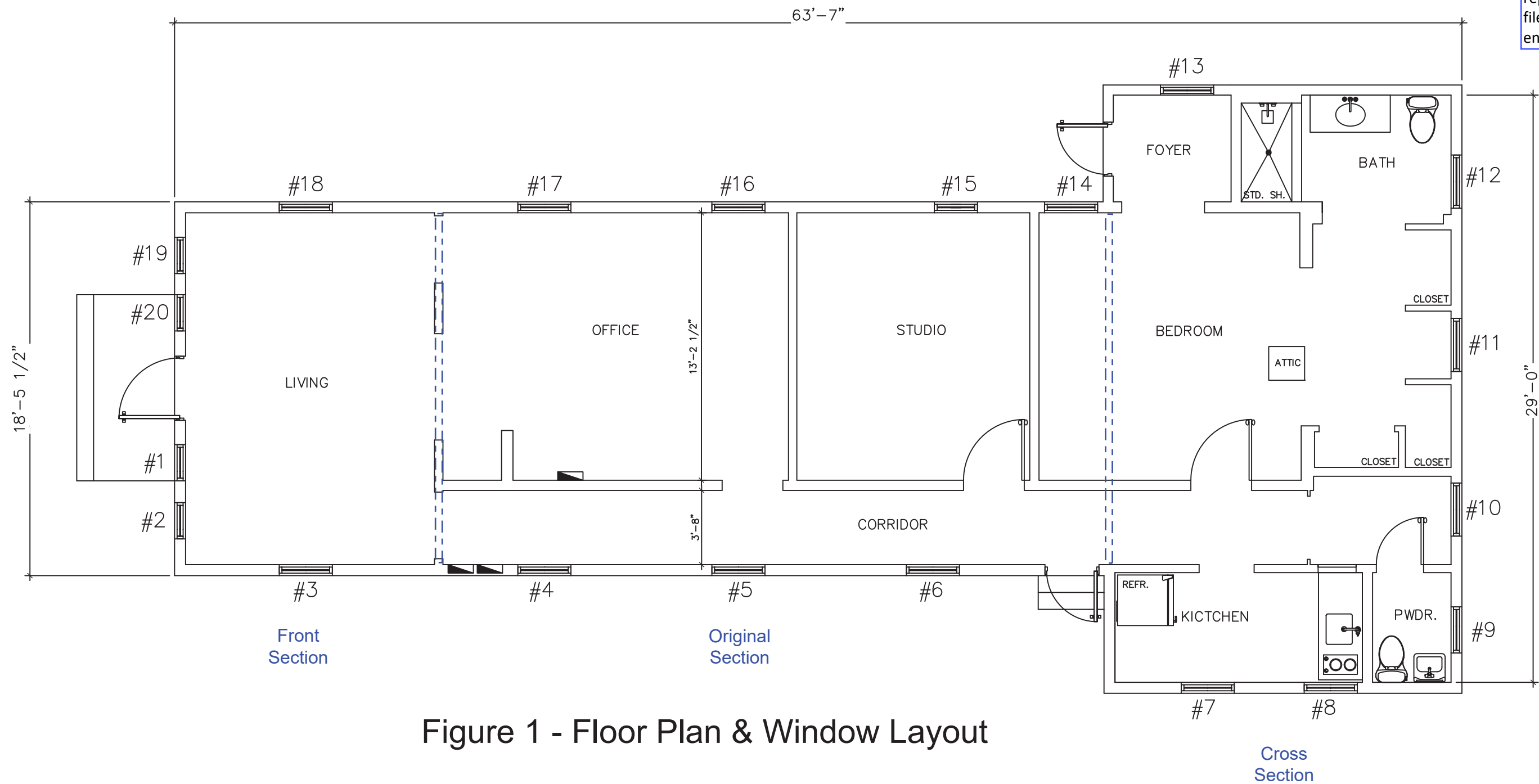


Figure 1 - Floor Plan & Window Layout

## Pictures

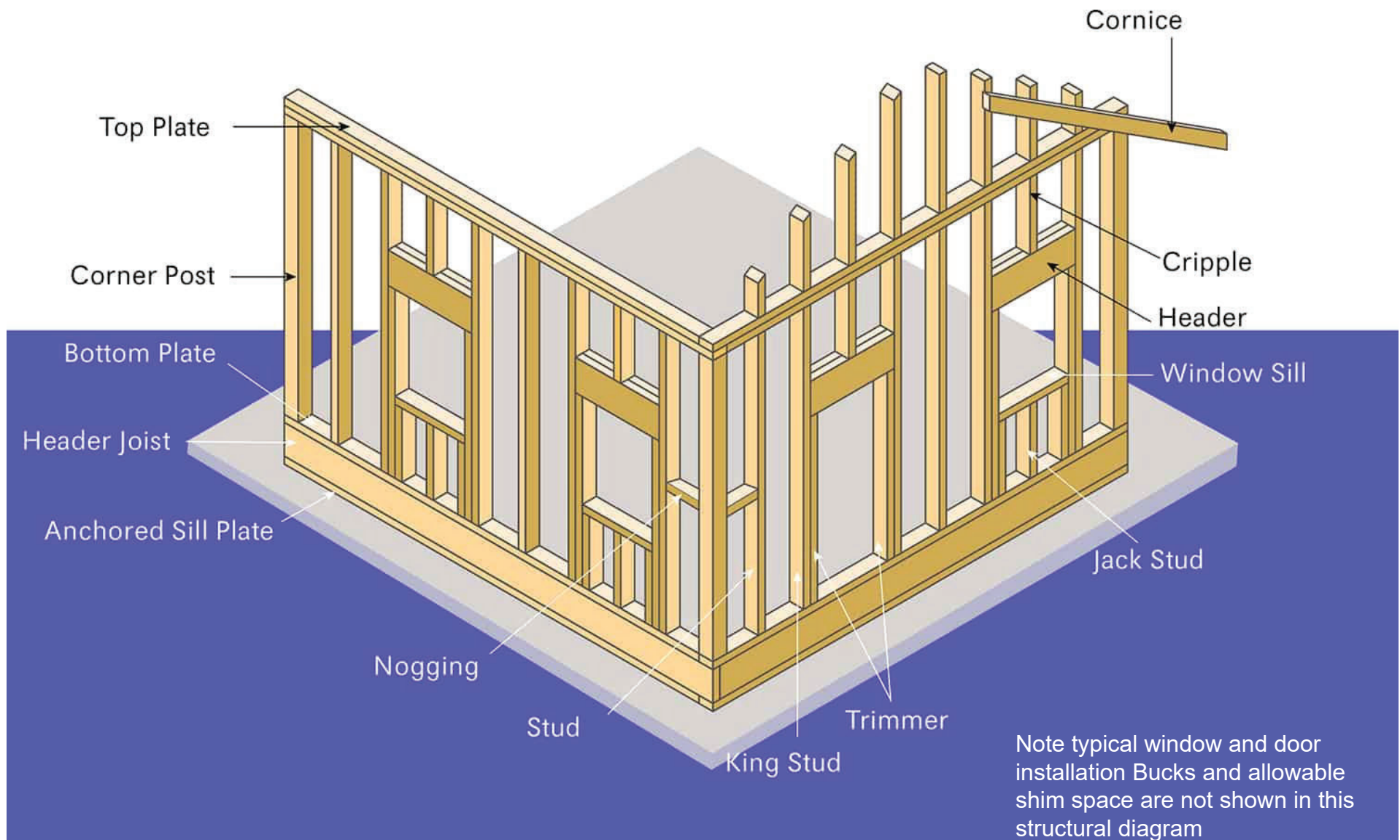


Figure 2 - Typical Wall Section with Structural Member Designations

## Pictures

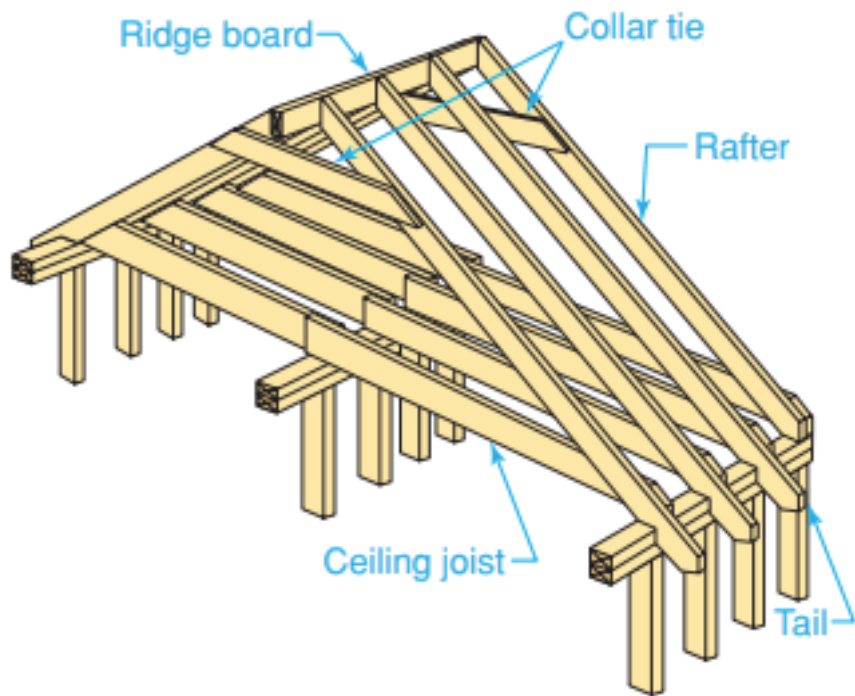


Figure 2.1 - Typical Roof Section with Structural Member Designations

**Figure A: Window Parts**

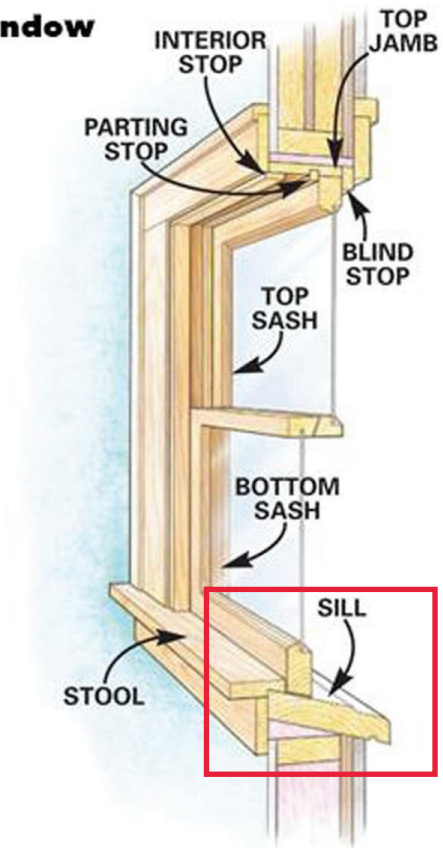
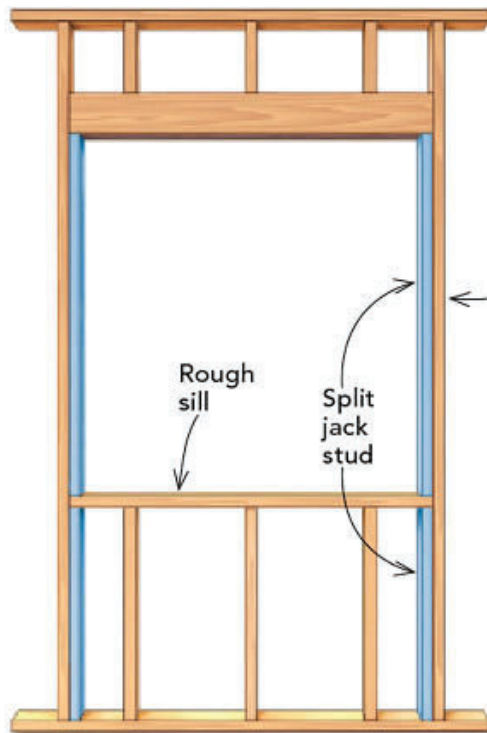


Figure 2.2 - Typical Wood Framed Window Installation Detail

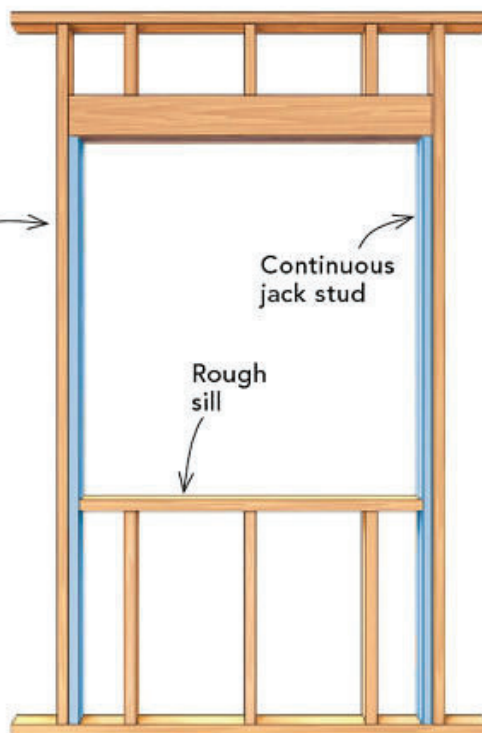
## Pictures

### MODERN THREE WAYS TO FRAME WINDOW OPENINGS

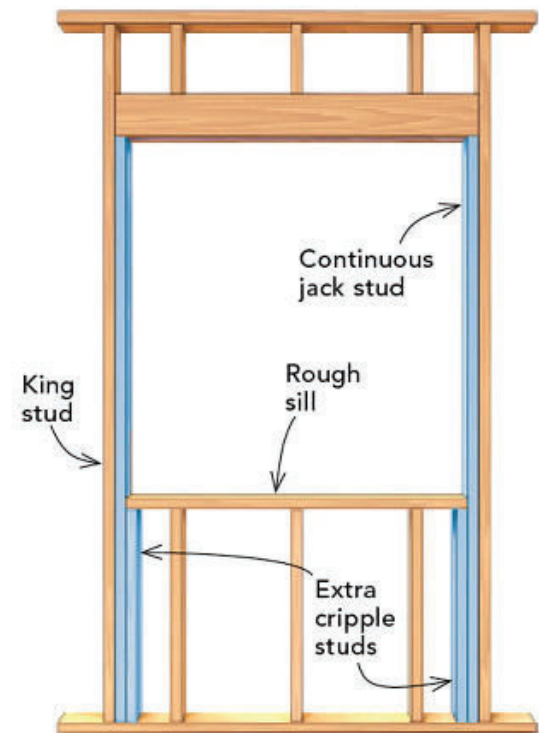
**Split jacks** let the rough sill run to the king studs, allowing that connection to be end-nailed, but they don't meet code in some jurisdictions.



**Continuous jacks** require a toenailed connection with the rough sill, but they avoid potential conflict with the IRC.



**Continuous jacks with cripple studs** at the ends of the rough sill use more lumber, but add support to the rough sill.



Drawing: Dan Thornton. Photo facing page: courtesy of Eaton.

Figure 2.3 - Wall Framing Options

## Pictures



Figure 3 - Opening #1 - Improper Header

NOTE: This file accompanies the inspection Report titles "311 SW 3rd St Inspection Report (ds)" & a file named "Picture File 38-73", these files are intended to be included with this report. All three (3) files constitute the entirety of the report.



Figure 4 - Opening #1 - Right Side Load Path somewhat there.

## Pictures



Figure 5 - Opening #1 - Rot at Bottom connection



Figure 6 - Opening #1 - Rot at Bottom connection

## Pictures

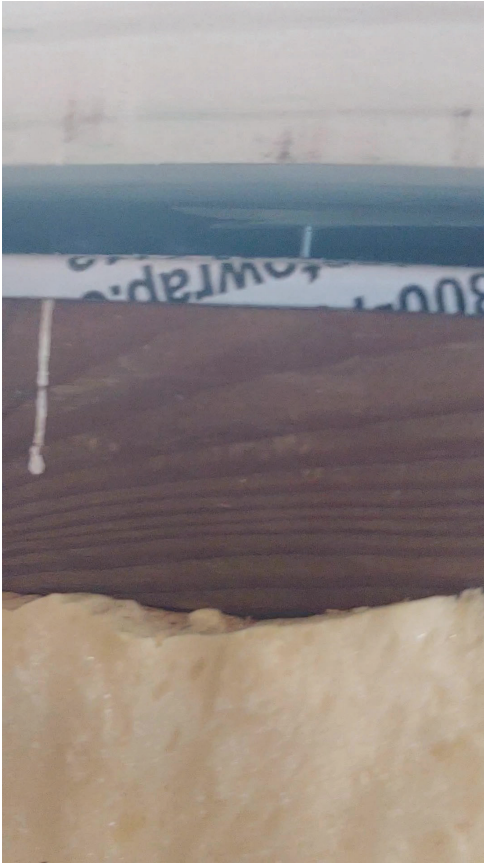


Figure 7 - Opening #1 - Rot at Top connection



Figure 8 - Opening #1 - Shims are missing in several places, shim gap is excessive.

## Pictures



Figures 9 & 10 - Opening #2 - Sill not Installed or shimmed properly



Figures 11 & 12 - Opening #2 - Header and Trimmer on Left Side are not properly installed.

## Pictures



Figures 13 & 14 - Opening #2 - Sill not Installed, shimmed or sealed properly



Figures 15 & 16 - Opening #3 - Structural is obstructed, Excessive Shim Gap

## Pictures

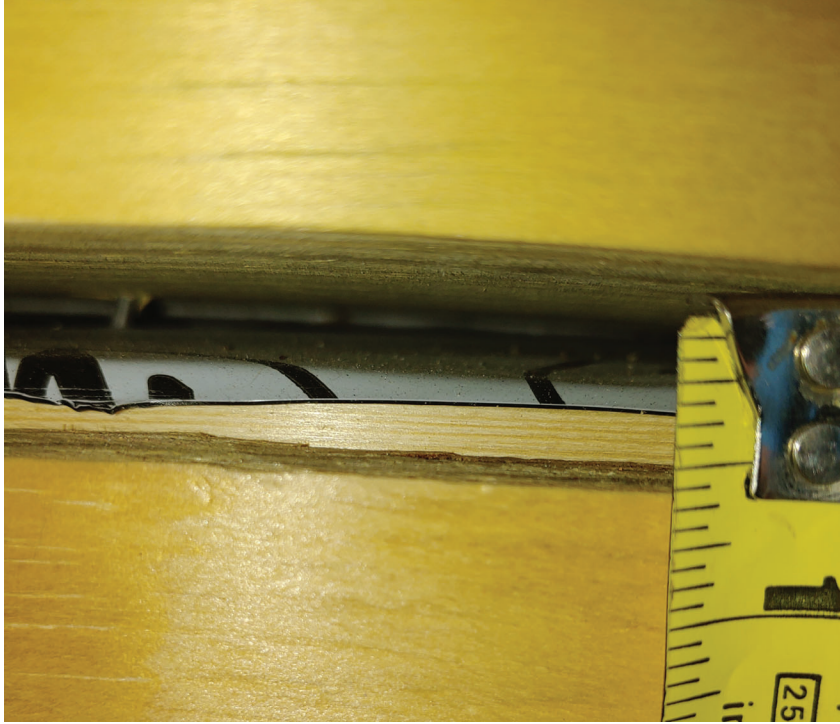


Figure 17 - Opening #3 - Sill Installation missing shim  
Excessive shim gap



Figure 18 - Opening #3 - Missing shim Excessive  
shim gap

## Pictures



Figure 19 - Opening #3  
- Missing shim, Insufficient sealant

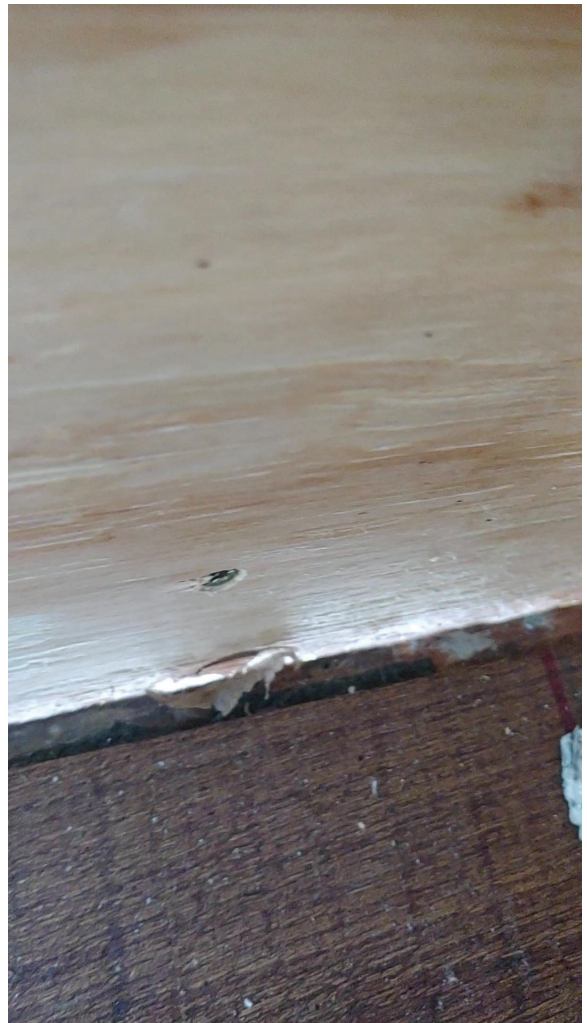


Figure 20 - Opening #3  
- Missing shim, Excessive shim gap

## Pictures

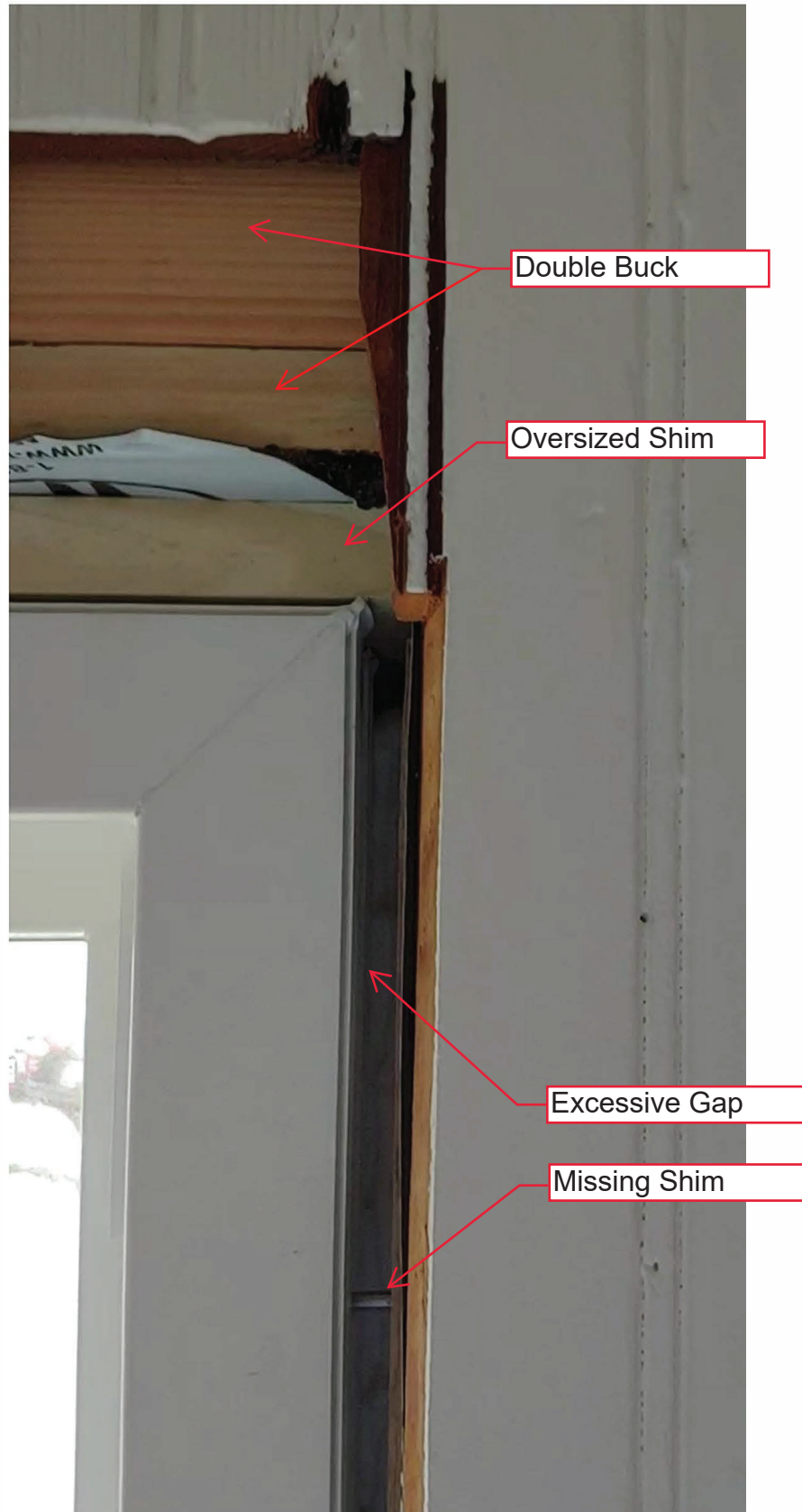


Figure 21 - Opening #4 - Double Buck with Oversized Shim at Header; Missing Shim, Excessive Shim Gap

## Pictures



Figure 22 - Opening #4 - Double Buck with over sized Shim; missing shim  
Excessive shim gap



Figure 23 - Opening #4 - Missing Jack Studs to support Sill;  
No Functioning Trimmer Studs

## Pictures



Figures 24 & 25 - Opening #5 - Oversized Shim; Missing Shim  
Excessive Shim Gaps



Figure 26 - Opening #5 - Improper Sill Installation  
Missing Shims  
Excessive Shim Gaps

## Pictures

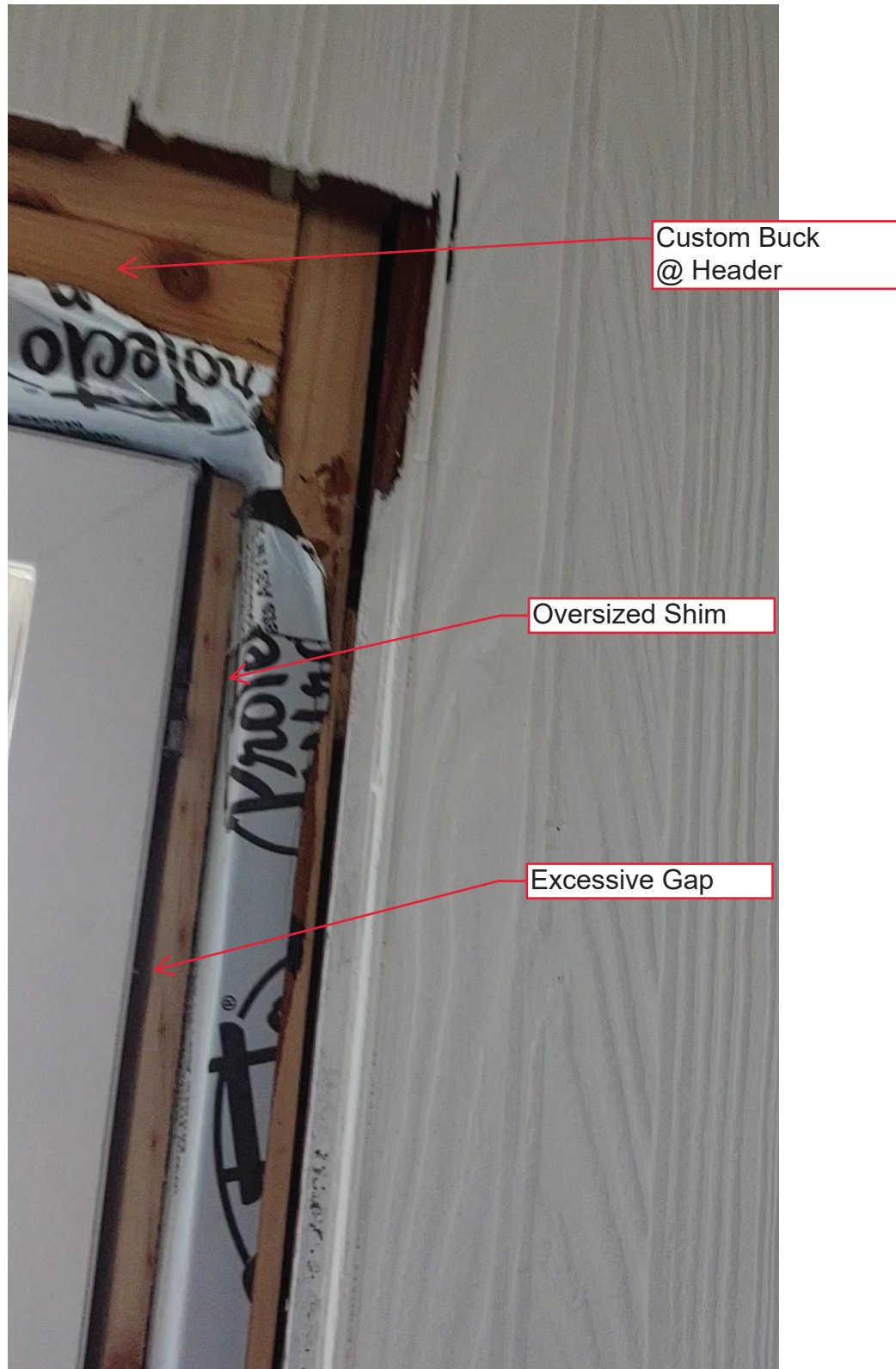


Figure 27 - Opening #5 -Custom Buck Installation  
Missing Shims  
Excessive Shim Gaps

## Pictures

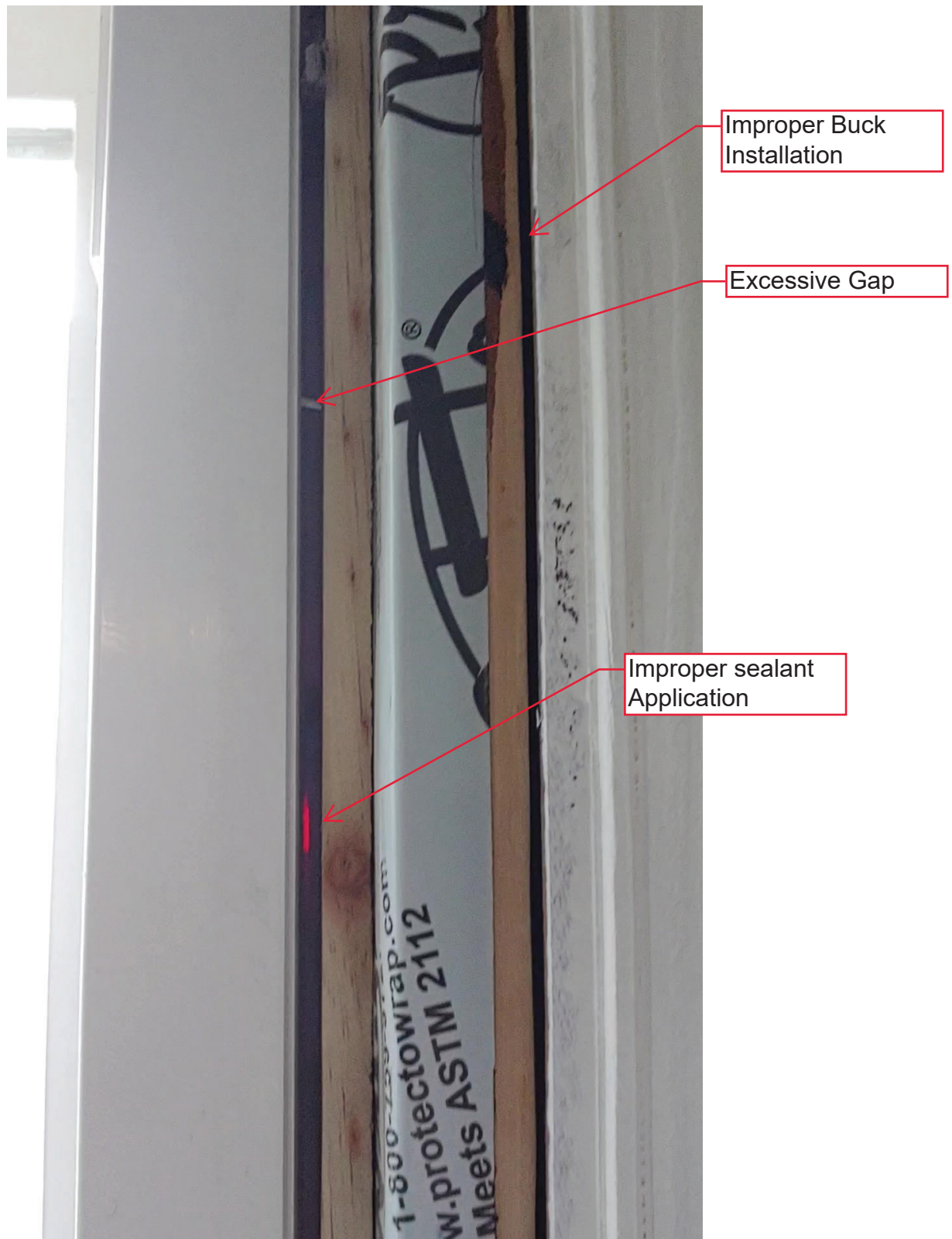


Figure 28 - Opening #5 -Improper Buck Installation  
Missing Shim  
Excessive Shim Gaps

## Pictures



Figure 29 - Opening #5 - Improper Sill Installation; Improper sealant application.

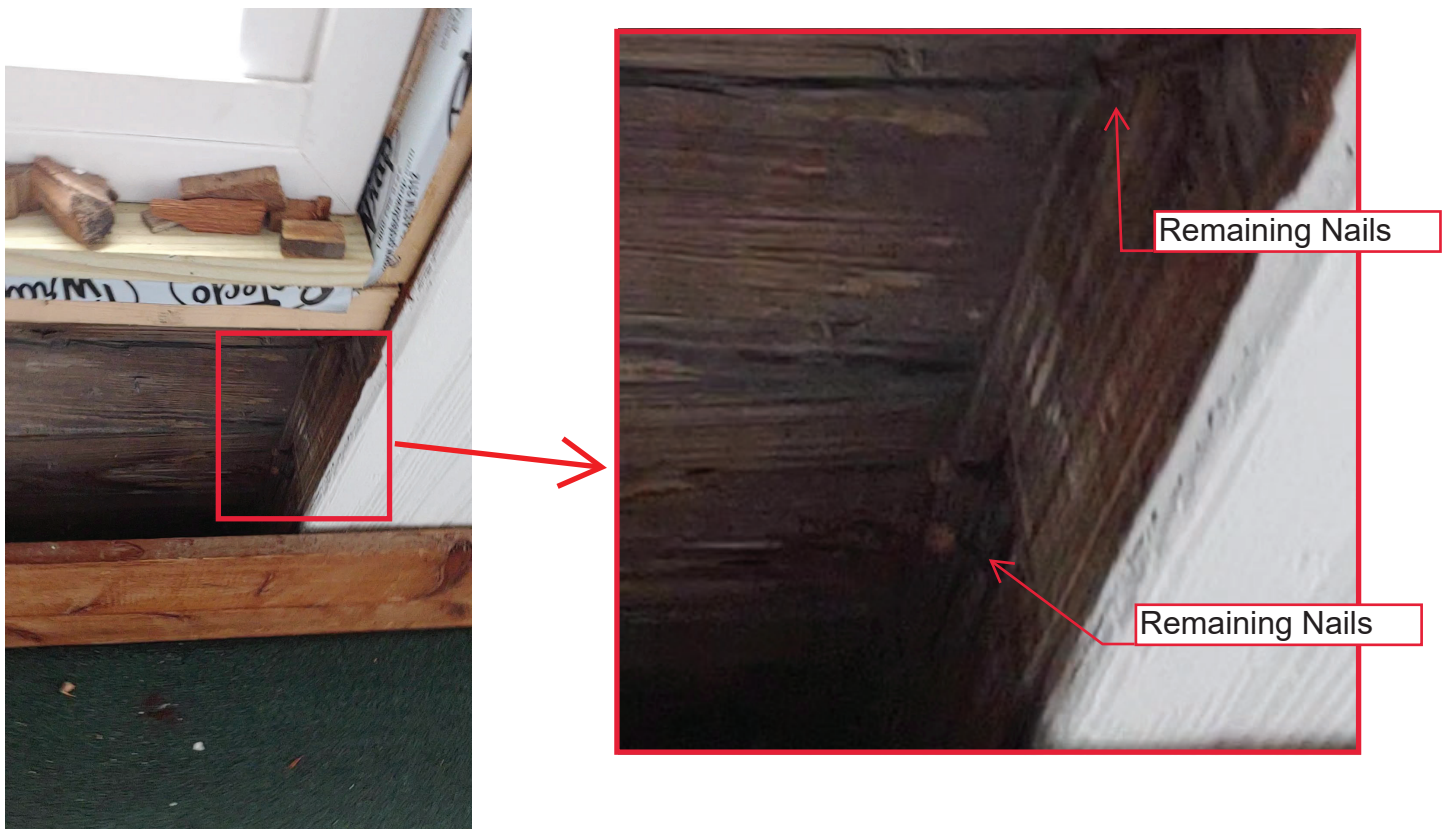


Figure 30 - Opening #5 - Missing Trimmer Studs; Missing Jack Studs  
Figure 31 - Opening #5 - Horizontal Blocking Removed;

## Pictures

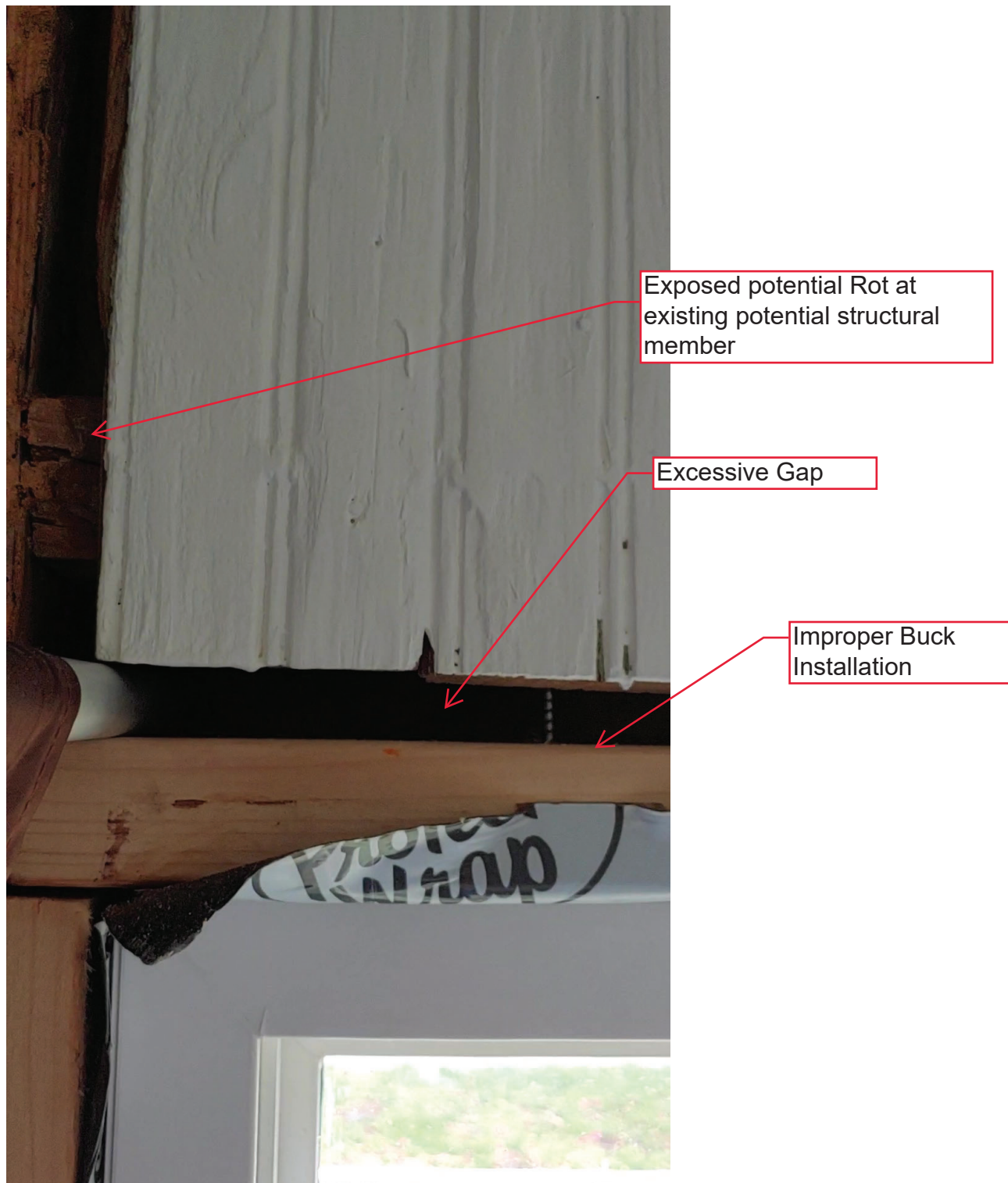


Figure 32 - Opening #6 - Improper Buck Installation;  
Missing Shim  
Excessive Gaps

## Pictures

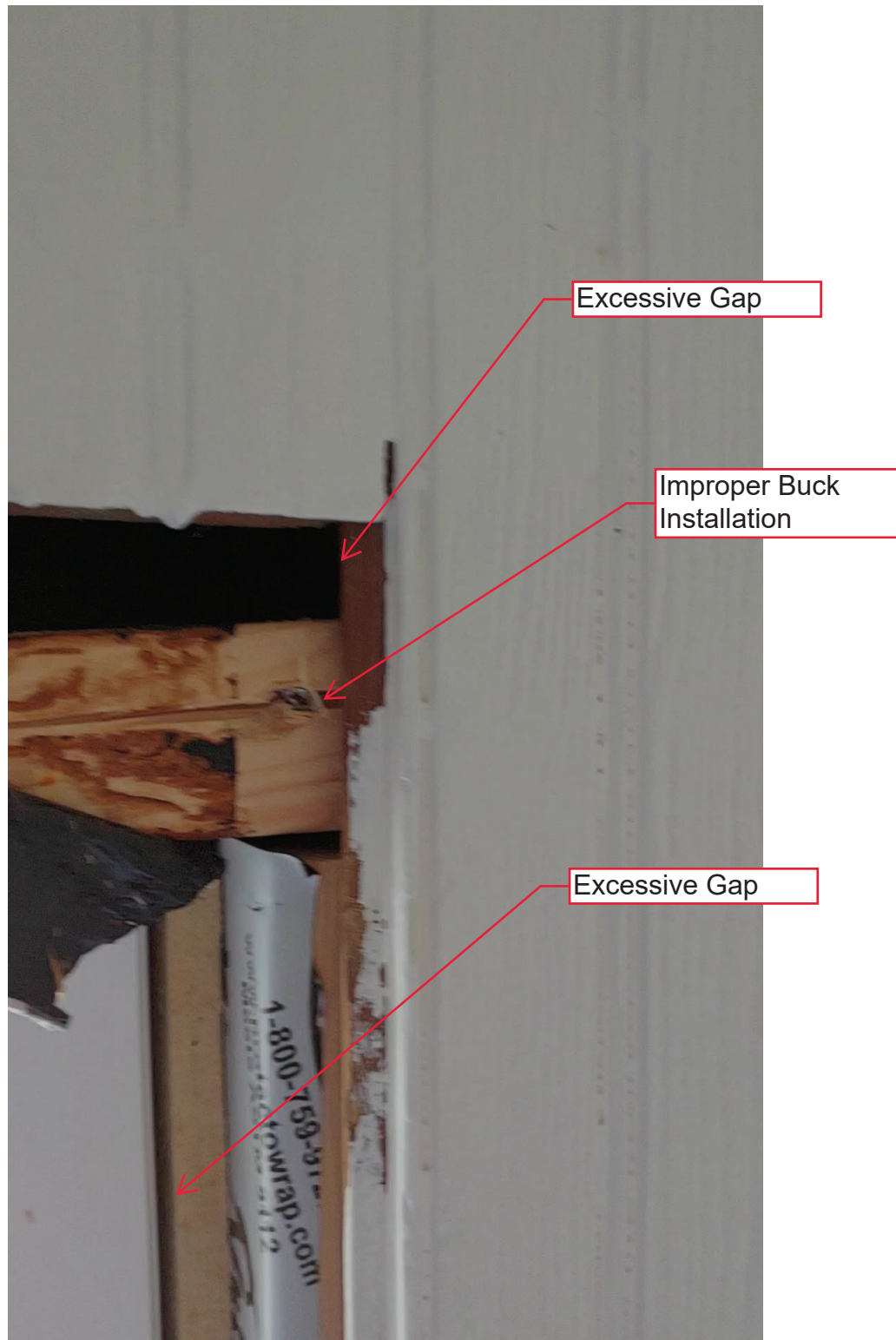


Figure 33 - Opening #6 - Improper Buck Installation;  
Missing Shim  
Excessive Gaps

## Pictures



Figure 34 - Opening #6 - Improper Buck Installation;  
Trimmer Rot? Buck or Sister?

## Pictures



Figure 35 - Opening #6 - Improper Buck Installation  
Missing Shims & Excessive Space

## Pictures

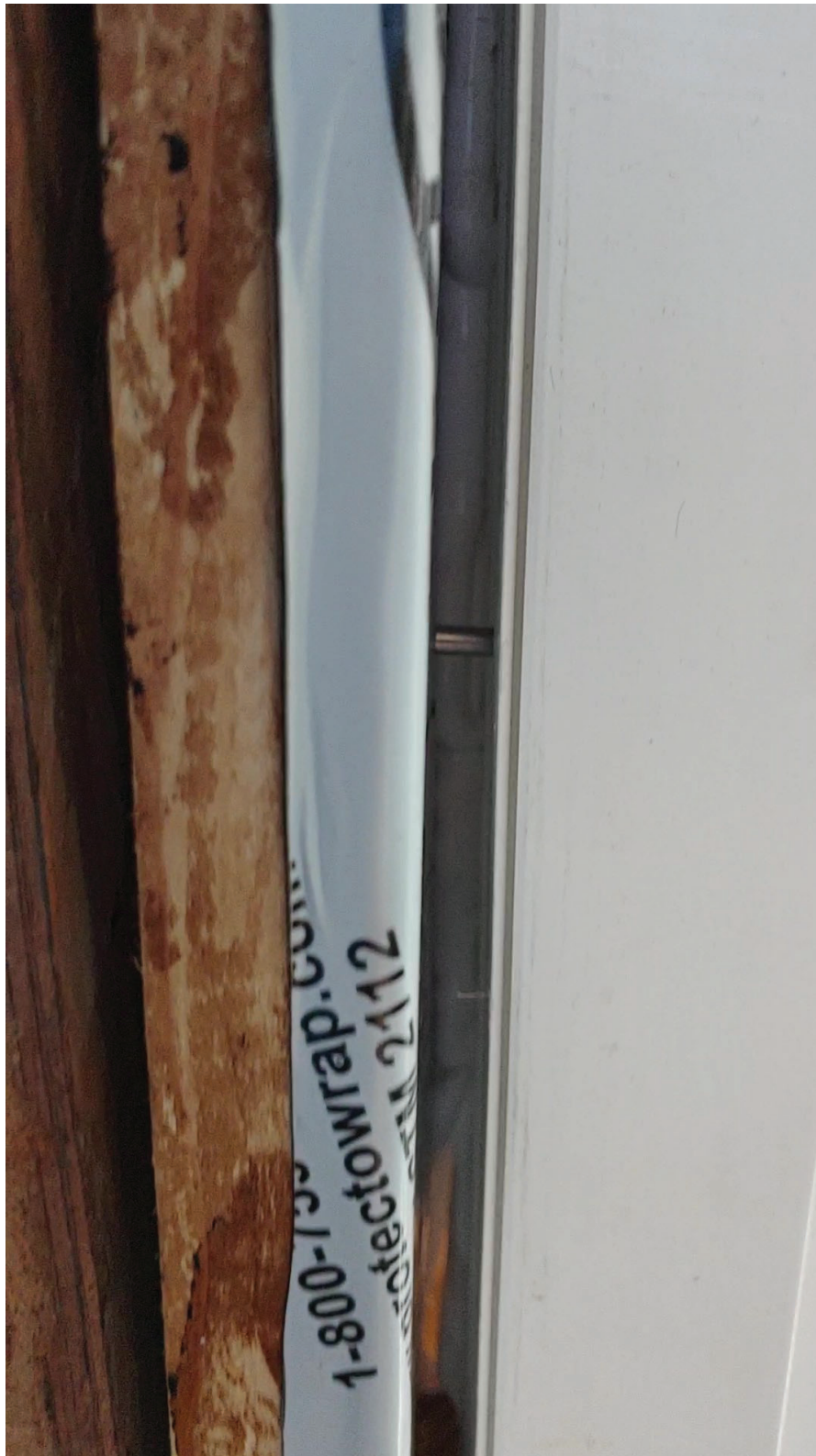


Figure 36 - Opening #6 - Improper Buck Installation  
Missing Shims & Excessive Space

## Pictures



Figure 37 - Opening #7 - Improper Trimmer/Buck Installation  
Excessive Space

## Pictures

NOTE: This file accompanies the inspection Report titles "311 SW 3rd St Inspection Report (ds)" & a file named "Picture File 1-37", these files are intended to be included with this report. All three (3) files constitute the entirety of the report.



Figure 38 - Opening #7 - Excessive Gaps, Missing Shims

## Pictures



Figure 39 - Opening #7 - Excessive Gaps, Missing Shims

## Pictures



Figure 40 - Opening #7 - Wood Rot at Upper Left Hand Corner  
- Excessive Shim Spacing  
- Missing Shims

## Pictures



Figure 41 - Opening #8 - Excessive Gaps, Missing Shims

## Pictures



Figure 42 - Opening #8 - Improper Buck Installation

## Pictures



Figure 43 - Opening #9 - Original Window

## Pictures

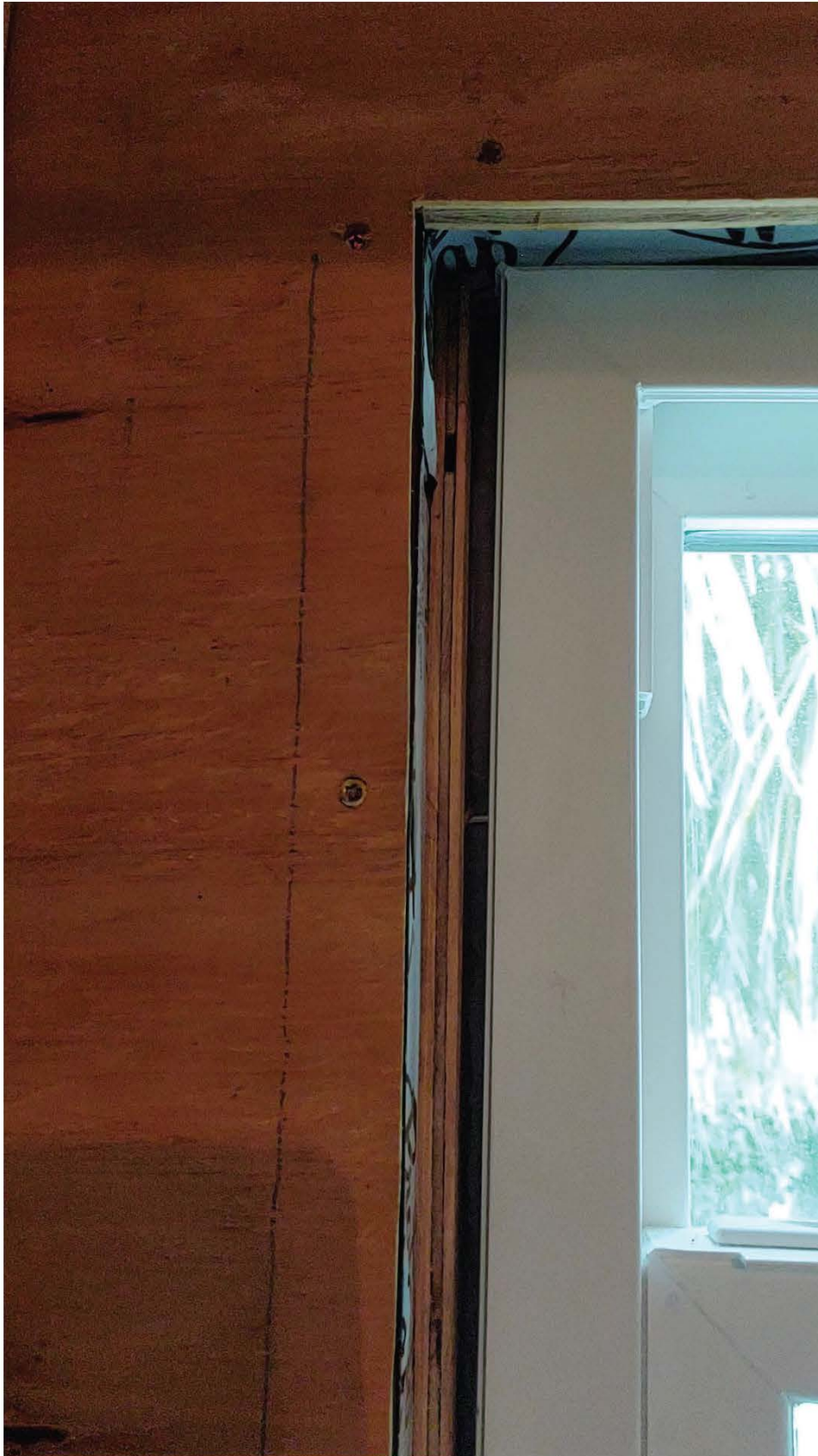


Figure 45 - Opening #11 - Excessive Gaps, Missing Shims

## Pictures



Figure 44 - Opening #10 - Excessive Gaps, Missing Shims

## Pictures

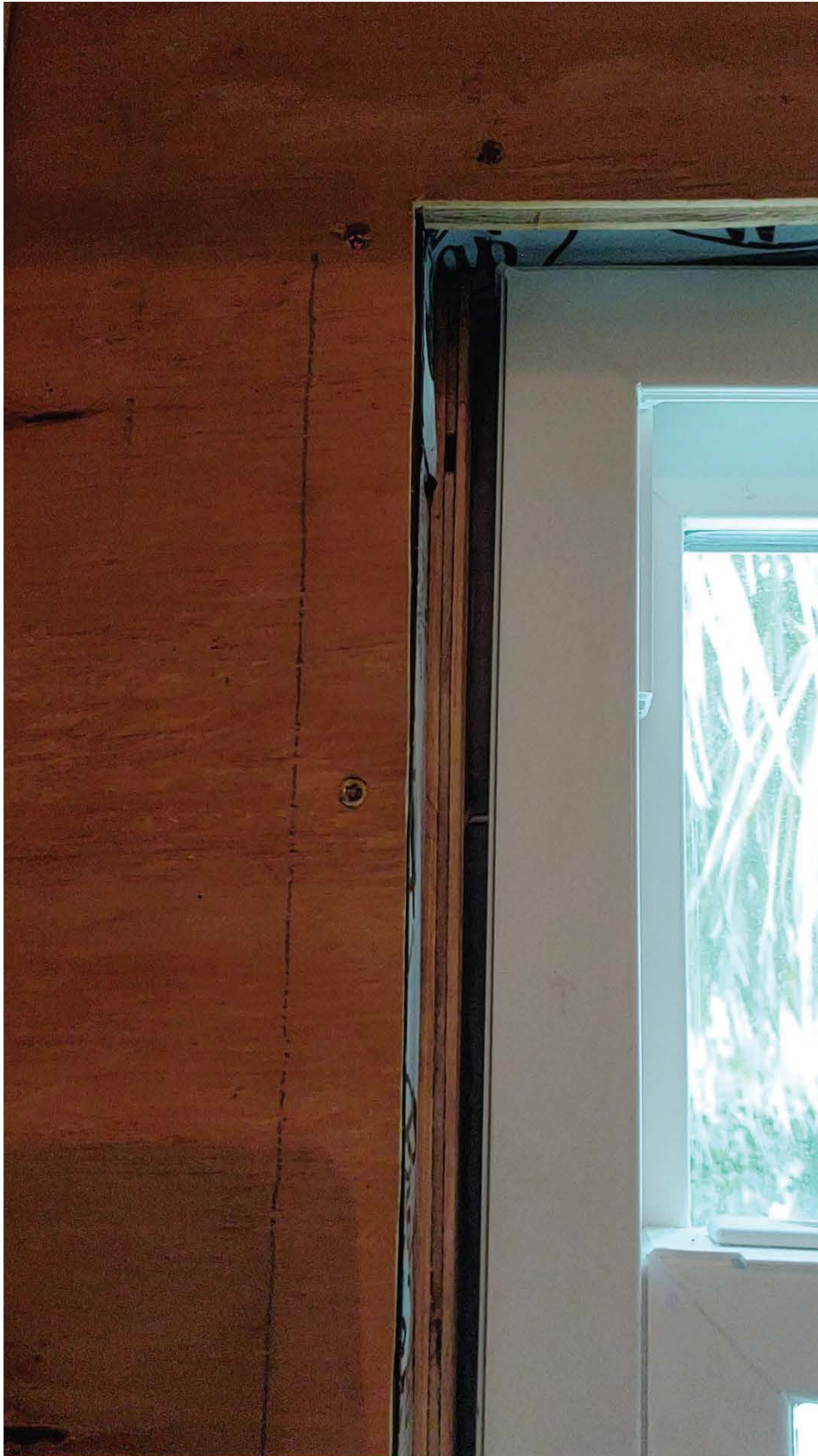


Figure 45 - Opening #11 - Excessive Gaps, Missing Shims

## Pictures

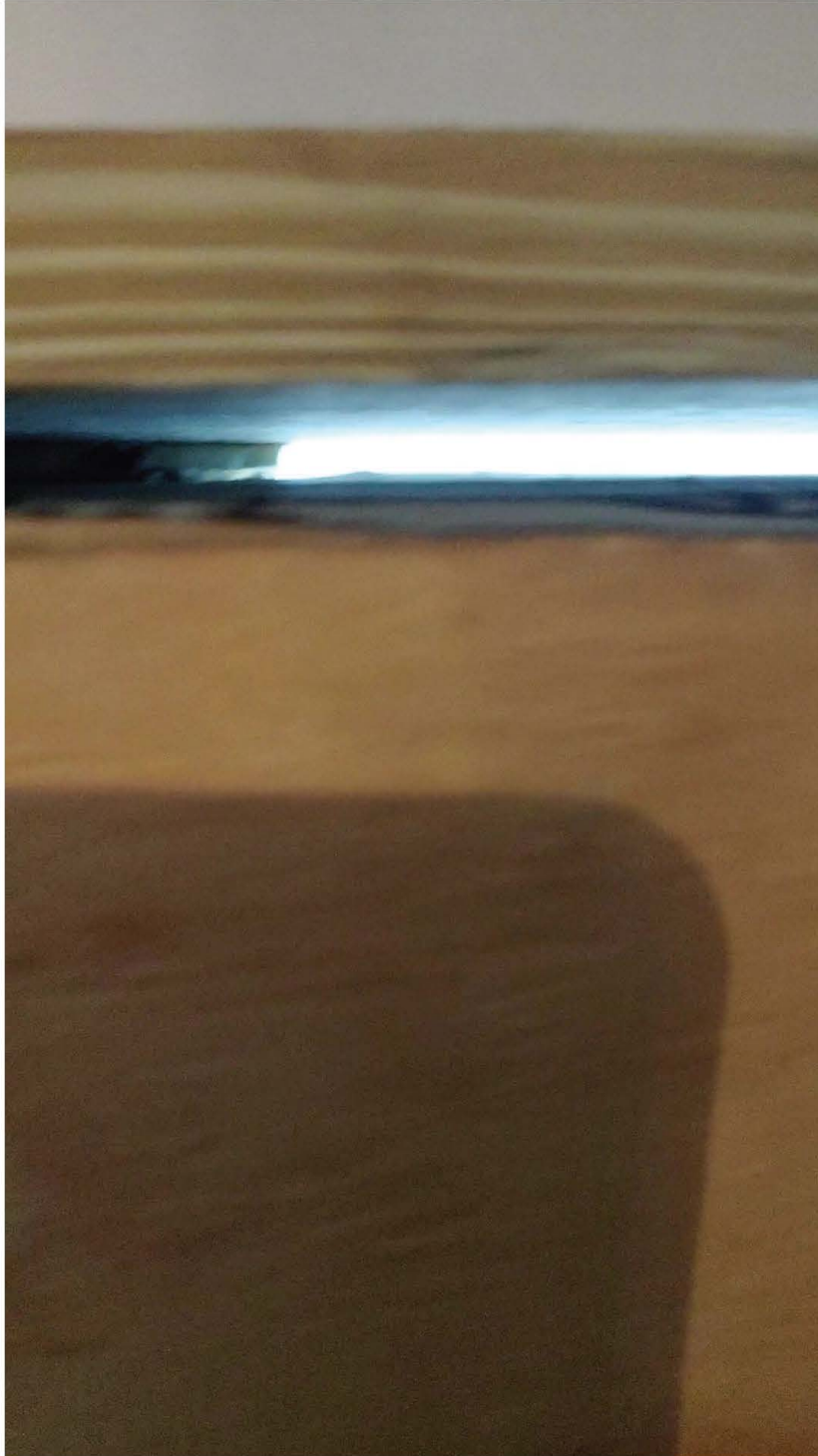


Figure 46 - Opening #11 - Excessive Gaps at Sill  
- Missing Shims  
- Improper Sealant Application

## Pictures



Figure 47 - Opening #16 - Excessive Gaps, Missing Shims

## Pictures



Figure 48 - Opening #17 - Improper Sill Installation  
- Missing Jack Studs

## Pictures



Figure 49 - Added Section at Front - Roof / Ceiling Area



Figure 50 - Added Section at Front - Gable Reinforcement

## Pictures



Figure 51 - Added Section at Front - Clipped Ceiling Joists

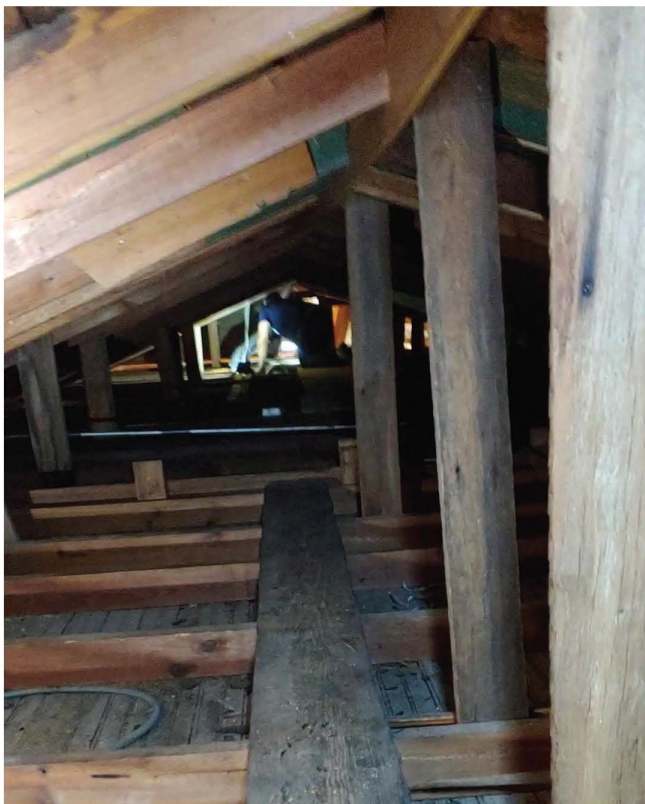


Figure 52 - Original Section Attic Space

## Pictures



Figure 53 - Ceiling Joist Spacing in Original Section



Figure 54 - Ceiling Joist Size in Original Section

## Pictures



Figure 55 - Rafter Size in Original Section



Figure 56 - Nails installed that missed the mark

## Pictures



Figure 57 - Nails installed that missed the mark



Figure 58 - Not a Proper Repair or Installation.

## Pictures



Figure 59 - Not a Proper Repair or Installation.



Figure 60 - Broken Rafter Needs to be Repaired

## Pictures



Figure 61 - Clip is missing screws in new section.



Figure 62 - Clip is missing screws in new section.

## Pictures



Figure 63 - Floor Joist and Foundation



Figure 64 - Floor Joist Measurement

## Pictures



Figure 65 - Floor Joist Measurement



Figure 66 - Floor Joist Measurement

## Pictures



Figure 67 - Improper Fascia installation.



Figure 68 - Improper Fascia installation.

## Pictures



Figure 69 - Improper Fascia and Roofing Installation



Figure 70- Improper Fascia and Roofing Installation

## Pictures



Figure 71 - Interior Electrical Panels

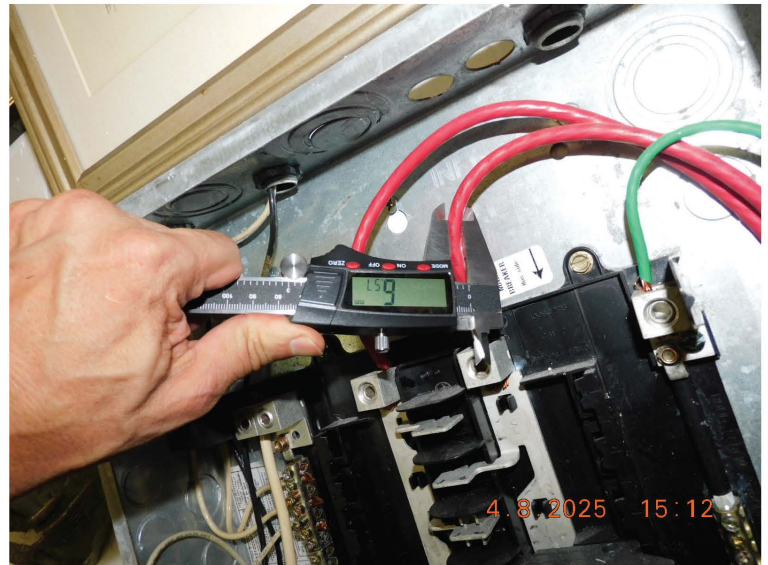


Figure 72 - Interior Electrical Panels A & B, Feeder Size Verification.

## Pictures



Figure 73 - Exterior Electrical Panel



Figure 74 - Exterior Electrical Panel - Main

## Load Path at Rough Openings

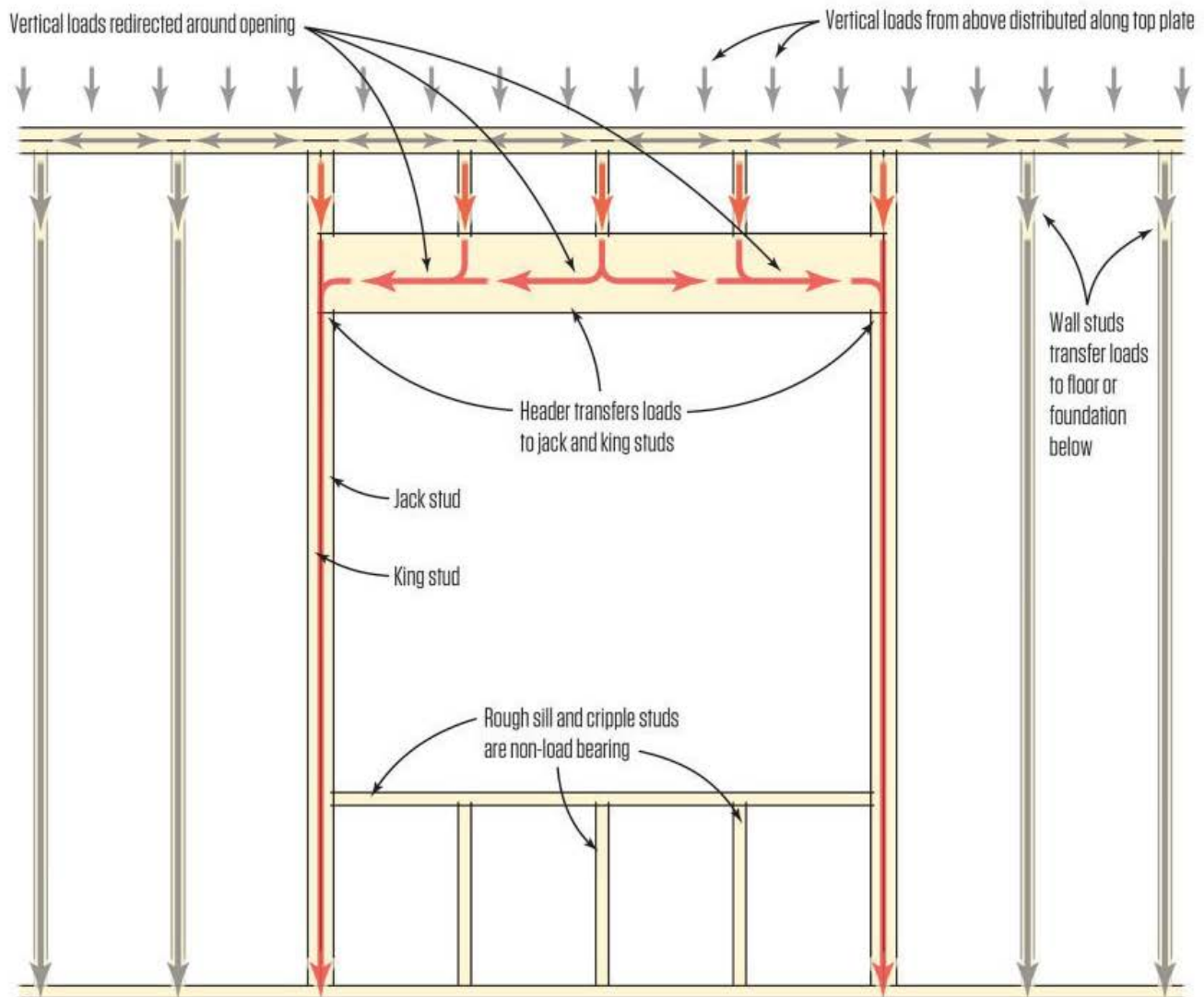


Figure 75 - Typical Load Path Diagram

## Pictures

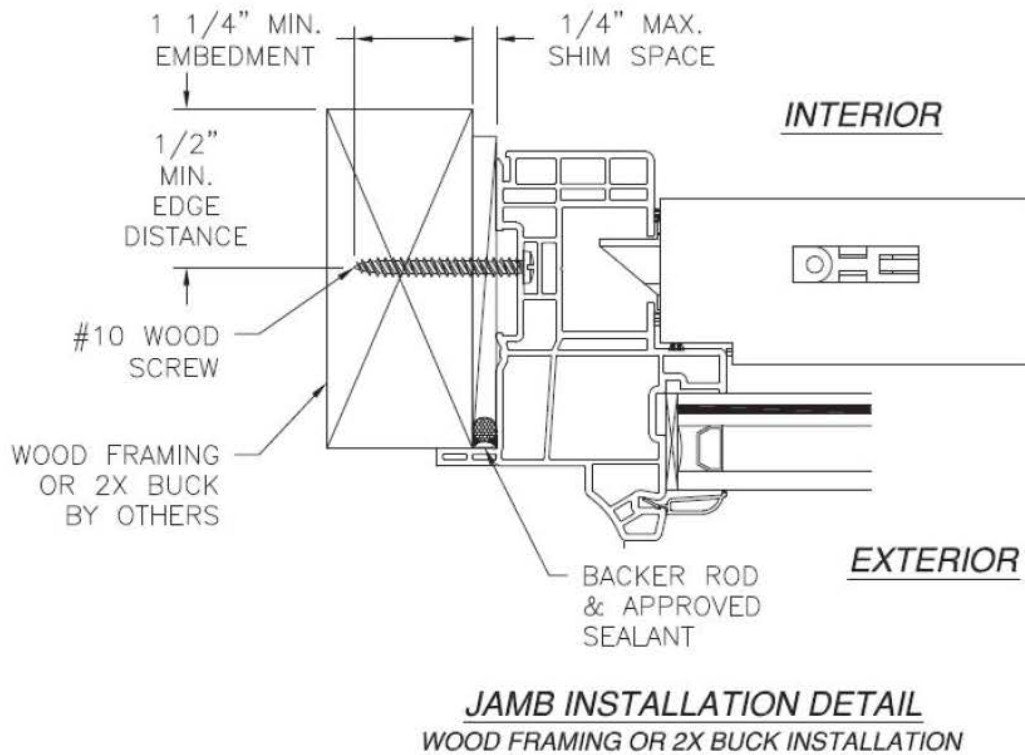


Figure 76 - Typical Approval Drawing for Window Installation

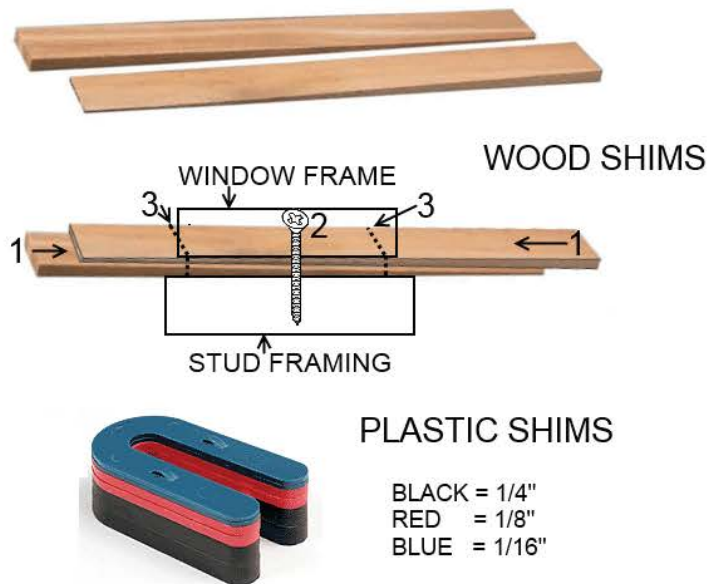


Figure 77 - Typical Shim Installation Diagram

FW: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

---

From: Markarian, Graham (graham.markarian@commerce.fl.gov)

To: roberthamiltonjr@aol.com

Date: Thursday, May 15, 2025 at 09:01 AM EDT

---

Good Morning, Mr. and Mrs. Hamilton.

I saw that you left me a voicemail a moment ago. Please see the correspondence below noting that the Engineer is revisiting his documentation to see if his report needs to be updated. I am in meetings for much of this morning, but I will get into contact with you both as soon as I can today.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer

FloridaCommerce

Office: 850.717.8517

**FLORIDACOMMERCE** [www.FloridaJobs.org](http://www.FloridaJobs.org)

---

**From:** Gandhi-Savdas, Pinal <pgandhi@ci.stuart.fl.us>

**Sent:** Wednesday, May 14, 2025 3:18 PM

**To:** Markarian, Graham <graham.markarian@commerce.fl.gov>

**Subject:** FW: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

FYI

---

**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>

**Sent:** Wednesday, May 14, 2025 3:07 PM

**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>

**Cc:** Pinkston, Jordan <[jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us)>

**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Hi Pinal,

The Hamiltons have reached out with a couple of comments about the report, Namely the room designations and that Window 7 does not have Rot.

As Room Designations are not a functional part of the report I am inclined to leave the designations, as for the Rot statement I will need to go back to view my notes and videos to see if I carried that over from a previous window as a typo.

I have attached the correct Picture File. So sorry for the error.

All the best,

**Jeffrey C. Friant, P.E.**

Senior Engineer

Specialty Engineering Services & Solutions, Inc.

[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)

C: 561-412-8287

*All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.*

On Wed, May 14, 2025 at 1:54 PM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Hi Jeff,

I am in receipt of the final report and photographs. We will review it and schedule a call to go over the report. I believe Graham will reach out to you to schedule a call.

I forwarded the report and photographs to Hamiltons.

I did notice that you submitted picture file with figures 1-37 with the draft. It was not included with the final draft so the page numbering should be corrected and resubmitted as final.

Thank you,  
Pinal

**PINAL GANDHI-SAVDAS**

CRA EXECUTIVE DIRECTOR | CITY OF STUART



772.283.2532



[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)



121 SW Flagler Avenue, Stuart, FL 34994



[www.cityofstuart.us](http://www.cityofstuart.us)



**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>

**Sent:** Tuesday, May 13, 2025 3:03 PM

**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>

**Cc:** Pinkston, Jordan <[jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us)>


**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Hi Pinal,

Please accept my apologies again for the delay in finalizing the report. I've worked to ensure it's thorough and provides all the necessary information. I have attached the digitally signed version of the report. I have also digitally signed the two (2) accompanying Picture Files. All three (3) of these documents have notes connecting all three (3) parts and that it takes all three to constitute the entirety of the report.

The image files are quite large, this time it let me attach one picture file so there is only one link required.

 [Picture File - Fig 1 - 37 \(ds\).pdf](#)

Let me know if you have any questions.

PS The Hamiltons have reached out to me about receiving a copy of this report. I replied that you are the paying client so I would need your approval to share the report with them. Please let me know how I should reply to their request.

Thank you and Best Regards,

**Jeffrey C. Friant, P.E.**

Senior Engineer

Specialty Engineering Services & Solutions, Inc.

[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)

C: 561-412-8287

All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.

On Mon, May 5, 2025 at 3:05 PM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Hi Jeff,

I am following up on the email below. When can we expect to have the report?

Pinal

---

**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>  
**Sent:** Thursday, May 1, 2025 8:16 AM  
**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>  
**Cc:** Pinkston, Jordan <[jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us)>  
**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good morning Pinal.

I apologize for the late response, I was off yesterday. I admit the report has taken me longer to complete than I expected.

Due to the nature of the findings I am making sure everything is documented and described as accurately as possible.

I had to revise my format as there are so many pictures Word was having issues with the file size.

I believe I will have it ready later today and by tomorrow for sure.

All the best,

**Jeffrey C. Friant, P.E.**  
Senior Engineer  
Specialty Engineering Services & Solutions, Inc.  
[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)  
C: 561-412-8287

*All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.*

On Wed, Apr 30, 2025 at 11:57 AM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Hi Jeff,

Any update on the report?

Pinal

---

**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>  
**Sent:** Monday, April 21, 2025 5:47 PM  
**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>  
**Cc:** Pinkston, Jordan <[jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us)>  
**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

hi Pinal,

I just sent you my invoice from Quickbooks. If you do not see it in your inbox please check your spam folder. It is sent through Intuit and sometimes first time invoices do not go through.

I confirmed with my partner that we are still on track to deliver this week.

All the best,

**Jeffrey C. Friant, P.E.**

Senior Engineer

Specialty Engineering Services & Solutions, Inc.

[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)

C: 561-412-8287

*All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.*

On Mon, Apr 21, 2025 at 1:36 PM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Yes, please send the invoice so we can ensure payment on time to release the report. Thank you.

Pinal

---

**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>  
**Sent:** Monday, April 21, 2025 1:21 PM  
**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>  
**Cc:** Pinkston, Jordan <[jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us)>  
**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga

Hamilton 3/7/2025

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Hi Pinal,

We will have it completed by the end of this week and probably earlier.

I am far enough along to send my invoice. Should I go ahead and send it out to make sure that all the paperwork is in order?

This is the only thing I can foresee that may be an issue with releasing the report.

I will only send the draft once the funds have cleared in my account. I will only change the draft if there is sufficient reason to do so. The Draft is mainly a formality to make sure there are no typos, something requires clarification, etc.

All the best!

**Jeffrey C. Friant, P.E.**

Senior Engineer

Specialty Engineering Services & Solutions, Inc.

[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)

C: 561-412-8287

*All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.*

On Mon, Apr 21, 2025 at 1:01 PM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Hi Jeff,

What's the status of the report? When can we expect to receive the final report? Thank you.

Pinal

**PINAL GANDHI-SAVDAS**

CRA EXECUTIVE DIRECTOR | CITY OF STUART



772.283.2532



pgandhi@ci.stuart.fl.us



121 SW Flagler Avenue, Stuart, FL 34994



www.cityofstuart.us



---

**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>**Sent:** Monday, April 14, 2025 9:06 AM**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>**Cc:** Pinkston, Jordan <[jpinkston@ci.stuart.fl.us](mailto:jpinkston@ci.stuart.fl.us)>**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good morning Pinal,

I have attached the completed forms and digitally signed them. I think I filled them out correctly but let me know if I need to change anything.

All the best,

**Jeffrey C. Friant, P.E.**

Senior Engineer

Specialty Engineering Services & Solutions, Inc.

[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)

C: 561-412-8287

*All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.*

On Fri, Apr 11, 2025 at 10:39 AM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Hi Jeff,

While we are waiting for the final report, can you please complete the attached forms so we can set you up as a vendor for payment when you provide the invoice. Thank you.

Pinal

## PINAL GANDHI-SAVDAS

CRA EXECUTIVE DIRECTOR | CITY OF STUART



772.283.2532



[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)



121 SW Flagler Avenue, Stuart, FL 34994



[www.cityofstuart.us](http://www.cityofstuart.us)



---

**From:** Jeffrey Friant <[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)>

**Sent:** Tuesday, April 1, 2025 1:23 PM

**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>

**Subject:** Re: FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Hi Pinal,

I am not in the office at the moment. I will be sure to respond with my availability. I know I'm available after 2:00 on Thursday if you want to set up the call for then.

I'll have to check Friday's availability and get back to you.

All the best,

Jeffrey C. Friant, P.E.  
Specialty Engineering Services & Solutions, LLC  
561-412-8287  
[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)

On Tue, Apr 1, 2025, 1:02 PM Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)> wrote:

Hi Jeffrey,

In regard to Mr. and Mrs. Hamilton's rehab project, are you available to discuss the logistics with the city prior to the site visit? Michael Mortell, City Manager, and Graham Markarian from Florida Commerce will be in attendance also. Please let me know if you are available to discuss via a Teams Meeting on Thursday or Friday after 10 am. I can send a Teams meeting request once you confirm. Thank you.

Pinal

## PINAL GANDHI-SAVDAS

CRA EXECUTIVE DIRECTOR | CITY OF STUART



772.283.2532  
[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)  
121 SW Flagler Avenue, Stuart, FL 34994  
[www.cityofstuart.us](http://www.cityofstuart.us)



---

**From:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>  
**Sent:** Tuesday, April 1, 2025 7:58 AM  
**To:** Mortell, Michael <[mmortell@ci.stuart.fl.us](mailto:mmortell@ci.stuart.fl.us)>; Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>  
**Cc:** Portwood, Pam <[Pam.Portwood@commerce.fl.gov](mailto:Pam.Portwood@commerce.fl.gov)>; Jackson, Shaurita <[Shaurita.Jackson@commerce.fl.gov](mailto:Shaurita.Jackson@commerce.fl.gov)>; Antonio Jenkins <[antonio.jenkins@guardiancrm.com](mailto:antonio.jenkins@guardiancrm.com)>  
**Subject:** FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an [EXTERNAL EMAIL ADDRESS]. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good Morning,

Please see the correspondence below showing that an inspection is scheduled for Tuesday, April 8<sup>th</sup>, at 9:00am.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer  
FloridaCommerce  
Office: 850.717.8517

**FLORIDACOMMERCE** [www.FloridaJobs.org](http://www.FloridaJobs.org)

---

**From:** Olga&Robert W. Hamilton, Jr <[roberthamiltonjr@aol.com](mailto:roberthamiltonjr@aol.com)>  
**Sent:** Monday, March 31, 2025 4:25 PM  
**To:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>  
**Subject:** Re: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

Good afternoon Mr. Markarian,

We contacted Specialty Engineering Services & Solutions, Inc. The inspection is scheduled on April 8th, 2025, at 9:00 AM based on Mr. Friant's schedule. Please see the response from Mr. Friant with "a few requests or suggestions below."

Thank you!

Regards,

Robert W. Hamilton, Jr. and Olga Hamilton

Project: [311 SW 3rd Street, Stuart, Florida 34994](#) - Housing Rehabilitation FDEO  
HUD Small Cities CDBG. County: Martin

Olga Hamilton - (772) 708-2968  
Robert W. Hamilton, Jr. - (863) 697-2245

On Monday, March 31, 2025 at 04:00:22 PM EDT, Jeffrey Friant  
<[jeffrey.friant@specialtyengineeringservices.com](mailto:jeffrey.friant@specialtyengineeringservices.com)> wrote:

Hi Olga and Robert,

Thank you for the good news. I will make arrangements to be on site on Tuesday April 8th. I will arrive around 9:00 AM and will stay as long as needed to completely inspect the structure. I also have a few requests or suggestions which follow:

1. Is it possible to get a copy of any of the plans associated with the building upto and including any work that has been done since it was originally built back in 1895.
2. It is possible to have the selected contractor on site towards the end of the day to go over whatever it is I may find. I ask this as there are typically several ways to remediate an issue and rather than go back and forth taking weeks to come up with an agreed upon solution we can put our heads together to come up with something we both like on the spot and I can include it when writing my final report.
3. Note that I waived my deposit to simplify invoicing and collection. To whom will I be submitting my invoice?
4. Does anyone require proof of insurance or need a certificate of insurance? I can provide one but I need to submit a request and it can take a day or two to receive.

I will send out and invite mainly to get this on my schedule but I will invite you too so we can use it to communicate with others if need be.

All the best,

**Jeffrey C. Friant, P.E.**

Senior Engineer

Specialty Engineering Services & Solutions, Inc.

[www.SpecialtyEngineeringServiceS.com](http://www.SpecialtyEngineeringServiceS.com)

C: 561-412-8287

*All information provided/attached herein is for informational purposes only. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this message in error, please (i) do not read it, (ii) reply to the sender that you received the message in error, and (iii) erase or destroy the message. It is understood by all recipients of this transmission that the sender makes no representations as to accuracy, completeness, correctness, suitability, or validity, and represents opinions and discussions not provided by a licensed professional engineer. This firm will not be liable for any errors, omissions, delays, losses, injuries, or damages arising from any information provided in this email. No information in this email is to be construed as formal, official, or binding without a certified design and approval by a licensed Professional Engineer of the firm.*

On Monday, March 31, 2025 at 01:32:07 PM EDT, Markarian, Graham  
<[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)> wrote:

Good Morning,

Of the proposed engineers the City has selected "Specialty Engineering Services & Solutions, LLC." Please begin coordinating with the engineer to identify a date where a walk-through can occur.

I will coordinate with the City to obtain clarification on executing the proposal.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer

FloridaCommerce

Office: 850.717.8517

**FLORIDACOMMERCE** [www.FloridaJobs.org](http://www.FloridaJobs.org)

**From:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>

**Sent:** Monday, March 31, 2025 9:35 AM

**To:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>; Mortell, Michael <[mmortell@ci.stuart.fl.us](mailto:mmortell@ci.stuart.fl.us)>

**Cc:** Jackson, Shaurita <[Shaurita.Jackson@commerce.fl.gov](mailto:Shaurita.Jackson@commerce.fl.gov)>; Portwood, Pam

<[Pam.Portwood@commerce.fl.gov](mailto:Pam.Portwood@commerce.fl.gov)>; Antonio Jenkins <[antonio.jenkins@guardiancrm.com](mailto:antonio.jenkins@guardiancrm.com)>; Grant Administrator <[Grant.Administrator@guardiancrm.com](mailto:Grant.Administrator@guardiancrm.com)>

**Subject:** RE: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

For services between \$5,000.00 to \$9,999.99 requires three verbal quotes so we meet the city's procurement requirement. Thank you.

Pinal

**From:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>

**Sent:** Monday, March 31, 2025 9:30 AM

**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>; Mortell, Michael <[mmortell@ci.stuart.fl.us](mailto:mmortell@ci.stuart.fl.us)>

**Cc:** Jackson, Shaurita <[Shaurita.Jackson@commerce.fl.gov](mailto:Shaurita.Jackson@commerce.fl.gov)>; Portwood, Pam <[Pam.Portwood@commerce.fl.gov](mailto:Pam.Portwood@commerce.fl.gov)>; Antonio Jenkins <[antonio.jenkins@guardiancrm.com](mailto:antonio.jenkins@guardiancrm.com)>; Grant Administrator <[Grant.Administrator@guardiancrm.com](mailto:Grant.Administrator@guardiancrm.com)>

**Subject:** RE: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good Morning,

Just to confirm, can the City move forward on the basis that an adequate number of quotes were received? I just want to be sure that we are adhering to the City's procurement policy.

Please confirm and I will communicate the City's position to the Hamiltons. My full intention is to be present for the assessment and I will provide you travel/scheduling information, as I have it.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer

FloridaCommerce

Office: 850.717.8517

**FLORIDACOMMERCE** [www.FloridaJobs.org](http://www.FloridaJobs.org)

**From:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>

**Sent:** Monday, March 31, 2025 9:20 AM

**To:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>; Mortell, Michael <[mmortell@ci.stuart.fl.us](mailto:mmortell@ci.stuart.fl.us)>

**Cc:** Jackson, Shaurita <[Shaurita.Jackson@commerce.fl.gov](mailto:Shaurita.Jackson@commerce.fl.gov)>; Portwood, Pam

<[Pam.Portwood@commerce.fl.gov](mailto:Pam.Portwood@commerce.fl.gov)>; Antonio Jenkins <[antonio.jenkins@guardiancrm.com](mailto:antonio.jenkins@guardiancrm.com)>; Grant Administrator <[Grant.Administrator@guardiancrm.com](mailto:Grant.Administrator@guardiancrm.com)>

**Subject:** RE: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton 3/7/2025

Good Morning,

Thank you for forwarding the quotes. We recommend that the contract be awarded to the lowest bidder in accordance with the City's Housing Action Plan. In this case, the contract should be award to Specialty Engineering Services & Solutions, LLC.

Please have Mr. and Mrs. Hamilton contact the firm and coordinate a site inspection. We would prefer that you walk the property with the structural engineer to ensure that the engineer can provide an independent review. Please let me know when the date is confirmed. We would be happy to meet with you before or after the site visit.

Thank you,

Pinal

**PINAL GANDHI-SAVDAS**

CRA EXECUTIVE DIRECTOR | CITY OF STUART



772.283.2532



[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)



121 SW Flagler Avenue, Stuart, FL 34994



[www.cityofstuart.us](http://www.cityofstuart.us)

**From:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>

**Sent:** Monday, March 31, 2025 8:12 AM

**To:** Gandhi-Savdas, Pinal <[pgandhi@ci.stuart.fl.us](mailto:pgandhi@ci.stuart.fl.us)>; Mortell, Michael <[mmortell@ci.stuart.fl.us](mailto:mmortell@ci.stuart.fl.us)>

**Cc:** Jackson, Shaurita <[Shaurita.Jackson@commerce.fl.gov](mailto:Shaurita.Jackson@commerce.fl.gov)>; Portwood, Pam <[Pam.Portwood@commerce.fl.gov](mailto:Pam.Portwood@commerce.fl.gov)>; Antonio Jenkins <[antonio.jenkins@guardiancrm.com](mailto:antonio.jenkins@guardiancrm.com)>; Grant Administrator <[Grant.Administrator@guardiancrm.com](mailto:Grant.Administrator@guardiancrm.com)>

**Subject:** FW: [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton

3/7/2025

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good Morning,

Please see the correspondence below from Mr. and Mrs. Hamilton. Mr. and Mrs. Hamilton contacted several engineering firms and is comfortable with the City moving forwards with:

1. Building Mavens;
2. Specialty Engineering Solutions; or
3. Smyth Engineering.

Mr. and Mrs. Hamilton coordinated with me to clarify what services they needed to inquire about and received the attached proposals from the firms listed above.

Please review the attached and let me know if you have any questions.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer

FloridaCommerce

Office: 850.717.8517

**FLORIDACOMMERCE** [www.FloridaJobs.org](http://www.FloridaJobs.org)

**From:** Olga&Robert W. Hamilton, Jr <[roberthamiltonjr@aol.com](mailto:roberthamiltonjr@aol.com)>

**Sent:** Friday, March 28, 2025 1:32 PM

**To:** Markarian, Graham <[graham.markarian@commerce.fl.gov](mailto:graham.markarian@commerce.fl.gov)>

**Subject:** [EXTERNAL] - Re: City of Stuart CDBG - Conversation with Robert and Olga Hamilton

3/7/2025

**CAUTION** - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Good afternoon Mr. Markarian,

Our apology for any misunderstanding, it wasn't our intention to ask for a legal advice but only to confirm the scope of services.

We also contacted Bryntesen Engineering, WGI Engineering, and ING Consultants, they declined the job.

We have attached two proposals from Building Mavens and Specialty Engineering Services & Solutions, Inc. in addition to Smyth Engineering. We have three proposals.

Regards,

Robert W. Hamilton, Jr. and Olga Hamilton

DHR Project File No.: 2023-5606-C / Project: [311 SW 3rd Street, Stuart, Florida 34994](#) - Housing Rehabilitation FDEO HUD Small Cities CDBG. County: Martin

Olga Hamilton - (772) 708-2968

Robert W. Hamilton, Jr. - (863) 697-2245

## City of Stuart - Conversation with Robert and Olga Hamilton 3/7/2025

---

From: Markarian, Graham (graham.markarian@commerce.fl.gov)

To: roberthamiltonjr@aol.com

Date: Friday, March 7, 2025 at 02:03 PM EST

---

Good Afternoon,

This email is being sent in follow-up to our conversation earlier today. Representatives from my office met with the City of Stuart on Wednesday, March 5<sup>th</sup>, 2025. As part of my meeting with the City, the City agreed to a series of action items that I would like to present to you both for your consideration:

- The City is materially comfortable with the work write-up provided by McKee Renovations and FloridaCommerce is also comfortable.
- Prior to any additional construction occurring, the City requests that a structural engineer of your choosing evaluate the property to determine whether any additional work is needed in addition to the work write-up provided by McKee Renovations. Please coordinate to identify three (3) qualified and reputable structural engineers that you would be comfortable inspecting your home. Once you have identified those companies, please provide the related information and I will coordinate with the City for their consideration of the engineers.
- The structural engineer will provide a written estimate of any work (in addition to the work proposed by McKee Renovations) that needs to be done on your home. This should be consolidated into a single scope of work for any and all work that must be completed.

As part of our conversation, you both denied that any construction work was completed by yourself concurrent with the construction contractor doing work on the home. Please do not undertake any construction activities at your home. If a specific improvement is necessary, please let me know in advance of any work taking place so that I can discuss the improvement with our environmental review team.

Please note, depending on the work identified by the structural engineer it is possible that additional consultation with the State Historic Preservation Office may be needed.

I will arrange for a Box.com link to be sent to you on Monday morning so that you may provide copies of files and records that we discussed.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer

FloridaCommerce

Office: 850.717.8517

**FLORIDACOMMERCE** [www.FloridaJobs.org](http://www.FloridaJobs.org)

named above. If the reader of this message is not the intended recipient, this is notice to you that any dissemination, distribution or copying of this communication or any attachment to it may be a violation of federal and state privacy laws. If you have received this email in error, please notify the sender immediately by return email and delete this message. Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure. Under Florida law email addresses are public records.



image001.jpg

18.7 kB

## FW: 311 SW 3rd Street Windows

---

From: Gandhi-Savdas, Pinal (pgandhi@ci.stuart.fl.us)  
To: roberthamiltonjr@aol.com  
Date: Wednesday, February 19, 2025 at 03:27 PM EST

---

Hi Mr. and Mrs. Hamilton,

Please see the attached letter from SHPO. We are waiting for direction from Florida Commerce on the next steps with the project. Thank you.

Pinal



---

**From:** Glasel, Haylee <Haylee.Glasel@dos.fl.gov>  
**Sent:** Wednesday, February 19, 2025 12:10 PM  
**To:** Gandhi-Savdas, Pinal <pgandhi@ci.stuart.fl.us>  
**Cc:** Graham.Markarian@commerce.fl.gov  
**Subject:** 311 SW 3rd Street Windows

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good afternoon,  
Please see the attached letter from the Florida State Historic Preservation Office.  
If you have any questions or concerns, please feel free to reach out.

Best wishes,

**Haylee Glasel**

Historic Preservationist | Bureau of Historic Preservation | Division of Historical Resources |  
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 |

850.245.6453 | 1.800.847.7278 | [dos.myflorida.com/historical](https://dos.myflorida.com/historical)



2023-5606-E\_HUD\_StuartFL.pdf  
228.1 kB



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**

Governor

**CORD BYRD**

Secretary of State

Pinal Gandhi-Savdas  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

February 19, 2025

RE: DHR Project File No.: 2023-5606-E  
Project: *311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small Cities CDBG*  
County: Martin

Ms. Gandhi-Savdas:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

Based on the information provided, the proposed window replacements appear to meet the Secretary of the Interior Standards for Rehabilitation. The proposed work seems to match the previously existing in scale and design.

If you have any questions, please contact Haylee Glasel, Historic Preservationist, by email at [Haylee.Glasel@dos.fl.gov](mailto:Haylee.Glasel@dos.fl.gov), or by telephone at 850-245-6453.

Sincerely,

Alissa Slade Lotane  
Director, Division of Historical Resources  
& State Historic Preservation Officer

RE: DHR Project File No.: 2023-5606-C / 311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small Cities CDBG

From: Glasel, Haylee (haylee.glasel@dos.fl.gov)

To: roberthamiltonjr@aol.com

Date: Monday, December 30, 2024 at 03:06 PM EST

Robert and Olga,

Thank you for sending this over. In reference to Mr. Mortell's comments, Ms. Chase and I agree that was not a solution offered by this office. It was agreed that the windows would be replaced.

Happy holidays and New Year to you and your family.

Best wishes,

**Haylee Glasel**

Historic Preservationist | Bureau of Historic Preservation | Division of Historical Resources |  
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 |  
850.245.6453 | 1.800.847.7278 | dos.myflorida.com/historical



**From:** Olga&Robert W. Hamilton, Jr <roberthamiltonjr@aol.com>

**Sent:** Sunday, December 22, 2024 2:02 PM

**To:** Glasel, Haylee <Haylee.Glasel@dos.fl.gov>

**Subject:** DHR Project File No.: 2023-5606-C / 311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small Cities CDBG

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Dear Mrs. Glasel,

This is Olga Hamilton.

We have received a quite strange statement from Mr. Mortell in his email, we quote: "If you recall, during the conference, SHPO mentioned that a solution could be to install a plaque and allow the windows to remain."

We cannot recall any such solution offered by you or Ms. Chase . We refereed Mr. Mortell back to the SHPO November 22, 2024 and December 1, 2023 letters.

In reference to the roof if it helps with evaluation.

I found a few photographs of our attic (rafters and decking) back to 2019 and 2022. I have attached the PDF file. The file also includes the photos we took on June 21, 2024, before the second deck replacement, right after the contractor removed the failed waterproofing underlayment.

I also attached the reports dated August 24, 2022, by the wind mitigation and home inspector, who gave our roof (that time 17y.o) extra 5 years, and also the highest mean uplift resistance of at least 182 psf based on the connections. The reports include photographs by the inspector.

On June 21, 2024, during the second deck replacement, the contractor sent us messages with photographs of our roof. Please see the attached file. The contractor never mentioned any damages.

We are in touch with Advisory Council on Historic Preservation.

Our apology for contacting you on the eve of the holiday. We are still scheduling the contractors to give their estimates to fix all the damages. After holiday we get more busy. Some contractors have concerns to take on the job because of the liability they may face after what Patriot did.

Our best wishes for the Holiday season to you and SHPO!

Thank you!

Regards,

Olga Hamilton

Olga - (772) 708-2968  
Robert - (863) 697-2245

**RE: [EXTERNAL] - Fw: The City of Stuart CDBG HR Program - Florida Commerce - Citizen Complaint**

---

From: Markarian, Graham (graham.markarian@commerce.fl.gov)

To: roberthamiltonjr@aol.com

Cc: oig@commerce.fl.gov

Date: Tuesday, November 26, 2024 at 08:08 AM EST

---

Good Morning,

While I can't speak to Mr. Mortell's comments, FloridaCommerce does not consider the payment that was made to Patriot Response Group, LLC., to be an eligible use of CDBG funds at this time.

It is a standard practice in our program for a homeowner's signature to be required as a condition of a final payment for each home. In this instance, you refused to certify the costs presented and the City (and the City Building Office) maintain that the work was done correctly and in accordance all requirements.

Given the City's position, FloridaCommerce requested that the City use City funding to make payment and have the lien removed from your home. FloridaCommerce did tell the City that if those costs are determined to be eligible, in whole or in part, FloridaCommerce would consider reimbursing the City for eligible costs.

That being said, FloridaCommerce is still coordinating with the City, and the State Historic Preservation Office (SHPO) to identify next steps regarding your home. SHPO issued the attached letter late on Friday. The letter provides that the City will need to take additional steps to avoid and mitigate any adverse effect to your home, including specific reference to your windows.

Please read the attached letter and let me know if you have any general questions. I will not be able to answer specific, detailed questions regarding the process outlined in SHPO's letter as I am not fully versed in those processes.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer

FloridaCommerce

Office: 850.717.8517

**FLORIDACOMMERCE**

[www.FloridaJobs.org](http://www.FloridaJobs.org)



---

**From:** Olga&Robert W. Hamilton, Jr <roberthamiltonjr@aol.com>

**Sent:** Tuesday, November 26, 2024 6:15 AM

**To:** Markarian, Graham <graham.markarian@commerce.fl.gov>; OIG <oig@commerce.fl.gov>

**Subject:** [EXTERNAL] - Fw: The City of Stuart CDBG HR Program - Florida Commerce - Citizen Complaint

**CAUTION** - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Good morning Mr. Markarian,

Per our phone conversation on November 5, 2024, after the City Manager Mr. Mortell sent an email, you elaborated to us that the City has to pay for for the lien from non-federal funds and not from our CDBG account as the work performed by Patriot Response Group on our rehab project is not in conformance with the Federal standards and regulations. On November 25, 2024, during the City's CRA meeting, Mr. Mortell stated that he was authorized by Florida Commerce to pay for the lien from the CDBG account, as we understood, without our approval and signatures, he also stated that Florida Commerce will pay for our new windows and the roof insulation. The link to the CRA meeting is below.

Would you be so kind as to explain what Mr. Mortell ment by stating "Florida Commerce will pay..."?

During the public CRA meeting, Mr. Mortell made incoherent and false statements.

[Nov 25, 2024 Community Redevelopment Agency - Stuart, FL](#)

**Nov 25, 2024 Community Redevelopment Agency -  
Stuart, FL**

Thank you.

Regards,

Olga Hamilton and Robert W. Hamilton, Jr.

## RE: Letter from Historic Preservation Office

From: Glasel, Haylee (haylee.glasel@dos.fl.gov)

To: roberthamiltonjr@aol.com

Date: Monday, November 25, 2024 at 10:44 AM EST

Hello,

My letter to you all is the third letter in the sequence. I have attached the first two that were written before my time here. If you are interested in anything beyond the letters like correspondence, you will have to put in a public records request. I have never done one, so I am not sure of the process, but I did find this [website](#). I recommend maybe starting there.

Best wishes,

### Haylee Glasel

Historic Preservationist | Bureau of Historic Preservation | Division of Historical Resources |  
Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 |  
850.245.6453 | 1.800.847.7278 | dos.myflorida.com/historical



**From:** Olga&Robert W. Hamilton, Jr <roberthamiltonjr@aol.com>

**Sent:** Monday, November 25, 2024 7:34 AM

**To:** Glasel, Haylee <Haylee.Glasel@dos.fl.gov>

**Subject:** Re: Letter from Historic Preservation Office

#### EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Haylee,

Thank you very much for the copy!

In reference to the letter dated December 1st, 2023, we weren't aware of any correspondence between the City of Stuart and the State Historic Preservation Office regarding our historical building.

Would you be so kind to provide us with the above mentioned correspondence and any other correspondence pertaining to our property 8MT346?

Again, thank you!

Olga Hamilton and Robert W. Hamilton, Jr.

311 SW 3rd St., Stuart, FL 34994.

Olga - (772) 708-2968  
Robert - (863) 697-2245

On Friday, November 22, 2024 at 03:03:38 PM EST, Glasel, Haylee <[haylee.glasel@dos.fl.gov](mailto:haylee.glasel@dos.fl.gov)> wrote:

Hi Olga and Robert,

I sent out the letter just a couple of minutes ago to everyone, so I am providing you with a copy as requested.

Best wishes,

**Haylee Glasel**

Historic Preservationist | Bureau of Historic Preservation | Division of Historical Resources | Florida  
Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6453 |  
1.800.847.7278 | [dos.myflorida.com/historical](https://dos.myflorida.com/historical)



2023 5606\_HUD\_Stuart\_RAI\_Gould.pdf  
112 kB



2023 5606 B\_HUD\_Stuart\_ConditionalNoAdverseEffect\_Gould.pdf  
114.1 kB



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

Pinal Gandhi-Savdas  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

October 13, 2023

RE: DHR Project File No.: 2023-5606  
Project: 311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small  
Cities CDBG  
County: Martin

Ms. Gandhi-Savdas:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

This office notes that 311 SW 3<sup>rd</sup> Street appears to be potentially eligible for listing in the NRHP under Criteria A: religion (Florida Master Site File Number: MT346). There is insufficient information to determine the effects of this project on historic properties, please provide us with a detailed scope of work.

If you have any questions, please contact Alayna Gould, Historic Preservationist, by email at [Alayna.Gould@dos.myflorida.com](mailto:Alayna.Gould@dos.myflorida.com), or by telephone at 850-245-6343.

Sincerely,

Alissa Slade Lotane  
Director, Division of Historical Resources  
& State Historic Preservation Officer



## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

Pinal Ghandi-Savdas  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

December 1, 2023

RE: DHR Project File No.: 2023-5606-B  
Project: 311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small  
Cities CDBG  
County: Martin

Ms. Ghandi-Savdas:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

Based on the information provided, 311 SW 3rd Street appears to be potentially eligible for listing in the NRHP under Criteria A: religion (Florida Master Site File Number: MT346). It is the opinion of this office that the proposed rehabilitation should have no adverse effect on historic properties provided the following conditions are met:

**Windows:**

Replacement windows must be based on the existing materials, or historic documentation and pictorial evidence; or they must be compatible with the historic character of the building. The new work should match the old in material, design, scale, color, and finish.

**Doors:**

Replacement doors must be based on the existing materials, or historic documentation and pictorial evidence; or they must be compatible with the historic character of the building. The new work should match the old in material, design, scale, color, and finish.

**Roof:**

Roofs are important in defining the overall historic character of a building. The form of the roof is significant, as are its decorative and functional features, roofing material, and size, color, and patterning. The new roof must be based on the existing materials, or historic documentation and pictorial evidence; or it must be compatible with the historic character of the building.

If you have any questions, please contact Alayna Gould, Historic Preservationist, by email at [Alayna.Gould@dos.myflorida.com](mailto:Alayna.Gould@dos.myflorida.com), or by telephone at 850-245-6343.

Sincerely,



Kelly L. Chase  
For

Alissa Slade Lotane  
Director, Division of Historical Resources  
& State Historic Preservation Officer



## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

Pinal Ghandi-Savdas  
City of Stuart  
121 SW Flagler Avenue  
Stuart, Florida 34994

November 22, 2024

RE: DHR Project File No.: 2023-5606-C  
Project: *311 SW 3rd Street, Stuart, Florida 34994-Housing Rehabilitation FDEO HUD Small Cities CDBG*  
County: Martin

Ms. Ghandi-Savdas:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties*.

This office notes that the property located at 311 SW 3<sup>rd</sup> Street, Stuart Florida (8MT346) appears to meet the criteria for listing in the *National Register of Historic Places* under Criterion A. We previously commented on the proposed rehabilitation of 8MT346 and in a letter dated December 1, 2023, stated that the undertaking should have no adverse effect on historic properties provided the new work match the old in material, design, scale, color, and finish.

Based on the information provided, the completed work does not conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and does not meet the conditions set forth by this office in our 2023 letter. Particularly, the replacement windows are larger and do not match the material or scale of the original.

Therefore, it is the opinion of this office that the referenced undertaking resulted in an adverse effect to 8MT346. As HUD's responsible entity for this project, the City of Stuart is directed to follow the process described in 36 CFR Part 800.6, *Resolution of Adverse Effects* to complete the Section 106 process. To complete this process, the City of Stuart should undertake the following actions:

- (1) The Agency (City of Stuart) official shall continue consulting with the SHPO and other consulting parties to develop and evaluate alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse effects on historic properties.
  - a. Since avoidance and minimization are not feasible at this stage, this office suggests the following mitigation options.
    - i. Public Interpretation (sign)
    - ii. Historical Context Statements and Narratives

**Division of Historical Resources**  
**R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399**  
**850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com**



- iii. National Register of Historic Places Nomination
- iv. Digital Photography Package

- (2) The Agency shall notify the Advisory Council on Historic Preservation (ACHP), 401 F Street NW, Suite 308, Washington, DC 20001-2637, of the adverse effect finding per 36 CFR 800.6(a)(1). The notification to the ACHP should be similar to the project information submitted to this office and should include the following documentation as outlined in 36 CFR 800.11(c). The ACHP will advise of its decision to participate in consultation within fifteen (15) days of receipt of this notification or other request. If the ACHP chooses not to participate in consultation, the Agency shall resolve the adverse effect without ACHP participation and pursuant to 36 CFR 800.6(b)(1). Notification of the ACHP can also be completed digitally; information for digital notification is available at <https://www.achp.gov/e106-email-form>.
- (3) If the Agency, the SHPO and, if applicable, the ACHP agree on how the adverse effects will be resolved, they shall execute a Memorandum of Agreement (MOA) pursuant to 36 CFR 800.6(c).
- (4) If the Agency and the SHPO fail to agree on the terms of the MOA, the Agency shall request the ACHP to join the consultation. If the ACHP decides to join the consultation, the Agency shall proceed in accordance with 36 CFR 800.6(b)(2). If the ACHP decides not to join the consultation, the ACHP will notify the Agency and proceed to comment in accordance with 36 CFR 800.7.

Our office looks forward to consulting with you to resolve this adverse effect. If you have any questions, please contact Haylee Glasel, Historic Preservationist, by email at [Haylee.Glasel@dos.fl.gov](mailto:Haylee.Glasel@dos.fl.gov), or by telephone at 850-245-6453.

Sincerely,

Handwritten signature in blue ink that reads "Kelly L. Chase" with "for" written below it.

Alissa Slade Lotane  
Director, Division of Historical Resources  
& State Historic Preservation Officer

## FW: City of Stuart Conference Call - Follow-up

From: Gandhi-Savdas, Pinal (pgandhi@ci.stuart.fl.us)

To: roberthamiltonjr@aol.com

Date: Tuesday, October 29, 2024 at 12:52 PM EDT

FYI – As requested, I am forwarding the email from Graham following our call on 10/18. Thank you.

Pinal

---

**From:** Markarian, Graham <Graham.Markarian@commerce.fl.gov>

**Sent:** Friday, October 18, 2024 2:22 PM

**To:** Grant Administrator <Grant.Administrator@guardiancrm.com>; Gandhi-Savdas, Pinal <pgandhi@ci.stuart.fl.us>; Antonio Jenkins <antonio.jenkins@guardiancrm.com>

**Cc:** Jackson, Shaurita <Shaurita.Jackson@commerce.fl.gov>; Amison, Geoff <James.Amison@commerce.fl.gov>; Melissa Fox <melissa.fox@fredfoxenterprises.com>

**Subject:** City of Stuart Conference Call - Follow-up

This message has originated from an **[EXTERNAL EMAIL ADDRESS]**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email. If it shows as being from someone within the City, please contact the City's Technology Services personnel.

Good Afternoon,

Thank you for meeting with representatives of FloridaCommerce and me earlier today.

Based on my review of the information provided it appears that work was completed on the home located at 311 South West 3<sup>rd</sup> Street that does not appear to be compliant with the Site-Specific Environmental Review Conditions that were issued for the project and costs incurred to date may not be eligible for reimbursement with Federal funds.

As we discussed, the Small Cities CDBG Program is requesting that the City coordinate with FloridaCommerce to pursue additional consultation with the State Historic Preservation Office. The additional consultation will help to better inform whether all Federal criteria were followed.

The Small Cities CDBG Program will not approve for this case file to closed until we have confirmed that all Federal requirements have been met, which may require additional work to be completed on the home.

I understand that the contractor, Patriot Response Group, has not yet been paid and has the ability to put a lien on the home. Please coordinate with the contractor and provide us an update regarding their intent and potential next steps.

Please let me know if you have any questions.

Best regards,

**Graham Markarian**

Supervisor, Small Cities CDBG Program, Section 3 & Labor Standards Officer  
Bureau of Small Cities and Rural Communities

---

FloridaCommerce

Office: 850.717.8517



---

This email communication may contain confidential information protected from disclosure by privacy laws and is intended for the use of the individual named above. If the reader of this message is not the intended recipient, this is notice to you that any dissemination, distribution or copying of this communication or any attachment to it may be a violation of federal and state privacy laws. If you have received this email in error, please notify the sender immediately by return email and delete this message. Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure. Under Florida law email addresses are public records.