




# CITY OF FORT PIERCE, FLORIDA


## City Commission Meeting

Agenda Item # \_\_\_\_\_  
Commission Meeting January 6<sup>th</sup>, 2014

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**To:** The Honorable Mayor and Members of the City Commission

**Through:** Robert J. Bradshaw, City Manager 

**From:** Rebecca Grohall, AICP, Planning Manager 

**Re:** **Appeal of the Decision of the Historic Preservation Board  
Certificate of Appropriateness 13-43, Roof Replacement  
131 N 2<sup>nd</sup> Street**

**Date:** December 26, 2013

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**ISSUE(S):** Appeal of the decision of the Historic Preservation Board for Certificate of Appropriateness 13-43, Roof Replacement at 131 N 2<sup>nd</sup> Street, the Raulerson Building.

**SUMMARY:**

- The City of Fort Pierce Historic Preservation Board, at their October 28<sup>th</sup>, 2013 meeting, reviewed and unanimously approved a Certificate of Appropriateness application for the replacement of the original clay barrel tile roof of the Raulerson Building.
- The approval was conditioned upon the applicant utilizing the appropriate clay barrel tile replacement pursuant to the Secretary of Interior Standards for the Rehabilitation of Historic Structures.
- Per Section 23-66, An aggrieved party may appeal the decision by filing a written notice which shall state:
  - 1) The decision which is being appealed.
  - 2) The grounds for the appeal.
  - 3) A brief summary of the relief which is sought.
- Christine Coke, representative of Richard A. Coke, an aggrieved party, is appealing the decision of the Historic Preservation Board to condition the replacement of the roof upon the utilization of materials other than as proposed by the applicant and representative. The requested relief is to amend the decision of the Board to permit the use of concrete "S-Type" tiles instead of clay barrel tiles.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Uphold the Decision of the Historic Preservation Board.

**ALTERNATIVE:** Amend the Decision of the Historic Preservation Board.

**RESPONSIBLE STAFF:** Kori Benton, Historic Preservation Officer

**COORDINATED WITH:** Danny Hawkins, Deputy Building Official

**ATTACHMENTS:** Staff Report, Notice of Appeal, COA 13-43 Staff Report, COA 13-43 Approval Certificate, Minutes of the October 28<sup>th</sup>, 2013 Historic Preservation Board Meeting, Supplemental Appeal Packet.





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

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**TO** : Rebecca Grohall, AICP, Planning Manager 

**FROM** : Kori Benton, Historic Preservation Officer 

**RE** : **Appeal of the Decision of the Historic Preservation Board  
Certificate of Appropriateness 13-43, Roof Replacement  
131 N 2<sup>nd</sup> Street**

**DATE** : December 26, 2013

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### STAFF REPORT

#### Certificate of Appropriateness (COA) 13-43 Raulerson Building - Roof Replacement

**Owner(s):** Richard A. Coke Investments, LLC.  
131 N 2nd St  
Fort Pierce FL 34950-4428

**Representative:** Christine Coke  
Appeal 1110 Granada St  
Fort Pierce FL 34949

**Representative:** Karen Nielsen  
COA Application J.A. Taylor Roofing, Inc.  
302 Melton Drive  
Fort Pierce FL 34982

**Property Location:** 131 N 2<sup>nd</sup> Street, Fort Pierce, Florida  
Parcel ID: 2410-503-0072-000-4

**Historic Designation:** Contributing Historic Structure within the Downtown Historic District, Resolution 02-39  
Individually Designated via Resolution 01-117

**COA Request:** Approval to replace original clay barrel tile roof system with a S-type concrete tile system.

**HPB Hearing Date:** October 28<sup>th</sup>, 2013

## **Decision of the Historic Preservation Board**

The Historic Preservation Board, at their October 28<sup>th</sup>, 2013 meeting, approved the application to replace the original clay barrel tile roof system with an appropriate clay barrel tile system to match the original match the old in design, color, and texture.

### **Appeal**

**Aggrieved Party:** Richard A. Coke

**Decision Being Appealed:** Application of a condition of approval which requires the replacement roof to be of the appropriate clay barrel tile system to match the original roof in design, color, and texture.

**Relief Sought:** Amend the decision of the board to grant approval to replace the roof with a concrete S-type tile system.

### **Facts Bearing on the Appeal**

On April 16<sup>th</sup>, 2001, the Fort Pierce City Commission adopted Ordinance K-72, Establishing Chapter 23 of the City Code of Ordinances, providing for the identification, protection, and promotion of restoration of buildings and districts within the City which have special historical, architectural, and archaeological value.

On July 2<sup>nd</sup>, 2001, the Fort Pierce City Commission adopted Resolution 01-117, designating 131-139 N 2<sup>nd</sup> Street known as the "Raulerson Building" as a historically significant site.

On March 18<sup>th</sup>, 2002, the Fort Pierce City Commission adopted Resolution 02-39, establishing the Downtown Historic District, recognizing the Raulerson Building as a contributing structure.

On September 18<sup>th</sup>, 2013, Karen Nielsen of J.A. Taylor Roofing submitted Building Permit 13-2923, requesting to re-roof the mansard of the Raulerson Building.

On September 26<sup>th</sup>, 2013, Karen Nielsen of J.A. Taylor Roofing submitted a Certificate of Appropriateness application and supplemental materials to accompany Building Permit 13-2923, describing the requested work as "Re-roof Tile Mansard, Same for Same".

On September 26<sup>th</sup>, 2013, Staff expressed concerns with the proposed tiles based upon the exhibits provided in the advertising booklets, requesting additional information regarding the material, shape, and dimensions of the proposed replacements.

On September 27<sup>th</sup>, 2013, Karen Nielsen of J.A. Taylor Roofing provided a picture of the Bella "High S" tile profile, which was proposed, per their contract with the applicant, further expressing that the proposal is the closest that the contractor can come to the original tile.

On September 27<sup>th</sup>, 2013, Staff expressed to the representative that the proposal incorporated a change in shape and style of roofing materials as it seeks to eliminate the existing clay barrel tile and replace it with the interlocking S profile concrete tiles, confirming that the review and decision upon the request must be rendered by the Historic Preservation Board. Furthermore, the option was provided to amend the application to utilize clay

barrel tiles to match the existing, which would enable administrative approval of the request. Staff also noted that the next regularly scheduled Historic Preservation Board meeting was October 28th, 2013.

On October 2<sup>nd</sup>, 2013, Karen Nielson of J.A. Taylor Roofing requested scheduling of the application for the October 28<sup>th</sup>, 2013.

On October 7<sup>th</sup>, 2013, Staff confirmed the scheduling of the request for the Historic Preservation Board meeting with the applicant and representative, inquiring whether the representative would prefer to submit cost estimates for the proposed replacement materials and the alternative barrel tile replacement for the Board's review.

On October 7<sup>th</sup>, 2013, Karen Nielson of J.A. Taylor Roofing indicated that a cost estimate could not be prepared as the old barrel tiles are mud set and that there is no Florida Building Code (Miami-Dade) Product Approval that will allow installation on a 12:12 pitch.

On October 9<sup>th</sup>, 2013, Staff updated the Historic Preservation Board Attorney, Karen Emerson, Esq. on the matter and began researching roofing products, installation techniques, and Building Code exceptions to facilitate the potential replacement of the original clay barrel roof with an appropriate replacement. Staff coordinated with the St. Augustine and Fort Pierce Building Officials to confirm that there are clay barrel tile roofing systems and installation techniques suitable for the presented roof pitch.

On October 24<sup>th</sup>, 2013, Staff provided notice to the applicant and representative that the City of Fort Pierce initiated the offering of a grant program for commercial properties and business properties, transmitting the application and guidelines.

On October 28<sup>th</sup>, 2013, the Historic Preservation Board held a public hearing on Certificate of Appropriateness Application 13-43 and considered the request of the applicant, the provided staff report and presentation, and the Secretary of Interior Standards for the Rehabilitation of Historic Structures as adopted by Chapter 23 of the City Code of Ordinances. The applicant and representative were not present at the meeting to provide input or respond to inquiries. After discussion, the Historic Preservation Board voted unanimously to approve the request to replace the roof with the condition that the replacement be an appropriate clay barrel tile system that matches the original in design, color, and texture.

On October 30<sup>th</sup>, 2013, Staff provided the applicant and representative with the Approved Certificate of Appropriateness 13-43.

On October 30<sup>th</sup>, 2013, Christine Coke requested the minutes from the October 28<sup>th</sup>, 2013 Historic Preservation Board meeting. Staff indicated that an audio recording of the meeting was available for distribution, however the transcription of the meeting minutes from this was not yet to be assigned to staff and not completed; therefore a copy of typed minutes was not available. Staff further advised that the standard procedure is to prepare the meeting minutes 7-10 days prior to the next regularly scheduled meeting.

On November 13<sup>th</sup>, 2013, Christine Coke requested an update on the transcription of the meeting minutes. Staff provided an update.

On November 15<sup>th</sup>, 2013, Christine Coke filed an appeal of the decision rendered by the Historic Preservation Board.

On November 26<sup>th</sup>, 2013, Staff notified the appellant of the scheduling of the appeal for the January 6<sup>th</sup>, 2014 Fort Pierce City Commission Meeting.

On November 27<sup>th</sup>, 2013, Staff provided the approved minutes of the October 28<sup>th</sup>, 2013 Historic Preservation Board.

### **Applicable Secretary of Interior Standards**

- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

### **Staff Position**

The request submitted to the Historic Preservation Board by the appellant conflicts with Secretary of Interior Standards 2, 5, & 6 as it seeks to remove distinct features and materials from the historic structure and utilizes a replacement that is different in design, texture, and material. The existing roofing tiles are damaged and deteriorated to a point which necessitates extensive repair or replacement.

Staff finds the Historic Preservation Board properly applied Secretary of Interior Standard 2, 5 and 6 in their decision to grant approval of the roof replacement with the condition that the improvement be completed with the appropriate clay barrel tile system which matches the original in design, color, and texture. The decision furthers the preservation and retention of the historic character of the Raulerson Building through ensuring that distinctive materials, features, finishes, construction techniques, and examples of craftsmanship that characterize the structure are maintained by requiring the replacement of the roof to match the old in design, color, texture, and, where possible, materials.

The appellant notes concerns regarding the costs associated with the installation of an appropriate clay barrel tile roof system, however the appellant failed to submit a claim of undue economic hardship pursuant to City Code Section 23-65, Undue economic hardship. This administrative option was provided to the appellant on November 1<sup>st</sup>, 2013, though no action was taken.

The decision of the Historic Preservation Board is in compliance with City Code Section 23-45, Guidelines for review and issuance of Certificates of Appropriateness as well as the U.S. Secretary of Interior Standards for the Treatment of Historic Properties, therefore Staff recommends that the City Commission uphold the decision of the Board.



# Interoffice Memorandum

## City Clerk's Office

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TO: Rebecca Grohall, City Manager

FROM: Linda W. Cox, City Clerk *LWC*

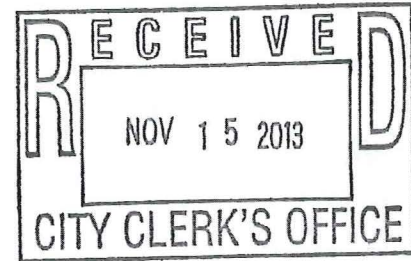
SUBJECT: Appeal of Decision of Historic Preservation Board  
– Richard A. Coke Investments, LLC

DATE: November 15, 2013

Attached you will find the above referenced appeal that was received in my office on November 15, 2013 along with the \$25.00 appeal fee. Please process the appeal as appropriate.

cc: Robert Schwerer, City Attorney

Richard A. Coke Investments, LLC  
129 N. 2<sup>ND</sup> STREET  
FT. PIERCE, FL. 34950



11/15/13

To: The City Of Fort Pierce  
Mayor and Commission

Re: Written Appeal of Decision of Historic Preservation Board  
Certificate of Appropriateness to alter a designated historic site,  
Specifically Roof replacement Raulerson Building

As property manager, with power of attorney, and full knowledge and agreement of my father, Richard A. Coke, I am filing this appeal on his behalf.

Per Section 23-66 Appeals of the municode, let this serve as my notice of intent to appeal the decision of the board regarding the replacement of the roofing system on the Raulerson Building.

I am filing the required \$25.00 fee.

I am filing this within the 20 day requirement, although, since the minutes of the meeting have yet to be transcribed, and are not therefore readily available to be discussed point by point, I would like to reserve the right to amend this at such time as the minutes become available. I have paid the City for a recording of the meeting, but it is not always clear.

Grounds for Appeal:

City staff was made fully aware that this is an issue of public safety since tiles are beginning to fall, and were requested to expedite the permit both by my *local* roofer and myself.

City staff choose not to discuss with either my roofer, or myself, but to refer to historic preservation board, delaying approval process by 6 weeks

City staff, when requested by me to utilize the discretion granted the historic preservation officer and expedite the permit due to public safety issues and the fact that the existing tile was no longer recommend to be used as a replacement due to the pitch on the roof, chose not to.

City staff represented to me, that after they spent hours (paid by my tax dollars) 5 of the 6 roofers they spoke with did not recommend utilizing the existing type of roof, therefore, I foolishly assumed that that would not be the recommendation of staff.

City staff did not extend either myself, or my roofer the common courtesy of informing us that their recommendation would be to deny our permit as submitted.

City staff did find a company (*I do not believe they are local*) that can provide tiles of a similar nature to the existing roof. Staff informed me that the cost for the tiles would be approximately \$11,000.00-which is less than the permitted price I submitted by \$3,000.00.

However, staff neglected to consider that this price does not include:

- Removal of old roof
- Labor and other materials to install new roof

At a minimum staff is taking my \$14,000.00 project and turning it in to one that will be well over \$20,000.00

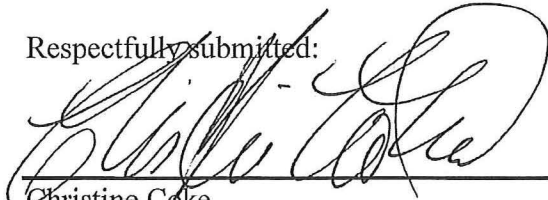
Summary of Relief Sought:

Currently, we find it necessary to pursue the path of petitioning to have the building removed from the historic registry. The conditions at the City now, and staff's attitude, not only with this, but many other projects we have had in the past year, make it impossible for us to keep our building, tenants, and the citizens of the City of Ft. Pierce safe.

If for some reason, we are not successful in being removed from the registry, we would ask that the Commission reverse the decision of the board since the board made it without hearing:  
that this was not really recommended by any local roofers  
the appearance of what we choose is very similar, it is more durable, and safer  
I was having a custom color made to match the green that is there now  
The product staff is recommending makes the project cost prohibitive

Thank you for your time and consideration.

Respectfully submitted:



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Christine Coke

@kk

CITY OF FORT PIERCE  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: JOYCE            11/15/13 01            Receipt no:    1885

Type	SvcCd	Description	Amount
C3		C C - SOLICITOR/MISC.	
	Qty	1.00	\$25.00

CHRISTINE COKE  
MISC REVENUES / OTH 00100003699000  
**APPEAL OF DECISION**

Tender detail  
CH Ref#:            1069            \$25.00  
Total tendered:            \$25.00  
Total payment:            \$25.00

Trans date: 11/15/13    Time: 11:15:19

THANK YOU!

166691



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

OCTOBER 28TH, 2013

Agenda Item 5A

### Owner/Applicant

Richard A Coke Investments LLC

### Representative

Karen S. Nielsen  
J. A. Taylor Roofing, Inc.

### Location

131 N 2nd Street

### Parcel

2410-503-0072-000-4

### Historic Status

Contributing Structure in the  
Downtown Historic District

### Requested Action

Remove original clay barrel  
tile roof and replace with a  
cement tile system.

### Recommendation

Approval with Conditions

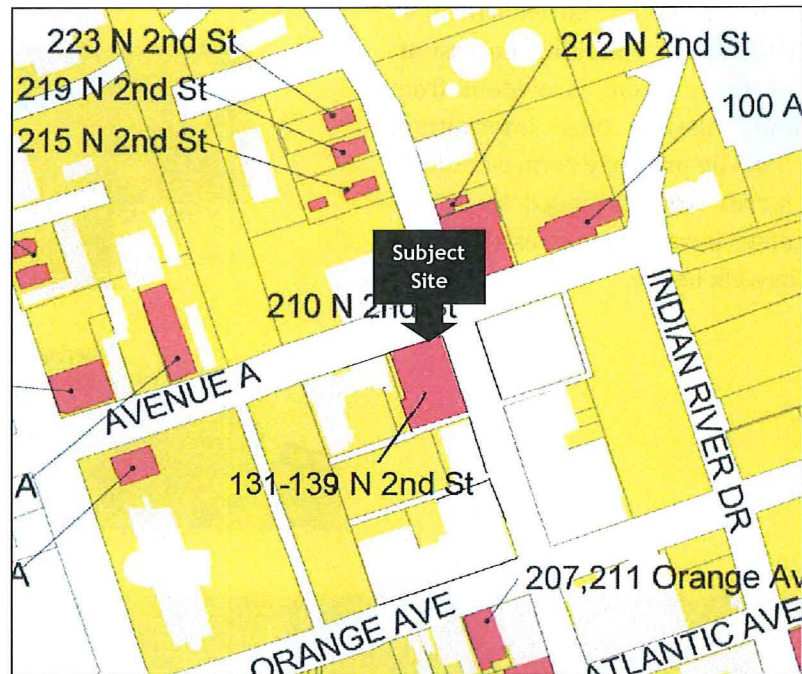
### Staff

Kori Benton  
Historic Preservation Officer

### Attachments

COA Application  
Proposed Product  
Historically Appropriate Product  
Chapter 11—Florida Building Code

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## HISTORY

- 1924 Raulerson Building constructed on site
- 7/2/2001 City Commission adopts the Resolution 01-117, designating the Raulerson Building as a historically significant structure.
- 3/18/2002 City Commission adopts Resolution 02-39, establishing the Downtown Historic District. The Raulerson Building is listed as a contributing historic structure.
- 8/7/2013 Administrative COA certificate issued for ordinary maintenance and repairs to stucco and balcony features.
- 9/26/2013 Property Owner & Representative submit COA request for roof replacement.

## STAFF ANALYSIS

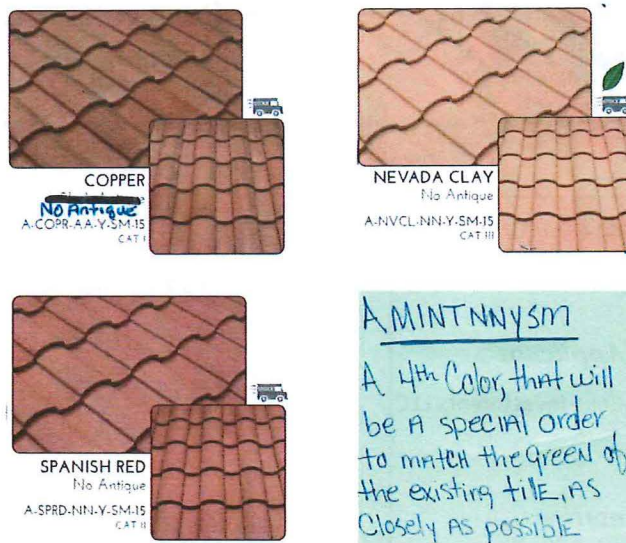
### Architectural Significance:

This two-story, two-part masonry commercial building embodies an distinct Mediterranean Revival styling expressed by a series of first level storefronts, second level office space, an overhanging barrel tile pent roof, and low rising square towers at each corner.

The storefronts are comprised of fixed plate-glass show windows, glass doors, and overhead transoms. A projecting belt course divides the first and second stories, accented with artistic features. Second level fenestration consists of 2/2 (horizontal) double-hung sash windows. The exterior wall fabric is stucco. With few alterations, this building has retained much of its architectural integrity.

The applicant proposes to replace the existing clay barrel tile roofing system on the pent roof (mansard element) with a concrete composite tile system. The original clay barrel tile and cement roofing system that exists on the structure has incurred damage from decades of storms and deterioration with normal wear. The current condition necessitating repair or replacement is evident from damaged and missing tiles intermittent across the roof. The property owner has indicated that pieces from damaged tiles have become a safety hazard for pedestrians utilizing the sidewalk below.

### Proposed Colors



### Manufacturer Example



Photo of the existing conditions revealing damaged tiles



The original clay barrel tile system represents distinct materials common in 1920s construction in the City of Fort Pierce as demonstrated with the Arcade Building, Old City Hall, Peacock Building, etc. The original installation of the existing clay barrel tiles was accomplished by the use of mortar as opposed to being fastened with screws. The distinct character of this roofing system contributes significantly to the iconic presentation of the Raulerson Building.

The unique characteristic which differentiates this roofing feature from other historic structures, with barrel tile roof systems in Downtown Fort Pierce, is the constructed slope of which the barrel tiles are affixed. The pitch angle of this feature is in excess of  $40^{\circ}$  which creates a distinct architectural presentation, however it also renders difficulty with permitting replacement materials and systems that meeting existing Florida Building Code Regulations. The contractor, JA Taylor Roofing, representing the property owner has expressed difficulty in locating a product to replace the tiles which match in design, texture, and materials. The presented materials by Entegra seek to replicate the general design and presentation of clay barrel tiles, however they are limited in accomplishing this goal. The applicant has expressed severe concern for delay of the proposed project as the damaged tiles could pose a safety and liability concern for the property owner.

Staff coordinated within a few clay tile manufactures seeking to exchange the existing materials with the a direct replacement. Cost estimates garnered for these materials to replace the existing, same-for-same, were between \$9,500 and \$13,000 for materials only, however there is still uncertainty as to the capacity to match the existing in design, texture, and materials while meeting the standards contained within Florida Building Code for such a significant slope.

The concerns regarding the ability to permit the installation of historically appropriate materials and construction may be addressed with assistance of Florida Building Code Section 1104.1, Equivalency which allows for exemptions if the system or method is of equivalent or superior quality, strength, fire resistance or effectiveness, provided that the following conditions are met:

1. Technical documentation is submitted to the building official to document equivalency.
2. The system, method or device is acceptable to the building official.

Pursuit of this allowance would require additional time in order to revise the submitted plan and demonstrate the ability to meet the provisions identified within the Florida Building Code, however the result would embrace the distinct character and historic character of the structure.



**Secretary of Interior Standard's for consideration:**

- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**S T A F F   R E C O M M E N D A T I O N**

The submitted request conflicts with Secretary of Interior Standards 2, 5, & 6 as it seeks to remove distinct features and materials from the historic structure and utilizes a replacement that is different in design, texture, and material. The existing tiles are damaged and deteriorated to a point which necessitates replacement, therefore Staff recommends that the Board approve replacement of the roof with the condition that the replacement match the existing in design, texture, color, and material.

As there are legitimate concerns regarding the ability to permit a direct replacement for the existing materials, the Board should consider incorporating a clause which grants the request of the applicant as presented upon determination that a direct replacement is ineligible for building permit approval. Staff requests that the Board grant two (2) weeks to for Staff to coordinate with the applicant to pursue an solution and render a determination.



Bldg. Permit # 13-2923

COA# \_\_\_\_\_



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING · DEVELOPMENT REVIEW  
HISTORIC PRESERVATION · URBAN DESIGN · URBAN FORESTRY · ZONING

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 131 N. 2nd Street  
Parcel ID #: 2410-503-0072-000-4  
Type of Designation:  Contributing  Non-contributing Site within the Downtown Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/Applicant Information

Property Owner(s) Name(s): Richard A. COKE Investments LLC  
Mailing Address: 131 N. 2nd St. Fort Pierce FL 34950  
Phone Number(s): 772-461-2525 Email: C.14396@aol.com

Applicant Name(s): J.A. Taylor Roofing, Inc.  
Mailing Address: 302 Melton Drive Ft. Pierce, FL 34982  
Phone Number(s): 772-466-4040 Email: Karenbortaylor@aol.com

Representative Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

*Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.*

I / We, Richard A. COKE as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Richard A. COKE  
Signature of Owner

9-24-13  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof (MANSARD)
- Window(s)
- Signage
- Shutter(s)
- Porch

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) ReRoof TILE mansard "Same for Same"

Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: Remove existing tile materials down to decking. Re-nail deck. Install new tile Roofing system over self-adhered Underlayment.

Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**Application Requirements**

- \$10.00 Application fee
- Site Plan with dimensions.
- Survey (New Construction)
- Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

# BELLA HIGH "S" COLLECTION

The Bella High "S" Collection captures the traditional styling of Mediterranean cap and pan tile redesigned for the 21<sup>st</sup> century.

**KEEP IN MIND:**  
Colors on these pages are also available in other profiles as a Custom color. See page 30 for details.

Florida Blend

## SINGLE COLORS




**Bone**  
No Antique  
A-BONE-NN-Y-SM-15

**CRRC**  
RATED  
PRODUCT

**CUSTOM**




**Canyon Clay**  
Black Antique  
A-CACL-AA-Y-SM-15

**CRRC**  
RATED  
PRODUCT




**Canyon Clay**  
No Antique  
A-CACL-NN-Y-SM-15

**CRRC**  
RATED  
PRODUCT






**Carmel**  
Black Antique  
A-CARM-AA-Y-SM-15

**CRRC**  
RATED  
PRODUCT




**Carmel**  
No Antique  
A-CARM-NN-Y-SM-15

**CRRC**  
RATED  
PRODUCT

**Cedar**  
Black & Brown Antique  
A-CEDR-CD-Y-SM-15

**CRRC**  
RATED  
PRODUCT

# COLLECTION OVERVIEW

## AT ENTEGRA, THERE'S A PRODUCT FOR EVERY STRUCTURE.

- 5 PROFILES
- ENDLESS COLOR OPTIONS
- 20+ ANTIQUES
- 24+ TEXTURES

Use this reference guide to learn about the different profiles offered, as well as unique traits of Entegra's concrete roof tiles.

**TRIM & ACCESSORIES:** Unique trim tiles, oxides, hip and ridge trim metal and eave closures are essential finishing touches to complement each of our tile options. The results produce an authentic look that enhances the curb appeal of any residential, commercial or historical building. Our trim tiles are produced with the same quality and durability standards that are found in our field tile. We also provide matching oxides for our color thru and slurry tile to create professional looking mortars.

**ANTIQUING/FLASH:** Entegra applies antique in a random process, meaning both the area covered and the amount of antique will vary from tile to tile. As a result of this technique, the antiquing will range from a soft contrast to a rich tone, enhancing the overall appearance of the roof.

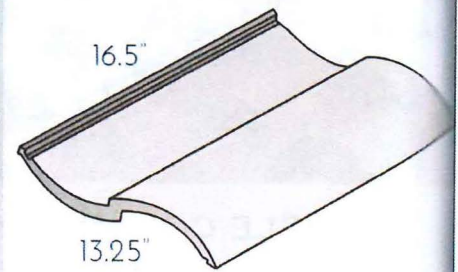
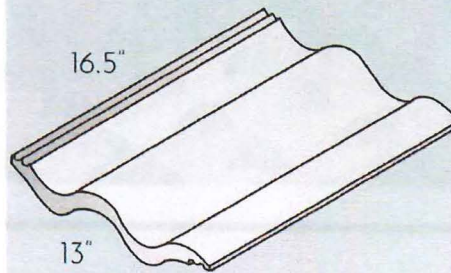
**COLOR:** Tiles are produced as close to samples as possible. The variability of raw materials and other factors may cause the actual colors of the tiles to vary. Concrete roof tiles go through various stages of efflorescence which may also result in some color variation. This is a natural process that takes place in all concrete products, and in time, the tiles will return to their natural color.

**BLENDS:** Entegra blends are comprised of individually colored tiles that are hand-blended on the roof, creating a natural looking blend.



### ESTATE

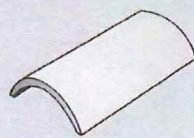
### BELLA



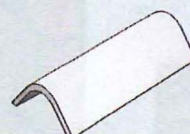
The Estate is our most popular profile. You will often find this tile gracing the roofs of Mediterranean inspired homes. However, this lower profile boasts easy versatility for any style building. It features a double roll and is available in color thru and slurry coated tiles.

A new generation of elegance can be found in the high profiled Bella Collection. Manufactured to simulate traditional cap and pan tiles, Old World architecture meets 21<sup>ST</sup> century technology. The Bella is our largest profile and is available in both color thru and slurry coated tiles.

### STANDARD TRIM:



BARREL



RAKE



BARREL

## Proposed Colors



A MINT NNYSM  
A 4th Color, that will  
be a special order  
to match the green of  
the existing tile, as  
closely as possible

## Manufacturer Example



# Historically Appropriate Product

## 14-1/4" Straight Barrel Mission™ - Barrel Tile



- 75 Year Warranty
- Colorfast
- Maintenance Free
- Noncombustible
- All Climates



Straight Barrel pans and covers come with a smooth surface. Their shorter lengths mean greater pieces per square more faithfully matching old European styles. Greater pieces per square also better distributes colors in a color blended roof creating a more harmonious appearance. They can be laid in straight rows or staggered.



14-1/4" Straight Barrel Mission™ tile in a 7 color blend

### Colors

Available in all standard and custom colors, mists and blends. Visit [Ludowici.com](http://Ludowici.com) to explore the full palette.

### Textures

14-1/4" Straight Barrel Mission™ tile has a smooth surface. To see other available custom textures visit [Ludowici.com](http://Ludowici.com).

### Green Attributes



#### Sustainability

Ludowici roofs are designed to last more than 100 years. Even though most roofing materials need regular and routine maintenance they still need to be replaced every 10-30 years, incurring renewed manufacturing, logistical and installation impacts.

#### Recyclable

Ludowici roof tile can be reused on other buildings or crushed for numerous other applications. Clay tile is totally inert.

#### Energy Efficiency

Clay roof tile has a 25% energy savings over asphalt shingles.

#### Manufacturing Process


Made from clay and water, clay tile neither contains nor uses toxic chemicals or petroleum products during manufacturing.

#### LEED/Energy Star

Over 27 colors have multiple certifications.

For more information visit [Ludowici.com](http://Ludowici.com).



 Made in America for over 120 years

### Physical Characteristics

Weight per Square	1,250 lbs.
Pieces per Square	225
Overall Size	8" x 14-1/4"
Exposure	11-1/2" C.C. x 11-1/4"
Barrel Height	4-3/8" nominal
Minimum Slope	5:12

### Ludowici Approvals

Miami-Dade NOA No: 07-0914.12  
State of Florida Approval No: FL 10418.6  
ASTM C1167 Grade 1 Roof Tile  
with Water Absorption less than 2%  
Class A Fire Rated



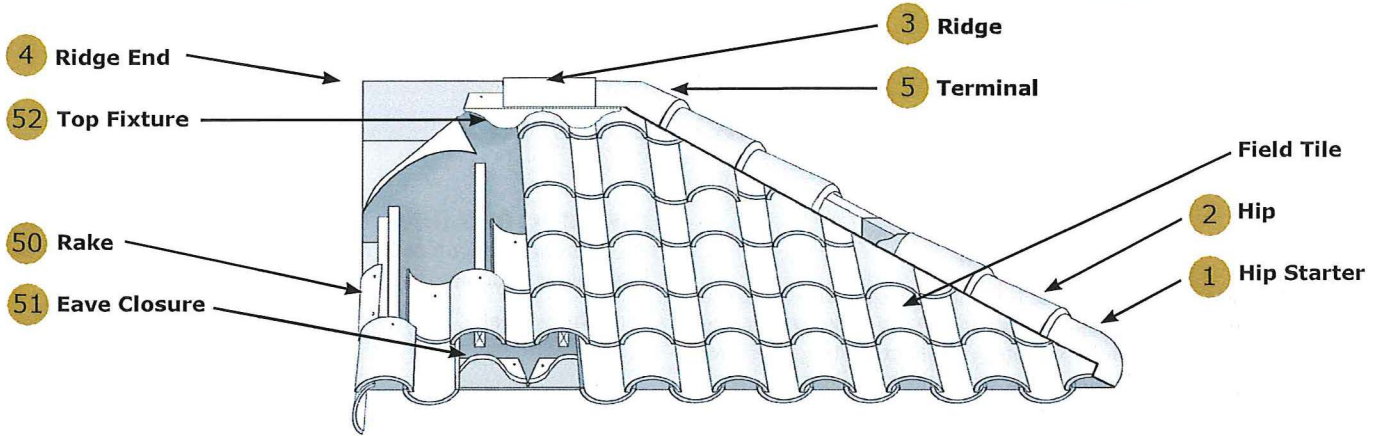
ISO 9000:2008

### Warranty



All Ludowici tile carries a 75 year warranty against color fading and manufacturing defects. Visit [Ludowici.com](http://Ludowici.com) for a full copy of our warranty.

# 14-1/4" Straight Barrel Mission™ - Barrel Tile



## Hip & Ridge

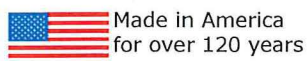
Visit [Ludowici.com](http://Ludowici.com) to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters

	1	2	3	4	5		
	Hip Starter	Hip	Ridge	Ridge End Cap	Terminal		
<b>Circular Cover Hip &amp; Ridge Trim Group</b>							
	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Ridge End	CC-Terminal	CC-High Bump Terminal	
<b>102/206 Hip &amp; Ridge Trim Group</b>							
	152 Hip Starter	102 Hip Roll	206 Ridge	206 Ridge End	102/206 Terminal	405 High Bump Terminal	406 High Bump Gable Terminal

## Fittings

	50	51	52	
	Rolled Rake	Eave Closure	Top Fixture	Short Course*
<b>Actual Size</b>	14-1/4"	-	-	11-1/4"
<b>Exposure</b>	11-1/4"	11-1/2"	11-1/2"	8-1/4"
<b>Weight</b>	1.7 lbs./pc.	1.7 lbs./pc.	1.5 lbs./pc.	5.0 lbs./pc.

\* Use Short course tiles as shorter cap tiles in the first row of a "laid tight method" installation and as pans in the last row at the ridge.



## CHAPTER 11

# HISTORIC BUILDINGS

### SECTION 1101 GENERAL

**1101.1 Intent and purpose.** It is the intent of this chapter to provide means for occupant safety, property conservation and use of designated historic buildings while protecting those elements, spaces and features that make these buildings historically or architecturally significant.

**1101.2 Scope.** The provisions of this code acknowledge the need to preserve the character of historic buildings and shall apply to the repair, alteration, restoration, change of occupancy, addition and relocation of historic buildings.

**1101.3 Flood hazard areas.** In flood hazard areas, if all proposed work, including repairs, work required because of a change of occupancy, and alterations, constitutes substantial improvement, then the building shall comply with Section 1612 of the *Florida Building Code, Building*.

**Exception:** If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

**1101.4 Accessibility requirements.** For accessibility requirements, see the *Florida Building Code, Accessibility*.

### SECTION 1102 DEFINITION

**ADAPTIVE REUSE.** The conversion of functional change of a building from the purpose or use for which it was originally constructed or designed.

**ADAPTIVE USE.** A use for a building other than that for which it was originally designed or intended.

**HISTORIC BUILDING.** For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

**HISTORIC CHARACTER.** The essential quality of an historic building or space that provides its significance. The character might be determined by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space.

**HISTORIC FABRIC.** Original or added building or construction materials, features and finishes that existed during the period that is deemed to be most architecturally or historically significant or both.

**HISTORIC PRESERVATION.** A generic term that encompasses all aspects of the professional and public concern related to the maintenance of an historic structure, site or element in its current condition, as originally constructed, or with the additions and alterations determined to have acquired significance over time.

**HISTORIC SITE.** A place, often with associated structures, having historic significance.

**HISTORIC STRUCTURE.** A building, bridge, lighthouse, monument, pier, vessel or other construction that is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

**PRESERVATION.** The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic building or structure.

**REHABILITATION, HISTORIC BUILDING.** The act or process of making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

**RESTORATION.** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features,

and repair or replacement of damaged or altered features from the restoration period.

**SECTION 1103  
STANDARDS AND GUIDELINES FOR  
REHABILITATING HISTORIC BUILDINGS**

**1103.1 Historic preservation goal.** The historic preservation goal of this code shall be to minimize damage to and loss of historic structures, their unique characteristics and their contents as follows:

1. Maintain and preserve original space configurations of historic buildings.
2. Minimize alteration, destruction or loss of historic fabric or design.

**1103.2 Historic preservation objectives.**

1. Preservation of the original qualities or character of a building, structure, site or environment shall be encouraged.
2. Removal or alteration of any historic material or distinctive architectural features shall be minimized.
3. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
4. A compatible use for a property that requires minimal alteration of the building, structure or site and its environment shall be encouraged.
5. New additions or alterations shall be designed and constructed in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired to the greatest degree possible.
6. Repairs, alterations, restorations, changes of occupancy, additions and relocations shall be guided by the recommended approaches in rehabilitation set forth in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Appendix B).

**SECTION 1104  
EQUIVALENCY**

**1104.1 Equivalency.** Nothing in this code shall be intended to prevent the use of systems, methods or devices of equivalent or superior quality, strength, fire resistance or effectiveness, provided that the following conditions are met:

1. Technical documentation is submitted to the building official to document equivalency.
2. The system, method or device is acceptable to the building official.

**SECTION 1105  
COMPLIANCE**

**1105.1 Strict compliance.** Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that equivalent protection has been provided or that no hazard will be created or continued through noncompliance.

**1105.2 Compliance option.** Life safety and property conservation shall be provided in accordance with one of the following options:

1. Prescriptive-based provisions of this code.
2. Compliance alternative-based provisions of this code.
3. Performance-based provisions of NFPA 914, *Code for Fire Protection of Historic Structures*, Chapter 6, along with a structural evaluation as specified in Section 1301.4.1 of this code.

**1105.3 Conditions specific to Compliance Options 2 and 3.**

1. **Architect or engineer required.** The evaluation of historic structures utilizing Compliance Options 2 or 3 shall be completed by a Florida-registered architect or engineer and submitted to the building code official for review.
2. **Documentation.** Historic buildings that are determined to be code compliant through the use of Compliance Option 2 or 3 shall have copies of the architect or engineer's report kept on site and available for review by the building official.
3. **Change of report assumptions.** Any remodeling, modification, renovation, change of use or change in the established assumptions of the report shall require a reevaluation and reapproval by the building code official.
4. **Construction safeguards.** Construction safeguards consistent with Chapter 13 and NFPA 914, *Code for Fire Protection of Historic Structures*, shall be maintained during periods of repair, alteration, change of occupancy, addition and relocation of historic buildings.
5. **Maintenance.** In addition to the requirements of Section 1004, historic buildings shall be maintained in accordance with Chapters 1, 2, 8, 9, 10 and 11 of NFPA 914, *Code for Fire Protection of Historic Structures*.

**SECTION 1106  
INVESTIGATION AND EVALUATION**

**1106.1 Investigation and evaluation report.** An historic building undergoing alteration or change of occupancy shall be investigated and evaluated. If it is intended that the building meet the requirements of this chapter, a written report shall be prepared and filed with the building official by a Florida-registered architect or engineer. Such report shall be in accordance with the provisions of Sections 4.3.1.2 through 4.3.2 of NFPA 914, *Code for Fire Protection of Historic Structures* and shall identify each required safety feature that is in compliance with this chapter and where compliance with this or other chapters

would be damaging to the contributing historic features. In addition, the report shall describe each feature that is not in compliance and demonstrate how the intent of the provisions of this or other chapters are complied with in providing an equivalent level of safety.

### SECTION 1107 HISTORIC CUBAN TILE

**1107.1** Historic Cuban tile is a material with distinct architectural features and unity and with examples of skilled craftsmanship. In order to preserve its use and in accordance with Section 1003.2, Historic preservation objectives, its use shall be preserved for both existing and new construction with the following requirements.

**1107.2** Handmade or hand process made barrel ("C"-shaped) natural clay tile, often variegated in color, either manufactured in the Republic of Cuba prior to the imposition of the U.S. Embargo, or, in the case of antique tile, manufactured in 18th century Spain, salvaged from buildings in Cuba and imported to the United States during the 1920s and 1930s.

1. **Identification.** Final responsibility for the identification of historic Cuban tile shall rest with the building official, subject to the appeals process established by the authority having jurisdiction. Historic Cuban tile is generally identified in the following manner:

1.1 Tile bearing an embossed identification mark usually located on the convex side at the wide taper end of the tile, the most common of which are: "C.E. SAÑUDO MADE IN CUBA"; "JAIME MADE IN CUBA"; "FLORIDO"; "st ANA R.S."; "St. FELIPE"; "MIA"; "CPS"; "C"; "D"; "DD"; "DDD"; "M"; [script] "M"; [script] "JS"; "S"; "SS"; "TZ"; "Z"; "ZZ"; "\*", a nonalphabetical symbol (such as the "delta" figure created by three finger-tip impressions in a triangular position), or a distinctive physical characteristic (such as a burlap material impression over the convex surface of the tile or finger-made impression band(s) located across the end lap of the convex surface); and

1.2 Tile not bearing an embossed identification mark, a nonalphabetical symbol or a distinctive physical characteristic(s) listed in Item 1 above but determined by official action of the legally constituted historic preservation board or historic preservation officer of the jurisdiction to be antique Cuban tile of Spanish origin or tile manufactured in preembargo Cuba.

2. **Reapplication of historic Cuban tile-method.** When a structure which bore historic Cuban tile when originally constructed is reroofed, reapplication of historic Cuban tile, rather than replacement with new contemporary tile, is preferred and shall be encouraged by the building official. When historic Cuban tile is reapplied under the circumstances described above, except as otherwise provided herein, all of the requirements of this code, especially Chapter 15 of the *Florida Building Code, Building* relating to roof covering and application, shall

apply. In addition, the following reapplication methods shall be observed:

2.1 **Attachment.** Historic Cuban tile shall be mortar set or adhesive set to the deck in the same manner as other product approved handmade clay barrel tile, in accordance with RAS 120.

2.2 **Use with contemporary tile.** Where, during removal, the salvage ratio of the historic Cuban tile is less than 100 percent, it is preferred that the replacement cap tile also be historic Cuban tile. Where this is not practical or possible, during reapplication, the salvaged historic Cuban tile shall be used only as cap tile, and not as pan tile. The historic Cuban tile should always be reapplied to distinctive architectural elements such as walls, parapets and chimneys. Where contemporary barrel tile is used to supplement salvaged historic Cuban tile, the contemporary barrel tile shall be Product Approved and otherwise comply with all the requirements of this code. It is preferred that the contemporary barrel tile, when used as cap tile, be handmade natural clay tile, but, in any event, it shall be the same shape, color and texture as the existing historic Cuban tile. Because the salvage ratio of pan tile is low and because pan tile is much less visible, reapplication of historic Cuban tile as a pan tile is discouraged. Rather, it is preferred that pan tile be contemporary barrel tile of either handmade clay, vitrified clay or cement.

2.3 **Mixing dissimilar tiles.** Mixing dissimilar tile styles or shapes, such as an "S"-shaped tile with the "C"-shaped historic Cuban barrel tile, even on separate roofing surfaces of the same structure, shall be avoided. In no case shall dissimilar tile styles or shapes be permitted on the same roofing surface.

2.4 **Double caps and/or pans on the eave roof line.** For reinforcement during routine maintenance and for aesthetic purposes, double caps, double pans or both shall be encouraged on the eave roof line, especially where extant or historical evidence of the original installation indicates the use of this historic technique.

2.5 **Inspection and testing of the installation.** Installations of salvaged and reapplied historic Cuban tile, as are specifically permitted in this section, shall be subject to each and every inspection and test otherwise required in this code for a barrel tile mortar set or adhesive set installation.

3. **Exemption from product control and testing requirements.** Historic Cuban tile, when salvaged and reapplied, as otherwise provided in this section, to a roof that historically bore such material, is exempt from the Product Approval and preinstallation physical testing requirements of this code. However, the completed installation shall be subject to each and every inspection and test otherwise required of a barrel tile mortar set or adhesive set installation, and, further, if contemporary barrel tile is used to supplement historic Cuban tile, the

## HISTORIC BUILDINGS

contemporary tile shall be product approved and comply with all requirements of this code.

(2)\* Automatic sprinkler and detection, alarm, and communications system requirements and the requirements for hazardous areas applicable to new construction for the occupancy created by the change (*see Chapters 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 36, 38, 40, and 42*)

**43.7.2.2** Where a change of occupancy classification occurs to an occupancy classification of a higher hazard classification category (i.e., a lower hazard category number), as addressed by Table 43.7.3, the building shall comply with the requirements of the occupancy chapters applicable to new construction for the occupancy created by the change (*see Chapters 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 36, 38, 40, and 42*).

**43.7.2.3** In historic buildings where a change of occupancy classification occurs within the same hazard classification category or to an occupancy classification in a lesser hazard classification category (i.e., a higher hazard category number), as addressed by Table 43.7.3, the building shall meet the requirements of one of the following:

- (1) 43.7.2.1(1) and (2)
- (2) 43.7.2.1(1) and (2), as modified by Section 43.10

**43.7.2.4** In historic buildings where a change of occupancy classification occurs to an occupancy classification in a higher hazard classification category (that is, a lower hazard category number), as addressed by Table 43.7.3, the building shall meet the requirements of one of the following:

- (1) 43.7.2.2
- (2) 43.7.2.2, as modified by Section 43.10



**43.7.3\* Hazard Category Classifications.** The relative degree of hazard between different occupancy classifications shall be as set forth in the hazard category classifications of Table 43.7.3.

**43.8 Additions.**

**43.8.1 General Requirements.**

**43.8.1.1** Where an addition, as defined in 43.2.2.1.7, is made to a building, both of the following criteria shall be met:

- (1) The addition shall comply with other sections of this *Code* applicable to new construction for the occupancy.
- (2) The existing portion of the building shall comply with the requirements of this *Code* applicable to existing buildings for the occupancy.

**Table 43.7.3 Hazard Categories and Classifications**

Hazard Category	Occupancy Classification
1 (highest hazard)	Industrial or storage occupancies with high hazard contents
2	Health care, detention and correctional, residential board and care
3	Assembly, educational, day care, ambulatory health care, residential, mercantile, business, general and special-purpose industrial, ordinary hazard storage
4 (lowest hazard)	Industrial or storage occupancies with low hazard contents

**43.8.1.2** An addition shall not create or extend any non-conformity with regard to fire safety or the means of egress in the existing building for which the addition is constructed.

**43.8.1.3** Any repair, renovation, alteration, or reconstruction work within an existing building to which an addition is being made shall comply with the requirements of Sections 43.3, 43.4, 43.5, and 43.6.

**43.8.2 Heights.** No addition shall increase the height of an existing building beyond that permitted under the applicable provisions for new building construction.

**43.8.3 Fire Protection Systems.** In other than one- and two-family dwellings, existing compartment areas without an approved separation from the addition shall be protected by an approved automatic sprinkler system where the combined areas would be required to be sprinklered by the provisions applicable to new construction for the occupancy.

**43.8.4 Smoke Alarms.** Where an addition is made to a one- or two-family dwelling or a small residential board and care occupancy, interconnected smoke alarms, powered by the electrical system, meeting the requirements of the other sections of this *Code* shall be installed and maintained in the addition.



**43.9 Reserved.**

**43.10 Historic Buildings.**

**43.10.1 General Requirements.** Historic buildings undergoing rehabilitation shall comply with the requirements of one of the following:

- (1) Section 43.10
- (2) Sections 43.3, 43.4, 43.5, 43.6, and 43.7, as they relate, respectively, to repair, renovation, modification, reconstruction, and change of use or occupancy classification
- (3) NFPA 914, *Code for Fire Protection of Historic Structures*

**43.10.2 Evaluation.** A historic building undergoing modification, reconstruction, or change of occupancy classification in accordance with the requirements of Chapter 43 shall be investigated and evaluated as follows:

- (1) A written report shall be prepared for such a building and filed with the authority having jurisdiction by a registered design professional.
- (2) If the subject matter of the report does not require an evaluation by a registered design professional, the authority having jurisdiction shall be permitted to allow the report to be prepared by a licensed building contractor, electrician, plumber, or mechanical contractor responsible for the work.
- (3) The licensed person preparing the report shall be knowledgeable in historic preservation, or the report shall be coauthored by a preservation professional.
- (4) The report shall identify each required safety feature in compliance with Chapter 43 and where compliance with other chapters of this *Code* would be damaging to the contributing historic features.
- (5) The report shall describe each feature not in compliance with this *Code* and demonstrate how the intent of this *Code* is met in providing an equivalent level of safety.

- (6) The local preservation official shall be permitted to review and comment on the written report or shall be permitted to request review comments on the report from the historic preservation officer.
- (7) Unless it is determined by the authority having jurisdiction that a report is required to protect the health and safety of the public, the submission of a report shall not be required for a building that is being rehabilitated for the personal use of the owner or a member of the owner's immediate family and is not intended for any use or occupancy by the public.

**43.10.3 Repairs.** Repairs to any portion of a historic building shall be permitted to be made with original or like materials and original methods of construction, except as otherwise provided in Section 43.10.

**43.10.4 Repair, Renovation, Modification, or Reconstruction.**

**43.10.4.1 General.** Historic buildings undergoing repair, renovation, modification, or reconstruction shall comply with the applicable requirements of Sections 43.3, 43.4, 43.5, and 43.6, except as specifically permitted in 43.10.4.

**43.10.4.2 Replacement.** Replacements shall meet the following criteria:

- (1) Replacement of existing or missing features using original or like materials shall be permitted.
- (2) Partial replacement for repairs that match the original in configuration, height, and size shall be permitted.
- (3) Replacements shall not be required to meet the requirements of this *Code* that specify material standards, details of installation and connection, joints, or penetrations; or continuity of any element, component, or system in the building.

**43.10.4.3 Means of Egress.** Existing door openings, window openings intended for emergency egress, and corridor and stairway widths narrower than those required for nonhistoric buildings under this *Code* shall be permitted, provided that one of the following criteria is met:

- (1) In the opinion of the authority having jurisdiction, sufficient width and height exists for a person to pass through the opening or traverse the exit, and the capacity of the egress system is adequate for the occupant load.
- (2) Other operational controls to limit the number of occupants are approved by the authority having jurisdiction.

**43.10.4.4 Door Swing.** Where approved by the authority having jurisdiction, existing front doors shall not be required to swing in the direction of egress travel, provided that other approved exits have sufficient egress capacity to serve the total occupant load.

**43.10.4.5 Transoms.** In fully sprinklered buildings of hotel and dormitory occupancies, apartment occupancies, and residential board and care occupancies, existing transoms in corridors and other fire resistance-rated walls shall be permitted to remain in use, provided that the transoms are fixed in the closed position.

**43.10.4.6 Interior Finishes.**

**43.10.4.6.1** Existing interior wall and ceiling finishes, in other than exits, shall be permitted to remain in place where it is demonstrated that such finishes are the historic finish.

**43.10.4.6.2** Interior wall and ceiling finishes in exits, other than in one- and two-family dwellings, shall meet one of the following criteria:

- (1) The material shall have a flame spread classification of Class C or better.
- (2) Existing materials not meeting the minimum Class C flame spread criteria shall be surfaced with an approved fire-retardant paint or finish.
- (3) Existing materials not meeting the minimum Class C flame spread criteria shall be permitted to be continued in use, provided that the building is protected throughout by an approved automatic sprinkler system.

**43.10.4.7 Stairway Enclosure.**

**43.10.4.7.1** Stairways shall be permitted to be unenclosed in a historic building where such stairways serve only one adjacent floor.

**43.10.4.7.2** In buildings of three or fewer stories in height, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements; however, such elements shall not be required to have a fire rating.

**43.10.4.8 One-Hour Fire-Rated Assemblies.** Existing walls and ceilings shall be exempt from the minimum 1-hour fire resistance-rated construction requirements of other sections of this *Code* where the existing wall and ceiling are of wood lath and plaster construction in good condition.

**43.10.4.9 Stairway Handrails and Guards.**

**43.10.4.9.1** Existing grand stairways shall be exempt from the handrail and guard requirements of other sections of this *Code*.

**43.10.4.9.2** Existing handrails and guards on grand staircases shall be permitted to remain in use, provided that they are not structurally dangerous.

**43.10.4.10 Exit Signs.** The authority having jurisdiction shall be permitted to accept alternative exit sign or directional exit sign location, provided that signs installed in compliance with other sections of this *Code* would have an adverse effect on the historic character and such alternative signs identify the exits and egress path.

**43.10.4.11 Sprinkler Systems.**

**43.10.4.11.1** Historic buildings that do not conform to the construction requirements specified in other chapters of this *Code* for the applicable occupancy or use and that, in the opinion of the authority having jurisdiction, constitute a fire safety hazard shall be protected throughout by an approved automatic sprinkler system.

**43.10.4.11.2** The automatic sprinkler system required by 43.10.4.11.1 shall not be used as a substitute for, or serve as an alternative to, the required number of exits from the facility.

**43.10.5 Change of Occupancy.**

**43.10.5.1 General.** Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Section 43.7, except as otherwise permitted by 43.10.5.

**43.10.5.2 Means of Egress.** Existing door openings, window openings intended for emergency egress, and corridor and stairway widths narrower than those required for nonhistoric buildings under this *Code* shall be permitted, provided that one of the following criteria is met:





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

### CERTIFICATE OF APPROPRIATENESS TO ALTER A DESIGNATED HISTORIC SITE

COA#13-43     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address 131 N 2<sup>nd</sup> Street

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Replace original clay barrel tile roofing system on the pent roof with Entegra Concrete S-type tile roofing system in the same colors	Replacement of the roofing system must be done with the appropriate clay barrel tile system to match the original match the old in design, color, and texture.	Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, Standards 2, 5, & 6.

**APPROVED:**

Board Approval

Administrative Approval

*Sonja Gates*    *10/28/13*

\_\_\_\_\_  
 Sonja Gates, Chairwoman    Date  
 Historic Preservation Board

\_\_\_\_\_  
 Kori Benton    Date  
 Historic Preservation Officer

*This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.*

*Should you have any further questions or concerns, contact Kori Benton, Historic Preservation Officer, at (772) 467-3739 or via e-mail at [kbenton@city-ftpierce.com](mailto:kbenton@city-ftpierce.com).*

*Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.*

**Attach a copy of this Certificate, as well as all attached, stamped "APPROVED" plans and renderings to any building permit or site plan applications.**

Provided to:	Name/Address	Via
Owner	Richard A Coke Investments LLC 131 N 2nd St Fort Pierce FL 34950-4428	USPS
Applicant	J. A. Taylor Roofing, Inc. 302 Melton Drive Ft. Pierce, FL 34982	Email
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail





# CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

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## Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON **TUESDAY, OCTOBER 28<sup>th</sup>, 2013**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

### Tenant

#### 1. Call to Order

-----

#### 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

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#### 3. Roll Call

Upon roll call those present were: Mr. Sampson, Ms. Boardman, Ms. Jackson, Jean Ellen Wilson and Chairwoman Gates.

Those absent: Mr. Culverhouse and Ms. Harris.

Staff present: Karen Emerson, Board Attorney; Kori Benton, Historic Preservation Officer; Clarissa Davis, Planning Specialist; Rebecca Grohall, Planning Manager.

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#### 4. Approval of Minutes

**Ms. Jackson makes a motion and is seconded by Ms. Boardman** – to approve.

A voice vote was taken.

Motion passes unanimously.

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#### 5. Public Hearing

- a. **Certificate of Appropriateness 13-31**, an Owner-initiated application to replace the mansard roof of a contributing historic structure located at 131 N 2nd Street. The Parcel ID is 2410-503-0072-000-4.

The legal description is: AARON LEE`S MAP OF FORT PIERCE BLK H LOTS 1 AND 2 (MAP 24/10B) (OR 356-2788: 899-2323; 2132-2: 2926-2444).

Mr. Benton: The request before you is a request for a re-roof at the Raulerson Building located at 131 N 2<sup>nd</sup> Street. The building was constructed in 1924 and features Mediterranean Revival style. It has a distinct characteristic and feature with the roof because of its small Mansard style roof with a steep slope. The applicant is requesting to remove the original clay barrel tile roofing system and replace it with an Integra S-Type concrete style roofing system. The material is being proposed by J. A. Taylor Roofing based on the steep slope and there lack of ability to find a product that would meet Florida Building Code standards for the replacement on the 12/12 slope. There is apparent damage and malfunctioning of the roofing system. Clay tiles have become loose and have fallen. I have tried to coordinate with several tile manufacturers to take a look at a direct replacement of the same clay tile material, size, colors and shape. The applicants have determined a four color combination for the tile replacement in hopes of resembling the existing original roof. These materials are concrete opposed to the clay barrel tile. The tile is S-Type meaning it is a different configuration. It has a different curvature feature than the original tile making it a distinct design difference. The building permit evaluation for the material was listed around \$13,000 which includes the construction costs as well.

The Secretary of Interior Standards up for consideration are 2,5 and 6. Standard 2 states, "The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided". Standard 5 states, "Distinctive materials features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved". Standard 6 states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design, color, texture and, if possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence".

The barrel tile roofing systems were set with mortar historically. The clay tile upon the Raulerson Building has been there for nearly 90 years now. One of the manufacturers that staff has been in coordination with is Ludowici. The representative from that company suggested up that the tiles that are in place now may be their product. They have been manufacturing clay tiles for over 120 years. After looking over photos, it was suggested that that may be the case. When speaking about an estimate for the material, it was quoted to perhaps costing \$9,500 to \$13,000 depending upon the length of each tile. The ability to have them permitted via Florida Building Code has been difficult because there are many techniques. In coordination with St. Augustine's city attorney as well as their Building Official, it was indicated that they use a hybrid system where the tiles are secured with nails and screws and also secured with a clear epoxy that is not visible. They then utilize mortar for aesthetic purposes to fill in the gaps for the presentation.

The property owner did express concerns about the cost of the roofing materials and the ability to have it permitted. It was discussed with the Building Official opportunities to present the ability to meet the State requirements as far as structural integrity and wind loads. It is believed that aspect can be resolved within the next week. Emails from the manufacturers stated that they are working with their design engineering team and going over details that were submitted to them about the Raulerson Building.

The City of Fort Pierce recently released a grant opportunity for commercial rehabilitation façade improvements which the property owner apply for up to \$10,000 in matching funds. It may be a grant opportunity the property owner will want to consider. The Flagler College recently replaced their roof that is very similar to the Raulerson Building. The building features a slope that is greater than the one on the Raulerson Building which presents a clear example that this has been permitted. St. Augustine is subject to the same Florida Building Code regulations as the City of Fort Pierce.

The submitted request conflicts with Secretary of Interior Standards 2,5 and 6 as it seeks to remove distinct features and materials from the historic structure and utilizes a replacement that is different in design, texture, and material. The existing tiles are damaged and deteriorated to the point which necessitates replacement, therefore staff recommends that the Board approve the replacement of the roof with the condition that the

replacement match the existing in design, texture, color and material. As there are legitimate concerns regarding the ability to permit a direct replacement for the existing materials, the Board should consider incorporating a clause which grants the request of the applicant as presented upon determination that the direct replacement is ineligible for building permit approval. Staff is requesting that the Board grant two weeks' time for staff to coordinate with the applicant to pursue a solution or render a determination as to whether or not it is feasible to replace the existing material to retain the architectural integrity and the character of this contributing structure.

Chairwoman Gates states that the Arcade Building has used Ludowici tile as well as the Gates building. Though the slopes were different from the Raulerson Building, the Florida Building code is allowing that tile.

Mr. Benton answers yes. Ludowici did provide the tiles for the Arcade Building. The style is a little different from what is currently presented. The material that staff is recommending is a straight barrel mission style which is very similar to what is on the downtown Library.

Chairwoman Gates states that the style type that is being proposed by the applicant is not appropriate.

Mr. Benton states that he featured an exhibit from the Ludowici specifications booklet within the staff report. It does show the 14 ¼ inch straight barrel mission tile, the roofing system that is more appropriate in this circumstance. The manufacturer does offer a 75 year warranty. Based on industry standards for this material, the manufacturers were offering in the ball park of 50 to 75 years.

Mr. Sampson asks if there is loose tile there that has a risk of falling.

Mr. Benton answers that the applicant stated that there were several tiles loose and in danger of falling onto the sidewalks. Staff coordinated with the Building Department and the applicant to see if that is something that could be secured. There's nothing from preventing them from securing and repairing the existing materials in the interim. That was something that was expressed by the property owner.

Chairwoman Gates asks for the time frame of the project being done.

Mr. Benton states that it depends if staff can determine within the next two weeks that there is a clean cut approach to have appropriate tiles approved with a different technique. There is the ability for a rail system to be implemented with the screws and nails with the addition of the epoxy, as long as we have the work and attention of our Building Official in coordination with the Building Official of St. Augustine, the hope is that we can have something in the books and dialed up in the next two weeks.

Chairwoman Gates asks if both tile companies gave a similar estimate.

Mr. Benton answers yes.

Chairwoman Gates states that the cost shouldn't be an issue then.

Mr. Benton states that the building permit estimate was valued at around \$13,000 which includes J.A. Taylor cost of installing and removing the existing tiles and reinstalling them. The material cost as presented by Ludowici and another manufacturer were between \$9,500 and \$13,000 for the materials. The freight rate and the cost of having the existing roof removed and to also have these materials reinstalled with a hybrid system, it could put the final estimate at \$15,000 and \$20,000, however, if the property owner does pursue and is granted one of the façade improvement grants they would have the ability to subsidize that up to \$10,000.

Chairwoman Gates asks would that grant be dependent upon if they chose the Ludowici tile?

Mr. Benton states that it would only be dependent upon them choosing the appropriate materials if the Board formulated that in a motion.

Mr. Sampson asks how long the grant takes to go through if they apply for it.

Mr. Benton states that the grant was released October 24<sup>th</sup>, 2013. The applicants have the opportunity to apply for that at any time. The guidelines in the grant application require the community wide council to review and offer recommendations to the project. The grant funding is on a first come, first serve basis. So, the hope is that the grant decision could be made within the next 2 to 3 weeks.

**Mr. Sampson makes a motion and is seconded by Ms. Boardman** – to approve with staff's recommendation and approve the request to replace only with the appropriate type of clay tile. Also, to deny the request to use the cement tile based on Secretary of Interior Standards 2,5 and 6.

Ms. Jackson asks if the motion is what staff is recommending.

Ms. Benton answers yes. Staff's recommendation was a little more complex. It noted the concerns for potential of a permit and the appropriate replacement. When it was authored there were not as many developments as there is this evening in pursuing a direct replacement. There are some caveats that were left out of Mr. Sampson's motion.

**A roll call was taken.**

**Those in favor:** Mr. Sampson, Ms. Boardman, Ms. Jackson, Ms. Wilson, Chairwoman Gates.

**Motion passes unanimously.**

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- b. Certificate of Appropriateness 13-33**, an Owner-initiated application to enlarge the doorway and add a second door on a secondary façade of a contributing historic structure located at 411 N 2nd St. The Parcel ID is 2403-705-0119-000-4. The legal description is: ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 13-H- N 1/2 OF LOT 6 (OR 3125-1254; 3484-675).

Mr. Benton: The applicant is requesting to install double doors on the secondary/south façade. The Sailfish Brewery came to the City of Fort Pierce in 2011. They have established a microbrewery within the southern structure. They are requesting to move into the structure to the north and as part of the request to make it feasible to locate their equipment inside the structure as well as operating their business as well as expanding the door. The proposed expansion does feature additional brewing facilities to allow them to supply their bar area to the south as well as the future potential to bottle and sell it in local stores. They have pursued selling the beer in P.B. Cobb and other establishments within the City. The door way as proposed would be expanded to accommodate for the second double door in order for them to install the machinery and equipment inside as well as have additional access. The proposed alterations are in the secondary façade. Their COA submittal was requesting aluminum doors with expansive glass features on both of the doors. They did not give a color preference within their application.

The applicable Secretary of Interior Standards are 1, 2 and 9. Standard 1 states, "A property will be used as it was historically or beginning a new use that requires minimal change to its distinctive features, material

features and spatial relationships". The structure when constructed back in 1910-1915 was for residential use. It was accessory for a photography studio named The Hills Studio. During WW II there was an expansion to add a second story and change the gable roof. Historically, it has held a residential use. They are proposing an adaptive re-use to convert this structure into an accessory brewing facility. Standard 2 states, "The historic character of a property will be retained and preserved. The removal of distinctive materials for alterations of features, spaces and spatial relationships that characterize a property will be avoided". Standard 9 states, "New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment".

Staff has reviewed the structure itself. There were extensive rehabilitation efforts and renovations in 2009 and 2010. There were a lot of materials replaced. They saved some of the original materials, but due to deterioration of a lot of the structure, a lot of the features like the siding, windows and doors are new. This doorway is not necessarily original. It may have been in a different location on the façade when it was originally established. The materials around it are not original. The proposal conflicts with the Secretary of Interior Standards 2 and 9, however, this application seeks to install a double door system with a modern style which does not assimilate with the character of the structure.

Staff is requesting that the Board approve the request with a condition that the applicants coordinate with staff to determine and incorporate more appropriate door configuration as well as material, in addition to utilizing color combinations which achieve consistency throughout the southern façade.

Mr. Sampson asks when the windows changed from what's boarded up and what was originally there as well as the door that looks like it might have been replaced.

Mr. Benton states that the distinct features such as the window and door were probably altered in the early 80's. The structure around 2005 and 2006 was deteriorated beyond belief and up for demolition. Efforts from this Board as well as Charlie Hayek, the property owner, were used to deter this from the demolition. The original features have been gone for at least a few decades. It is imagined that during the development in the 80's when they were trying to maximize the amount of rooms to rent out or subsection the structure for efficiency apartments, they probably removed the doorway from 2<sup>nd</sup> street and was placed in the interior space.

Chairwoman Gates states that there must be something more appropriate than the door the applicant is proposing.

Mr. Benton states the he did not bring any other potential examples. Staff can coordinate with the applicant to have a few different options. A more appropriate material would be wood construction as that is the material for the remainder of the doors.

Ms. Boardman states that the door should be an 8 pane window, wooden and be the same color.

**Mr. Sampson makes a motion and is seconded by Ms. Jackson** - to approve COA 13-33 with the conditions that the applicant work with staff to find a more appropriate door fitting with the time period and design of the building, preferably something with a 9 or 12 lite French type door. The door must be of wood construction and must maintain the color to coordinate with the existing southern façade.

**A roll call was taken.**

**Those in favor:** Mr. Sampson, Ms. Boardman, Ms. Jackson, Ms. Wilson, Chairwoman Gates.

**A motion passes unanimously.**

**6. New Business**

- a. Distribution of Administrative Certificates of Appropriateness
  
- b. Treasure Galleon Awards – Scheduling of Events

Further coordination with Doris Tillman in hopes of having the awards at Old City Hall. It will take place sometime in the spring.

**7. Consideration of Absences**

**Mr. Sampson makes a motion and is seconded by Ms. Jackson** – to excuse Ms. Harris and Mr. Culverhouse's absence.

**A voice vote was taken.**

**Motion passes unanimously.**

**8. Adjournment**

**Chairwoman adjourns the meeting.**



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

*REBECCA GROHALL, AICP, PLANNING MANAGER*  
*COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW*  
*HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

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The Appellant, Richard A. Coke, submitted supplemental documents on December 26<sup>th</sup>, 2013 for review by the City Commission.



Richard A. Coke Investments, Inc.  
129 N. 2<sup>ND</sup> STREET  
FT. PIERCE, FL. 34950



To: Mr. Benton  
Historic Preservation Officer  
City Of Ft. Pierce

As property manager for the Raulerson building, I would like to submit the following to be included with the January 6<sup>th</sup> hearing on the Certificate of Appropriateness for the roofing system for the Raulerson Building.

I have also submitted 6 copies to the City Clerk's office to be included with the Commission packages, and one for the Clerk's records.

Thank you,

Christine Coke



Richard A. Coke Investments, Inc.  
129 N. 2<sup>ND</sup> STREET  
FT. PIERCE, FL. 34950



To: Mayor and Commissioners:

As property manager for the Raulerson building, I would like to submit the following for your consideration:

1. Petition from property owner to have historic designation removed from the building (this is the procedure per staff)
2. Should this petition not be successful, a letter from myself as property manager requesting you reverse the ruling of the Historic Preservation Board
3. Original signed contract dated 8/28/13 illustrated this project should have been permitted and completed months ago
4. Ruling of the Historic Preservation Board
5. Minutes pertaining to our issue from the Historic Preservation Board
6. My responses to the minutes and staff's presentation to the Board
7. Proposal from J.A. Taylor, a local roofer in business 48 years, showing
  - i. Original bid
  - ii. Bid with staff's recommendation
8. Pictures
  - i. Our proposed material
  - ii. Staff's proposed material
  - iii. Example of staff's material that was installed in Sewell's point 8 years ago

Thank you for your consideration.

Christine Coke



Richard A. Coke Investments, LLC  
129 N. 2<sup>ND</sup> STREET  
FT. PIERCE, FL. 34950

12/23/13

To: Mayor and Commissioners

Prior to reviewing our appeal of the historic preservations board's ruling regarding the replacement of the roof on the Raulerson Building, I respectfully request you consider this *petition of the owner*, per Sec. 23-37, to have the historical designation removed.

Mayor Enns initially requested we allow the designation (which was 100% voluntary), and assured me the purpose was merely to assist the City in highlighting its long and rich history. I was promised there would be no downside, no hurdles or obstacles- there might be advantages!

Upon receiving the designation, I was informed that the City had order a beautiful bronze plaque-*that I would have to pay for*.

Until recently, there has been neither an upside, or a downside me, the owner, for having this designation. The building has never received any funding, tax breaks, rental assistant grants or other advantages. My building has been utilized by the City to showcase a major architectural historically significant time in the City's history.

All has gone well until the last few years when staff caused the relationship to turn foul-all due to the historic designation. The City staff recently has:

Threatened **to close a business** because they did not receive approval for their sign in their window from the historic preservation board. This was the exact sign that had been there when they were a tenant previously, only smaller.

Delayed approval of application to repair façade features that were coming loose from the building, and were a safety issue.

Charged extra for permits to process because the building has historic designation

Delayed permitting a roof replacement, and put the public in harm's way for an additional 110 days


Decided to require material for my project (despite not being recommended by professionals) that would **cost an additional \$23,500**.

As a member of this community for 38 years, I formed the first downtown business association, helped form the City's CRA, and sat on the board until the Commission took it over. My daughters are active in our community, and have the best interest of our City at heart.

At this point, it does not appear that City staff is exercising good common sense, nor showing any desire to communicate and or work with its citizens.

I will maintain my building, but I do not feel it is fair, right or reasonable that I, my daughters and my contractors should have to constantly fight City hall, rather than receive any cooperation.

I therefore respectfully request that the Raulerson Building immediately be removed from your listing of historically significant building.

  
Richard A. Coke



Richard A. Coke Investments, LLC  
129 N. 2<sup>ND</sup> STREET  
FT. PIERCE, FL. 34950

11/15/13

To: The City Of Fort Pierce  
Mayor and Commission

Re: Written Appeal of Decision of Historic Preservation Board  
Certificate of Appropriateness to alter a designated historic site,  
Specifically Roof replacement Raulerson Building

As property manager, with power of attorney, and full knowledge and agreement of my father, Richard A. Coke, I am filing this appeal on his behalf.

Per Section 23-66 Appeals of the municode, let this serve as my notice of intent to appeal the decision of the board regarding the replacement of the roofing system on the Raulerson Building.

I am filing the required \$25.00 fee.

I am filing this within the 20 day requirement, although, since the minutes of the meeting have yet to be transcribed, and are not therefore readily available to be discussed point by point, I would like to reserve the right to amend this at such time as the minutes become available. I have paid the City for a recording of the meeting, but it is not always clear.

Grounds for Appeal:

City staff was made fully aware that this is an issue of public safety since tiles are beginning to fall, and were requested to expedite the permit both by my *local* roofer and myself.

City staff choose not to discuss with either my roofer, or myself, but to refer to historic preservation board, delaying approval process by 6 weeks

City staff, when requested by me to utilize the discretion granted the historic preservation officer and expedite the permit due to public safety issues and the fact that the existing tile was no longer recommend to be used as a replacement due to the pitch on the roof, chose not to.

City staff represented to me, that after they spent hours (paid by my tax dollars) 5 of the 6 roofers they spoke with did not recommend utilizing the existing type of roof, therefore, I foolishly assumed that that would not be the recommendation of staff.

City staff did not extend either myself, or my roofer the common courtesy of informing us that their recommendation would be to deny our permit as submitted.

City staff did find a company (*I do not believe they are local*) that can provide tiles of a similar nature to the existing roof. Staff informed me that the cost for the tiles would be approximately \$11,000.00-which is less than the permitted price I submitted by \$3,000.00.

However, staff neglected to consider that this price does not include:

- Removal of old roof
- Labor and other materials to install new roof



At a minimum staff is taking my \$14,000.00 project and turning it in to one that will be well over \$20,000.00

Summary of Relief Sought:

Currently, we find it necessary to pursue the path of petitioning to have the building removed from the historic registry. The conditions at the City now, and staff's attitude, not only with this, but many other projects we have had in the past year, make it impossible for us to keep our building, tenants, and the citizens of the City of Ft. Pierce safe.

If for some reason, we are not successful in being removed from the registry, we would ask that the Commission reverse the decision of the board since the board made it without hearing:

that this was not really recommended by any local roofers

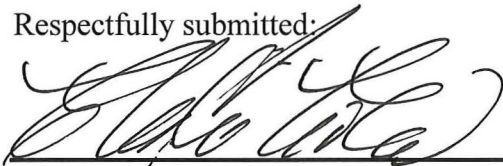
the appearance of what we choose is very similar, it is more durable, and safer

I was having a custom color made to match the green that is there now

The product staff is recommending makes the project cost prohibitive

Thank you for your time and consideration.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Christine Coke", written over a horizontal line.

Christine Coke



# J.A. TAYLOR ROOFING CONTRACTOR

## "Estimate/Contract/Proposal"

Customer/Owner/Agent:	Christine Coke	Mobile:	
Project Address:	Raulerson Building N 2 <sup>nd</sup> Street Fort Pierce, FL	Phone:	772.461.2525
Date/Type/Code:	August 8, 2013	ax:	772.221.9676
		Email:	sales1@cokestationers.com

J.A. Taylor Roofing will provide necessary permits, schedule all inspections with related Municipality, and maintain Current License and Insurance. This proposal includes labor, materials, and all taxes. Our "Professional" installers will hereby complete the following:

### Install "Standard" Cement Tile Roof System

1. Completely remove existing roofing materials on mansard roofs down to sheathing/deck and prepare as needed to ensure a clean, solid surface in which to apply a new roof.
2. Inspect all sheathing and replace any rotten wood. (Estimate includes up to 3 sheets plywood sheathing replacement at no charge, for additional lumber replacement costs, see attached sheet).
3. Install 8-D "ring-shank" fasteners to existing sheathing/deck to meet current Building Code Requirements.
4. Install (1) ply Polyglass TU Plus self-adhered underlayment directly to deck per code requirements.
5. Install new roofing accessories including: drip edge, flashings, counter-flashings, plumbing stacks, vent flashings, hip/ridge metal eaves closure, and valley metal. (Accessories to be fabricated from 26 gauge Galvanized materials).
6. Install Entegra Bella High S Cement Roof Tile using Polypro 160 spray foam and fasteners per code requirements. Tile-Tite Mortar to be used to "point-up" all hip/ridge and related details. (To be used with/without oxide). (Profile and color choices to be made from "standard" selections. Special order tile may be additional).
7. Four Color Blend: A SPRD NN Y SM. 30  
A COPR NN Y SM. 30  
A NVCL NN Y SM. 15  
A MINT NN Y SM. 15  
Percentage of each tile to be confirmed.
8. Thoroughly clean project of all "roofing related debris" and haul away. (Landfill fees are included).

"Standard" Cement Tile Roof System -----\$ 13,800.00

### J.A. Taylor Roofing will provide a (5) Year "Leak Free" workmanship warranty from date of completion.

Any alteration or deviation from the above specifications involving additional costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Replacement of rotten/damaged lumber is not included in estimate unless specified. Customer must provide access to building unless arrangements are made prior to estimate, therefore J.A. Taylor Roofing is not responsible for damage to driveway/sidewalks and/or any other access areas needed to approach projects. Any client that is in default in the payment of money due under terms of this account will be charged at the rate of 1 1/2 % per month on the unpaid balance, (Maximum allowable by law). If any client is referred to an attorney for collection, client agrees to pay all fees incurred in the collection of the amount due, plus all court costs and attorney fees. Work will be scheduled upon written acceptance of this proposal. This proposal may be withdrawn from us if not accepted within 60 days. \*All major credit cards accepted, however an additional processing fee of up to 5% will be assessed to contract total depending on current monthly rate and card used.

Payment Terms: 1/3 Deposit @ Commencement, 1/3 Payment @ completion of dry-in, and Balance upon Completion of Project.

ACCEPTANCE OF PROPOSAL

Owner: [Signature] Date: 8/28/13

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

For further assistance please contact J.A. Taylor Roofing 772-466-4040 or fax to 772-468-8397

Thank you for the opportunity to bid your project

\*\*\*\*\*Serving the Treasure Coast for over 46 Years\*\*\*\*\*

Respectfully Submitted by Ryan Murray

302 Melton Drive

Fort Pierce, FL 34982

Tel. 772.466.4040

Fax 772.468.8397

REPAIRS. RE-ROOFS. NEW COMMERCIAL & RESIDENTIAL ROOFING CONTRACTORS  
SERVING FLORIDA SINCE 1965  
LICENSE #CCC1325720





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
 HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

### CERTIFICATE OF APPROPRIATENESS TO ALTER A DESIGNATED HISTORIC SITE

COA#13-43     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address 131 N 2<sup>nd</sup> Street

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Replace original clay barrel tile roofing system on the pent roof with Entegra Concrete S-type tile roofing system in the same colors	Replacement of the roofing system must be done with the appropriate clay barrel tile system to match the original match the old in design, color, and texture.	Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, Standards 2, 5, & 6.

**APPROVED:**

Board Approval

Administrative Approval

*Senja Gates*    10.28.13

\_\_\_\_\_  
 Sonja Gates, Chairwoman    Date  
 Historic Preservation Board

\_\_\_\_\_  
 Kori Benton    Date  
 Historic Preservation Officer

*This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.*

*Should you have any further questions or concerns, contact Kori Benton, Historic Preservation Officer, at (772) 467-3739 or via e-mail at [kbenton@city-ftpierce.com](mailto:kbenton@city-ftpierce.com).*

*Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.*

**Attach a copy of this Certificate, as well as all attached, stamped "APPROVED" plans and renderings to any building permit or site plan applications.**

Provided to:	Name/Address	Via
Owner	Richard A Coke Investments LLC 131 N 2nd St Fort Pierce FL 34950-4428	USPS
Applicant	J. A. Taylor Roofing, Inc. 302 Melton Drive Ft. Pierce, FL. 34982	Email
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



The legal description is: AARON LEE'S MAP OF FORT PIERCE BLK H LOTS 1 AND 2 (MAP 24/10B) (OR 356-2788: 899-2323; 2132-2: 2926-2444).

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The barrel tile roofing systems were set with mortar historically. The clay tile upon the Raulerson Building has been there for nearly 90 years now. One of the manufacturers that staff has been in coordination with is Ludowici. The representative from that company suggested up that the tiles that are in place now may be their product. They have been manufacturing clay tiles for over 120 years. After looking over photos, it was suggested that that may be the case. When speaking about an estimate for the material, it was quoted to perhaps costing \$9,500 to \$13,000 depending upon the length of each tile. The ability to have them permitted via Florida Building Code has been difficult because there are many techniques. In coordination with St. Augustine's city attorney as well as their Building Official, it was indicated that they use a hybrid system where the tiles are secured with nails and screws and also secured with a clear epoxy that is not visible. They then utilize mortar for aesthetic purposes to fill in the gaps for the presentation.

The property owner did express concerns about the cost of the roofing materials and the ability to have it permitted. It was discussed with the Building Official opportunities to present the ability to meet the State requirements as far as structural integrity and wind loads. It is believed that aspect can be resolved within the next week. Emails from the manufacturers stated that they are working with their design engineering team and going over details that were submitted to them about the Raulerson Building.

The City of Fort Pierce recently released a grant opportunity for commercial rehabilitation façade improvements which the property owner apply for up to \$10,000 in matching funds. It may be a grant opportunity the property owner will want to consider. The Flagler College recently replaced their roof that is very similar to the Raulerson Building. The building features a slope that is greater than the one on the Raulerson Building which presents a clear example that this has been permitted. St. Augustine is subject to the same Florida Building Code regulations as the City of Fort Pierce.

The submitted request conflicts with Secretary of Interior Standards 2,5 and 6 as it seeks to remove distinct features and materials from the historic structure and utilizes a replacement that is different in design, texture, and material. The existing tiles are damaged and deteriorated to the point which necessitates replacement, therefore staff recommends that the Board approve the replacement of the roof with the condition that the



## Responses/Comments to minutes of Historic Preservation Board Meeting

1. Staff was never told roofer had a “lack of ability to find a product that would match. *Staff was told, and agreed that 5 of the 6 roofers they spoke with stated the clay was not recommended to the steep slope that existed*
2. The roof cannot be repaired, since it was installed with nails(that are now rusting) and concrete then poured. As the nails rust, the tiles fall.
3. Estimate of materials quoted to staff was for tile only, not eave closure, rake tile, shipping additional equipment, and labor to install
4. The Coke family believes in doing business **locally** and to utilize a company from St. Augustine, to spend tens of thousands of dollars with is against what we believe to be best for our community
5. Were we to apply for a grant-up to \$10,000.00 we could take the cost of our project as proposed from \$13,800.00 to us down to \$6,900.00.00. Should we be forced to follow staff’s recommendation, and received the full amount of the grant, our cost would be \$27,300.00-**an additional cost of \$20,400.00 to us.**
6. Other than receiving notification that we were approved but had to get clay barrel tile to match the original design, color and texture, **staff never attempted to coordinate with us to pursue a solution.**
7. There have been tiles falling from the roof. Staff was informed months ago this was a public safety issue, no one from the City met with us to discuss any solution, PROFESSIONAL roofers said the only solution is to replace the roof. Our first solution would have been to repair, rather than replace
8. Obviously, the estimate given staff is erroneous
9. At no point PRIOR to this meeting were we informed that staff was recommending against us. After hearing that staff had met with the same concerns from the majority of the roofers that the clay barrel was not recommended, it was our assumption, that staff was going to recommend approval.





ROOFING CONTRACTOR

"Estimate/Contract/Proposal"

Table with customer/owner/agent details, project address, date/type/code, and revised date.

J.A. Taylor Roofing will provide necessary permits, schedule all inspections with related Municipality, and maintain Current License and Insurance. This proposal includes labor, materials, and all taxes. Our "Professional" installers will hereby complete the following;

Install "Standard" Cement Tile Roof System

- List of 8 items detailing roof removal, sheathing replacement, fasteners, underlayment, accessories, tile installation, and cleanup.

"Standard" Cement Tile Roof System ----- \$ 13,800.00

Option: Ludowici pan/cap tile proposed by City of Fort Pierce ----- \$ 37,300.00

Table listing costs for tile, eave closure, rake tile, shipping, and additional labor for pan & cap, totaling \$28,550.00.

J.A. Taylor Roofing will provide a (5) Year "Leak Free" workmanship warranty from date of completion.

Any alteration or deviation from the above specifications involving additional costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Replacement of rotten/damaged lumber is not included in estimate unless specified.

Payment Terms: 1/3 Deposit @ Commencement, 1/3 Payment @ completion of dry-in, and Balance upon Completion of Project.

ACCEPTANCE OF PROPOSAL

Owner: \_\_\_\_\_ Date: \_\_\_\_\_
Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

For further assistance please contact J.A. Taylor Roofing 772-466-4040 or fax to 772-468-8397

Thank you for the opportunity to bid your project

\*\*\*\*\*Serving the Treasure Coast for over 46 Years\*\*\*\*\*

Respectfully Submitted by Ryan Murray

302 Melton Drive Fort Pierce, FL 34982 Tel. 772.466.4040 Fax 772.468.8397

REPAIRS, RE-ROOFS, NEW COMMERCIAL & RESIDENTIAL ROOFING CONTRACTORS
SERVING FLORIDA SINCE 1965
LICENSE #CCC1325720





Coke's proposed tile





Clay  
(staff)



8 yr old clay roof

