

Historic Preservation Property Tax Exemption Application Part 1 - Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)

1. Property identification and location:

Property Identification Number (from tax records): 2410-710-0102-000-2 *Attach legal description of property*

Address of property: Street 301 S US HWY 1

City FT PIERCE County ST LUCIE Zip Code 34950

- Individually National Register listed
 In a National Register district

- Locally designated historic property or landmark*
 In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district N/A - INDIVIDUALLY DESIGNATED

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office CITY OF FORT PIERCE - HISTORIC PRES.

Mailing Address P O BOX 1480

City FT PIERCE State FL Zip Code 34954

Telephone Number (772) 460-2200 x 237

2. Type of request:

- Exemption under 196.1997, F.S. (standard exemption)
 Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.*

3. Owner information:

Name of individual or organization owning the property LINDA KROON

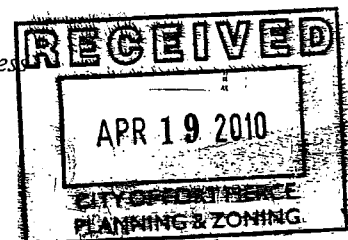
Mailing address 11792 WARDEN AVE

City GORMLEY State ONTARIO Zip code L0H 1G0

Daytime Telephone Number (416) 655-1890

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

x
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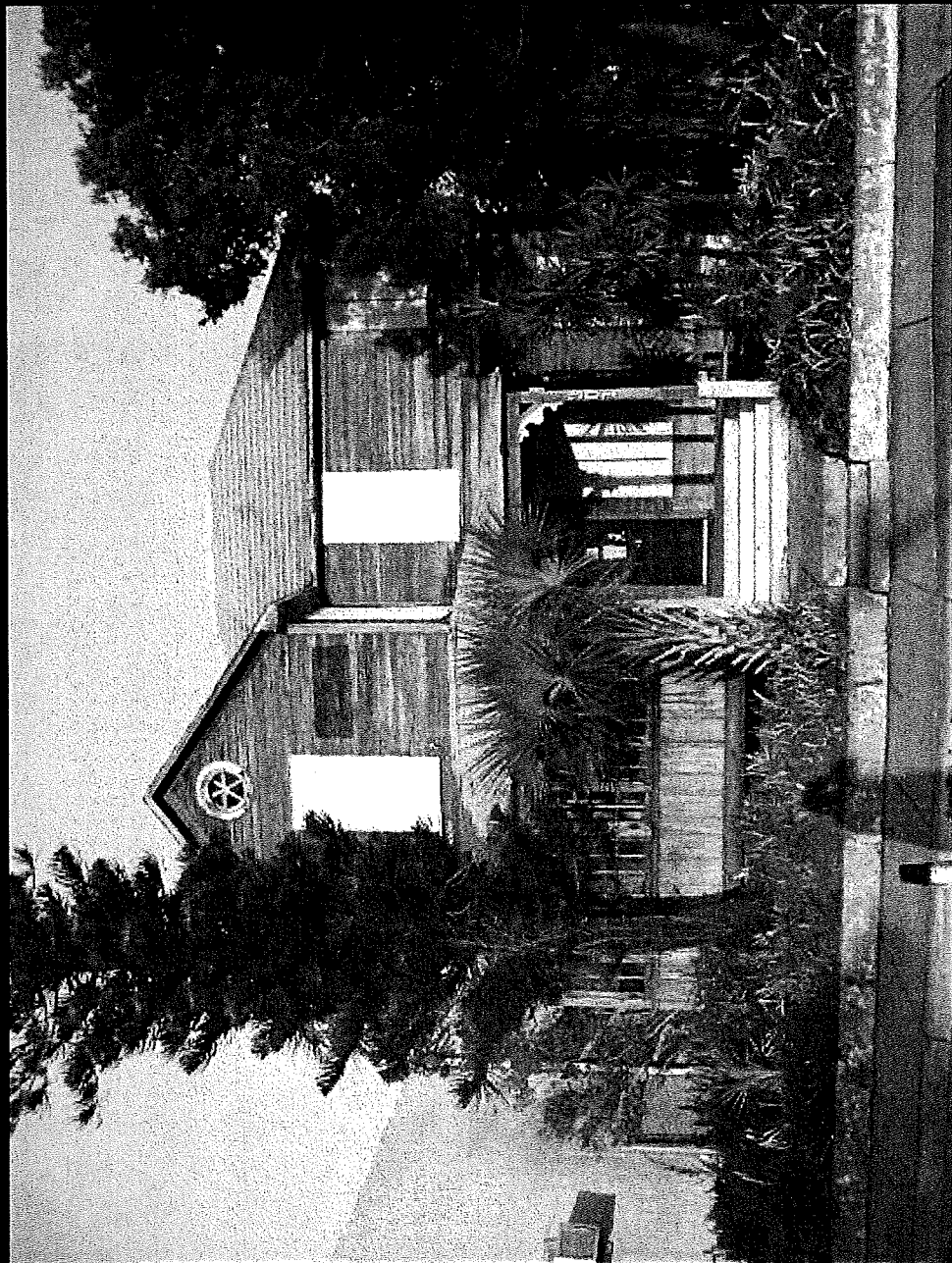
Page Three – Historic Preservation Property Tax Exemption Application

Property Identification Number 2410-701-0102-000-2

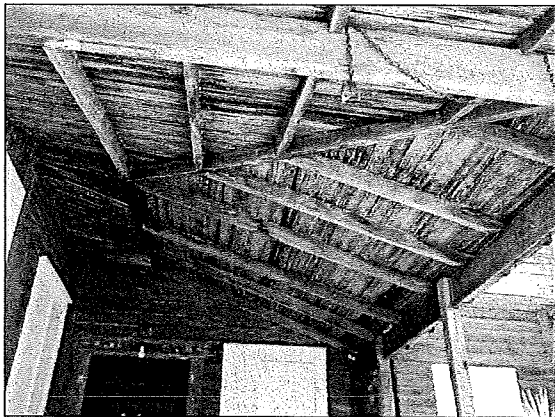
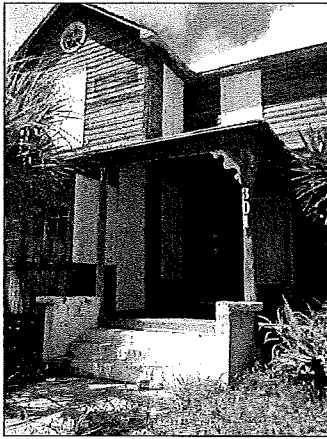
Property Address 301 S. US 1

7. Photographs and maps:
Attach photographs and maps to application.

Photographs & Maps attached in Designation Report,
Attachment 9



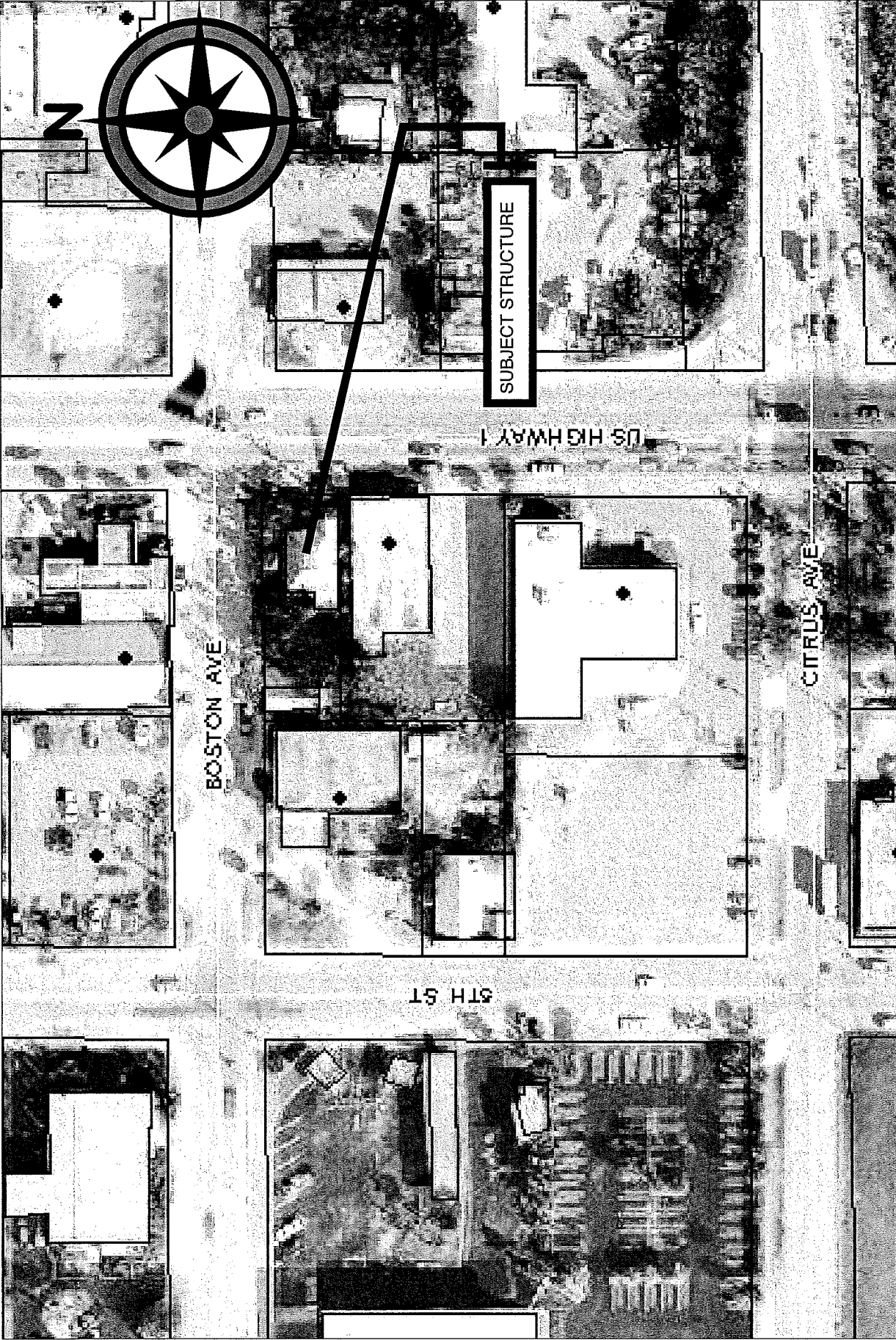
Site Photos: 301 South US Highway 1





LOCATION MAP:

301 SOUTH US HIGHWAY 1



Historic Preservation Property Tax Exemption Application Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 2410-701-0102-000-2

Property Address 301 S. US 1

Feature 1

Feature Pressed Metal Shingle Roof
Approx. date of feature Unknown

Describe existing feature and its condition:

Deteriorating. Should be replaced with new metal shingles

Describe work and impact on existing feature:

Seal existing roof to maintain.
Plans on replacing with reproduction metal shingles

Photo no. 1 Drawing no. _____

Feature 2

Feature Cypress Drop Siding
Approx. date of feature Original / Patched

Describe existing feature and its condition:

Deteriorated. Wood had been exposed to elements for a significant period of time.

Describe work and impact on existing feature:

Wood removed during stabilization. Too deteriorated to salvage. Custom cypress milled to reproduce original.

Photo no. 2 Drawing no. _____

Feature 3

Feature Operable Shutters
Approx. date of feature 1977

Describe existing feature and its condition:

Operable Shutters replaced circa 1977. Deteriorated, some missing. Shutter dogs mostly missing.

Describe work and impact on existing feature:

Owner found (1) original shutter in attic. Is reproducing ~~21~~ ~~shutters~~ shutters for all 21 windows.

Photo no. 3 Drawing no. _____

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 2410-701-0102-000-2

Property Address 301 S. US 1

Feature 7

Feature Shutter dogs
Approx. date of feature 1940s?

Describe existing feature and its condition:

Some shutter dogs remaining on structure. Improper type for wood siding.

Photo no. 7 Drawing no. _____

Describe work and impact on existing feature:

Reproduction shutter dogs made of cast iron (powder coated, black) purchased for all windows.

Feature 8

Feature Front Porch Ceiling
Approx. date of feature Original

Describe existing feature and its condition:

Exposed beadboard and rafters with clipped rafter tails

Deteriorated

Photo no. 8 Drawing no. _____

Describe work and impact on existing feature:

Replaced all wood in stabilization
Covered rafters with new beadboard.

Exposed rafter tails would have been more appropriate.

Feature 9

Feature _____
Approx. date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

Describe work and impact on existing feature:

Page Eight – Historic Preservation Property Tax Exemption Application

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 2410-701-0102-0002

Property Address 301 S 45 1

The Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F.S.

() Certifies that the above referenced property qualifies for the special exemption provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.

Certifies that the above referenced property does not qualify for the special exemption provided under s. 196.1998, F.S.

Review Comments: ~~the structure is being~~ This is a designated historic structure of local significance. This structure had been requested by owner for demolition, but who is now pursuing a rehabilitation, ~~and~~ working with staff and secured a COA for all work.

Additional Review Comments attached? Yes () No

Signature



Typed or printed name

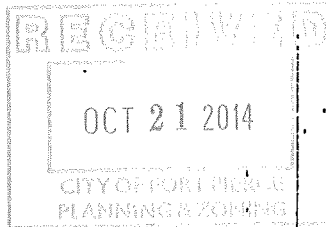
LESLIE OLSON

Title

HISTORIC PRESERVATION OFFICER

Date

4/19/2010



DOS Form No. HR3E101292
Revised 09/03/00
Page Ten

**Historic Preservation Property Tax Exemption Application
Part 3 - Request for Review of Completed work**

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 2410-701-0102-000-2

Address of property: Street 301 S. US 1

City _____ County _____ Zip Code _____

2. Data on restoration, rehabilitation, or renovation project:

Project starting date APRIL 2009 Project completion date: SEPT 2014

Estimated cost of entire project: \$ 475,000.00 INCL THE PURCHASE

Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 350,000.00

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Name LINDA KROEN Signature L. Kroen Date SEPT 21 / 14

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title _____ Organization name _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number () _____

Page Twelve – Request for Review of Completed Work

Additional Review Comments attached? Yes() No()

Signature _____

Typed or printed name _____

Title _____

Date _____

Page Two – Amendment Sheet – Historic Preservation Property Tax Exemption Application

Review Comments: _____

Additional Review Comments attached? Yes() No()

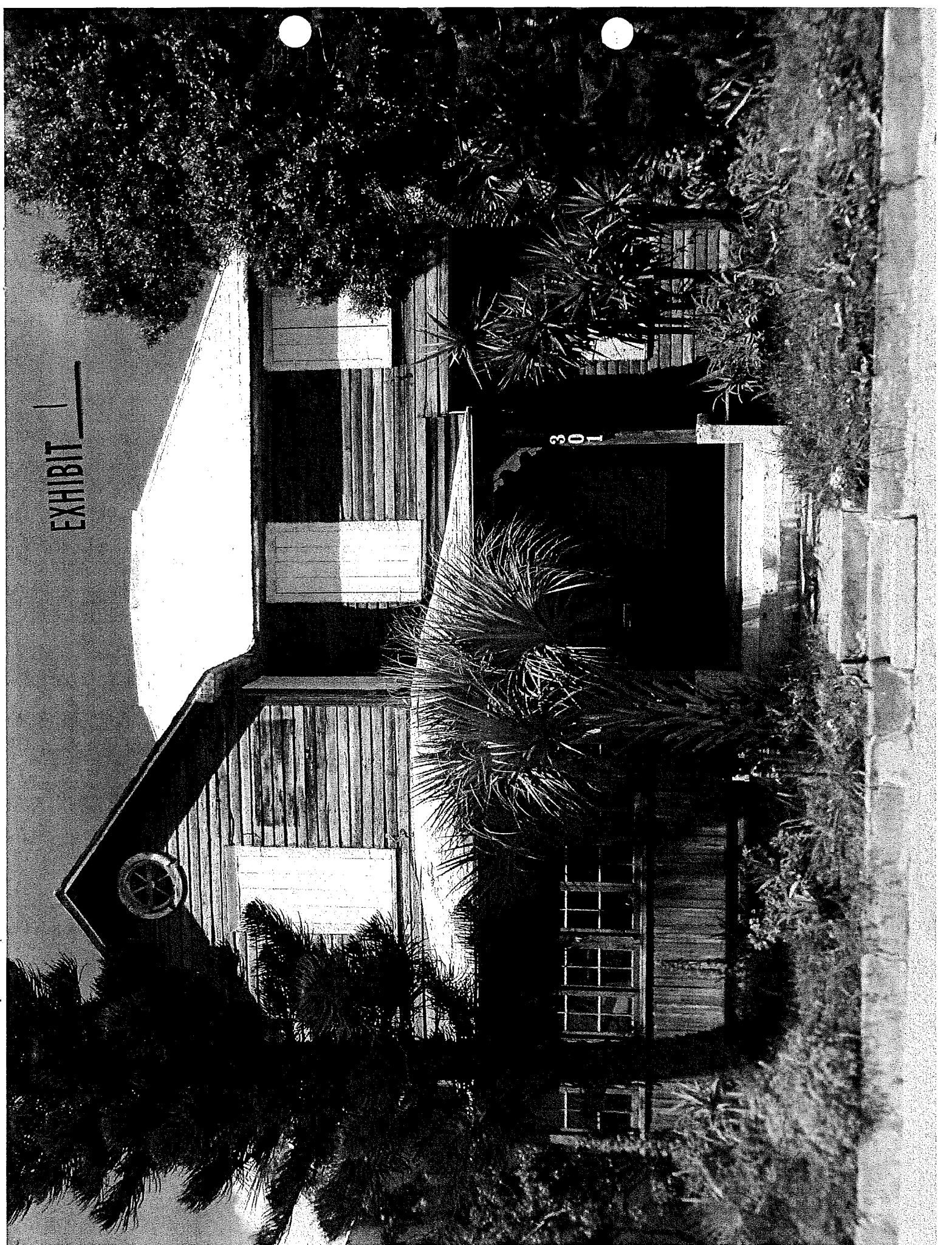
Signature _____

Typed or printed name _____

Title _____

Date _____

EXHIBIT 1



301



EXHIBIT 2

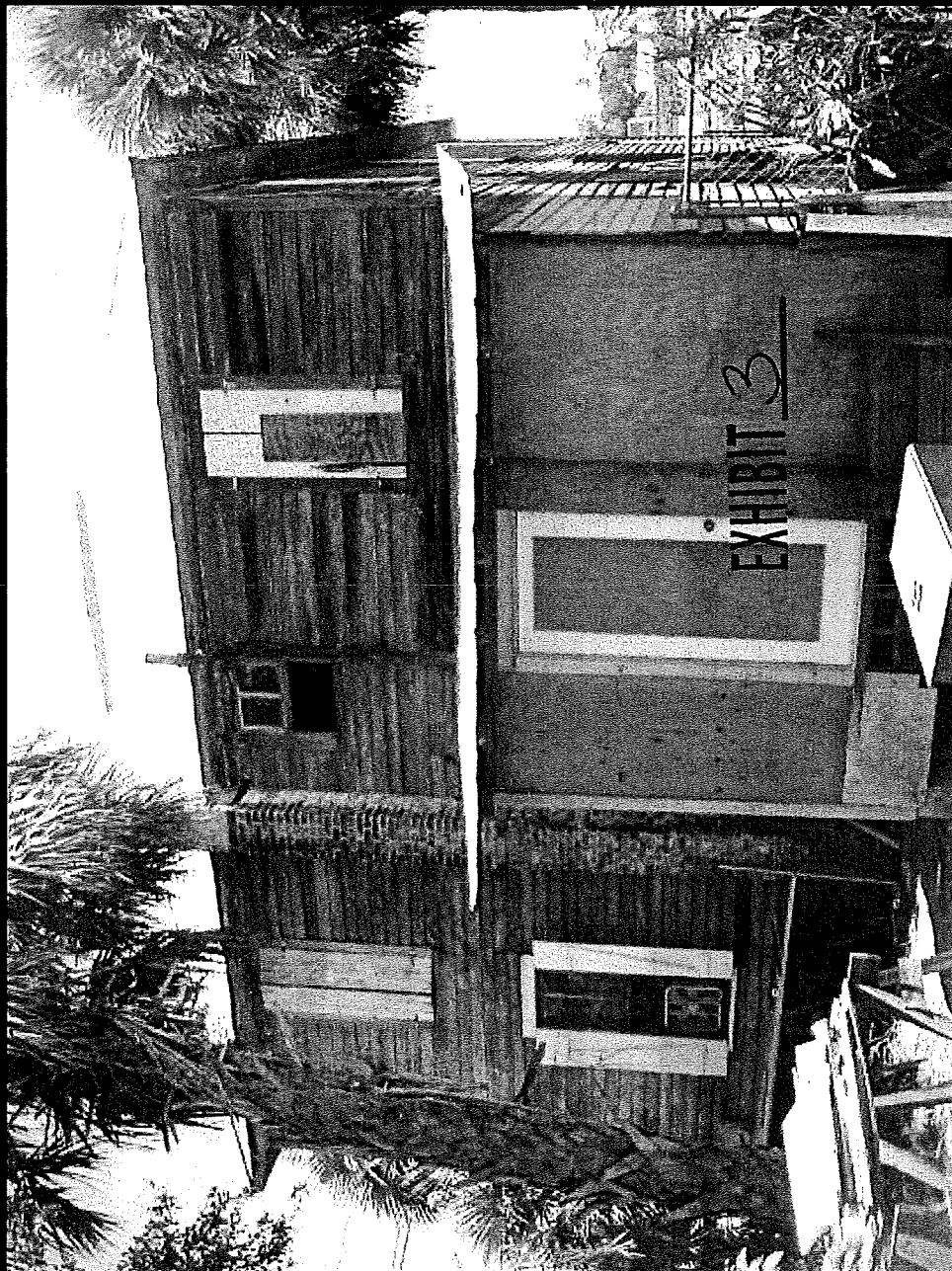




EXHIBIT 4



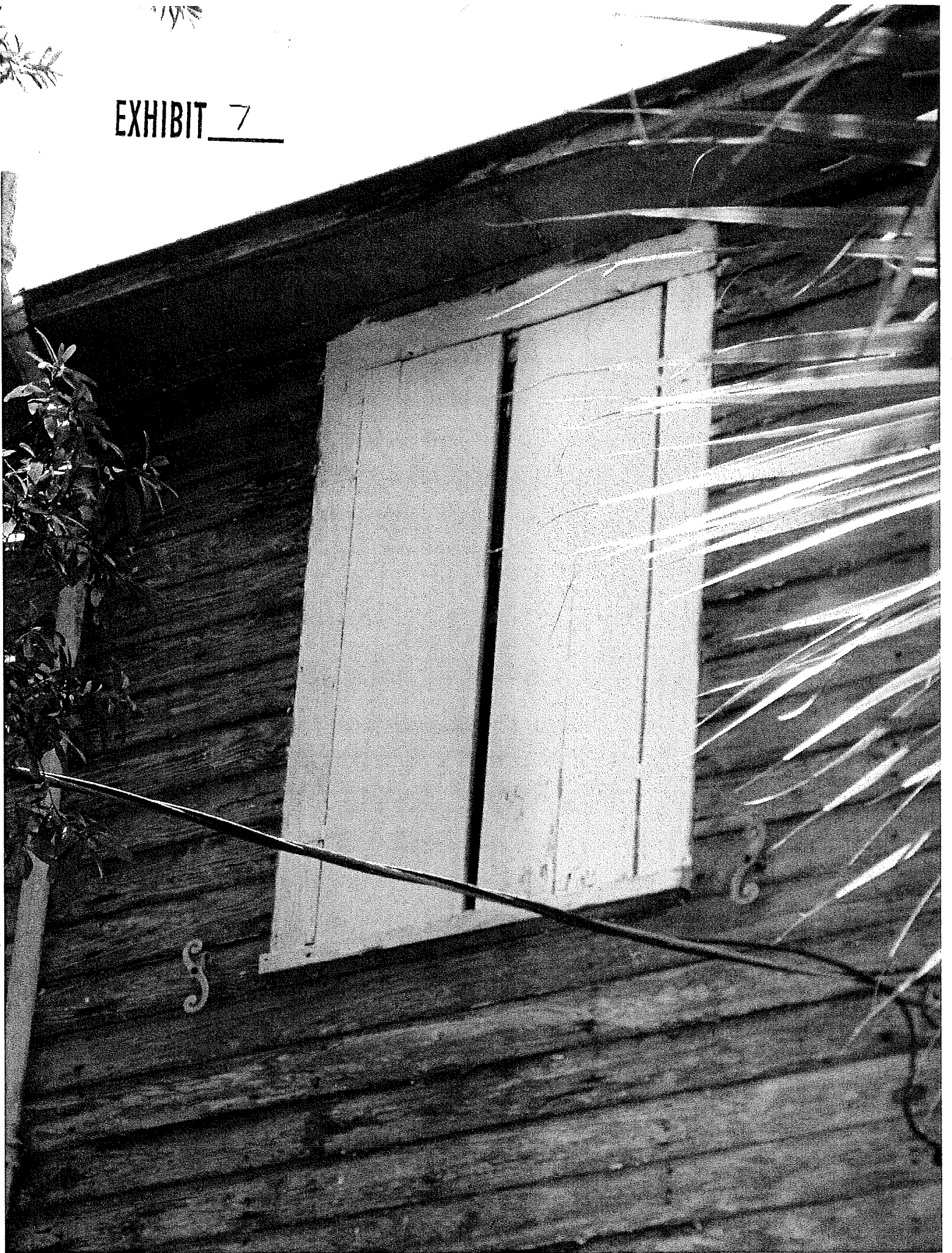
EXHIBIT 5



301

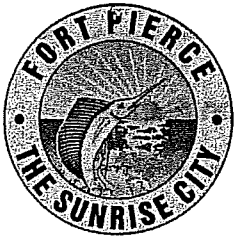
EXHIBIT 6

EXHIBIT 7



EXHIBIT





**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Members of the City of Fort Pierce Historic Preservation Board
THROUGH: Matthew G. Margotta, AICP, Director of Community Development
David Carlin, MPA, Assistant Director of Planning
FROM: Leslie Olson, Historic Preservation Officer
RE: **DES 10-01**
DATE: January 20, 2010

HISTORIC DESIGNATION REPORT

[Section 23-37(3) of the City of Fort Pierce Code of Ordinances]

Address of Landmark: 301 South US Highway 1
The Emporium Antiques¹



Legal Description: Carlton's Addition, Block 10, Lot 1
Parcel Identification No.: 2410-701-0102-000-2

EXHIBIT 9

¹ Location Map, Site Photos, Preliminary Designation Application, Required notifications



Exterior Ornament(s): 6-light pinwheel round window on gable end; chamfered square porch posts

Current Condition: Under rehabilitation

STRUCTURE'S USE

Original Use: Boarding house for workers constructing Henry Flagler's FEC railroad

Intermediate Use: The Emporium Antiques: first floor antique shop, second floor, residence

Proposed Use: Offices

Current Zoning: C-3, General Commercial

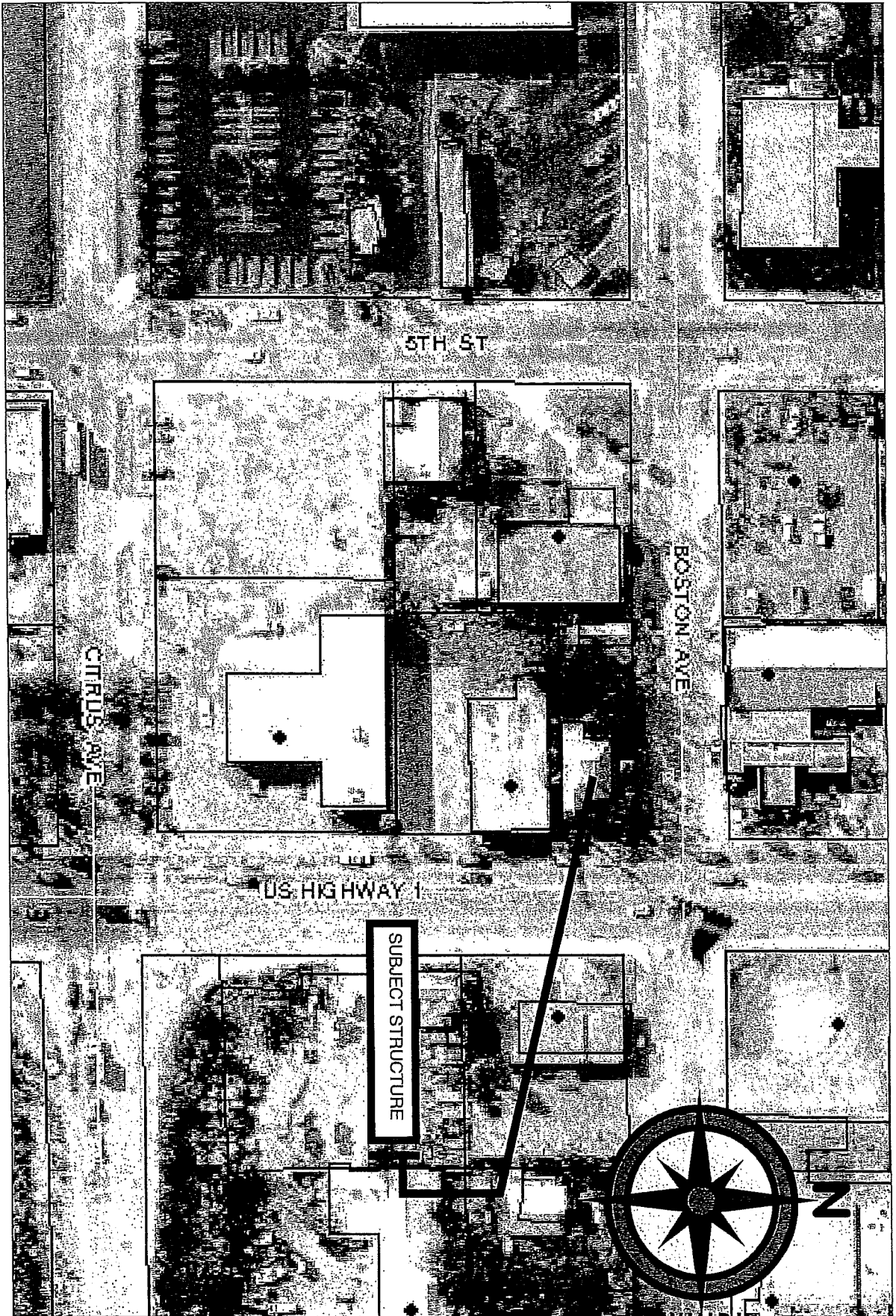
STRUCTURE'S HISTORIC SIGNIFICANCE

Eligibility for Historic Designation [Section 23-36(a) Criteria]:

(3) Architectural Significance

This frame vernacular structure has a massing typical of a Queen Anne Victorian, with a steeply-sloped hipped roof, and a lower, front facing cross gable, sheathed with pressed metal shingles. Its similarity to the Victorian architectural style, however, ends there. As is typical in early Fort Pierce architecture, this structure is well built, but simple; likely built by craftsmen in the boat-building industry present in Fort Pierce at its early settlement and development period.

The structure's main ornamental features are a pinwheel-type round window on the gable end, and a 10-panel, single light front door. The structure has a rectangular L massing with cypress drop wood siding as the exterior wall fabric.



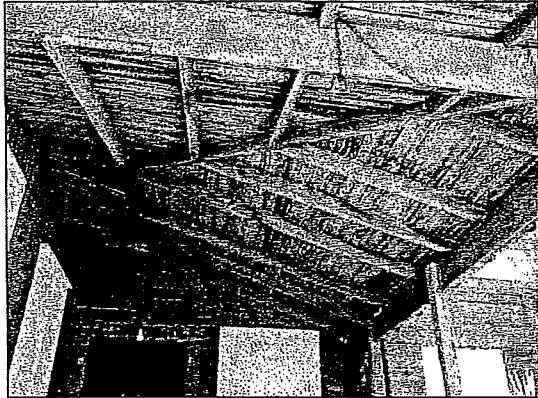
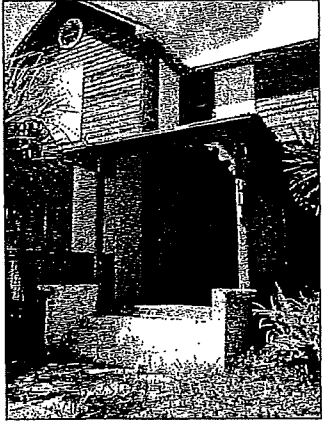
LOCATION MAP:

301 SOUTH US HIGHWAY 1



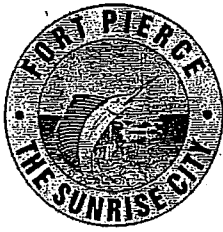
EXHIBIT 1

Site Photos: 301 South US Highway 1



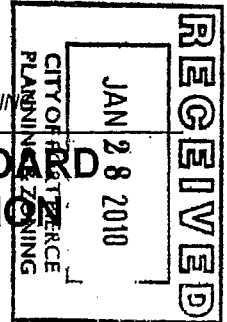
10-03 214

DES 10-01



CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD PRELIMINARY HISTORIC DESIGNATION APPLICATION

CHAPTER 23, ARTICLE IV DESIGNATION OF HISTORIC SITES

Section 23-36. Criteria:

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

- (1) (Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or
- (2) (Significant person) Are associated with the lives of persons significant in our past; or
- (3) (Architectural significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction; or
- (4) (Archaeological Significance) Have yielded, or are likely to yield information in history or prehistory; or
- (5) Is listed in the National Register of Historic Places; or
- (6) (Aesthetic significance) Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historic, cultural, or architectural motif; or because of its prominent or spatial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

NAME OF LANDMARK: THE EMPORIUM ANTIQUE

X ADDRESS OF LANDMARK: 301 SOUTH U.S. 1, FT PIERCE FLA

LEGAL DESCRIPTION: 2410-701-0102-000-2

X ^{TAX} PARCEL IDENTIFICATION NO.: 2410-701-0102-000-2

TYPE OF PROPERTY: Archaeological Site Commercial Building Public Building Residential Building
 Other (describe): _____

X DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1901 | 1910

IS THE PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES? No Yes, Record #: _____

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (Use additional paper, if necessary):

PLEASE ATTACH THE FOLLOWING:

- Photographs of the site and/or exterior of the structure (Interior as well, if applicable)
- Historic Photographs (if available)
- Other materials related to historical research of property (if available)

- CURRENT PROPERTY OWNER(S) NAME: LINDA KROON
 - CURRENT PROPERTY OWNER(S) PHONE NO.: FLA# 772-971-3759 CDN# 416-655-1890
 - CURRENT PROPERTY OWNER(S) MAILING ADDRESS: 11792 WARDEN AVE
GORMLEY, ONT L0H 1G0
 E-Mail: LEGGGS @ HOTMAIL . COM

An owner's signature below indicates consent to the proposed historic designation as described in this application.

X L. Kroon / L. Kroon
 Property Owner's Signature

MAY 3/10
 Date

State of Florida County of St Lucie

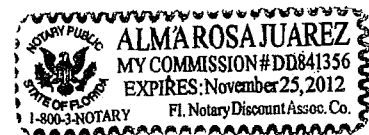
I certify that on the date set forth below the property owner named above did appear personally before me and that I did identify this person by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the person, and (b) comparing this person's signature made in my presence on this form with the signature on his/her identifying document.

The statements on this document are subscribed and sworn to before me by the individual on this 3 day of May, 2010

Notary Public Signature: Alma Rosa Juarez

Notary ID Number: #DD841356

Expiration Date: 11/25/2012



Foreign Account Number : 11504099

Ad # : 2112281

Ad Net Cost : \$54.39

Name (Primary) :

Company (Primary) : CITY OF FT. PIERCE/LEGALS

Street 1 (Primary) : PO BOX 1480

City (Primary) : FT PIERCE

State (Primary) : FL

ZIP (Primary) : 34954

Phone (Primary) : (772) 460-2200

Class Code : 9424SC - Notice of Meeting

Start Date : 2/8/2010

Stop Date : 2/8/2010

Prepayment Amount : \$0.00

Ad Sales Rep. : 190 - Barbara Wentzel

Width : 1

Depth : 72

PUBLIC NOTICE
CITY OF
FORT PIERCE
HISTORIC
PRESERVATION
BOARD

NOTICE IS HEREBY
GIVEN that the Historic Preservation Board of the City of Fort Pierce, Florida will hold a Public Meeting on Monday, February 22, 2010 at 6:00 p.m. in the City of Fort Pierce Commission Chambers located at City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida.

Said public meeting will pertain to applications for the following addresses:

111 Boston Avenue
Demolition, De-
Designation
301 S US Hwy 1
Designation, Adaptive Reuse
464 N 9th Street
Signage

Please take notice and be advised if any interested person desires to appeal any decision made by the Historic Preservation Board with respect to any matter considered at this meeting, such interested person will need a record of the proceedings made, which includes the testimony and evidence upon which the ap-



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

February 8, 2010

VIA CERTIFIED MAIL

Linda Kroon
11792 Warden Avenue
Gomley, ONT LOH IGO

**RE: Designation Application DES 10-01
301 South US Highway 1, Fort Pierce, Florida**

Dear Property Owner(s):

The Historic Preservation Board of the City of Fort Pierce, Florida will review an application for a Historic Designation submitted by Linda Kroon.

As the owner of this property, you have requested an expedited review of this designation application, since prompt stabilization of the wood frame structure is required. Under Section 23-37.4.a of the City Code, the owner of the property is to receive a 30-day written notice of this designation hearing. You have requested to waive your rights to the provision of this Code in order to move forward with the rehabilitation and stabilization. Please sign the bottom of this letter where indicated to waive your right to a 30-day Certified Mail notice of this Designation hearing.

The Historic Preservation Board will review the Designation Report and Application at their meeting on Monday, February 22, 2010 at 6:00 p.m. in the City Commission Chambers at City Hall, 100 North U.S. Highway #1, Fort Pierce, Florida.

Your presence is requested to represent your interests for this property. Should you have any further questions or concerns, please feel free to contact me at (772) 460-2200 Extension 237.

Sincerely,

Leslie Olson
Historic Preservation Officer

I, Linda Kroon, waive my right to a 30-day Certified Mail notice of this designation hearing as provided for in Section 23-37.4.a of the City Code.

x L. Kroon
Linda Kroon

Date Feb 17/10



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: JON WARD, DIRECTOR OF FORT PIERCE REDEVELOPMENT AGENCY
MARC MEYERS, BUILDING OFFICIAL
PEGGY ARRAIZ, CODE COMPLIANCE MANAGER

FROM: LESLIE OLSON, HISTORIC PRESERVATION OFFICER *LO*

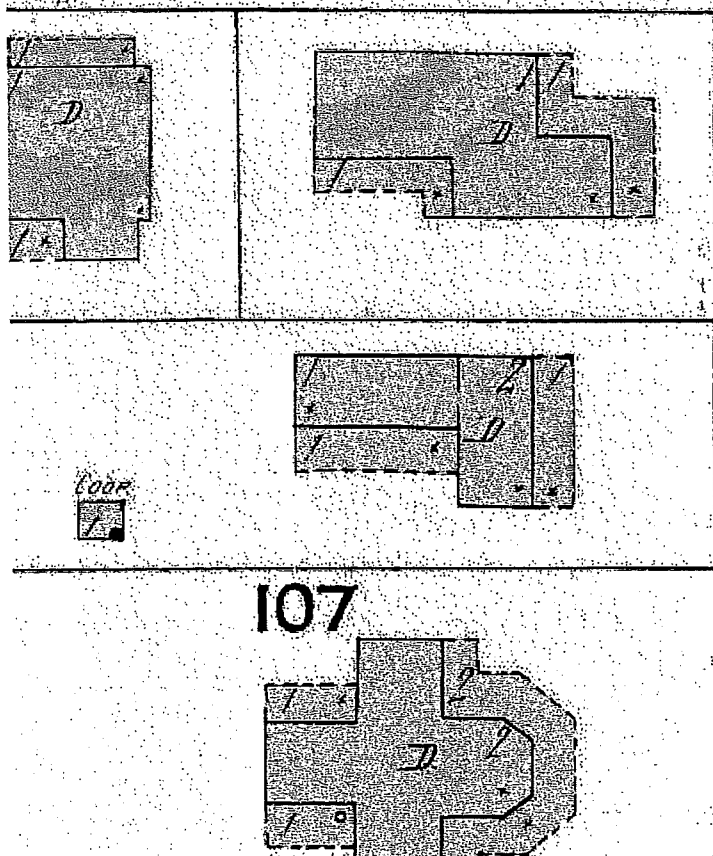
RE: HISTORIC DESIGNATION OF 301 SOUTH US HIGHWAY 1

DATE: FEBRUARY 16, 2010

Linda Kroon, owner of 301 South US Highway 1, has applied for designation of the subject property as an historic site in the City of Fort Pierce. The public hearing for this application is scheduled to be heard at the next regularly scheduled Historic Preservation Board meeting at 6:00pm on Monday, February 22, 2010 in the City Commission Chambers.

Chapter 23 of the City Code on Ordinances requires that notification of historic designations be given to the Community Redevelopment Agency and the Building and Code Department. If you have any concerns or comments regarding this designation, please send those to me in writing prior to the public hearing, or attend the public hearing and voice those comments to the Board.

HYBISCUS AV. *R*



WEST



PEA

PIPE

EXHIBIT 2

PROPERTY RECORD CARD

Linda M Kroon Record: 1 of 2

<<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 301 S US HWY 1
 Sec/Town/Range: 10 :35S :40E
 Map ID: 24/10S
 Zoning: C3

ParcelID: 2410-701-0102-000-2
 Account #: 23508
 Land Use: MX-STR OFCE
 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Linda M Kroon
 Address: 1300 Seaway Dr #D-15
 Fort Pierce FL 34949

Legal Description

CARLTON'S ADDN BLK 10 LOT 1 (MAP24/10E) (OR 3078-1533)

Sales Information

Date	Price	Code	Deed
4/9/2009	125000	0001	WD
1/15/2007	100	01	QC
11/2/2006		01	PB
5/1/1988	0	01	CV
4/1/1973	32000	00	CV

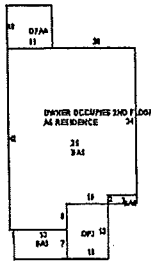
Assessment 2009 Final

2009 Final:	71000
Assessed:	71000
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	1677.47

Total Land and Building

Land Value:	40600	Acres: 0.16
Building Value:	30400	
Finished Area:	2477	SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	GA - Gable
ExtType:	CMH - CMH	YearBlt:	1901	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1940	PrimeWall:	WN - Wood no Sh
StoryHght:	0020 - 2 Story	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	AV - AVERAGE	PmIntWall:	CB - CB
FullBath:	2	HeatType:	-	AvgHt/Ft:	STD
1/2Bath:	0	HeatFuel:	-	Pm.Flors:	DP - Double Pine
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Land Use	Type	Measure	Depth
3CNT - 3CNT	S	1	1	AV	AV	1940	1	1200-MX-STR OFCE	309 -Sq Feet	7000	

Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

EXHIBIT 3



EXHIBIT 4

RECORD NUMBER: 544

Page 1

original

X update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8 _____

SITE NAME: The Emporium Antique

HISTORIC CONTEXTS: Spanish-American War

NAT. REGISTER CATEGORY: Building

OTHER NAMES OR MSF NOS:

COUNTY: St. Lucie County OWNERSHIP TYPE: Private, individual

PROJECT NAME: Survey of Fort Pierce: S+P

DHR NO.

LOCATION:

ADDRESS: 301 U.S. 1 South

CITY: Fort Pierce

VICINITY OF/ROUTE TO: See attached maps

SUB: Carlton Addition to Ft. Pierce BLOCK 10

LOT 1

PLAT OR OTHER MAP: Property Appraisers Map of Fort Pierce

TOWNSHIP: 35 S RANGE: 40 E SECTION: 10 1/4; 1/4-1/4:

IRREGULAR SEC? y X n LAND GRANT: None

USGS 7.5 MAP: Fort Pierce, FL 1949; PR: 1983

UTM: ZONE: EASTING: NORTHING:

COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY

ARCHITECT: Unknown

BUILDER: Unknown

CONSTRUCTION DATE: 1910 RESTORATION DATE(S): 1977

MODIFICATION DATE(S):

MOVE: DATE: ORIG. LOCATION:

ORIGINAL USE (S): Private residence

PRESENT USE (S): Commercial

DESCRIPTION

STYLE: Frame Vernacular

PLAN: EXTERIOR: L-shaped

PLAN: INTERIOR: Unknown

NO. STORIES: 2 OUTBLDGS: 0 PORCHES: 1 DORMERS: 0

STRUCTURAL SYSTEM(S): Wood, balloon frame

EXTERIOR FABRIC(S): Drop siding

FOUNDATION: TYPE: Piers

MATERIALS: Brick

INFILL:

PORCHES: E/entrance/shed roof/wood posts/3 bays

ROOF: TYPE: Gable

SURFACING: Metal, pressed

SECONDARY STRUCS: Cross gable

CHIMNEY: NO.: 0

MATERIALS:

LOCATIONS:

WINDOWS: Double-hung sash, 1/1 lights; casement, 8 lights

EXTERIOR ORNAMENT:

CONDITION: Good

SURROUNDINGS: Commercial

NARRATIVE:

See Continuation Sheet

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story Frame Vernacular residential building is located at 301 U.S. 1 South. Notable architectural features include a hip roof, a front-facing cross-gable, an offset entrance, and an entrance porch. Fenestration consists of 1/1 double-hung sash windows and casement windows with eight lights. The exterior wall fabric is drop siding. This building has retained some of its architectural integrity.

Architectural Context: Frame Vernacular, the prevalent style of architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular building design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular buildings are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Historical Narrative: This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. Since 1977 it has housed a commercial enterprise called Richards Emporium. Historically, the building has been associated with a Mr. Carlisle, a railroad worker who built the house in 1910. The Carlisle family lived on the first level, while the second level was rented out to railroad workers on their temporary visits to Fort Pierce (Vertical Files, St. Lucie County Historical Museum, Fort Pierce, Florida).

Historical Context: Fort Pierce, the St. Lucie County seat of government, lies 238 miles south of Jacksonville and 58 miles north of West Palm Beach, along Florida's Atlantic coast. Settlement of the city formally began in the late nineteenth century, following the arrival of rail lines linking the region with the population centers of the eastern seaboard. Settlement before that time consisted mainly of military forts and trading outposts that served a small number of annual tourists and an incipient agricultural industry. In 1901 Fort Pierce was organized into a town, its economy fueled by citrus products, which were shipped by rail to northern markets. In 1905 Fort Pierce incorporated as a city. Like many Florida communities, Fort Pierce experienced an era of frenetic growth in the 1920s, culminating in the crash of the great Florida Land Boom in the late years of the decade. The city's ocean port facilities and rail services helped it to weather the economic distresses of the Great Depression. Population growth, inspired by development of military bases, resumed during World War II and continued for some years thereafter.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SL00057
Recorder # _____
Field Date 3/12/2007
Form Date 5/10/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) THE EMPORIUM ANTIQUE Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name Fort Pierce Historic Structures Survey Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>301</u>		<u>US 1</u>	<u>Highway</u>	<u>South</u>

Cross Streets (nearest/ between) BOSTON/CITRUS
City / Town (within 3 miles) Fort Pierce In Current City Limits? YES
County St. Lucie Tax Parcel #(s) 2410-701-0102-000-2
Subdivision Name _____ Block _____ Lot _____
Ownership Private Individual
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> FORT PIERCE, FLORIDA
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 5S, 7E, 10E, 11E, 12E, 13E
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan L-shaped Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Piers
Other Foundation Types _____
Foundation Material(s) _____ >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Cross gabled
Other Roof Type(s) _____
Roof Material(s) _____ >> Other
Other Roof Material(s) PRESSED METAL
Roof Secondary Structure(s) (dormers etc) _____ >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 0
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8SL00057

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Henry, Geoffrey; Jenkins, Ellen

Recorder Address / Phone 9056 Chevrolet Drive Ellicott City, MD 21042 (410)-465-7929

Recorder Affiliation _____ Other Affiliation TRC

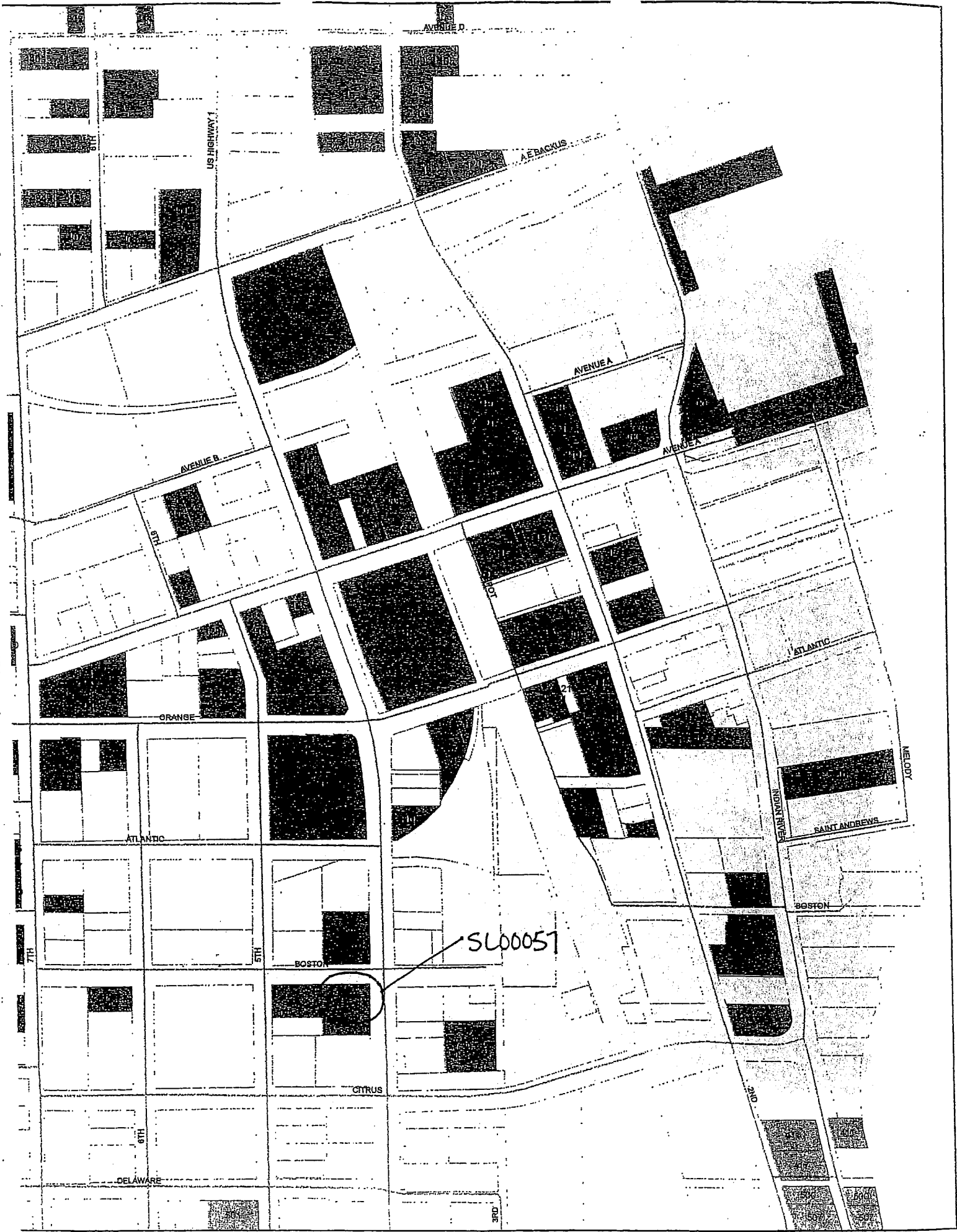
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

MASTER SITE FILE USE ONLY

Cultural Resource Type: <u>SS</u>	SHPO's Evaluation of Resource _____ Date _____
Electronic Form Used: <u>SHPO</u>	
Form Type Code: <u>NORM</u>	
Form Quality Ranking: <u>New</u>	
Form Status Code: <u>BOA</u>	
Supplement Information Status: <u>NO SUPPLEMENT</u>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>5/10/2007</u>
Form Comments: _____	

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"



SL00057

AVENUE D

A BACKUS

AVENUE A

AVENUE B

ORANGE

ATLANTIC

BOSTON

CYRUS

DELAWARE

ATLANTIC

SAINT ANDREWS

BOSTON

INDIAN RIVER

MELODY

20D

3RD

8TH

US HIGHWAY 1

11B

10

2

7TH

5TH

6TH

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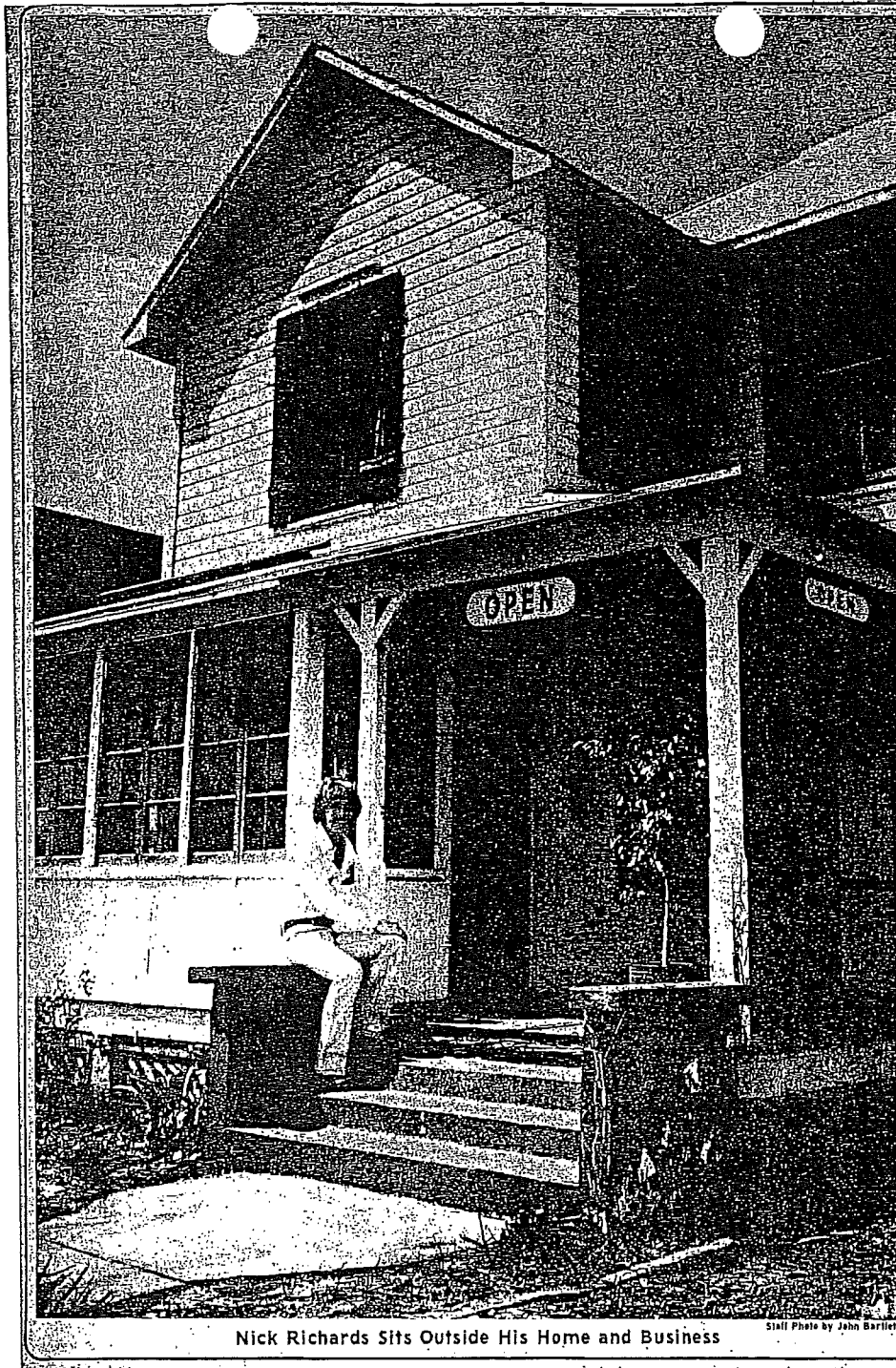
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Nick Richards Sits Outside His Home and Business

Staff Photo by John Bartlett

"I didn't want a store in a shopping center where they all look alike, so I started looking at older houses and found this. It's been just perfect."

Emporium Preserves History

By JOHN BARTLETT

FORT PIERCE — What could be more fitting than an 87-year-old house as the home of an antique and gift shop?

That's what Nick Richards thought five years ago when he first saw his house and decided to turn it into his home and business.

The house, one of the city's oldest, stood when U.S. 1 was just a dirt road. For Richards, it has worked out just perfectly, since he and his family turned it into the Emporium.

"I was tired of working in Atlanta," said the 29-year-old artist. "I wanted to move back to Fort Pierce, and my family suggested I start up an antique shop like my brother used to have."

"I didn't want a store in a shopping center where they all look alike, so I started looking at older houses and found this. It's been just perfect."

The old frame house at 301 S. Fourth St. was built by a railroad worker for his family in 1900, Richards said.

"The family lived downstairs and used to rent out the rooms upstairs to railroad workers away from home," he said. "When we bought it the owner insisted that we try to preserve it, rather than tear it down and build something new. That suited us because it was exactly what we were looking for anyway."

The Emporium was opened after six months of stripping paint off floors and repainting.

Richards' efforts to restore the house have won his business a Chamber of Commerce appearance award and praise because he preserved a historic building.

He lives upstairs above the store and, even though that old dirt road has turned into a busy highway, he likes living downtown.

While the business started out to be just antiques, it expanded to a gift shop when Richards found out there just wasn't enough antique business here.

Richards family is still actively interested in the shop, and one of his best selling items is made by his mother, Noel Dwellley Richards, who patented her own line of stuffed dolls.

"When my brother and I were young mother look us to see the 'Song of the South,' and we liked it so much mother made us some dolls based on the 'Uncle Remus characters,'" Richards said.

"Everybody liked them so much that she patented the patterns and has been making them ever since," he said. "Now she sells them only through the store, but they are so popular I can't get her to make enough," he said.

Indian Riverland

Business & Industrial Review

'Spring' at Emporium

Spring has come to The Emporium, bringing with it a most delightful collection of Easter merchandise. Made with traditional Old World charm and gathered from Denmark, Sweden, Germany, Italy, and Switzerland, these hand-carved, hand-decorated figures will be treasured long after the Easter baskets are discarded. The Emporium's display is highlighted by Mr. and Mrs.

Easter Bunny with new-born baby, special Easter dolls created exclusively for The Emporium (and sold only during the Easter season) by Noel Richards. And what could be more appropriate

than Hungry Bunny or Cuddle Duck from the Possum Trot collection for a truly memorable Easter gift?

Whether you have a youngster in mind or would like to add a charming piece to your collection of what-nots, The Emporium invites you to come in and see their display.

Spring also creates a yearning in all our hearts to add to the beauty of our homes and patios. The Emporium's collection of antiques is exceptional, both in price and quality. Authentic replicas of sailing ship's oil lanterns and lamps, hand-made in Vermont and completely electrified, may be the ideal addition to your den or patio. Or one of The Emporium's hand-made macrame or bamboo planters, inexpensively priced, to add a touch of greenery to your home this spring.

In the antique line, new arrivals will include a Victorian hand-carved oak dresser with candle stands, mirror, and marble insert...a Victorian cherry bed with a headboard over 6' high...a Louis XV arm chair with needlepoint and pettipoist back and seat...an antique doll's bed...and a Chippendale upholstered footstool with ball and claw feet circa 1800.

You are always more than welcome to stop in to buy or browse at The Emporium, Tuesday through Saturdays, 9 a.m. to 5 p.m., located at the corner of Boston Avenue and U.S. 1.



NICK RICHARDS, proprietor of the Emporium, introduces to the Ft. Pierce area "Mr. and Mrs. Easter Bunny and baby", created exclusively for the Emporium for their Easter season sales. The Emporium is located on the corner of Boston Ave. and U.S. 1. (Staff Photo by Claude Boudries)

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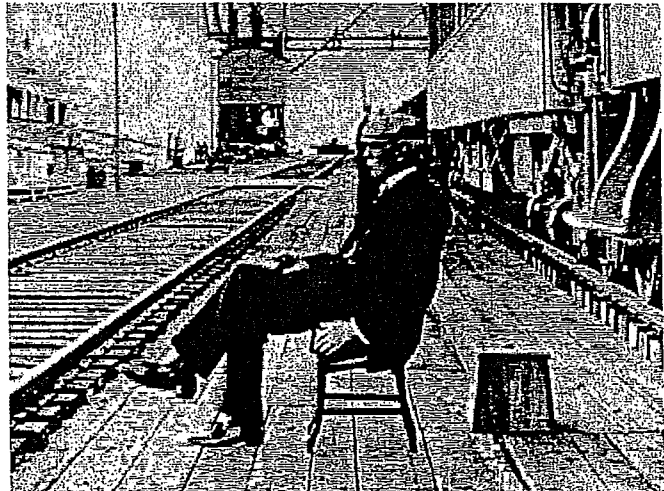
Florida East Coast Railway



In 1912 [Henry Flagler](#) rode the first train into Key West, marking the completion of the Florida East Coast (FEC) Railway's Over-Sea Railroad connection to Key West and the linkage by railway of the entire east coast of Florida. The FEC was the product of Flagler's resources and imagination. Flagler's construction of hotels at points along the railroad and his development of the [agricultural industry](#) through the Model Land Company established tourism and agriculture as Florida's major industries. Amazingly, Flagler accomplished these feats after retiring from his first career. Flagler had already founded the vast empire of Standard Oil with partners John D. Rockefeller and Samuel Andrews, before becoming interested in Florida.

When Flagler first visited Florida in 1878, he recognized the state's potential for growth but noticed a lack of hotel facilities. Flagler returned to Florida and in 1885 began building a grand St. Augustine hotel, the Hotel Ponce de Leon. Flagler realized that the key to developing Florida was a solid transportation system and consequently purchased the Jacksonville, St. Augustine & Halifax Railroad. He also noticed that a major problem facing the existing Florida railway systems was that each operated on different gauge systems, making interconnection impossible. Shortly after purchasing the Jacksonville, St. Augustine & Halifax Railroad, he converted the line to a standard gauge.

The Jacksonville, St. Augustine & Halifax Railroad served the north eastern portion of the state and was the first railroad in what would eventually become the Florida East Coast Railway Company. Before Flagler bought the organization, the railroad stretched only between South Jacksonville and St. Augustine and lacked a depot sufficient to accommodate travelers to his St. Augustine resorts. Flagler built a modern depot facility as well as schools, hospitals and churches, systematically revitalizing the largely abandoned historic city.



Flagler next purchased three additional existing railroads: the St. John's Railway, the St. Augustine and Palatka Railway, and the St. Johns and Halifax Railroad so that he could provide extended rail service on standard gauge tracks. Through the operation of these three railroads, by spring 1889 Flagler's system offered service from Jacksonville to Daytona. Continuing to develop hotel facilities to entice northern tourists to visit Florida, Flagler bought and expanded the Hotel Ormond, located along the railroad's route north of Daytona.

Beginning in 1892, when landowners south of Daytona petitioned him to extend the railroad 80 miles south, Flagler began laying new railroad tracks; no longer did he follow his traditional practice of purchasing existing railroads and merging them into his growing rail system. Flagler obtained a charter from the state of Florida authorizing him to build a railroad along the Indian River to [Miami](#) and as the railroad progressed southward, cities such as New Smyrna and Titusville began to develop along the tracks.

By 1894, Flagler's railroad system reached what is today known as West Palm Beach. Flagler constructed the Royal Poinciana Hotel in Palm Beach overlooking Lake Worth. He also built The Breakers Hotel on the ocean side of Palm Beach, and [Whitehall](#), his private 55-room, 60,000 square foot winter home. The development of these three structures, coupled with railroad access to them, established Palm Beach as a winter resort for the wealthy members of America's [Gilded Age](#).

Palm Beach was to be the terminus of the Flagler railroad, but during 1894 and 1895, severe freezes hit the area, causing Flagler to rethink his original decision not to move the railroad south. To further convince Flagler to continue the railroad to [Miami](#), he was offered land from private landowners, the Florida East Coast Canal and Transportation Company, and the Boston and Florida Atlantic Coast Land Company in exchange for laying rail tracks.

In September 1895, Flagler's system was incorporated as the Florida East Coast Railway Company and by 1896, it reached Biscayne Bay, the largest and most accessible harbor on Florida's east coast. To further develop the area surrounding the [Miami](#) railroad station, Flagler dredged

EXHIBIT 6

RESOLUTION NO. 10-22

A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF FORT PIERCE, FLORIDA,
DESIGNATING 301 SOUTH US HIGHWAY 1, AS A
HISTORIC PROPERTY AND A LOCALLY
SIGNIFICANT SITE.

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida is a historically significant site that contributes to the character of the community, and its continuing economic vitality, and is architecturally significant, and is associated with events that have made significant contributions to the pattern of history in the community ; and

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida is a Frame Vernacular structure, a prevalent architectural style during the settlement and early development of Fort Pierce; and

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida is the site of a boarding house for railroad workers expanding Henry Flagler's FEC railroad through and beyond Fort Pierce at the turn of the 20th Century; and

WHEREAS, 301 South US Highway 1, Fort Pierce, Florida meets the requirements for designation as described in the Historic Preservation Ordinance of the Fort Pierce Code, Section 23-36(a)(1&3); and

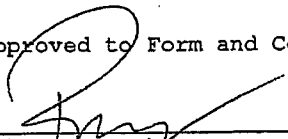
WHEREAS, the people of Ft. Pierce desire to protect and preserve in perpetuity those sites of historic, archaeological and architectural character; and

WHEREAS, the Historic Preservation Board, on February 22, 2010, recommended this property for designation.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that 301 South US Highway 1, Fort Pierce, Florida be designated as a Historic Property and a Locally Significant Site pursuant to Chapter 23 of the City of Fort Pierce Code of Ordinances and that 301 South US Highway 1 is subject to all rights, privileges and requirements of that ordinance.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 3rd day of May, 2010.

Approved to Form and Correctness



Robert V. Schwerer
City Attorney

Dated



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Members of the City of Fort Pierce Historic Preservation Board
THROUGH: Matthew G. Margotta, AICP, Director of Community Development *mm*
David Carlin, MPA, Assistant Director of Planning
FROM: Leslie Olson, Historic Preservation Officer *LO*
RE: COA 10-12
DATE: February 16, 2010

**CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Project Address: 301 South US Highway 1¹
Owner: Linda Kroon
Representative: American Designer Homes
Structure: Individual Designation: Under Review
District: N/A

REQUEST

The applicant is requesting the following work:

1. Replacement white aluminum 2/2 aluminum windows with reproduction trim and spacing to match the original trim in design and construction; and
2. Replacement windows in casement window area: fixed frame windows engineered to simulate the 8-light casements; and
3. Replacement of existing operable wood shutters with reproduction operable wood shutters; and
4. Retaining original front door in place; and
5. Front porch rail with 6' chamfered square posts, square balusters, and a 6' top rail built with traditional construction techniques ; and
6. New back porch, matching rail and handicap ramp; and
7. Removal of existing rear façade chimney, new French doors and opening on rear façade; and

EXHIBIT 10

¹ Map, Site Photos, application

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

Standard Ten: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF ANALYSIS

The applicant intends to rehabilitate this structure for use as an office. Variances will be required for parking, but site plans were not available at this time, so those variances will be proposed at a later date.

The applicant has previously removed the original 2/2 double hung wood windows as they were deteriorated and the applicant desired to use a more energy efficient window. The applicant proposes to replace all 2/2 windows with aluminum 2/2 windows with exterior, dimensional muntins to simulate true divided light. The window trim will be a reproduction of the original in craftsmanship and design. The front porch was originally open but at a later date, the southern portion was enclosed with casement windows. These casements were severely deteriorated and have been removed. The applicant proposes fixed frame windows engineered with dimensional muntins to reproduce the original 8-light casements. The existing, deteriorated, operable wood shutters have been removed and will be replaced with operable wood reproductions.

All salvageable wood siding will be retained and reused, and new cypress drop siding has been milled to reproduce the original in profile. The original 10-panel, single-light front door will be retained in place. In the process of removing and reinstalling the wood trim, a secondary door to the enclosed front porch will be removed and enclosed with the wood trim. This was not an original opening, and is not important to the design of the main façade.

The front porch posts are square chamfered posts. The applicant proposes 6"x6" square chamfered posts to retain the original design, with square balusters and a 6" top rail, to be built in a traditional design (no bypass pickets.)

The applicant proposes to remove the rear chimney and create a new double-french door entrance on the center of the rear façade as well as a back porch extending along the full length of the rear façade. The applicant further intends to meet ADA accessibility to the building by creating a handicap ramp on the rear façade on the southwest corner. This is the most appropriate location to provide handicapped accessibility as it will have the least amount of visual impact on the street from this location. The proposed French doors with 15 small lights are not recommended, since the 2/2 windows have large panes. Staff recommends a single-pane, impact resistant, preferably beveled French door.