

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, May 23, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the April 25, 2016 meeting.
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 16-19 - Remove Window, Enclose Opening and Replace Siding - 801 Florida Avenue
 - b. Certificate of Appropriateness 16-22 - Shed - 604 1/2 Beach Court
 - c. Preliminary Historic Designation - St. Paul African American Methodist Church - 1405 N. 27th Street
7. **NEW BUSINESS**
 - a. Administrative Approvals
8. **CONSIDERATION OF ABSENCES**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

5. a.

Meeting Date: 05/23/2016

Information

REQUESTED ACTION

Minutes from the April 25, 2016 meeting.

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 4.25.16

Form Review

Form Started By: Alicia Rosenthal

Started On: 05/16/2016 09:32 AM

Final Approval Date: 05/16/2016

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 25, 2016, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Holly Theuns; Patrick Small; Peggy Harris; Michael Broderick; Suzanne Boardman; Charlie Hayek; Jared Osteen; Chairman Paul Sampson**

Staff Present: **Karen Emerson, Assistant City Attorney
Kori Benton, Senior Planner
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Administrative Assistant**

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the February 22, 2016 meeting

Motion was made by Charlie Hayek, and seconded by Patrick Small to approve the minutes from the February 22, 2016 meeting.

AYE: Patrick Small, Peggy Harris, Michael Broderick, Suzanne Boardman, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

b. Minutes from the March 28, 2016 meeting

Motion was made by Charlie Hayek, and seconded by Peggy Harris to approve the minutes from the March 28, 2016 meeting.

AYE: Peggy Harris, Michael Broderick, Suzanne Boardman, Charlie Hayek, Holly Theuns, Patrick Small, Chairman Paul Sampson

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 16-12 - Install Wood Fence - 914 Delaware Avenue

Ms. Lewicka gave an overview of the application and answered questions from the Board.

Marco Otero, owner, explained he wanted a 6 foot privacy fence around the backyard of his home to make it safer for his grandkids to play. Mr. Otero answered questions from the Board. Mr. Benton provided additional information on the fence Code of Ordinances. The Board suggested planting a hedge row of bougainvilleas inside the fence for privacy and security.

Michael McCloud, resident of Sample Oaks historic district, expressed his concerns with deviating from the standard 4 foot fence. Mr. McCloud suggested that the Board discourages vinyl fences as an alternative to wooden fences because vinyl fences deteriorate very quickly in the hot sun and vinyl fences are not cost effective.

Board discussion ensued.

Motion was made by Holly Theuns, and seconded by Charlie Hayek to approve a 4 foot white wooden picket fence all the way around, based upon Secretary of Interior Standards #2 and #9.

AYE: Charlie Hayek, Holly Theuns, Patrick Small, Peggy Harris, Michael Broderick, Suzanne Boardman, Chairman Paul Sampson

Passed

7. NEW BUSINESS

Mr. Benton introduced the newest alternate member to the Historic Preservation Board, Jared Osteen. Mr. Osteen gave a brief introduction of himself.

Mr. Benton gave an overview of the Orange Avenue Corridor community workshop and passed out the presentation that was delivered to the City Commission on April 18, 2016.

a. Administrative Approvals

Ms. Lewicka gave an overview of the administrative approvals for the month of March. Mr. Benton provided further details on how this process works and answered questions from the Board.

8. CONSIDERATION OF ABSENCES

All members were in attendance.

9. ADJOURNMENT

Historic Preservation Board

6. a.

Meeting Date: 05/23/2016

Information

REQUESTED ACTION

Certificate of Appropriateness 16-19 - Remove Window, Enclose Opening and Replace Siding -
801 Florida Avenue

LOCATION

801 Florida Avenue

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 05/16/2016

Started On: 05/16/2016 02:13 PM



CITY OF FORT PIERCE PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

MAY 23, 2016

COA 16-19

Owner

Robert & Kristen Cheyne

Applicant

Robert & Kristen Cheyne

Location

801 Florida Avenue

Parcel

2410-709-0121-000-5

Historic Status

Contributing Structure in
the Oakland Park Historic

Requested Action

Consideration of a permit
to remove an existing
rotted window, enclose
opening and replace
rotted siding with new
lap siding.

Recommendation

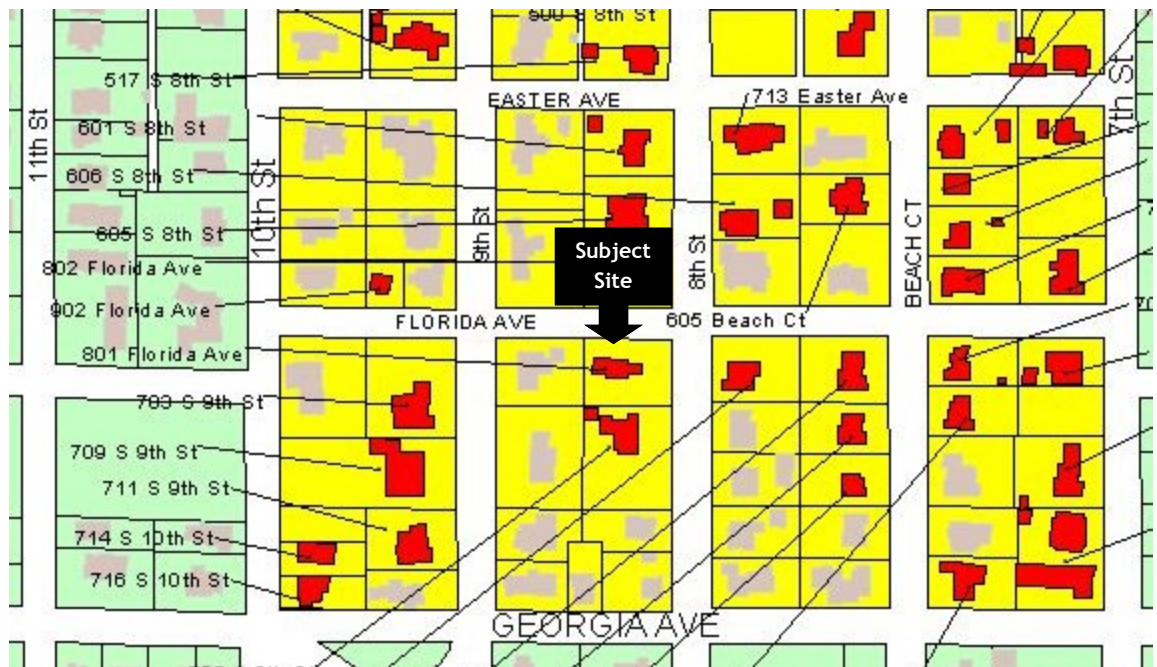
Approval

Staff

Maria Lewicka
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1940 Date of construction.
- 10/21/2002 City Commission adopts the Oakland Park Historic District via Resolution No. 02-103. Structure is listed as contributing.

STAFF ANALYSIS

Architectural Significance

The subject structure is a two-story wood frame residential building. Its Minimal Traditional styling is expressed by a cross-hip roof, recessed entrance, carport bay opening, weatherboard exterior wall fabric, and 6/6 double-hang sash windows. The building retains most of its architectural integrity.

Request

The applicant is asking for consideration of a permit to remove an existing rotted window, enclose opening and replace rotted siding with new lap siding.

According to the applicant statement the subject window located on the East wall of the living room had deteriorated from a combination of age and dry rot. The decision to remove the window was based on a couple of factors:

1. The window was structurally deficient and it became dangerous for the children and pets to be around.
2. The floor plan in the living room had so many windows and traffic patterns that they had limited wall space to use room as they would like to.

Removal of the window gives them an opportunity to have a more functional living room, without adversely changing historic nature of their home.



Residence View from Florida Avenue



Residence View from 8th Street



Rotten siding replacement



New siding

Secretary of Interior Standards for Consideration

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

Staff Recommendation

The request to replace the rotten siding with new lap siding panels is not presenting a conflict with Secretary of Interior Standards 2, 5 and 6. Although window opening enclosure alters the building facade design, the utilization of the lap siding with the same color and texture minimize the effect of the change. The proposed changes improve the visual esthetics of the property, therefore staff recommends approval of the applicant's request.



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: 801 FLORIDA AVENUE

Parcel ID #: 2410.709.0121.000/5

Type of Designation: Contributing Non-contributing Site within the Oakland Park Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Robert & KRISTEN CHEYNE

Mailing Address: 801 FLORIDA AVE Fort Pierce FL

Phone Number(s): 772 216 1117 Email: _____

Applicant
Name(s): Robert & Kristian Cheyne

Mailing Address: 801 Florida Ave Fort Pierce FL

Phone Number(s): 772 216 1117 Email: _____

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, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage
- Shutter(s)
- Porch
- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) NA

Other (describe) REMOVE EXISTING ROTTED WINDOW

Please provide a detailed description of the proposed work to be performed: REMOVE EXISTING ROTTED WINDOW. ENCLOSE OPENING AND REPLACE ROTTED SIDING WITH NEW LAP SIDING.

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.
- 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.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: CHEYNE	File No.: 07090403	
Property Address: 801 FLORIDA AVENUE	Case No.:	
City: FT. PIERCE	State: FL	Zip: 34950
Lender: LOVELL, HUBBARD & ASSOC., INC, DBA LHA MORTGAGE SERVICES		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 2, 2007
Appraised Value: \$ 234,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

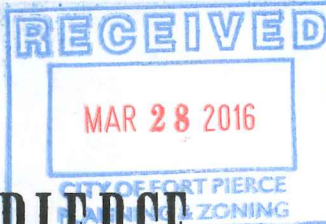
MAYOR
LINDA HUDSON

COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
REGINALD SESSIONS
TOM PERONA

CITY MANAGER
ROBERT BRADSHAW

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE
Florida



BUILDING DEPARTMENT
100 N. U.S. 1 - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
TEL. (772)467-3000 FAX (772) 467-3849

November 5, 2015

Tax ID #: 2410-709-0121-000/5

Case #: 15-00001957

ROBERT S & KRISTEN K CHEYNE
801 FLORIDA AVE
FT PIERCE, FL 34950

RE: Stop Work Order – 801 FLORIDA AVE

Pursuant to the City of Fort Pierce Code of Ordinances, Section 5-1.104.3, a Stop Work Order has been issued on the property located at the above referenced location for the following violation:

Section 5-1.105.1

Permit Required

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The following actions must be taken to remedy this violation:

1. Siding replacement and window alterations are being performed without proper permits. **ALL** work being performed must cease immediately until the proper permits have been obtained. You have ten (10) days from the date of this letter to apply for permit(s).

Should you have questions regarding this matter, you may contact my office at (772) 467-3722.

Sincerely,

Shaun Coss
Building Department

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



**CITY OF FORT PIERCE, FLORIDA
BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT**
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # _____

FBC 2014(5th edition)

PIN # _____

*Property Address 801 Florida Ave *Date 3/24/2016 *# of plans submitted _____ *# of CD's submitted _____
Parcel ID# 2410.709.021.000/5 Phone # (772) 216 - 1117 Fax # () _____
(Located on your tax bill) Email Address _____ Cell # (772) 216 - 1117
*Owner Name Robert & Kristen Cheyne *Owner Address 801 Florida Ave Fort Pierce 34950

Type of permit REMOVE WINDOW COVER WITH SIDING *Valuation \$ 500.⁰⁰
*Description of Work REMOVE WINDOW ENCLOSE OPENING COVER WITH SIDING

Architect: NA Phone() _____ Fax () _____

Email Address NA

Engineer: VICTOR J. GERLEY Phone (772) 464 - 2010 Fax () _____

Email Address VJGAND12@YAHOO.COM

*CONTRACTOR/APPLICANT INFORMATION: City License # _____ State License # _____

Company Name Robert & Kristen Cheyne Qualifier _____

Address 801 FLORIDA AVE City/State Fort Pierce FL Zip 34950

Phone # () _____ Fax # () _____ Cell # (772) 216 - 1117

Email Address _____

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

Occupancy SFR Construction Type _____ # of Units 1 # of Stories 2

Sq. Ft. Conditioned Space _____ Total Sq. Ft. _____

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

Yes No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant _____

Signature of Property Owner _____

State of Florida, County of _____

State of Florida, County of _____

Affirmed to and subscribed before me this _____

Affirmed to and subscribed before me this _____

_____, 20____, by _____

20____, by _____

personally known to me or who has produced as identification. _____

personally known to me or who has produced as identification. _____

Notary Signature: _____

Notary Signature: _____

Notary (print name) _____

Notary (print name) _____

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies." SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

***Required Information**

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: * See the break Down Fee Sheet

Total Fees Due \$ _____

Remarks _____

Reviewed by _____ Date _____ Building Official _____ Date _____

V. J. Gerley & Associates

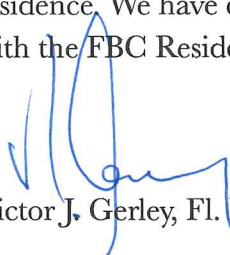
3190 N.E. Maple Avenue
Jensen Beach, Florida
Ph 772.334.2600
Fx 772.334.2603
CA #9318

March 21, 2016

To: City of Fort Pierce Building Department
Shaun Coss
Re: Case # 15-00001957
801 Florida Avenue
Robert and Kristen Cheyne

Mr Coss,

We have inspected the enclosure and siding attachment on the above referenced residence. We have determined that the window infill and siding attachment comply with the FBC Residential Code 2014.

 3-23-16
Victor J. Gerley, Fl. P.E. 21422

3.21.2016

To: Fort Pierce Historic Preservation Board

From: Robert & Kristen Cheyne

801 Florida Avenue
Fort Pierce, Florida
34950

The window located on the East wall of the living room had deteriorated from a combination of age and dry rot. Our decision to remove the window was based upon a couple of factors.

1. The window was structurally deficient and it became dangerous for our children and pets to be around.
2. The floor plan in the living room had so many windows and traffic patterns that we had limited wall space to use the room as we would like to.

Removal of the window gives us an opportunity to have a more functional living room, without adversely changing the historic nature of our home.

We appreciate your consideration of this COA.



4/06/2016

4/06/2016



Property Identification

Site Address: 801 FLORIDA AVE
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: R1

Parcel ID: 2410-709-0121-000-5
 Account #: 23714
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Robert S Cheyne
 Kristen K Cheyne
 801 Florida Ave
 Fort Pierce, FL 34950

Legal Description

OAKLAND PARK BLK 14 LOTS 1 AND 4 ANDE 5 FT OF VAC ALLEY
 ADJ ON W (MAP 24/10F) (OR 2902-1949)

Current Values

Just/Market Value: \$61,800
 Assessed Value: \$56,885
 Exemptions: \$31,885
 Taxable Value: \$25,000

Taxes for this parcel: SLC Tax Collector's Office 



Total Areas

Finished/Under Air (SF): 2,284
 Gross Area (SF): 2,629
 Land Size (acres): 0.31
 Land Size (SF): 13,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 5, 2007	2902 / 1949	00	WD	Neill,Nancy M	\$250,000
Jul 29, 2005	2327 / 0681	01	PB	Manchester (EST),Helen A	\$0
Aug 1, 1973	0217 / 0659	00	CV		\$45,000

Building Information (1 of 1)

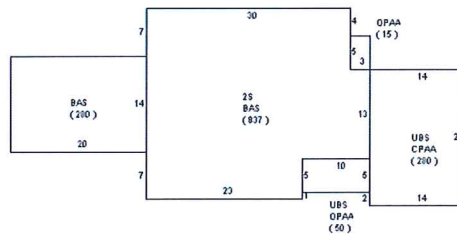
Finished Area: 2,284 SF
 Gross Total Area: 2,629 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HC-	Year Built: 1938	Frame:
Grade: C-	Effective Year: 1970	Primary Wall: Wood no Sh
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Hardwood
A/C %: 50%	Heated %: 50%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	837	837	122
BAS	BASE AREA	1117	1117	190
CPAA	Carport Attached Average	280	0	68
OPAA	Open Porch Attached Average	65	0	46
UBS	UPPER BASE AREA+1	330	330	98

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$50,600					
Land:	\$11,200	2015	2008	0500	Homestead Exemption	\$25,000
Just/Market:	\$61,800	2015	2008	0550	Homestead Exemption over \$50,000	\$6,434
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$4,915					
Assessed:	\$56,885					
Exemption(s):	\$31,885					
Taxable:	\$25,000					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$61,800	\$56,885	\$31,885	\$25,000
2014	\$59,700	\$56,434	\$31,434	\$25,000
2013	\$55,600	\$55,600	\$30,600	\$25,000

0800000085

Apr 8, 2008

Air Conditioning
Only

\$4,975

\$75

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

Historic Preservation Board

6. b.

Meeting Date: 05/23/2016

Information

REQUESTED ACTION

Certificate of Appropriateness 16-22 - Shed - 604 1/2 Beach Court

LOCATION

604 1/2 Beach Court

RESPONSIBLE STAFF

Maria Lewicka, AICP,
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Property Card

Form Review

Form Started By: Maria Lewicka

Final Approval Date: 05/16/2016

Started On: 05/16/2016 02:37 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW

HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

MAY 23, 2016

COA 16-22

Owner

Eyal Hendel

Applicant

Ricardo Castro

Location

604 1/2 Beach Court

Parcel

2410-709-0068-010-8

Historic Status

Non-contributing Structure located in the Oakland Park Historic District

Requested Action

Installation of a prefabricated shed.

Recommendation

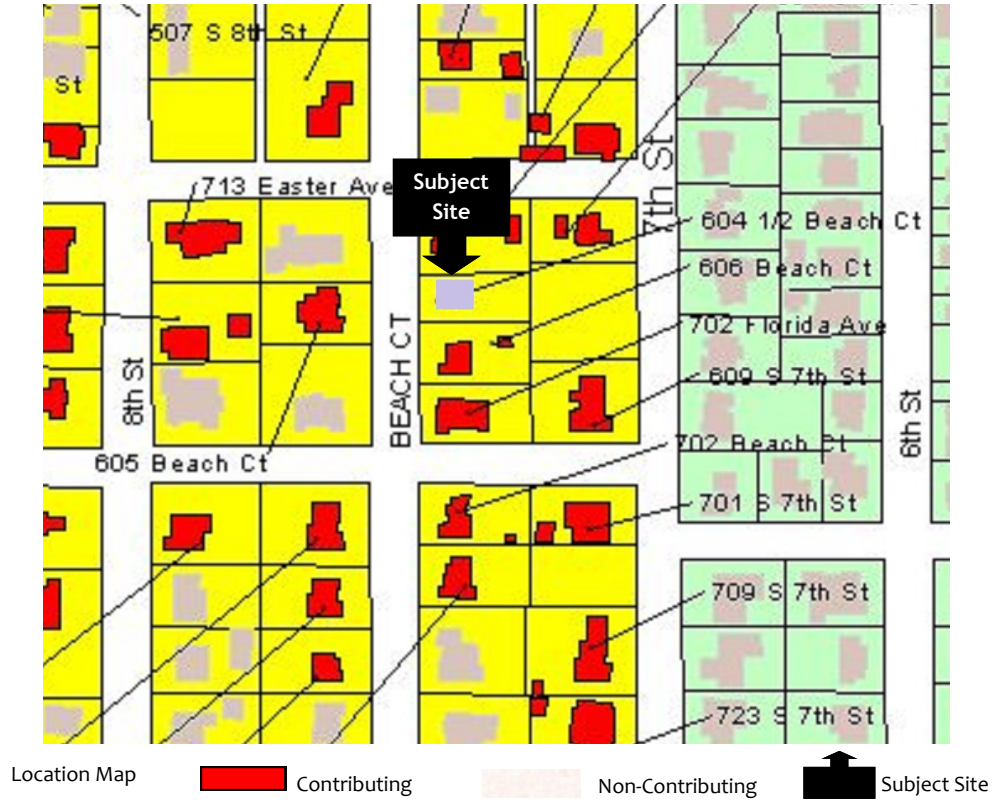
Approval

Staff

Maria Lewicka
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

- 1981 Date of construction.
- 10/21/2002 City Commission adopts the Oakland Park Historic District via Resolution No. 02-103. Structure is listed as non-contributing.

STAFF ANALYSIS

Architectural Significance

This building is classified as a non-contributing structure in the Oakland Park Oaks Historic District. The style is Frame Vernacular. Notable architectural features include a dimensional shingle gable roof, open porch and cedar board siding.

Request

The applicant is asking for consideration of a permit to Install a prefabricated shed on the rear yard of the property.



Proposed shed location



Beach Court , street view



Accessory structures of the neighboring properties

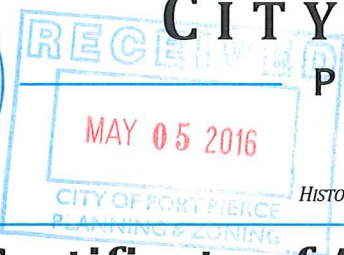
Staff Analysis

Secretary of Interior Standards for Consideration

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

Staff Recommendation

The proposed shed materials and construction technique differ from the existing structure. Yet, the shed will be placed on the back of the property in a location screened by landscape and not visible from the street. The character of the property and visual esthetics will still be preserved. Therefore, staff recommends approval of the proposed shed as it meets Secretary's Standard #5, with a suggestion that the proposed shed's colors assimilate with the overall site.



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: 604 1/2 BEACH CT. FT. P., FL. 34950

Parcel ID #: _____

Type of Designation: Contributing Non-contributing Site within the _____ Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): EYAL HENDEL
Mailing Address: 604 1/2 BEACH CT. FT. P. FL. 34950
Phone Number(s): 772-626-9798 Email: _____

Applicant
Name(s): RICARDO CASTRO
Mailing Address: 3250 SW YAMBRICK PSL. FL. 34953
Phone Number(s): 786-374-9262 Email: CCSCASTRO@YAHOO.COM

Representative
Name(s): EMERGENCY RESPONSE
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, EYAL HENDEL as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Eyal Hendel
Signature of Owner

5-5-16
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) NEW SIDES, PERIPHAB,

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____

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.
- 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. - WHITE w/ GREY.

- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

Property Identification

Site Address: 604 BEACH CT
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10F
 Zoning: R1

Parcel ID: 2410-709-0068-010-8
 Account #: 23688
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Eyal Hendel
 20 Herzel St
 Kfar Yona, 4031467

Legal Description

OAKLAND PARK BLK 9 S 10 FT OF LOT 3 AND ALL LOT 6 AND W 5 FT VAC ALLEY ADJ ON E (MAP 24/10E) (OR 3797-1744; 3861-1188)

Current Values

Just/Market Value: \$55,900
 Assessed Value: \$55,900
 Exemptions: \$0
 Taxable Value: \$55,900

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 1,479
 Gross Area (SF): 1,653
 Land Size (acres): 0.19
 Land Size (SF): 8,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 7, 2016	3861 / 1188	0111	WD	Hendel Eyal	\$0
Sep 28, 2015	3797 / 1744	0111	QC	LMEM Group LLC	\$100
Jun 5, 2015	3757 / 2155	0001	WD	Lauderdale Cathy	\$40,000
Aug 5, 1999	1243 / 1453	00	WD	Foster, Lurine	\$60,000
Apr 7, 1997	1076 / 1925	00	DE	SEC HOUSING AND URBAN DEV	\$38,900
Nov 25, 1996	1048 / 2151	01	WD	HOMESIDE LENDING INC	\$100
Sep 10, 1996	1036 / 2431	01	CT	Kevin T Johnson	\$62,500
Dec 28, 1990	0721 / 1284	00	WD	Charles M Thomas	\$53,900
Dec 1, 1983	0420 / 2816	00	CV		\$48,600

Building Information (1 of 1)

Finished Area: 1,479 SF

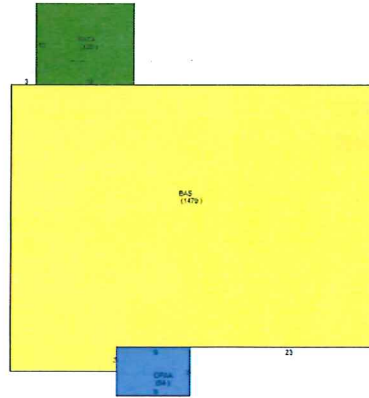
Gross Total Area: 1,653 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HC-	Year Built: 1981	Frame:
Grade: C-	Effective Year: 1981	Primary Wall: Cedar Bd/Btn
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1479	1479	160
OPAA	Open Porch Attached Average	54	0	30
PATA	Patio Average (Plain Slab)	120	0	44

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	80	1981
Driv-Concret	1	720	1981

Current Year Values

Current Values Breakdown

Building:	\$49,200
Land:	\$6,700
Just/Market:	\$55,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$55,900
Exemption(s):	\$0
Taxable:	\$55,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
----------	------------	------	-------------	--------

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$55,900	\$55,900	\$0	\$55,900
2014	\$54,400	\$53,491	\$28,491	\$25,000
2013	\$52,700	\$52,700	\$27,700	\$25,000

Number	Date	Description	Amount	Fee
F900001587	Dec 13, 1990	Slab	\$300	\$300
RF2006-134	May 11, 2011	Roof	\$2,000	\$50

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Historic Preservation Board

6. c.

Meeting Date: 05/23/2016

Information

REQUESTED ACTION

Preliminary Historic Designation - St. Paul African American Methodist Church - 1405 N. 27th Street

LOCATION

1405 North 27th Street.

RESPONSIBLE STAFF

Maria Lewicka, AICP,
Historic Preservation Planner

RECOMMENDATION

Accept the Preliminary Historic Designation Application.

Attachments

Staff Report

Application

Property Card

Form Review

Form Started By: Maria Lewicka

Final Approval Date: 05/16/2016

Started On: 05/16/2016 03:08 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING DIRECTOR AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

PRELIMINARY HISTORIC DESIGNATION

STAFF REPORT

Name of the Landmark: St. Paul African American Methodist Church
Project Address: 1405 North 27th Street
Legal Description: Lot 12 of Block B in Ben Hogg's Addition of Fort Pierce
Owner: St. Paul African Methodist Episcopal Church

REQUEST

The property owner has submitted a Preliminary Historic Designation Application and is petitioning the Board for designation of the property located at 1405 North 27th Street under the designation criteria of Significant Event (Section 23-36(a)(1) and Significant Person (Section 23-36(a)(2)) of the City Code.

BACKGROUND

St. Paul AME Church has a rich history whose story needs to be passed down to its heirs. It has been an important link in the City's development for more than one hundred twenty-five years.

St. Paul was established in 1890 and was the first, and is the oldest, African American Congregation in St. Lucie County. The original church burned down and a new church was built in 1906. That church was destroyed by a devastating storm in 1926 and again rebuilt.

St. Paul Church is historically significant in the areas of religion, and African American history. Many St. Lucie County Colored Welfare Association meetings, defending property owner's rights and community resident's rights to vote, were held in the building. Also, many significant persons are associated with the church. Some of the early pioneers were James G. Seaward, P. J. Wells and Douglas Kimpp, who were trustees of the African Methodist Episcopal Church of Fort Pierce.

APPLICABLE STANDARDS / CRITERIA

The following sections of the City Code apply to the consideration of this designation:

Section 23-36. Designation 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 the following criteria:*

(1) *(Significant event) Are associated with events that have made significant contribution 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;*

Section 23-37. Procedure for historic designation.

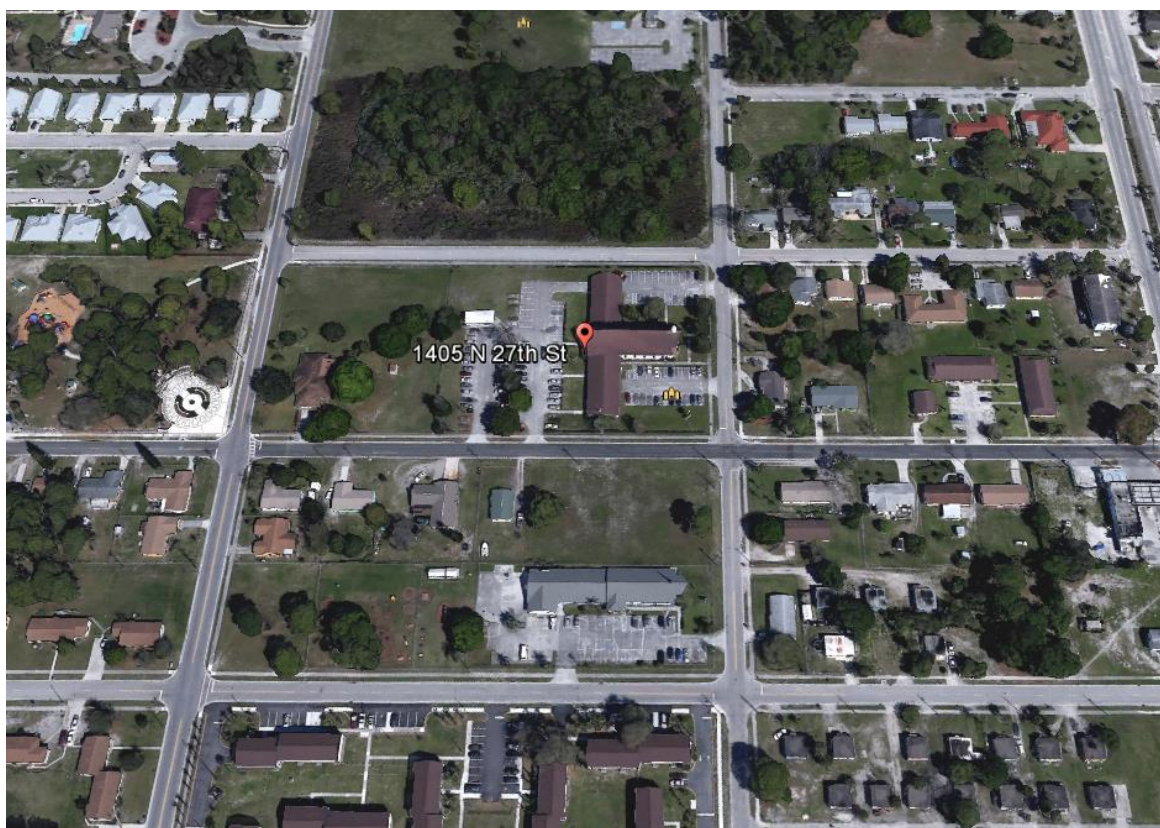
Properties which meet the criteria for local historic sites and local historic districts set forth in Section 22-157 shall be designated according to the following procedures:

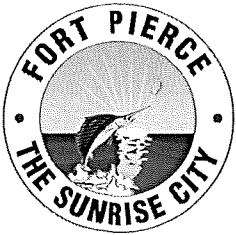
1) *Petition of the owner. The owner(s) of any property in Fort Pierce may petition the board for designation of their property as an individual site by submitting a preliminary application for historic designation to the Historic Preservation Officer.*

2) *Directive of the Board. The board shall either accept or deny the application. By accepting the application the board must set a date for a public hearing and shall direct staff to complete the designation report and notify the proper parties of the public hearing.*

STAFF RECOMMENDATION

Accept the Preliminary Historic Designation Application for the site located at 1405 North 27th Street, direct Staff to complete the Designation Report, and set the Designation Public Hearing for June 27, 2016. to allow time for notification of the proper parties and for preparation of the Designation Report.





CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW

HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ 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 spacial 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: St. Paul African American Methodist Church

ADDRESS OF LANDMARK: 1405 North 27th Street, Fort Pierce, Florida 34950

LEGAL DESCRIPTION: Lot 12 of Block B in Ben Hogg's Addition of Fort Pierce

PARCEL IDENTIFICATION NO.: SW V4 Section 10 Township 35, South of Range 40 East

TYPE OF PROPERTY: Archaeological Site Commercial Building Public Building Residential Building

X Other (describe): Church Organization

DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1904; 1906; 1923; 1929

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

HISTORY OF THE SITE

Please give an explanation as to why this property is historically, culturally, architecturally, or archaeologically significant and how the property fulfills the criteria for designation (Section 23-36). Use additional paper if necessary.

The history of St. Paul dates back to being established in 1890, long before the county of St. Lucie was formed in 1905. The original church site was in a section of town that was known as Woodbine. On the 24th day of March 1896 and was described as Lot 9, block 14 in Carlton Addition of Fort Pierce. In August 1896, the Florida Star Newspaper reported that a contractor by the name of Davis was in the midst of constructing a church for the colored people in Fort Pierce. Two years later the church was destroyed by fire and the members decided to move the church to the Northwest corner of Eighth Street and Avenue B. In 1926 the church was totally destroyed by a hurricane and needed rebuilding. The Trustees of the church signed and backed three mortgages in 1926, 1927 and 1939 to rebuild the church and pay for sewage and paving.

Historically, to support the claim of racism, in later years a letter dated August 29, 1929 was written protesting the zoning change that the Blacks feared would force them to relocate again. This letter refers to the time when they willingly abandoned their Woodbine property To accommodate the whites and moved to the undeveloped Benn Hogg's Addition of Fort Pierce. (Now after their homes and businesses Have been redeveloped in the area, the white people want it). This move was defeated and the Ben Hogg Addition was developed into the first truly black business section of Fort Pierce. A widow, Dorcas Hudson who later became a stewardess of the church, purchased a plot of land in 1902 from Mr. and Mrs. Benjamin Hogg and gave the land to the church's trustees on August 18, 1904, to erect a church. The gift to the church became a central meeting place for all early community activities. Notable community meetings such as the ones held by the St. Lucie County Colored Welfare Association also protested the legislature's plan to remove blacks from the voting rolls. Planning meetings for the establishment of a high school for blacks were held at St. Paul AME. The high school is known as Lincoln Park Academy.

Also see A Glimpse of Our History as Attachment A.
Also

The following information should be included, if known:

ORIGINAL OWNER(S): St. Paul African Methodist Episcopal Church
 SUBSEQUENT OWNER(S): _____
 ARCHITECT: _____
 BUILDER: _____
 DATE OF CONSTRUCTION: 1906
 ORIGINAL USE: Church Congregation and Worship;
 SUBSEQUENT USE(S): _Community Meetings
 CURRENT CONDITION OF THE SITE: Excellent X Good Fair Poor

HISTORICALLY SIGNIFICANT EVENT(S) ASSOCIATED WITH THIS SITE OR STRUCTURE:

St. Lucie County Colored Welfare Association meetings to defend property owners rights and community resident's rights to vote. Also on Meetings for the establishment of Lincoln Park Academy were held in this building. (See Attachment B)

HISTORICALLY SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE OR STRUCTURE:

James G. Seward; Douglas Kemp; P.J. Wells; Pastor Russell; Mr. Bolen, Father of C.E. Bolen; Mr. Driver; Mr. Espy Principle of LPA; Percy Peek, Mr. Robinson, Afro Insurance Company; Mr. Lyons, great-grandfather of Rufus Alexander and Frank Brown of Brown's Drug Store.

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (USE ADDITIONAL PAPER IF NECESSARY):

See Attachment B

PLEASE ATTACH THE FOLLOWING:

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

CURRENT PROPERTY OWNER(S) NAME	St. Paul AME Church
CURRENT PROPERTY OWNER(S) PHONE NO.:	772 - 461- 2980
CURRENT PROPERTY OWNER(S) MAILING ADDRESS:	1405 North 27 th Street, Fort Pierce, Florida 34950

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

Property Owner's Signature
Date

State of _____ County of _____

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 ____ day of _____, _____.

Notary Public Signature: _____

Notary ID Number: _____ Expiration Date: _____

Attachment A

A Glimpse of Our History

Saint Paul African Methodist Episcopal Church

Fort Pierce, Florida

A GLIMPSE OF OUR HISTORY

1890-2015

The history of St. Paul AME Church in Fort Pierce parallels the history of St. Lucie County in that they both have grown and prospered since the late 1800's. St. Paul was established in 1890, long before the county of St. Lucie was formed in 1905, in the southern part of Brevard County. The original church site was in a section of town that was known as Woodbine.

Woodbine was a small wooded area where the early black pioneer citizens of Fort Pierce lived. Records show that James G. Seward, a Methodist by faith, longed to have a church in the area that he didn't have to travel to North Brevard County, Melbourne, to attend. Allen Chapel AME had been founded in Melbourne in 1885. James and his wife Nellie, one of the first stewardesses of the church, were well liked by the white people in the area. In 1890 James Seward was listed as a taxpayer, an extensive property owner and a registered voter, but was taken off the voter list in 1891 when Negro voters statewide were being ousted from the political process.

For the next five years the church continued to grow and with the influence that James still had with the white people he was able to purchase property from Reuben and Elizabeth Carlton for the church. The land for the church was purchased for \$15.00 cash on the 24th day of March, 1896 and was described as Lot 9, Block 14, in Carlton Addition of Fort Pierce. The property was conveyed to James G. Seward, P. J. Wells and Douglas Kimpp, trustees of the African Methodist Episcopal Church of Fort Pierce. In August of 1896, the Florida Star Newspaper reported that a contractor by the name of Davis was in the midst of constructing a church for the colored people in Fort Pierce. This property today is the long vacant lot bounded on the north by Citrus Avenue, the south by Delaware Avenue, the east by 5th Street and the west by 6th Street. The Paul AME Church was the first and is the oldest black congregation in St. Lucie County.

In November 1897, the same newspaper reported that the colored church had burned down. In an article that was printed in the Florida Star Newspaper, it is quite revealing that the writer of the article expressed the acceptance of the colored citizens in the area at this time. The paper reported that "Upon the flimsy plea that a colored man handed a wife lady an insulting note, which resulted in a mob of white men organizing and burning the church down and running the colored people from the area. The writer went on to say that "It is a sad commentary upon the existing conditions in the South that NO efforts have been made by the authorities to punish the guilty parties or to protect the people who are denied their common rights".

It is strange to note that nothing has been built on that lot in hundred plus years since that racial act of terrorism took place, although buildings have been erected all around it (the southwest corner of 5th Street and Delaware Avenue).

To support the claim of racism, in later years a letter dated August 29, 1929 was written protesting the zoning change that the blacks feared would force them to relocate again. This letter refers to the time when they willingly abandoned their Woodbine property to accommodate the whites and moved to the undeveloped Ben Hogg's Addition of Fort Pierce. (Now after their homes and businesses have been redeveloped in the area, the white people want it.) This move was defeated and the Ben Hogg Addition was developed into the first truly black business section of Ft. Pierce. Our documents show that a widow, Dorcus Hudson, who later became a stewardess of the church, purchased a plot of land in 1902 from Mr. and Mrs. Benjamin Hogg and gave it to the trustees of St Paul on the 18th day of August in 1904 to erect a church. Because of this gift the church became a central meeting place for all early community activities. The land on which the church's edifice was erected is legally described as Lot 12 of Block B in Ben Hogg's Addition of Fort Pierce, the same being a portion of the SW V₄ section 10 in Township 35, South of Range 40 East, circumspectly the northwest corner of 8th Street (then known as Zetland) and Avenue B (then known Tropical Avenue). The original deeds are recorded and can be found in the records of Brevard County.

From the laborious and diligent, sacrificial work of our pioneers, a structure was built to house the church on their given lot. Some of the early pioneers joining the Seward, Wells, and Kimpps were Amanda Augustus and her children Hazel, Chance and

Cecil, Mr. & Mrs. Kelly, Albert Gordon, Clare Lee, Mary Sparks, Frank and Lillie Sherrod, Pinky and Henry Sidney, Annie Roundtree, Mr. & Mrs. Robert High (Mr. High later left and was helpful in organizing the Mt Olive Baptist Church in 1903) and Julia Merchant. The early pastors were Rev. W. H. Jenkins and Rev. & Mrs. Brown and their daughter Ernestine.

In the year of 1909 under the pastorage of Rev. T. L. Phillips the name of Francine Duval was added to the membership. After joining the membership Mrs. Duval became an ardent church worker. From 1910 to 1949 she served as the church organist. Over a period of eighty years of service there was probably no area of the church that did not feel the impact of F. C. Duval. She served as a Trustee of the Church and Sunday School teacher for many of those years; her other services were with the Layman Organization of the local church and the District; A.C.E. League, and served as president of the Missionary Society. Mrs. Duval established a long list of active memberships on boards within the church and the growing community. Her name is well recognized and documented in the history journals of the South Conference of the AME Church of the 11th Episcopal District (which at the time covered the entire state of Florida).

In 1926 a devastating storm came though Fort Pierce and destroyed many lives and property. St. Paul AME Church was among the buildings that were destroyed and had to be rebuilt.

Under the leadership of Rev. D. A. Russell, along with the officers, a temporary place of worship was erected just southeast of the present site. Rev. Russell also spearheaded the building of the church, which was what we call today, the basement and the rebuilding of the parsonage. Following tradition, the trustees of the church signed and agreed to back three mortgages in 1926, 1927 and 1929 to rebuild and pay for sewage and paving. For a short time church was also held in the Dreamland Theatre building located also on 8th Street (Zetland).

As time passed and years progressed by Methodist standards and tradition, many ministers were sent to pastor the St. Paul congregation. These pastors included the Reverends Starks, Henry, Jesse Harris, W. J. Weston, D. A. Russell, J. B. Blacknell Sr., Peter Chappell, Dailey, E.

L. Pinckney, J. McNeil Harris, Buggs, Armstrong, Holley, Muriel, J. A. Brooks, and H. W. Fayson.

The church on 8th Street, as it stands today was constructed so that the basement housed the complete functioning church until the main sanctuary was completed. The Reverends A. P. Postell, H.J. Kincy, Anderson, Zeigler, C. J. Jenkins, F. E. Sneed and W. B. Coffey labored arduously as they led the membership during the construction years. The congregation worshipped fourteen years in the basement before they could complete the second story of the edifice.

Under the leadership of Reverend J. D. Washington, St. Paul purchased additional land for parking. Several pastors followed to continue the perpetual growth of the church, namely Reverends G.J. Oates, Burrough, K. D. White, W.A. Jennings, C.E. Toston, L.H. Holland and J.A. Roberts.

In 1970, Reverend F. A. Allen was sent to pastor St. Paul. Under his leadership, the pastor's office was refurbished and in 1971 property was purchased though the efforts of the newly formed "Building Committee" from Mr. & Mrs. Earl F. Little for the erection of a new edifice, "A New St. Paul". The Reverends Leroy Holmés and F. A. Johnson followed Reverend Allen, making their integral contributions to the church's history.

In 1976, the Reverend George M. Champion assumed the pastoral leadership of St. Paul at a time when the church's building fund efforts had been temporarily suspended. Under his leadership, the Christian morale was restored as he guided St. Paul into the successful building of the edifice in which we presently worship. Construction began for a new parsonage in the Garden Farms subdivision. Dedication was held on April 22, 1979.

After the administration of Reverend G. M. Champion were Reverend J. Richard Campbell in 1980-83, under whose tenure the parsonage was completed in 1983, and Reverend Willie D. Young in 1983-86, under whose tenure the St. Paul AME Church sign was erected.

During this time Brother Samuel Gaines presented to Rev. Young the idea of paying off the mortgage on the church, which led to the "Wall of Faith." The Reverend F. Josephus Johnson served from 1986 to 1989.

In November of 1989, God saw fit to send another "champion" in leadership. The Reverend George Lovelace Champion, Sr. instituted 33 ministries and in December, 1990 the balance of a \$300,000.00 mortgage was burned. Spiritually succeeding Reverend Champion were Reverend F. Bernard Lemon in 1992-1999 under whose tenure, the church purchased two vans for travel and community services; Reverend Samuel L. Sullivan in 1999-2002, who took our ministry to the airwaves with "The Anointed Trumpet of God" radio ministry; and Shepherd W.J. Jackson in 2002-04, who shared his vast knowledge of AMEism and his willingness to do God's will God's way.

In May of 2004, after the untimely demise of Shepherd Jackson, Reverend Nathan M. Mugala was assigned to lead St Paul. His rejuvenating spirit and willingness to be about our Father's business lifted the spiritual morale and raised the level of commitment of this congregation. Reverend Mugala visited individual members in their homes, revived outreach ministries, fed the community, and set a Godly example of Christian service, both within and outside of the confines of the church. On the first Sunday of March 2006, the membership took possession of a brand new 37-passenger bus. Reverend Mugala shepherded this congregation for four years and seven months. During his tenure, the church prospered mightily.

For the next few years St. Paul experienced a succession of one term leaders. This created a decline in moral and industriousness. In December, 2008, Reverend Dr. Melvin A. Kennerly was appointed pastor of St. Paul. While serving his tenure, the purchase of the remaining block of land between North 27th Street and North 29th, negotiated initially during Reverend Mugala's tenure, was approved.

In June 2009, Reverend Vincent Lane was appointed pastor and was assisted by his wife, Reverend Grayce Lane, who was also an ordained elder. Under his tenure the church mirrored the economic woes of the global community and efforts were focused on restoration of the health and wellbeing of the church. After one year, Reverend and Mrs. Lane relocated to Chicago in the Fourth Episcopal District of the AME Church. Reverend Melvin E. Hymes led the congregation from 2011 to 2014. During his administration, the church's major focus was spiritual revival and the refurbishment of the physical property. In spite of his efforts, the membership became passive and disheartened. In an effort to alter the downward spiral, at the end of the 2014 annual conference, the Reverend Dr. Waymon T. Dixon was assigned to lead St. Paul. His legacy is the next to be added to the history of the church.

St. Paul AME Church has a rich history whose story needs to be passed down to its heirs and continually kept current in the archives of the City of Fort Pierce and in the records of the church.. It is indeed an important link in the city's development. To have been a beacon light in the community for one hundred twenty- five years is a blessing. We have come a long way by faith, and God has been with us throughout The Journey.

Attachment B

Stories of the Church



No. 125
 Book BB Page 371
 Dated March 1896
 Filed Sept 7 1896

Instrument 125
 Consideration \$ 15.00

Reuben Lortton & Elizabeth Lortton (his wife)
 (Bevvard Co Fla)

To
 James G Seward, O J Wells & Douglas
 Kimpff, Trustees of the African Methodist
 Episcopal Church (at Fort Pierce Bevvard
 Co Fla)

Purports to convey land in Bevvard Co., Fla., described as follows: (Verbatim copy of description)
 Lot 9 Block 14 Lorttons add. of Fort
 Pierce, as marked on the plat thereof, it
 being part Sect 10, Tp 35 S R 10 E
 It is hereby agreed by & between the
 parties to this instrument that the object
 of this conveyance is that the said parties
 of the second part, a.s. to create & maintain
 a Church building on said conveyed
 land & premises.

Grant clause reads:
 Given, grant, bargain,
 sell, alien, remise, re-
 lease, enclose, convey
 and confirm

Has granted, bargain-
 ed and sold

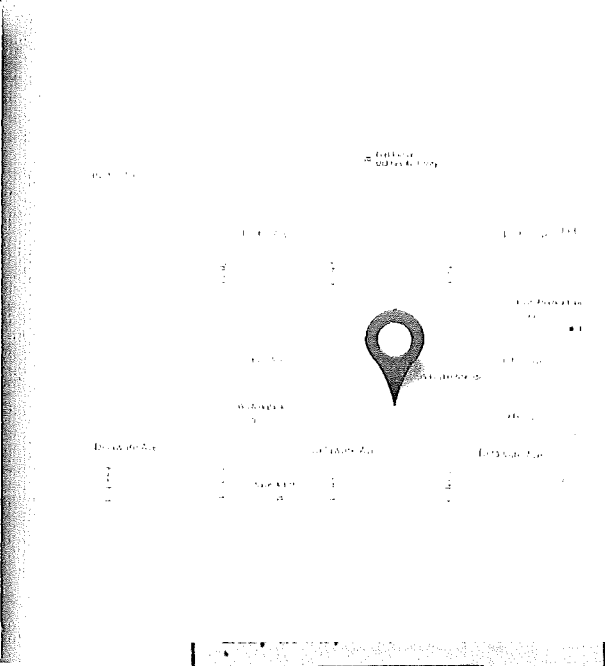
Remitted, released,
 and quit claimed

Bargained, sold and
 transferred

unto

Second party, (or
 grantee), heirs and as-
 signs

Successors and as-
JAMES G. SEWARD



James G. Seward, a Georgia man of color, was the first African-American to own land in Ft. Pierce. He made his original real estate investment in St. Lucie County in January of 1889. It was a tract of 5 acres situated near where Georgia and Seventh are today. Mr. Seward bought, sold and worked numerous tracts of land over the next two decades. He owned lots in Edgartown, a lot in downtown Ft. Pierce and a plot near the east end of today's South Bridge. He owned land west of Jensen, west of St. Lucie and 160 acres north of Indrio Road. He and his wife, Nellie, apparently lived among white people.

James Seward was listed as a taxpayer and a registered voter in 1890 but was taken off the voter list sometime after 1908 when Negro voters state wide were being ousted from the political process.

Emily LaCaw Bell tells us James and Nelly Seward were the first black people to whom C. T. McCarty sold a house. Nellie outlived James by 11 years. He died in 1923, she in 1934.

Mr. Seward was also one of the trustees of the African Methodist Episcopal Church which was deliberately burned in 1897 when its location stymied white development. Strange to say, nothing has been built on that lot in the hundred plus years since that racial act of terrorism took place, although building has gone on all around it (The SW corner of 5th Street and Delaware Avenue)

Today's A M E church owes its genesis to Dorcas Hudson who donated a lot in Hogg's Division to build that center of Negro worship. She was the widow's-mite-giver, not a grand philanthropist. Ms. Hudson was a baby while the Civil War raged in South Carolina in 1860. In the census, living in Ft. Pierce, her occupation is given as washerwoman and circa 1910-1915, she worked as a school janitor earning \$10.00 a month. She was truly well named for the woman in the Bible who was called Dorcas was "full of good works and almsdeeds which she did."

Driven from W

Historical implodes spits up small tragedies. The local black community had their.

In August of 1896, the Florida Star reported that contractor Davis was in the midst of constructing a church for the colored people in Fort Pierce. The land for the church was purchased for \$15.00 cash from Reuben and Elizabeth Carlton on the 24th day of March, 1896 and was described, as Lot 9, Block 14, in Carlton's Addition of Ft. Pierce. The property was conveyed to James G. Seward, P. J. Wells and Douglas Kimpff, Trustees of the African Methodist Episcopal Church at Fort Pierce. This is the SE corner of the long-vacant lot bounded on the north by Citrus Avenue, the south by

5th Street and the same newspaper reported the church had burned. Arson was suspected.

This was the center of an early black settlement called Woodbine. Woodbine was described as a "string of shanties at the south end of town." In Norman Platts' memoir of his father, Dr. C. P. Platts, he says that whenever the doctor drove through that area, "the little Negroes would come out and greet him." Sam Gaines' aunt remembered when blacks lived near where the Coca-Cola plant was built. The building at the corner of 6th and Delaware was the Coca-Cola plant in the 40s.

On a map of Fort Pierce, the neighborhood east of U. S. 1, south of Delaware, north of Georgia and east of 10th Street is labeled "Woodbine."

DRIVEN FROM HOME.

Upon the flimsy plea that a colored man handed a white lady an "insulting and obscene" note, a mob of white men organized at Fort Pierce, Fla., burned the church-building and forced all of the colored people to leave.

It is a sad commentary upon the existing conditions in the South.

No effort has been made by the authorities to punish the guilty parties or to protect the people who are denied the common rights of a citizen.

It is unfortunate that there was no effort made on the part of the colored people to defend their homes against this ruthless invasion.

Had they been armed they would have been unmolested.

In such cases, force must be met with force; blood-shed with blood-shed.

Lynch-law must go!

Attachment C

St. Lucie County Colored Welfare Association

Charter and By-Laws

President
REV. F. A. ROBINSON
Vice President
DR. C. L. McCLEBBY
Treasurer
REV. W. B. DELVER

Board of Directors
D. A. GRIFIN
Chairman
C. M. WARRICK
DR. JAMES A. JOY
W. H. WHITE

Secretary
MR. A. H. WARREN
Asst. and Correspondence
H. BAILEY

Board of Advisors
REV. D. RUSSELL
Chairman
MR. A. LITTLE
EMORY PIERCE
PERRY PIERCE

The St. Lucie County Colored Welfare Association

INCORPORATED

FORT PIERCE, FLORIDA, AUG. 28th, 1929.

-:DECLARATION OF PROTEST FROM THE COLORED CITIZENS:-

TO THE HONORABLE MAYOR AND CITY COMMISSIONERS OF FT. PIERCE IN SESSION:
WE THE FOLLOWING OFFICERS AND MEMBERS OF THE ST. LUCIE COUNTY COLORED WELFARE ASSOCIATION IN EXECUTIVE SESSION REPRESENTING THE COLORED CITIZENS AND LAND-HOLDERS, DO HEREWITH BEG TO ENTER OUR SOLEMN PROTEST AGAINST THE PROPOSED ZONING ORDINANCE NOW UNDER CONSIDERATION BY THE CITY FATHERS, AS IT RELATES TO THE PROPOSED ZONE B, WHICH IS ESPECIALLY INJURIOUS TO A LARGE PORTION OF THE COLORED POPULATION OF OUR CITY.

(1) AS WE SEE IT; IF THE PROVISION MADE IN ZONE B, IS CARRIED OUT, IT IS CERTAIN, SOONER OR LATER TO DEPRIVE ANY NUMBER OF THE MOST SUBSTANTIAL COLORED PROPERTY OWNERS OUT OF HOMES THEY HAVE OWNED AND OCCUPIED FOR A PERIOD OF MORE THAN TWENTY YEARS.

~~AND~~ THIS PROTEST SPECIFICALLY REFERS TO THE INCLUSION OF THE HOMES & FERGUSON SUB-DIVISION TO THE CITY OF FORT PIERCE, IN ZONE B.

(2) WE HAVE LIVED IN THIS SUB-DIVISION AND MET ALL REQUIREMENTS OF THE CITY TO THE BEST OF OUR SEVERAL ABILITIES, CONTRIBUTING OUR BIT TO THE GROWTH AND GENERAL IMPROVEMENT OF THE CITY FOR MORE THAN A SCORE OF YEARS.

AFTER LIVING PLEASANT IN THIS NEIGHBORHOOD, BUILDING OUR HOMES AND CHURCHES, BUSINESS ENTERPRISES AND LODGERS, FOR THIS LONG PERIOD OF TIME, IT DOES NOT SEEM JUST AND FAIR THAT WE SHOULD BE DEPRIVED OF THE RIGHT TO IMPROVE, BARGAIN, SELL AND BUY PROFITABLY TO OURSELVES.

"OLD TIMERS WILL REMEMBER THE SETTLEMENT OF "WOODBINE", IN WHICH MANY COLORED PEOPLE OWNED PROPERTY; WHEN THIS PROPERTY WAS NEEDED FOR THE DEVELOPMENT OF THE CITY, THE COLORED PEOPLE WHO LIVED THERE, VOLUNTARILY SOLD TO THE WHITES, AND CAME OUT INTO THIS SECTION SEVERAL OF THEM BUYING PROPERTY, AND CAN NOW BE POINTED TO WITH PRIDE AS SUBSTANTIAL CITIZENS.

IF ZONING IS THE BEST THING FOR OUR CITY, THE COLORED PEOPLE ARE FOR IT, ONLY.

~~AND~~ WE ASK THAT THE HOMES AND THE FERGUSON SUB-DIVISION TO THE CITY OF FT. PIERCE BE LEFT IN AN UNRESTRICTED ZONE, SO THAT WE CAN IMPROVE, BARGAIN AND SELL TO OUR BEST ADVANTAGE.

RESPECTIVELY SUBMITTED,

President
 REV. T. A. ROBINSON
 Vice-President
 DR. C. L. EGGLESTON
 Treasurer
 REV. WM. DRIVER

Board of Directors
 G. A. GRIFFIN
 Chairman
 H. M. WARRICK
 DR. JAMES A. BRY
 WM. WHITE

Secretary
 MRS. A. H. WARRICK
 Asst. Sec. & Correspondence
 H. BAILEY

Board of Advisors
 REV. D. RUSSELL
 Chairman
 MRS. A. LITTLE
 EMORY PIERCE
 PERCY PEAK

The St. Lucie County
 Colored Welfare Association

415 N. EIGHTH STREET
 FORT PIERCE, FLORIDA, AUG. 28th, 1929.

-DECLARATION OF PROTEST FROM THE COLORED CITIZENS:-
 (PROVISION OF ZONE B. RELATIVE TO COLORED SECTION)

-SIGNATURES-

T. A. Russell
J. E. M. Driver
G. A. Griffin

W. M. White
J. E. M. Driver
Wattie Little

T. A. Robinson President

G. J. Bolen

B. S. Singletary *William Lyons*

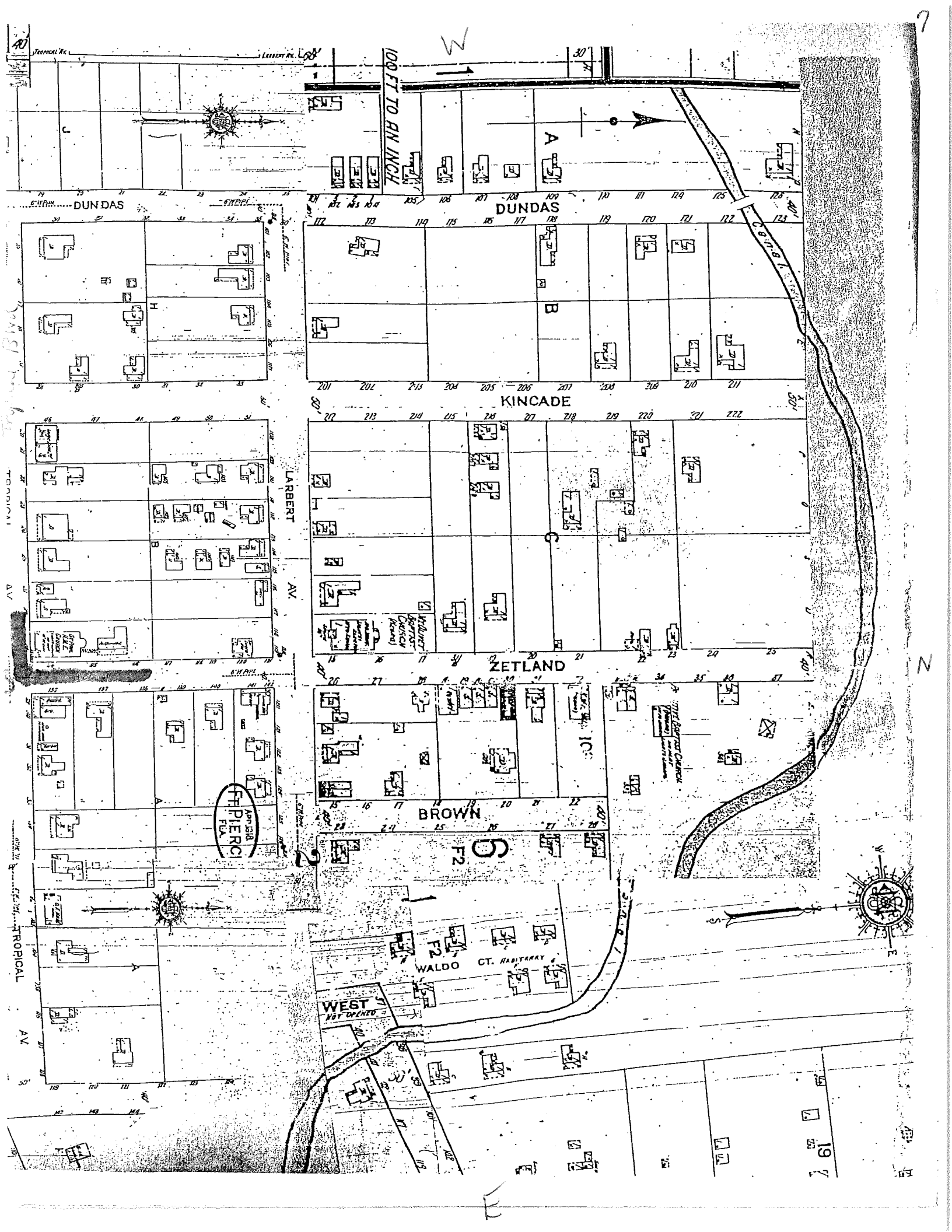
E. M. Patten *Wm. Driver*
 T. A. R.

Virgil Jackson

Frank Merritt Brown

Attachment D

Map of Area



40

100 FT TO BN INCH

30

DUNDAS

DUNDAS

KINCAID

LARBERT AV.

ZETLAND

BROWN

WALDO CT. HABITARY

WEST ST. DENIED

TROPICAL AV.

TROPICAL AV.

19

7

APR 1918
F. PIERCE
F. A.

TROPICAL BLDG.

TROPICAL AV.

TROPICAL AV.

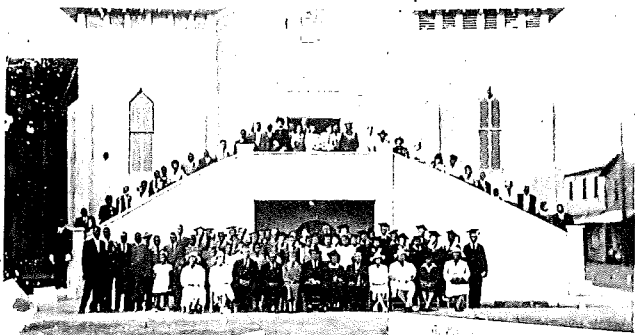
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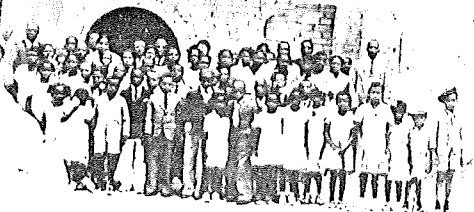
Attachment E

St. Paul Then and Now

St. Paul Then & Now

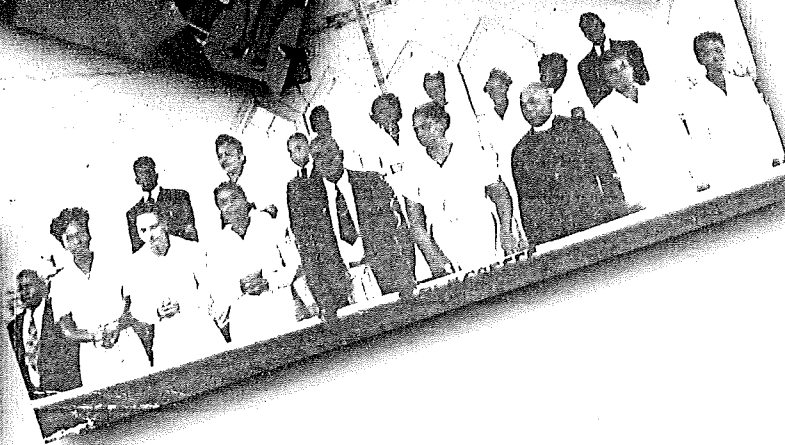
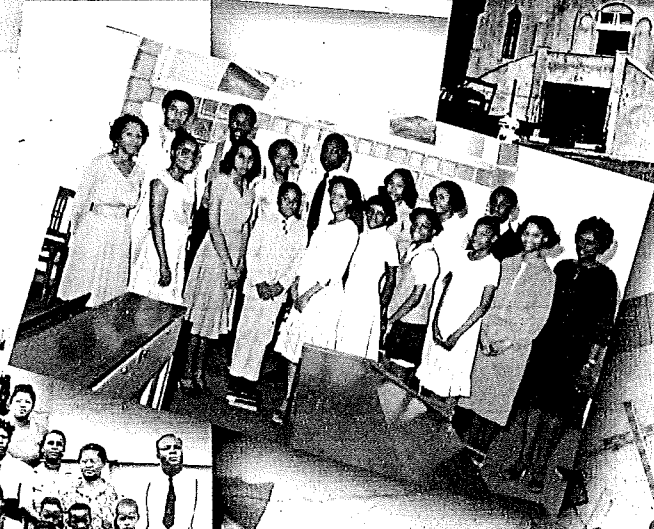
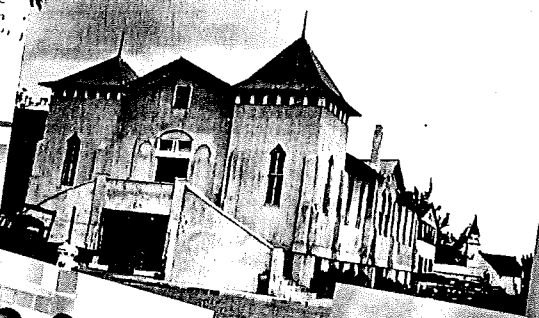


MATTIE JOHNSON
"He must work for more good work."
Member of the basket ball team, Victo-
club, and has been with us since 1910,
ing (from Edison High School), Edison
"Matt" has a very noisy disposition and is al-
willing to aid at any time. Class of 1911
member basket ball squad; Victorettes
1911 to 1912.

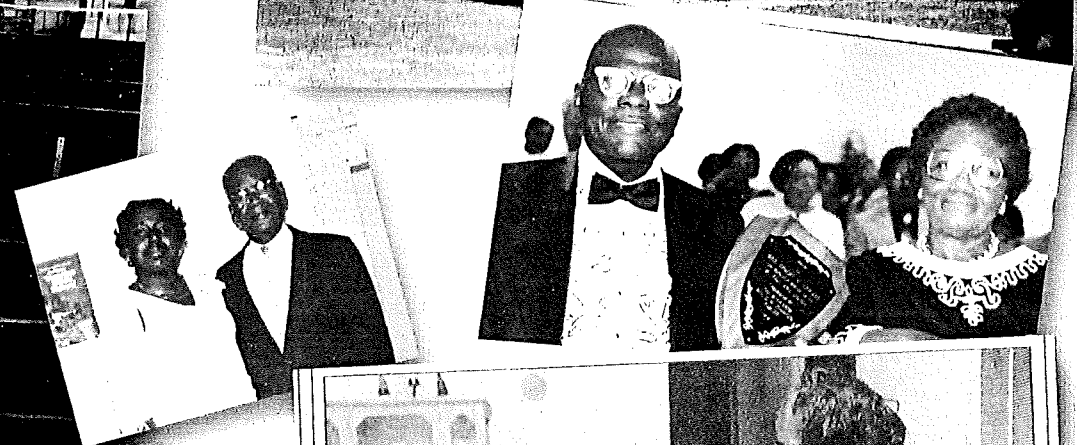
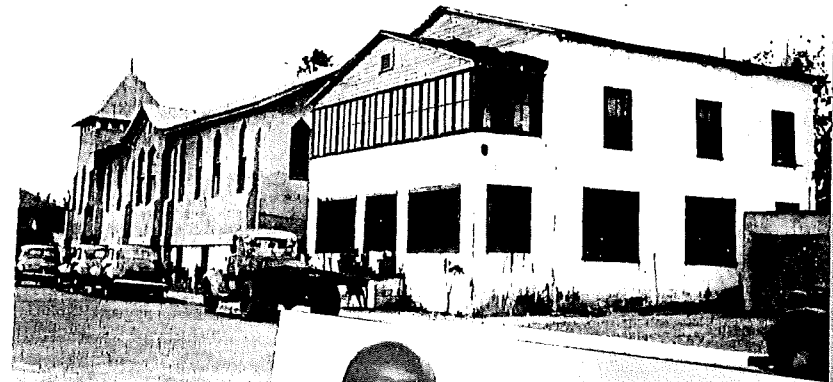
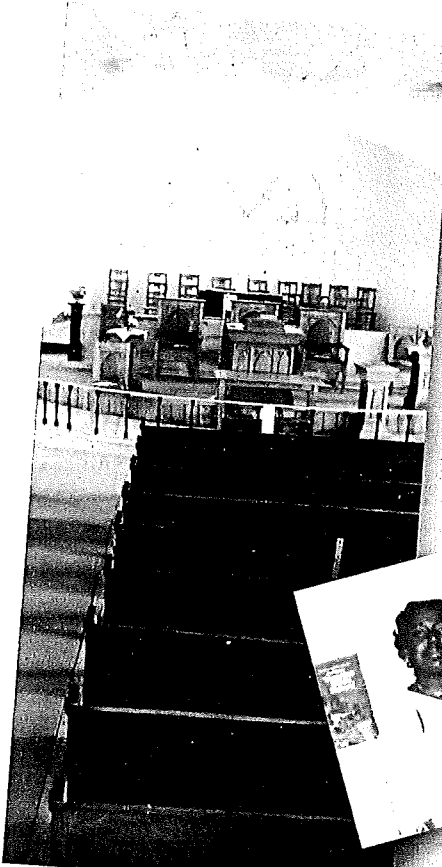


SUNDAY SCHOOL
SUNDAY SCHOOL
ST. PIERCE

Sunday school group taken in 1924. The church at this time was only one story.
It later became the first floor of the church edifice.



old church
parsonage



St. Lucie County pioneer Francis Doyal, 105, lives with her daughter Lida Hodigan in Fort Pierce. Doyal will be honored at a Feb. 22 ceremony.

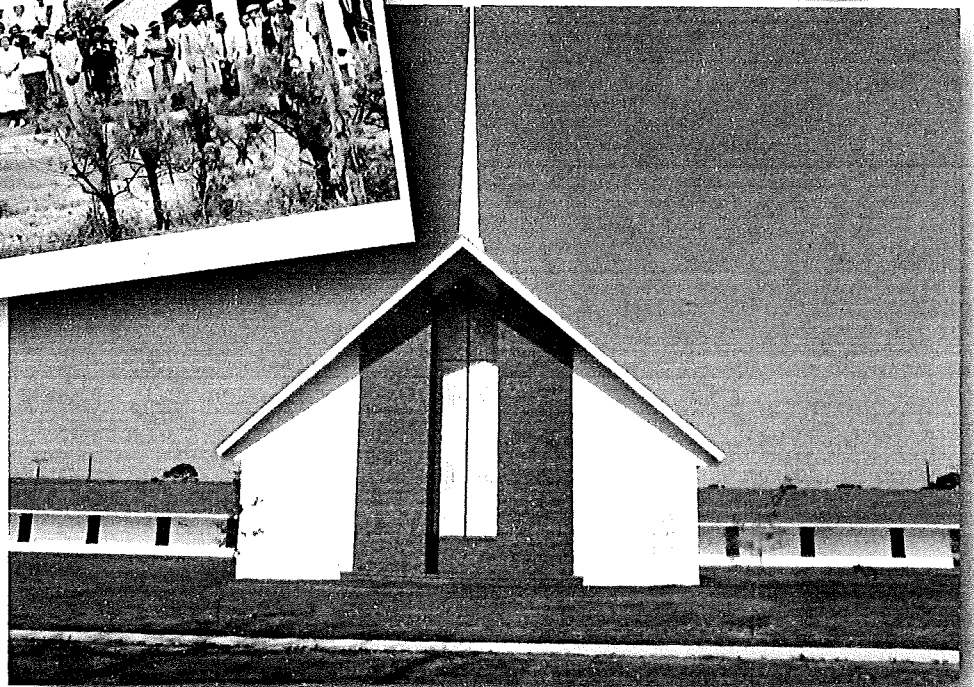
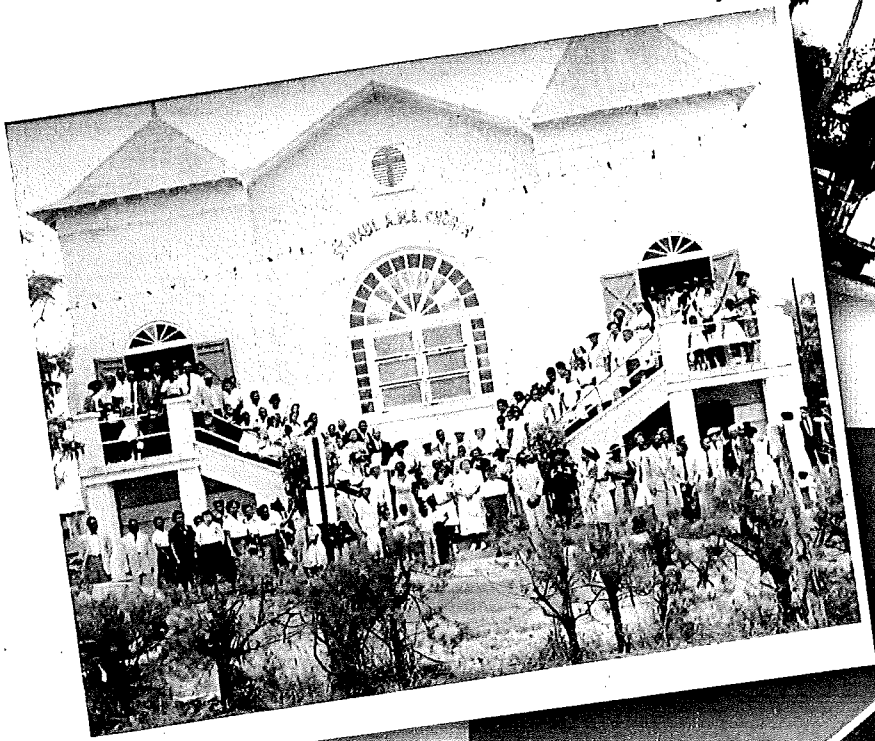
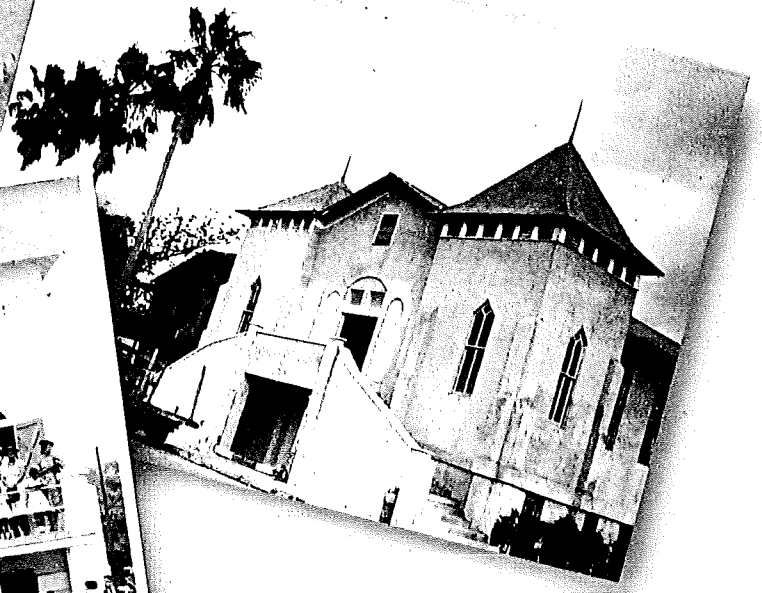
St. Lucie pioneer, 105, to be honored

Woman a living textbook of black history
By GABRIELA A. CARTER
Fort Pierce Herald-Examiner Staff Writer

St. Lucie County to vote in 1923, a period when blacks retained from exercising their voting rights. She has become known in the community as something of a walking textbook of black history.

Congratulatory letters and birthday greetings received for her 102nd birthday from former President Ronald Reagan and former Gov. Jeb Bush are prized between the pages.





Property Identification

Site Address: 1405 N 27th ST
 Sec/Town/Range: 05/35S/40E
 Map ID: 24/05N
 Zoning: R4

Parcel ID: 2404-608-0099-000-2
 Account #: 16771
 Use Type: 7100
 Jurisdiction: Fort Pierce

Ownership

St Paul African Meth Episc Ch
 PO Box 636
 Fort Pierce, FL 34954

Legal Description

GARDEN CITY FARMS 05 35 40 TRACT63-LESS W 264 FT AND LESS S 25 FT AND LESS N 25 FT- (2.55 AC) (OR 207-2769)

Current Values

Just/Market Value: \$758,600
 Assessed Value: \$758,600
 Exemptions: \$758,600
 Taxable Value: \$0

Taxes for this parcel: SLC Tax Collector's Office 



Total Areas

Finished/Under Air (SF): 11,627
 Gross Area (SF): 13,474
 Land Size (acres): 2.55
 Land Size (SF): 110,880

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 1, 1972	0207 / 2769	00	CV		\$12,000

Building Information (1 of 1)

Finished Area: 11,627 SF

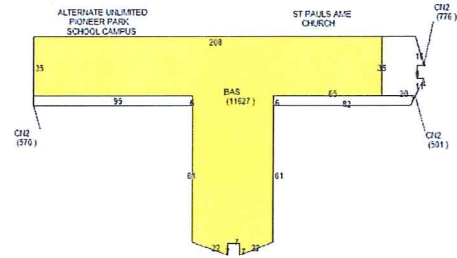
Gross Total Area: 13,474 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Wood Truss
Building Type: CH4	Year Built: 1979	Frame:
Grade: Y_C	Effective Year: 1979	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11627	11627	677
CN2	CANOPY	1847	0	502

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	4	1979
CEMENT CURB	1	510	2000
CONCRETE LOW	1	1882	2001
ASP2 LOW	1	38588	2001
CHAINLINK 12	1	120	2007

Current Year Values

Current Values Breakdown		Tax Year	Current Year Exemption Value Breakdown			
Building:	Land:	2015	Grant Year	Code	Description	Amount
\$547,000	\$211,600			3600	Church	\$758,600
Just/Market: \$758,600	Ag Credit: \$0					
Save Our Homes or 10% Cap: \$0	Assessed: \$758,600					
Exemption(s): \$758,600	Taxable: \$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
------------	------------	-------	-------------	--------

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$758,600	\$758,600	\$758,600	\$0
2014	\$766,100	\$766,100	\$766,100	\$0
2013	\$773,900	\$773,900	\$773,900	\$0

Number	Date	Description	Amount	Fee
F91000549	Apr 30, 1991	Alterations/Remodeling	\$1,010	\$1,010
F91000962	Jul 23, 1991	Roof	\$30,852	\$30,852
F92-001143	Oct 12, 1992	Paving	\$17,000	\$17,000
MC2004269	Dec 14, 2004	Air Conditioning Only	\$4,995	\$75
MC200592	May 4, 2005	Air Conditioning Only	\$4,950	\$225
0700000281	Aug 24, 2007	Shed	\$6,000	\$135
RF20051087	May 6, 2008	Roof	\$20,000	\$325

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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Historic Preservation Board

7. a.

Meeting Date: 05/23/2016

Information

REQUESTED ACTION

Administrative Approvals

LOCATION

125 South 7th Street

434 North 7th Street

RESPONSIBLE STAFF

Maria Lewicka, AICP,
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA

COA #16-17

COA #16-18

Form Review

Form Started By: Maria Lewicka

Final Approval Date: 05/16/2016

Started On: 05/16/2016 04:35 PM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in April 2016.

- COA #16-17, 125 South 7th Street- Repaint the exterior
- COA #16-18, 434 North 7th Street- Repair/replace a flat part of the existing roof



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#16-17 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address 125 South 7th Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Repaint the exterior of the building. Colors to be used: House – Cardamom Spice Trim – White Door - Burgundy		Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, Standards 6 & 9.

APPROVED:

Board Approval

Administrative Approval

 Paul Samson, Chair Date
 Historic Preservation Board


 _____ 4/11/16
 Maria Lewicka Date
 Historic Preservation Planner

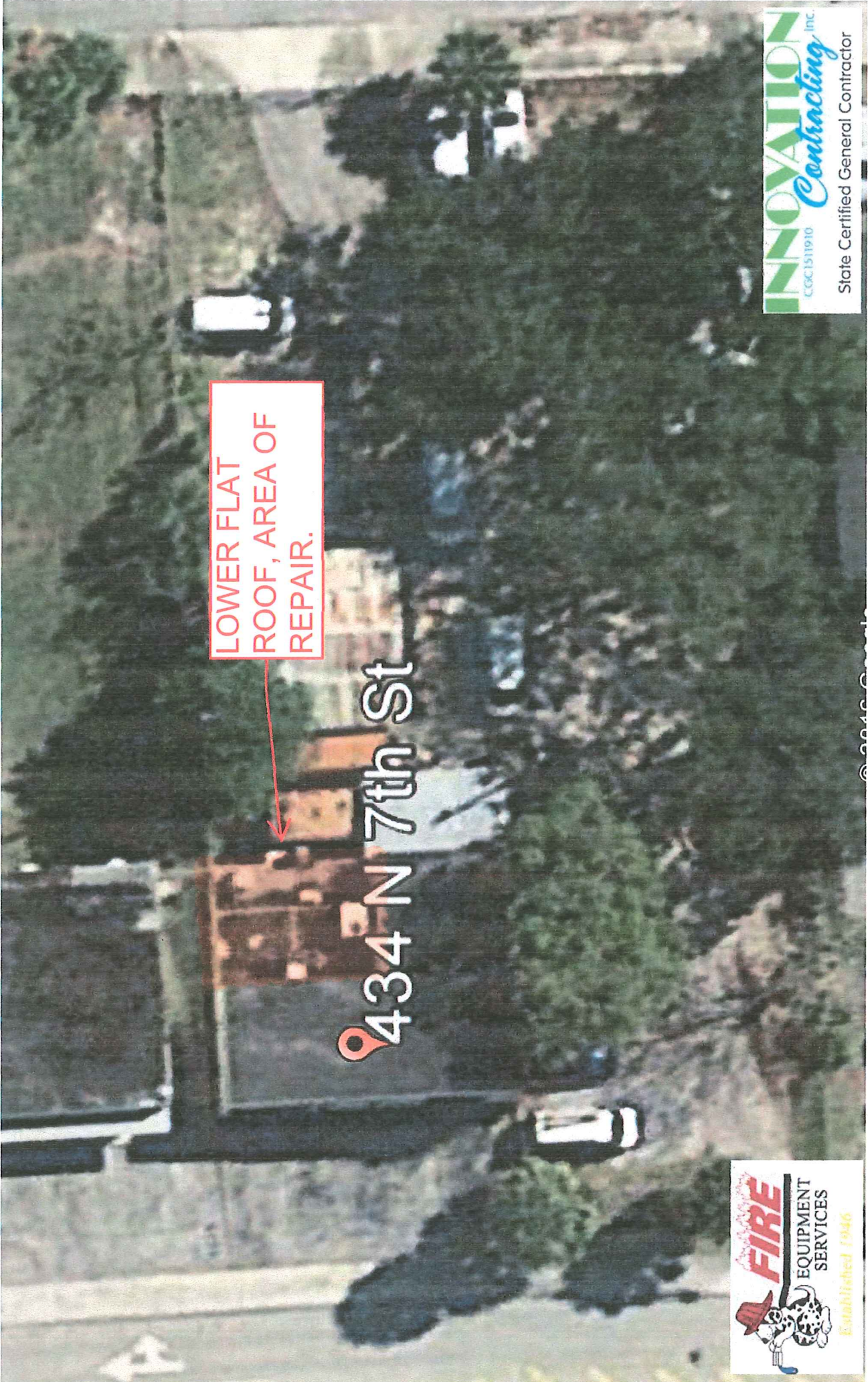
This alteration meets the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of Fort Pierce Code of Ordinances.

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@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	Michael Brandt 125 South 7 th Street Fort Pierce, FL 34950	
Representative	Nicholas Southand 125 South 7 th Street Fort Pierce, FL 34950	E-Mail Maximum4201@aol.com
Other	Marc Meyers, CFP Building Official Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



LOWER FLAT
ROOF, AREA OF
REPAIR.

📍 434 N 7th St

FIRE
EQUIPMENT
SERVICES
Established 1946

INNOVATION
Contracting, Inc.
CGC1511910
State Certified General Contractor



FIRE
EQUIPMENT SERVICES
Established 1945

FIRE
EQUIPMENT SERVICES
Established 1945

INNOVATION
Contracting Inc.
COC1511910
State Certified General Contractor