

# **HISTORIC PRESERVATION BOARD**

## **BOARD AGENDA**

Historic Preservation Board Regular Meeting - Monday, February 26, 2018 - 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/EXCUSE NON VOTING ALTERNATE**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the January 22, 2018 meeting
6. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 18-10 - Swimming Pool - 605 S. 8th Street
  - b. Historic Site Designation - 515 S. Indian River Drive
  - c. Certificate of Appropriateness 18-14 - Remodeling and Additions - 515 S. Indian River Drive
7. **NEW BUSINESS**
  - a. Certificates of Appropriateness - Administratively Approved - January 2018
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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

**Historic Preservation Board**

**5.a.**

Meeting Date: 02/26/2018

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Information

REQUESTED ACTION

Minutes from the January 22, 2018 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Board Minutes 1.22.18

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 01/23/2018 11:14 AM

Final Approval Date: 02/06/2018

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JANUARY 22, 2018, 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: **Michael Broderick; Holly Theuns; Jared Osteen; Charlie Hayek; Suzanne Boardman, Vice-Chair**

Absent: **Patrick Small; Peggy Harris-Smith; Paul Sampson**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Executive Assistant**

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

The alternate was not present at the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the December 19, 2017 meeting

**Motion was made by Charlie Hayek, and seconded by Michael Broderick to approve the minutes from the December 19, 2017 meeting.**

**AYE: Holly Theuns, Jared Osteen, Charlie Hayek, Michael Broderick, Vice-Chair Suzanne Boardman**

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-87 - New Roof - 606 S 8th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the extent of the water damage from the roof and the applicant not attending the meeting for the second time. The Board commented on the high percentage of neighboring dimensional and fiberglass shingles and that a 5V Crimp metal roof would be an upgrade to the structure.

**Motion was made by Charlie Hayek, and seconded by Jared Osteen to allow the applicant to install a 5V Crimp metal roof on the structure located at 608 S. 8th Street for COA 17-87.**

**AYE: Jared Osteen, Charlie Hayek, Michael Broderick, Vice-Chair Suzanne Boardman**

**NAY: Holly Theuns**

Passed

b. **Certificate of Appropriateness 17-89 - Demolition - 435 N. 7th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board regarding parking and the reason the demolition was stopped in 2010.

James Clasby, St. Lucie County Project Manager, stated funding was the reason the demolition was stopped in 2010 and the parking lot to the building will remain. Mr. Clasby explained the property will be used for future economic development and answered questions from the Board regarding soil contaminants and long term demolition plans for the county building next door.

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the demolition request for 435 N. 7th Street, COA 17-89.**

**AYE: Charlie Hayek, Michael Broderick, Holly Theuns, Jared Osteen, Vice-Chair Suzanne Boardman**

Passed

c. **Certificate of Appropriateness 17-90 - Demolition - 528 N 12th Street**

Ms. Lewicka gave an overview of the application. Dwayne Fennell, Owner and Applicant, explained the house has deteriorated since the last hurricane in September and he was denied help from FEMA and the Small Business Administration so he would like to tear down the house and rebuild it.

**Motion was made by Holly Theuns, and seconded by Michael Broderick to approve the demolition request for 528 N. 12th Street, COA 17-90.**

**AYE: Charlie Hayek, Michael Broderick, Holly Theuns, Jared Osteen, Vice-Chair Suzanne Boardman**

Passed

d. **Certificate of Appropriateness 17-93 - New Roof - 1313 Delaware Avenue**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Ms. Lewicka explained the structure is locally designated historic and is not located in a historic district.

Mazola Barnes, Applicant, explained she only wants to replace the half of the roof that is

leaking. She stated that a portion of the roof was replaced in 2004 after the hurricanes and she currently has a blue tarp on the roof. Ms. Barnes went on to say that she worked with several contractors for bids but none of them followed up with her. Ms. Barnes said she put down a deposit for asphalt shingles because it was much cheaper than what she was quoted for a 5V Crimp metal roof. She said the Home Depot contractor dropped off the shingles in her yard without her knowledge and her preference is a 5V Crimp metal roof.

The Board discussed the long term life of a 5V Crimp metal roof and how it would enhance the value of the property and give her long term piece of mind. The Board suggested Ms. Barnes seeks additional pricing with other roofing contractors, contacts the city for grant help and contacts her insurance company for metal roof insurance premium savings.

Ms. Lewicka stated the building department will not issue a permit for half of the roof if more than 25% of the roof is damaged.

**Motion was made by Holly Theuns, and seconded by Charlie Hayek to deny the replacement of the roof with asphalt shingles and to approve the entire roof replacement with 5V Crimp metal except for the small flat portion to be replaced with TPO-60 millimeter for COA 17-93.**

**AYE: Michael Broderick, Holly Theuns, Jared Osteen, Charlie Hayek, Vice-Chair Suzanne Boardman**

Passed

## **7. NEW BUSINESS**

- a. Certificates of Appropriateness Administratively Approved - December 2017

## **8. CONSIDERATION OF ABSENCES**

**Motion was made by Charlie Hayek, and seconded by Jared Osteen to approve the absences of Mr. Sampson, Mr. Small and Ms. Harris-Smith.**

**AYE: Jared Osteen, Charlie Hayek, Michael Broderick, Holly Theuns, Vice-Chair Suzanne Boardman**

Passed

## **9. ADJOURNMENT**

**Historic Preservation Board**

**6.a.**

Meeting Date: 02/26/2018

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Information

REQUESTED ACTION

Certificate of Appropriateness 18-10 - Swimming Pool - 605 S. 8th Street

LOCATION

605 S 8th Street (Parcel ID: 2410-709-0092-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Staff Report  
Application  
Property Card

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/15/2018

Started On: 02/15/2018 02:23 PM



**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**

**FEBRUARY 26, 2018**

**COA 18-10**

**Owner**

Frank & Sophia Tranoris

**Applicant**

Louden Pools

**Location**

605 S 8th Street

**Parcel**

2410-709-0092-000-2

**Historic Status**

Contributing Structure located in the Oakland Park Historic District.

**Requested Action**

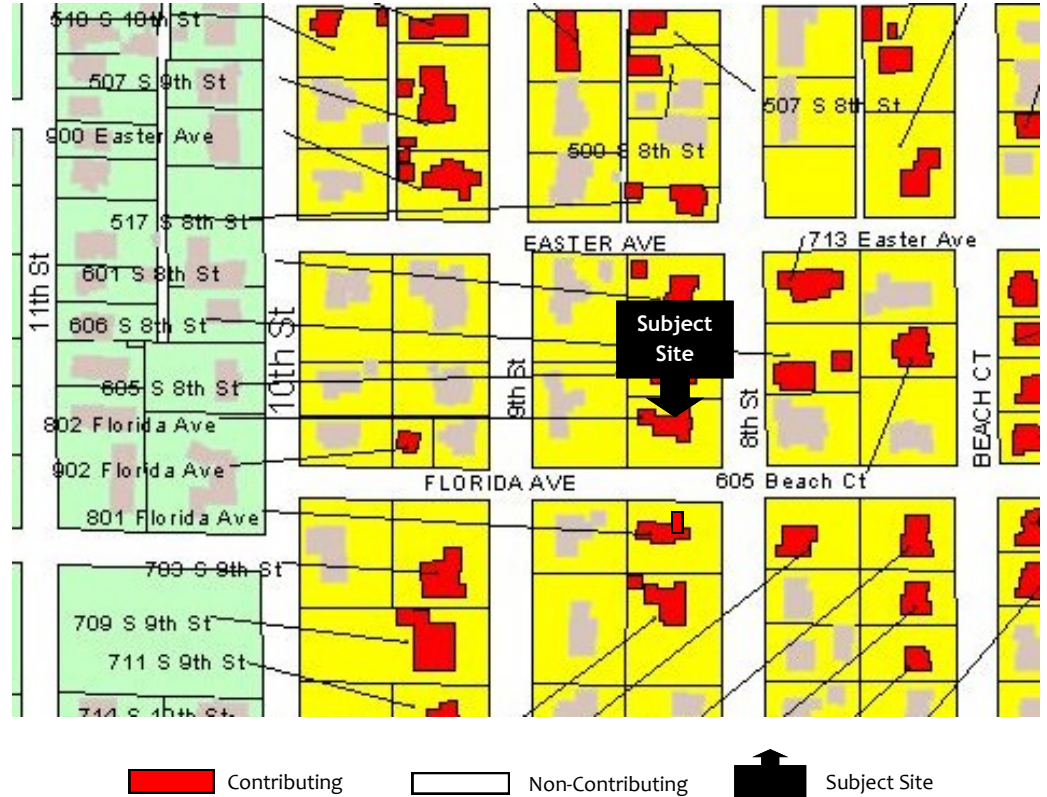
Consideration of an approval for construction of a swimming pool and concrete deck.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner



**HISTORY**

The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1942.



**ARCHITECTURAL SIGNIFICANCE**

This is a one-story Minimal Traditional style residential building with emphasized front gable and prominent chimney. The notable architectural features include decorative shutters and glass block sidelights.





Aerial view/location of the property



8th Street façade





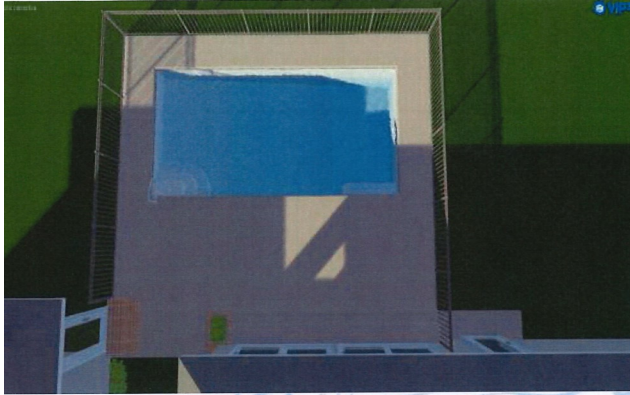
## Staff Analysis and Recommendations

### Secretary of Interior Standards for Consideration

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
9. New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Rear Yard of the Property

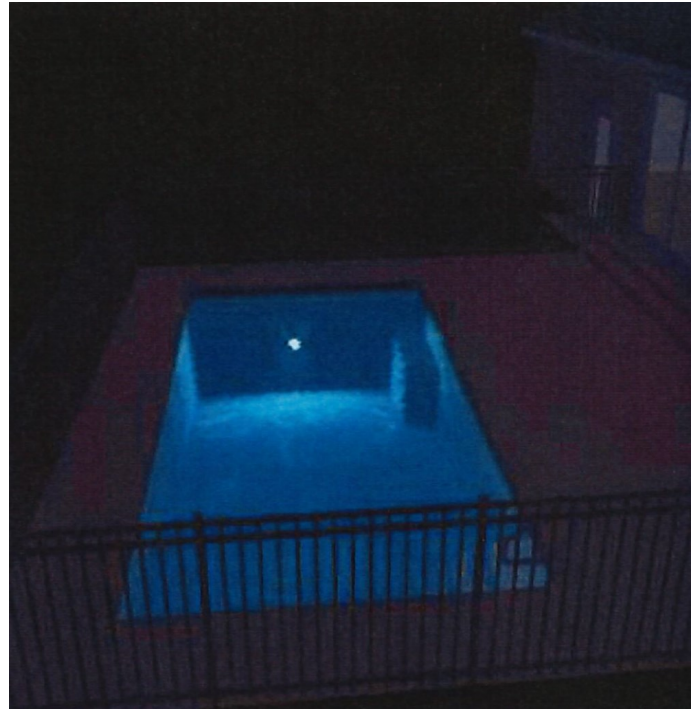


Conceptual pictures of the proposed pool provided by the applicant.

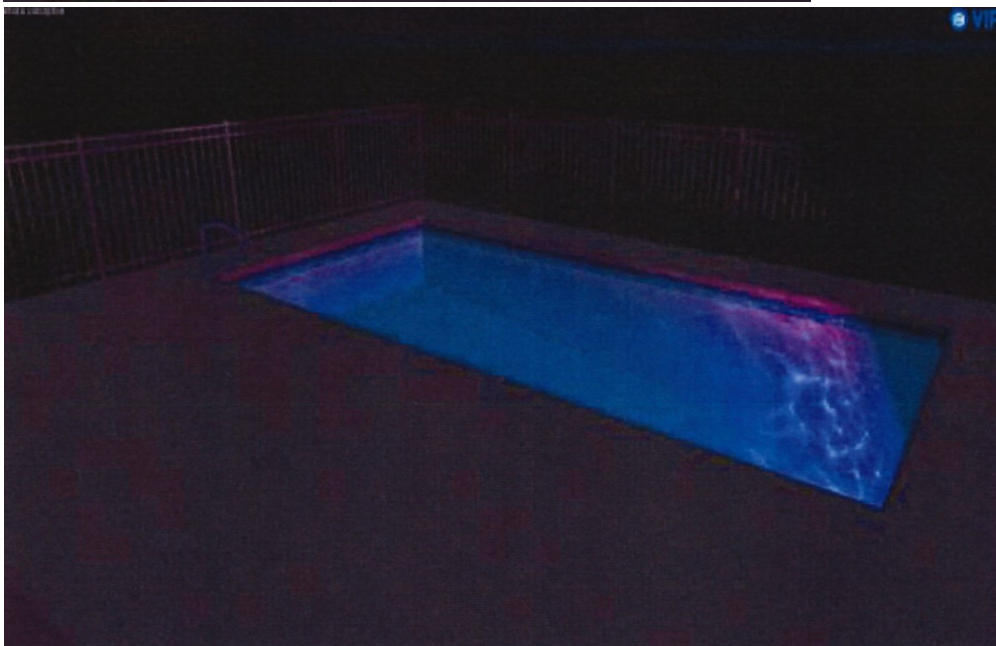


## Staff Recommendation

The request for construction of a swimming pool and concrete deck roof does not present a conflict with Secretary of Interior Standards, therefore staff recommends that the Board approve the request.



Conceptual pictures of the proposed pool provided by the applicant.

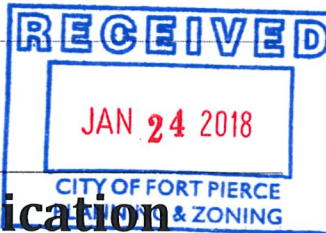




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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



### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 605 S. 8th ST

Parcel ID #: \_\_\_\_\_

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): FRANK/SOPHIA TRANONIS  
 Mailing Address: 605 S. 8th ST FT PIERCE FL 34950  
 Phone Number(s): 786-200-9300 Email: \_\_\_\_\_

Applicant  
 Name(s): LOUDEN POOL'S  
 Mailing Address: 4306 S US 1 FT PIERCE FL 34982  
 Phone Number(s): 772-465-2700 Email: DWXLISA@YAHOO.COM

Representative  
 Name(s): ROBERT S BRYAN  
 Mailing Address: 4306 S US 1 FT PIERCE FL 34982  
 Phone Number(s): 772-465-2700 Email: LOUDENSF@GMAIL.COM

*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, Sophia Tranonis as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.  
Sophia Tranonis Signature of Owner 1-23-18 Date

**Description of Requested Work**

Please indicate the type of work requested:

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

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- Rehabilitation
- New Construction
- Demolition
- Relocation

- Site Improvements (describe) INGROUND SWIMMING POOL + DECK
- Other (describe) \_\_\_\_\_

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

INSTALL NEW INGROUND SWIMMING POOL WITH CONCRETE DECK

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.

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

Owner: Tranoris Project

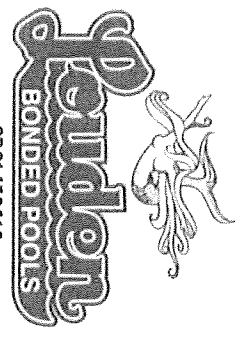
Address: 605 S 8th ST

City: Fort Pierce

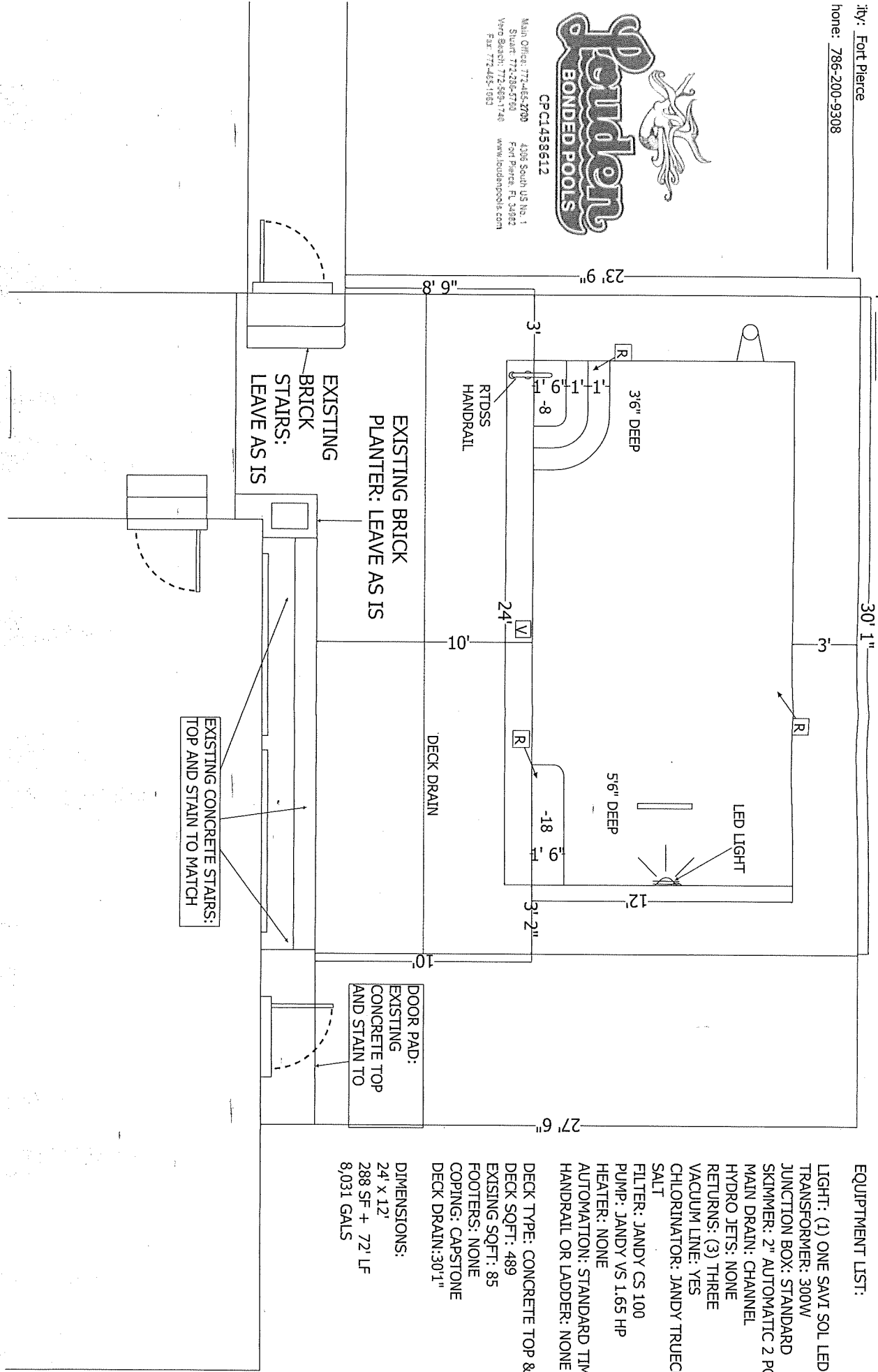
Phone: 786-200-9308

State: \_\_\_\_\_

Zip: \_\_\_\_\_



CP C1458612  
Main Office: 772-465-2700 4206 South US Hwy 1  
Stuart, FL 34982  
Fort Pierce, FL 34982  
Vero Beach, FL 34981  
Fax: 772-465-1983 www.ponderpools.com

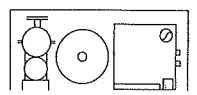


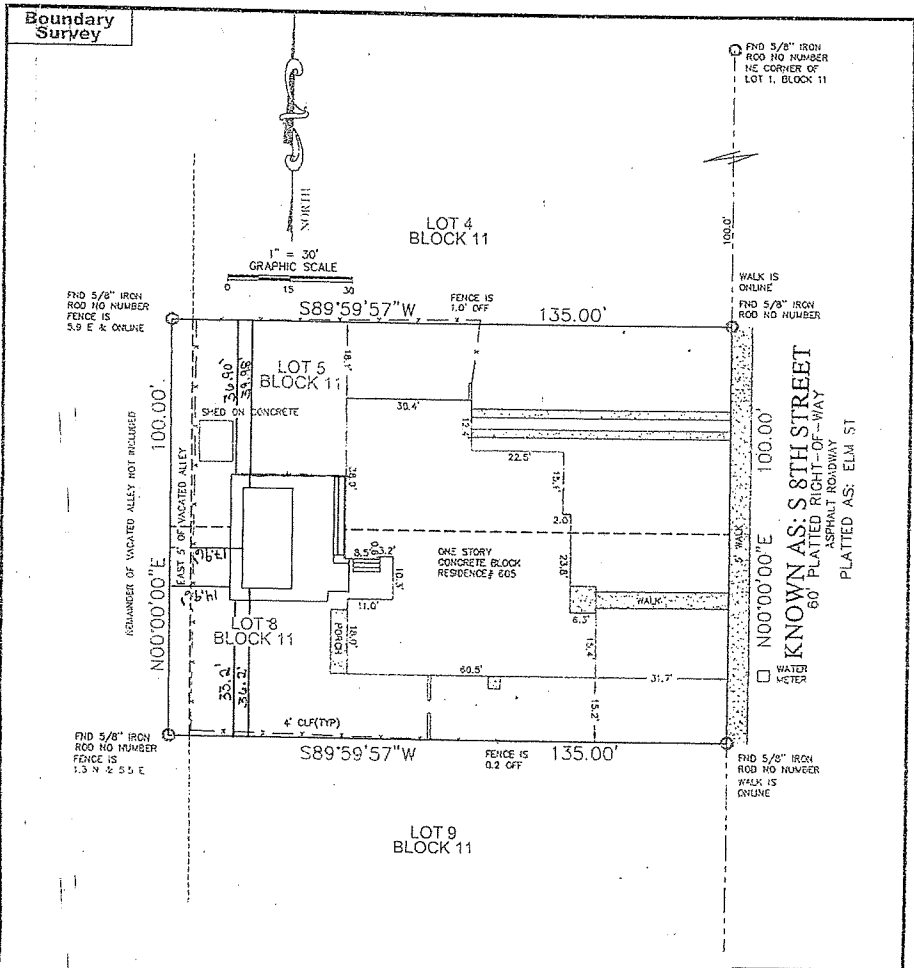
**EQUIPMENT LIST:**

- LIGHT: (1) ONE SAVI SOL LED
- TRANSFORMER: 300W
- JUNCTION BOX: STANDARD
- SKIMMER: 2" AUTOMATIC 2 PORT
- MAIN DRAIN: CHANNEL
- HYDRO JETS: NONE
- RETURNS: (3) THREE
- VACUUM LINE: YES
- CHLORINATOR: JANDY TRUECLEAR SALT
- FILTER: JANDY CS 100
- PUMP: JANDY VS 1.65 HP
- HEATER: NONE
- AUTOMATION: STANDARD TIMER
- HANDRAIL OR LADDER: NONE

- DECK TYPE: CONCRETE TOP & COAT
- DECK SQFT: 489
- EXISTING SQFT: 85
- FOOTERS: NONE
- COPING: CAPSTONE
- DECK DRAIN: 30'1"

- DIMENSIONS:
- 24' x 12'
- 288 SF + 72' LF
- 8,031 GALS





ADDRESS  
 605 SOUTH 8TH STREET  
 FORT PIERCE, FLORIDA 34950

LEGAL DESCRIPTION (AS FURNISHED)  
 LOTS 5 AND 8, AND THE EAST 5 FEET OF VACATED ALLEY ADJACENT ON THE WEST, BLOCK  
 11, OAKLAND PARK, ACCORDING TO THE PLAT THEREOF,  
 AS RECORDED IN PLAT BOOK 2, PAGES 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

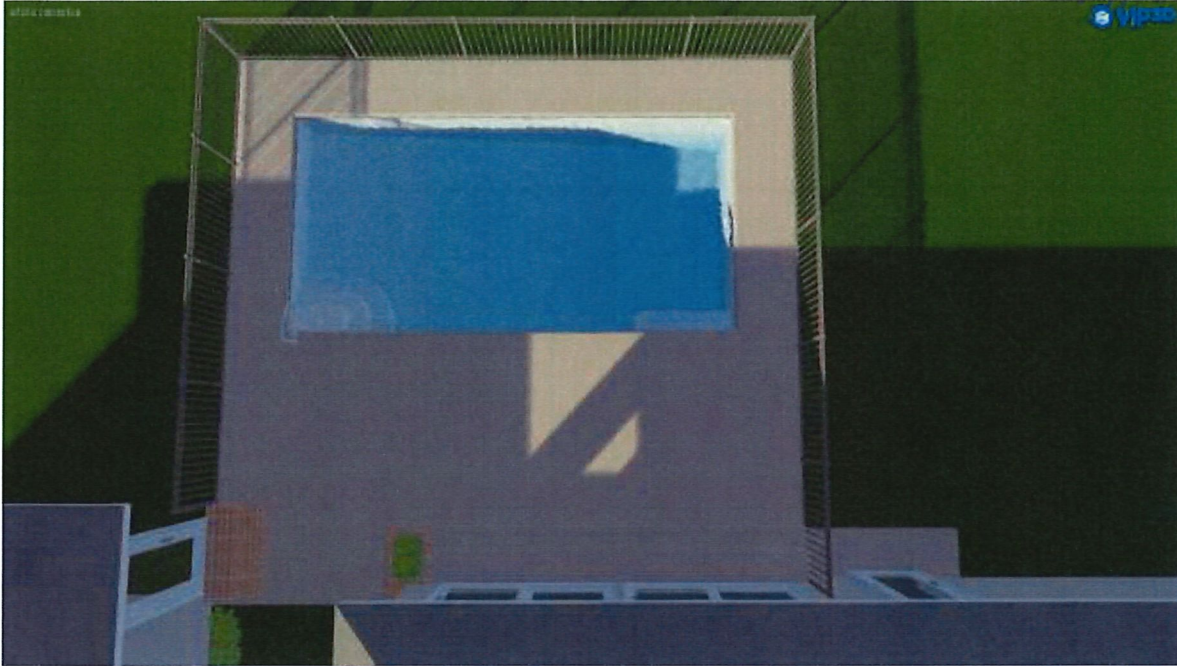
PLS #	00-05-1005
CLIENT #	1081-186424
FIELD DATE	5/13/05
DRAFTER	ENS DRAFTING
APPROVED	MAC
SCALE	1" = 30'

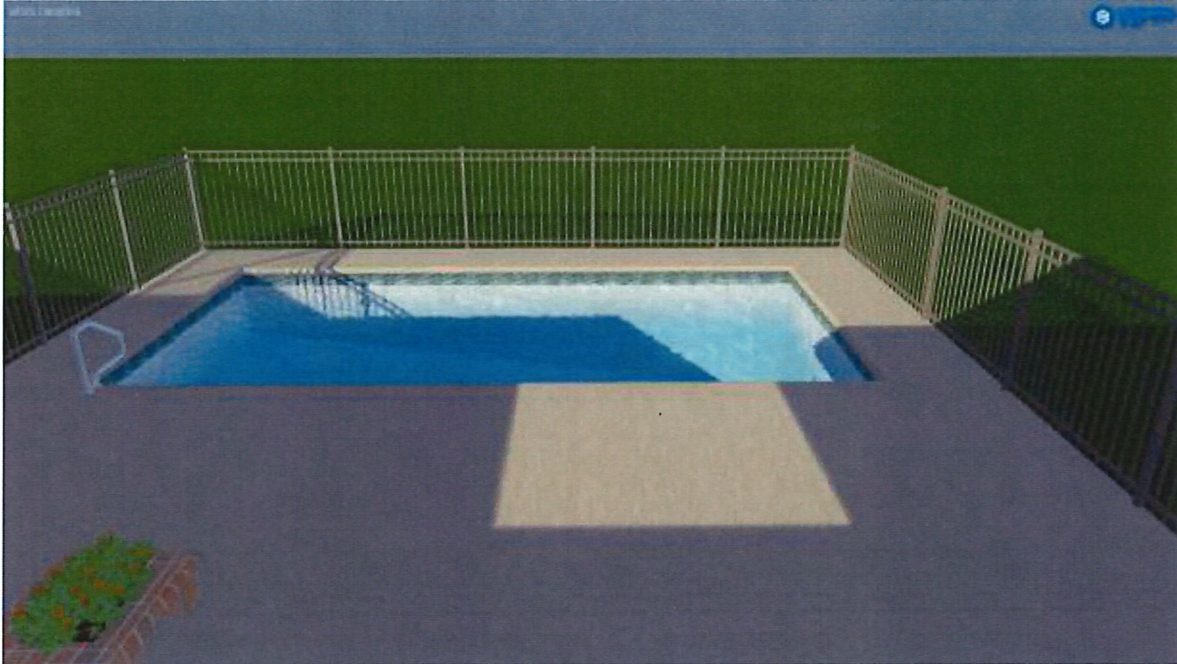
COORDINATED BY <b>RESIDENTIAL LAND SERVICES, INC.</b> <i>Outland</i> 621 24TH AVENUE S.W. NORMAN, OKLAHOMA 73069 FAX (405) 751-1087 PHONE (405) 701-1160 WWW.RLSNOW.COM			
SURVEYING AND MAPPING SERVICES, INC. 2906 LAKEVIEW DRIVE, SUITE 128/132 CASSELBERRY, FLORIDA 32710 TEL: (407) 834-1206	<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE CLIENT AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING SERVICES, INC. AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING SERVICES, INC.		
CERTIFIED TO: (AS FURNISHED) KRISTAL SHERWIN AND RICHARD T. GARDNER JUNIOR, USE NOTED ABOVE AND THESE INSTRUMENTS TO THE SURVEYING AND MAPPING SERVICES, INC.			
REVIEWED & ACCEPTED BY: _____ Date _____	NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL DATE _____ REF: _____ DATE _____ REV: _____		





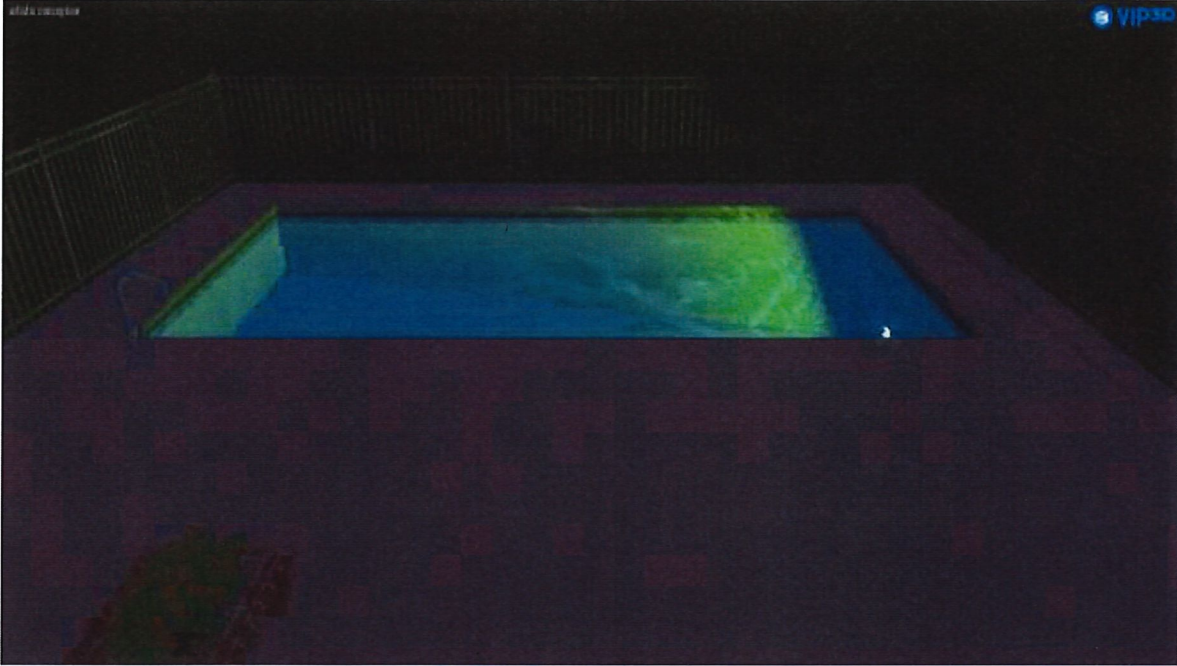












**December 192017**  
TO:  
Tranoris Project  
Fort Pierce, Florida

FROM:  
Katelan A. Cox  
4306 S. US Hwy 1  
Fort Pierce, FL 34982

**NEW SWIMMING POOL CONSTRUCTION PROPOSAL**

**Swimming Pool:**

- 24' x 12' Freeform Swimming Pool that is 3'- 5'6" Deep
- High Strength Gunitite (4500 psi) and +3 Steel Reinforced Swimming Pool Construction with Lifetime Warranty
- 32" Channel Main Drain in the deep-end, Wide Automatic Skimmer, 3 Pool Returns
- Extensive selection of over 600 Certified Aquatic Swimming Pool Tiles and step edge tile
- Your choice of (8) Colors of Florida Gem Plaster interior pool finish, with 10-year warranty
- (1) Jandy Trueclear Salt System
- (1) Jandy Savi Sol LED Color Pool Light
- (1) Jandy 1.65 HP Variable Speed Pump
- (1) Jandy CS Cartridge filter to accommodate up to 40,000 gallons
- (1) Deluxe Pool Start Up Kit: Aluminum Adjustable Pole, Leaf Net, 18" Combo Brush, Vacuum, Pool Hose, Thermometer and Chemical Test Kit
- Termite Treatment, Complete Compaction and Inspection, clean up, and rough grade
- All Permits, Inspections, and Fees
- Notice of Commencement
- All Electrical wiring and hook up
- Site specific design and engineering
- Initial Professional Water Balancing and Chemically Controlled Pool Startup with onsite technician
- Pool Instruction Class upon completion of pool project
- Jandy Vacuum Line with independent control valve: (Included No Charge)
- All Electrical wiring and hook up
- (1) Deck Alarm

**Swimming Pool Deck:**

- 489 sqft concrete deck topped and stained in customers choice of Flo-crete finish
- 85 sqft of existing concrete topped and stained to match
- 30'1" Deck-o-drain with your choice of (6) colors
- Equipotential grounding and termite treatment included.

**TOTAL SWIMMING POOL PRICE: \$30,686.00**

We appreciate the opportunity to build your new swimming pool and hope you find the updated plans to your liking. We have included an Independent Vacuum Line at no charge, this is the line where you connect and automatic pool cleaner. Please contact me with any questions. Please note that this price does not include a screen enclosure, sod replacement or irrigation.

Thank you,  
Kate



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 605 S 8th ST  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10S  
 Zoning: R1

Parcel ID: 2410-709-0092-000-2  
 Account #: 23701  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Sophia Tranoris  
 605 S 8th ST  
 Fort Pierce, FL 34950

**Legal Description**

OAKLAND PARK BLK 11 LOTS 5 AND 8 ANDE 5 FT OF VAC ALLEY  
 ADJ ON W (MAP 24/10F) (OR 4052-1539)

**Current Values**

Just/Market Value: \$127,700  
 Assessed Value: \$122,851  
 Exemptions: \$0  
 Taxable Value: \$122,851  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 2,832  
 Gross Area (SF): 3,276  
 Land Size (acres): 0.31  
 Land Size (SF): 13,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 11, 2017	4052 / 1539	0001	WD	Hall Krista L	\$210,000
May 14, 2003	1712 / 1707	XX01	CT	Nobles, Judith L	\$65,500
Mar 10, 1995	0945 / 1100	XX01	WD	Judith L Nobles	\$34,000
Mar 8, 1995	0945 / 0536	XX01	PR		\$100

**Building Information (1 of 1)**

Finished Area: 2,832 SF  
 Gross Total Area: 3,276 SF

**Exterior Data**

View:  
 Building Type: HC+  
 Grade: C+  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1942  
 Effective Year: 1942  
 No. Units: 1

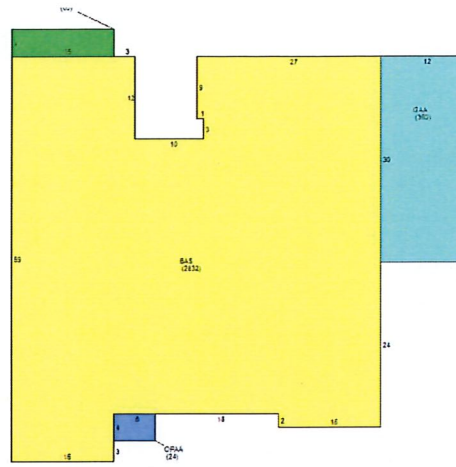
Roof Structure: Gable  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Hardwood  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2832	2832	256
GAA	Garage Attached Average	360	0	84
OPAA	Open Porch Attached Average	24	0	20
SPAA	Screen Porch Attached Average	60	0	38

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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**Current Year Values**

Current Values Breakdown

Building:	\$110,900
Land:	\$16,800
Just/Market:	\$127,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$4,849
Assessed:	\$122,851
Exemption(s):	\$0
Taxable:	\$122,851

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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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
2017	\$127,700	\$122,851	\$0	\$122,851
2016	\$114,400	\$111,683	\$0	\$111,683
2015	\$102,700	\$101,530	\$0	\$101,530

Number	Issue Date	Description	Amount	Fee
F92-000477	Apr 28, 1992	Roof	\$1,500	\$1,500
RF2003412	Dec 5, 2003	Roof	\$9,500	\$540

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.b.**

Meeting Date: 02/26/2018

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Information

REQUESTED ACTION

Historic Site Designation - 515 S. Indian River Drive

LOCATION

515 S Indian River Drive (Parcel ID: 2410-810-0001-000-9)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

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Attachments

Staff Report  
Application  
Property Card

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/15/2018

Started On: 02/15/2018 03:07 PM



## HISTORIC SITE DESIGNATION STAFF REPORT

Project Address: 515 S Indian River Drive  
Parcel ID: 2410-810-0001-000-9  
Legal Description: ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)  
Owner: Crownman FL LLC

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### REQUEST

The property owner has submitted a Preliminary Historic Designation Application for the property at 515 S Indian River Drive and is asking the Board to provide recommendation for approval of the property to be considered as a Contributing Property within River's Edge Historic District under the following designation criteria:

- Significant Person, Section 23-36(a)(2) of the City Code
- Architectural Significance, Section 23-36(a)(3) of the City Code.



**Front Façade 2002**

## BACKGROUND

The property located at 515 S Indian River Drive was built in 1924 according to Florida Master Site File and in 1900 according to Certified Florida Appraiser Office. Sanborn maps show the “footprints” of the building on the map dated 1918 for the first time. The building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

### Significant Person:

John T. Brennan – Serving as the City Attorney for Fort Pierce for over 31 years, from July 7, 1973 – January 1, 2005.

### Architectural Significance:

The building is two-story **Prairie** architectural style which is expressed by a hip roof wide eaves, symmetrical façade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick post. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alternations, this building has retained much of its architectural integrity.

Style:	Prairie
Exterior Plan:	Rectangular
Stories	Two (2)
Structural System:	Hollow Clay Tile
Foundation Type:	Continuous, Poured Concrete
Exterior Fabric:	Stucco
Roof Type:	Hip
Roof Material:	Composition Shingle
Chimney No:	One (1), Offset/Brick
Entrance Porch:	Hip Roof/Stuccoed Brick Posts
Windows:	Double-Hung Sash, 6/6 and 8/8 Lights
Current Condition:	Good
Original Use:	Private Residence
Present Use:	Commercial





**Rear Façade**



**Side Façade**

**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 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.*



**Aerial of the site**

## STAFF RECOMMENDATION

### Building evaluations history:

- 1992 Florida Master Site File, Historical Structure Form shows 515 S Indian River Dr. being “Significant at Local Level” listing architecture as area of significance.
- 2002 515 S Indian River Drive was included in the River’s Edge Historic District Preliminary Designation Application as a contributing structure.
- 2003 515 S Indian River Drive was not included in the Resolution No. 03-10 of the City Commission designating contributing properties within the boundaries of the River’s Edge Historic District.
- 2007 Florida Master Site File, Historical Structure Form shows 515 S Indian River Dr. being “Potentially Eligible for Local Register” and “Potential Contributor to NR District. Further it states that “This building is a contributing resource in the River’s Edge Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C.”

**Criterion A**, “Event,” the property must make a contribution to the major Pattern of American history.

**Criterion C**, “Design/Construction,” concerns the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master.

- 2007 Florida Master Site File, Resource Group Form for River’s Edge Historic District list 515 S Indian River Dr. as one of 32 contributing structures.

Based on the available documents and State Florida Master Site File, Historical Structure Forms listings and recognition, staff identifies the architectural significance of the building as it represents characteristics of the Prairie Style. Staff asks the Board to provide recommendation for approval of the property to be considered as a Contributing Property within River’s Edge Historic District under the “Architectural Significance” designation criterion.

### SOURCES

- St. Lucie County Property Appraiser’s Property Record Card
- Florida Master Site File, Historical Structure Form, October 1, 1992
- Florida Master Site File, Historical Structure Form, April 25, 2007
- Florida Master Site File, Resource Group Form, May 22, 2007
- Florida Master Site File, Resource Group Form, May 26, 2010
- Resolution of the City Commission No. 03-10
- Certified Sanborn Map 2018 for 515 S Indian River Drive

### ATTACHMENTS

Property Owner’s Preliminary Historic Designation Application  
St. Lucie County Property Appraiser’s Property Record Card



**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: \_\_\_\_\_

ADDRESS OF LANDMARK: 515 S. Indian River Drive

LEGAL DESCRIPTION: \_\_\_\_\_

PARCEL IDENTIFICATION NO.: 2410-810-0001-000-9

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

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

DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1900

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

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

HISTORICALLY SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE OR STRUCTURE:

John T. Brennan - City Attorney for Fort Pierce from July 7, 1973 - January 1, 2005

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)

**Property Owner(s)**

Name(s): CrownmanFL, LLC  
 Mailing Address: 10380 SW Village Center Drive, # 310, Port St Lucie, FL 34987  
 Phone Number(s): 386-302-9510 Email: trips@entertainair.com

**Applicant**

Name(s): Kris Einstein  
 Mailing Address: 207 Orange Ave, Ste K, Fort Pierce, FL 34950  
 Phone Number(s): 386-302-9510 Email: trips@entertainair.com

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

[Signature]  
 Property Owner's Signature

2-8-18  
 Date

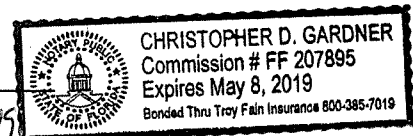
State of Florida County of St Lucie

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 \_\_\_ day of \_\_\_\_\_.

Notary Public Signature: [Signature]

Notary ID Number: FF 207895

Expiration Date: May 8, 2019



### **Architecturally Contributing Factors:**

The main building was built in 1900 (according to the St. Lucie Property Appraiser Website), making this structure approximately 118 years old.

Included are Sanborn maps (dated 1918, 1924, 1929, 1948 & 1965) showing the "footprints" of this building over the years, with minor changes along the way.

Also included is the Florida Master Site file from 1992, where the Recorder's evaluation shows under the "Areas of Significance" being the Architecture & noted it is "Significant at Local Level." The file also includes a "Statement of Significance" that describes the Architectural Style being Prairie and states the building has "retained much of its architectural integrity."

In 2002, 515 South Indian River Drive was included in the Fort Pierce Historical Preservation Board's Preliminary Historic Designation Application to be included in the River's Edge Historic District as Contributing. We are not sure why this changed with the Final Resolution.

In 2007, The Florida Master Site File, Historical Structure Form, shows 515 S. Indian River Drive being "Potentially Eligible for Local Register" & "Potential Contributor to NR District."

In the Original 2007 & then updated 2010 Florida Master Site File, Resource Group Form for the River's Edge Historic District; 515 S. Indian River Drive is listed as a Contributing Structure to the River's Edge District.

515 S Indian River Drive is considered a Prairie style structure, which according to Florida Master File is "one of the few indigenous American architectural forms, was developed by a creative association of Chicago architects. Directed toward domestic architecture rather than commercial applications, the style was mastered by Frank Lloyd Wright, whose Winslow Homer Residence , constructed in 1893 was perhaps the first residence designed in this style."

Below are Distinctive Features of Prairie Style & if 515 S. Indian River Drive currently features them:

- 2 Story Design
  - YES
- Flat or hipped roofs
  - YES, Hip
- Broad, Overhanging Eaves
  - YES, on roof & porch
- Dormers
  - YES, backside of house
- Massive Chimneys
  - YES, on south side of house
- Porte Cocheres, or extensions with massive column supports
  - Originally, YES, but it was enclosed
- One Story Porches
  - YES
- Center Entrance
  - YES, with massive posts
- Cantilevered Overhangs
  - I believe so - Off the upstairs bedroom in the back, we just found what appears to be a deck that ended up being covered up when the back porch was enclosed.
- Exterior being Brick, stucco or rough face cast stone, often in combination with wood
  - Stucco
- Windows, often casements emphasize horizontality of overall design
  - Windows were changed

- Restrained ornamentation such as friezes around windows and doors, or as bands under the eaves
  - No, but we are looking to add band possibly under roof, or around windows
- Open Floor Plan
  - with free-flowing spaces (sometimes blurring the line between indoor and outdoor spaces)
    - YES
- Stylized, built in cabinetry
  - No, but we are looking to build some when renovating inside, along with built in seating to replicate this style/period

**Significant Person:**

Mr. Brennan is a Significant Person to the City of Fort Pierce, serving as the City Attorney for over 31 years. Per Resolution 05-11, he was appointed on July 7, 1973 and served continuously until Jan 1, 2005. He is still practicing law and maintains an office in Downtown Fort Pierce.

Former Owners & Additional Background on Mr. Brennan:

- We are still working on the timeline of the ownership of the building, but know Anna & Ed Denison were the owners in 1957 (per permits & St. Lucie County Regional History Center)
- Mr. John T. Brennan appears to be the next owner.
  - Brennan originally joined the law firm that Thad Carlton founded
    - Mr. Carlton resided in 519 S. Indian River Drive
  - Resolution 67-143 states that Mr. Brennan was appointed Acting Municipal Judge of the City of Fort Pierce, to serve at the will of the Commission and only in the absence, sickness or disqualification of the Municipal Judge.

# 515 + 519 had same owners - owners used 519 address for both properties which is causing some confusion. Information for ~~the~~ 519 (like year constructed) was carried over to 515. Paperwork shows 515 was built in 1924, but SANBORN shows it on maps starting in 1918















RESOLUTION NO. 05-11

**WHEREAS**, JOHN T. BRENNAN was appointed City Attorney for the City of Fort Pierce, Florida, on July 7, 1973 and served continuously as such until January 1, 2005; and

**WHEREAS**, during that time he provided the City Commission, its employees and Boards with advice solidly based on the law; and

**WHEREAS**, he also gave the City the benefit of his sound judgment when facing serious problems and issues such as:

(a) Developing an appropriate relationship with the Utilities Authority;

(b) Assuring that Commission Districts comply with all legal requirements;

(c) Implementing ordinances passed by referendum;

(d) Guiding through the implementation and assuring the continued compliance with the Sunshine and Public Records laws;

(e) The dismantling of City Court and method of enforcing City ordinances thereafter;

(f) Property annexation;


(g) Indoctrination and orientation of four mayors, over 15 commissioners, 4 city managers, and an uncountable number of employees and board members; and

**WHEREAS**, he carried out his professional responsibilities with courtesy and respect while always being a diligent and vigilant advisor and advocate.

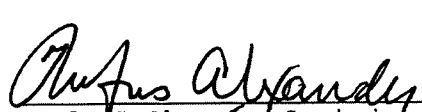
**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Fort Pierce, for itself and its predecessors over the 30 preceeding years, that JOHN T. BRENNAN be and he is hereby commended and thanked for the outstanding service performed by him for and on behalf of the City. The City Commission expresses to him its appreciation and gratitude for his faithful, capable and loyal service.

**BE IT FURTHER RESOLVED** that this Resolution be spread upon the official minutes of the City of Fort Pierce and a copy presented to him.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 22nd day of February, 2005.

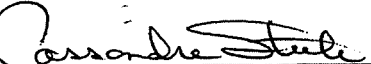
  
Robert J. Benton III, Mayor

  
Edward W. Becht, Commissioner

  
Rufus J. Alexander, Commissioner

  
Christine Coke, Commissioner

  
R. Duke Nelson, Commissioner

ATTEST:  
  
Cassandra Steele, City Clerk

(CITY SEAL)

RESOLUTION NO. 67-143

A RESOLUTION APPOINTING JOHN T. BRENNAN  
TO THE POSITION OF ACTING MUNICIPAL JUDGE.

BE IT RESOLVED by the City Commission of the City of Fort  
Pierce, Florida, in regular session assembled, as follows:

1. That John T. Brennan be and he is hereby appointed Acting  
Municipal Judge of the City of Fort Pierce, Florida, to serve at  
the will of the Commission and only in the absence, sickness or  
disqualification of the Municipal Judge.

2. That said Acting Municipal Judge shall have all powers  
and perform all duties of the Municipal Judge when so serving,  
and shall receive a per diem salary as provided by law and the  
Charter of the City of Fort Pierce, Florida, when so serving.

3. That neither said Acting Municipal Judge nor any member  
of any law firm with whom he may be associated in practice, shall  
practice before the Municipal Court of the City of Fort Pierce,  
Florida, but said prohibition shall not apply to the practice of  
law before any other court in St. Lucie County, the State of  
Florida or the United States.

This is to certify that this is a true and accurate copy of  
Resolution No. 67-143, adopted by the City Commission of the City  
of Fort Pierce, Florida, at the regular meeting of the City  
Commission held on April 17, 1967.

Witness my hand and the Official Seal of the City of Fort  
Pierce, Florida, this the 18th day of April, A. D., 1967.

---

CITY CLERK

(CITY SEAL)

RESOLUTION NO. 68-144

APPOINTING GERALD JAMES MUNICIPAL JUDGE AD LITEM TO HEAR THE CASE OF CITY OF FORT PIERCE VERSUS HAROLD HOLDEN; TO SET A FEE; PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, the City Commission of the City of Fort Pierce, Florida, has been advised by Municipal Judge Royce R. Lewis that he has disqualified himself by Order of Disqualification entered on the 28th day of August, 1968, from the hearing and determination of the case City of Fort Pierce versus Harold Holden, and that the Honorable John C. Brennan, the Associate Municipal Judge of the City of Fort Pierce, Florida, has also advised that he is presently representing a party adverse to the defendant in a civil trial and is, therefore, disqualified to hear this case.

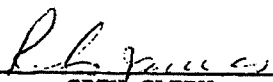
WHEREAS, GERALD JAMES is a qualified attorney at law licensed to practice in the State of Florida, and is qualified to hear and determine this case.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, in regular session assembled, that ATTORNEY GERALD JAMES be, and he is hereby appointed Municipal Judge Ad Litem to hear and determine the case of the City of Fort Pierce versus Harold Holden, Defendant, Case No. T-22802 and T-22803, in Municipal Court in and for the City of Fort Pierce, Florida, and to receive as compensation the sum of \$42.31 per day.

BE IT FURTHER RESOLVED that this resolution shall become effective upon its adoption.

This is to certify that this is a true and accurate copy of Resolution No. 68-144, adopted by the City Commission of the City of Fort Pierce, Florida, at the regular meeting of the City Commission held on September 9, 1968.

Witness my hand and the Official Seal of the City of Fort Pierce, Florida, this the 10th day of September A. D., 1968.

  
\_\_\_\_\_  
CITY CLERK

(CITY SEAL)

#### LITIGATION

The City is routinely a party to various lawsuits. However, there are no suits pending or threatened which, in the opinion of the City Attorney, would have a materially adverse effect upon the City. There is no litigation pending or threatened that affects the Gross Revenues of the System, the Public Service Tax or in any manner questions the proceedings or authority under which the Bonds are issued, or affects the validity of the Bonds or their payment.

#### VALIDATION

The Bonds were validated by judgment of the Circuit Court of the Nineteenth Judicial Circuit of Florida, in and for St. Lucie County, on September 16, 1980, and the period during which an appeal of this judgment may be taken will have expired prior to the delivery of the Bonds.

#### LEGAL OPINION

The Bonds will be accompanied at delivery to the Underwriter with the customary closing documents including an unqualified opinion as to their legality by Freeman, Richard, Watson, Kelly & Livermore, P.A., Jacksonville, Florida, Bond Counsel. Certain matters will be passed upon by John T. Brennan, attorney for the City and Eckert, Stolba & Blackwell, P.A., St. Petersburg, Florida will render an opinion to the Underwriter with respect to certain matters.

#### TAX EXEMPTION

In the opinion of Bond Counsel, interest on the Bonds is exempt from Federal income taxation and the Bonds and the income thereon are exempt from taxation under the laws of the State of Florida, except as to taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations.

#### BOND RATINGS

(To Come)

#### MISCELLANEOUS

So far as any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated, they are set forth as such and not as representations of fact. No representation is made that any of the statements will be realized. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the holders of the Bonds.

*Report  
date 1992*

RECORD NUMBER: 528

Page 1

X original  
update

**HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE**

Site 8 SL815

**SITE NAME:** Brennan Haskeer Attorney

**HISTORIC CONTEXTS:** Boom Times

**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.** 3312

**LOCATION:**

**ADDRESS:** 515 South Indian River Drive

**CITY:** Fort Pierce

**VICINITY OF/ROUTE TO:** See attached maps

**SUB:** Andrew's and Richard's Sub.

**BLOCK E**

**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:** c. 1924 **RESTORATION DATE(S):**

**MODIFICATION DATE(S):**

**MOVE: DATE:** **ORIG. LOCATION:**

**ORIGINAL USE (S):** Private residence

**PRESENT USE (S):** Commercial

**DESCRIPTION**

**STYLE:** Prairie

**PLAN: EXTERIOR:** Rectangular

**PLAN: INTERIOR:** Unknown

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

**STRUCTURAL SYSTEM(S):** Hollow clay tile

**EXTERIOR FABRIC(S):** Stucco

**FOUNDATION: TYPE:** Continuous

**MATERIALS:** Poured concrete

**INFILL:**

**PORCHES:** E/entrance/hip roof/brick posts/1 bay

**ROOF: TYPE:** Hip

**SURFACING:** Composition shingle

**SECONDARY STRUCS:** Hip extension

**CHIMNEY: NO.:** 1

**MATERIALS:** Brick

**LOCATIONS:** W: offset

**WINDOWS:** Double-hung sash, 6/6 lights; 8/8 lights

**EXTERIOR ORNAMENT:**

**CONDITION:** Excellent

**SURROUNDINGS:** Residential

**NARRATIVE:**

See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	y	X	n	likely, need info	insf	info
SIGNIF. AS PART OF DISTRICT?	y	X	n	likely, need info	insf	info
SIGNIFICANT AT LOCAL LEVEL?	X	y	n	likely, need info	insf	info

SUMMARY OF SIGNIFICANCE

See Continuation Sheet

```

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *
*           DATE LISTED ON NR _____ *
*   KEEPER DETERMINATION OF ELIG.(DATE):  _YES  _NO  *
*   SHPO EVALUATION OF ELIGIBILITY (DATE):  _YES  _NO  *
*   LOCAL DETERMINATION OF ELIG. (DATE):  _YES  _NO  *
*   OFFICE _____ *
* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

```

RECORDER INFORMATION: NAME: Robert Bennett

DATE: 10/01/92 AFFILIATION: Historic Property Associates, Inc.

PHOTOGRAPHS

LOCATION OF NEGATIVES: HPA, P.O. Box 1002, St. Augustine 32085

NEGATIVE NUMBERS: Roll 16, #10

PHOTOGRAPH

M A P

See Attachments

**STATEMENT OF SIGNIFICANCE**

**Architectural Narrative:** This two-story masonry residential building is located at 515 South Indian River Drive. Its Prairie styling is expressed by a hip roof wide eaves, symmetrical facade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick posts. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.

**Architectural Context:** The Prairie style, one of few indigenous American architectural forms, was developed by a creative association of Chicago architects. Directed toward domestic architecture rather than public or commercial applications, the style was mastered by Frank Lloyd Wright, whose Winslow Homer Residence, constructed in 1893, was perhaps the first residence designed in the style. The heaviest concentrations of Prairie style buildings are located in the Midwest. Although pattern books helped to distribute vernacular forms of the style throughout the country, the Prairie style was a short-lived architectural form, persisting between 1900 and World War I.

In Florida, the Prairie style never gained wide acceptance. The style was eclipsed by revival styles of the American colonial period and from Europe and the Mediterranean basin, which gained popularity and flourished during the land boom of the 1920s, one of Florida's most significant periods of development. Perhaps the largest collection of buildings designed in the style in Florida are located in Jacksonville, where Henry John Klutho made use of the design following a devastating fire there in 1901.

Distinctive features of the Prairie style includes a two-story design, often with a bold interplay of horizontal planes against a vertical mass; low-pitched gable roof with boxed eaves; dormers; massive chimneys; horizontal ribbons of casement windows, often treated with leaded glass; one-story porches, porte cocheres, or extensions with massive column supports; cantilevered overhangs; and brick, stucco, or rough face cast stone exterior wall fabrics, often in combination with wood.

**Historical Narrative:** This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. A series of Sanborn Company maps, which depict "footprints" of buildings, were prepared of the city of Fort Pierce between 1915 and 1948. Sanborn map research indicates that the building was constructed about 1924.

**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.



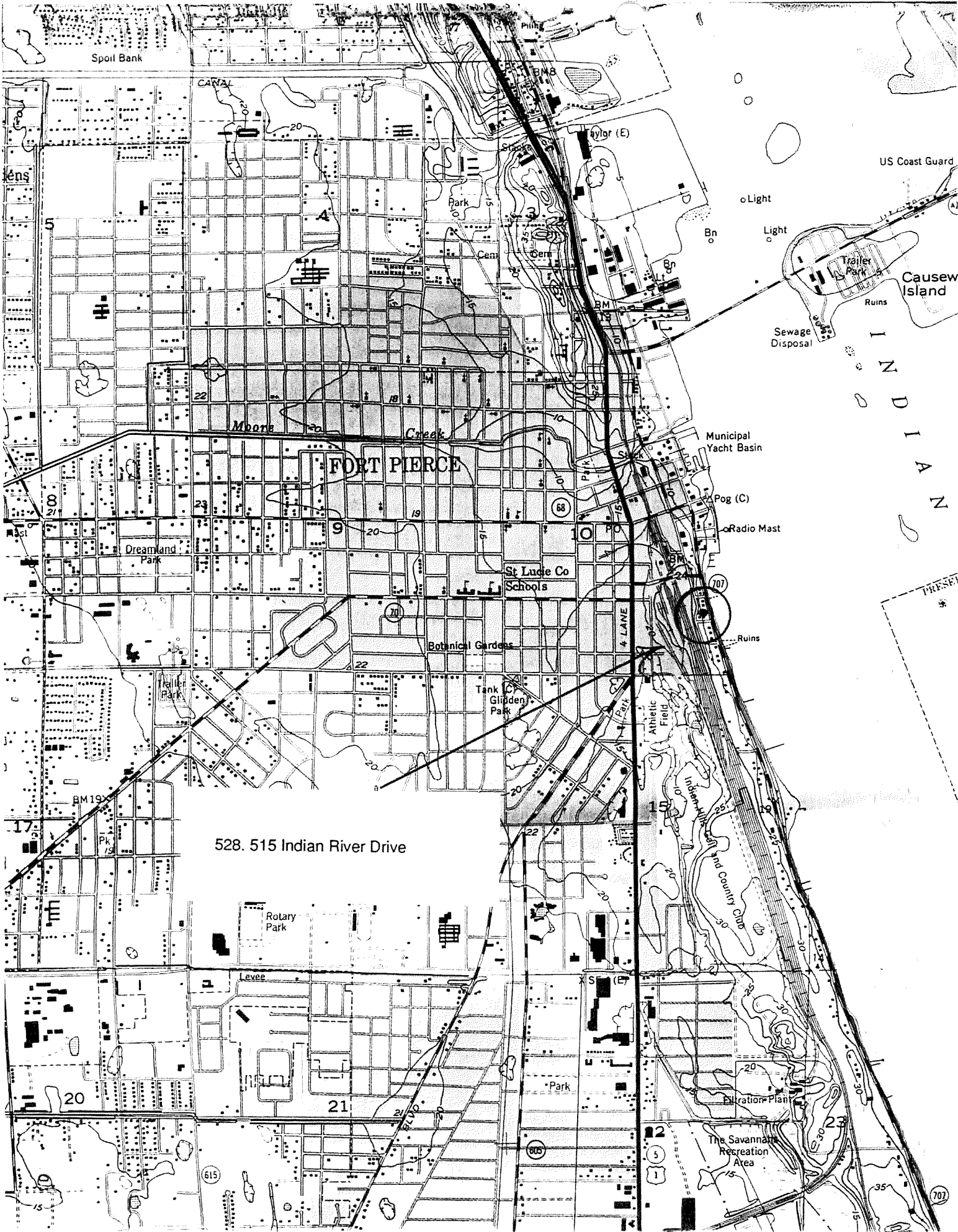
SLO0815



MAP OF FORT PIERCE  
SURVEY AREA



**BUILDING LOCATION - ●**



Spoil Bank

CAROL

Pillar (E)

US Coast Guard

Light

Light

Causeway Island

Sewage Disposal

I  
N  
D  
I  
A  
N  
I  
S  
L  
A  
N  
D

FORT PIERCE

Municipal Yacht Basin

Pog (C)

Radio Mast

St Lucie Co Schools

Botanical Gardens

Tank C. Glendon Park

Athletic Field

Ruins

528. 515 Indian River Drive

Rotary Park

Levee

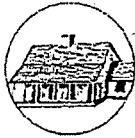
Purification Plant

The Savannah Recreation Area

615

605

707



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

2007

Site #8 SL00815

Recorder #

Field Date 3/7/2007

Form Date 4/25/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) 515 S INDIAN RIVER DRIVE Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> BRENNAN, HASKEER, ATTORNEY, (FORMER)  
 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>515</u>	<u>South</u>	<u>INDIAN RIVER</u>	<u>Drive</u>	

Cross Streets (nearest/ between) DELAWARE/EASTER  
 City / Town (within 3 miles) Fort Pierce In Current City Limits? YES  
 County St. Lucie Tax Parcel #(s) 2410-810-0005-000-7  
 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, 1983  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 35S, 740E, 710, SE  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
 Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Masonry Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Rectangular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2  
 Structural System(s) \_\_\_\_\_ >> Concrete block  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) \_\_\_\_\_ >> Continuous  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) \_\_\_\_\_ >> Concrete Block  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) \_\_\_\_\_ >> Stucco  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) \_\_\_\_\_ >> Hip  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_ >> Composition shingles  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> Hip extension  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 1  
 Chimney Material Brick  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) EXTERIOR

# HISTORICAL STRUCTURE FORM

8SL00815

## DESCRIPTION (continued)

Window Descriptions 6/6 AND 8/8 DOUBLE-HUNG METAL SASH

Main Entrance Description (stylistic details) 1-LEAF DOOR

Porches: #open 1 #closed 0 #incised 0 Location(s) FRONT

Porch Roof Types(s) 1/2 HIP

Exterior Ornament STUCCOED BRICK POSTS

Interior Plan Unknown

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: ALL this category

Residential: NONE of this category

Institutional: NONE of this category

Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) OFFICE BUILDING

Archaeological Remains (describe): \_\_\_\_\_

If archaeological remains are present, was an Archaeological Site Form completed? \_\_\_\_\_

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1924

Architect (last name first): \_\_\_\_\_

Builder (last name first): \_\_\_\_\_

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

### Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence; 1924; UNK</u>
Other Structure Uses	<u>COMMERCIAL OFFICES</u>		

Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

## RESEARCH METHODS

Research Methods \_\_\_\_\_

>> Library research - local

Other research methods National Register of Historic Places

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible RIVER'S EDGE HISTORIC DISTRICT

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_

>> Architecture

Other Historical Associations This building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

Explanation of Evaluation (required) This building is a contributing resource in the River's Edge Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. This building is not eligible for individual listing in the NRHP.

# HISTORICAL STRUCTURE FORM

8SL00815

## 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>S110</u>	
Form Type Code: <u>NORM</u>	
Form Quality Ranking: <u>NEW</u>	
Form Status Code: <u>SCAT</u>	
Supplement Information Status: <u>NO SUPPLEMENT</u>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>4/25/2007</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"

## Criteria [ edit ]

For a property to be eligible for the National Register, it must meet at least one of the four National Register main criteria.<sup>[23]</sup> Information about architectural styles, association with various aspects of social history and commerce, and ownership are all integral parts of the nomination. Each nomination contains a narrative section that provides a detailed physical description of the property and justifies why it is significant historically with regard either to local, state, or national history. The four National Register of Historic Places criteria are the following.

- **Criterion A**, "Event," the property must make a contribution to the major pattern of American history.
- **Criterion B**, "Person," is associated with significant people of the American past.
- **Criterion C**, "Design/Construction," concerns the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master.
- **Criterion D**, "Information potential," is satisfied if the property has yielded or may be likely to yield information important to prehistory or history.<sup>[21]</sup>

The criteria are applied differently for different types of properties; for instance, maritime properties have application guidelines different from those of buildings.<sup>[23]</sup>



The Robie House, designed by Frank Lloyd Wright, is an example of a property listed by means of criterion C.<sup>[22]</sup>

INDIAN RIVER DRIVE HISTORIC DISTRICT  
CONTRIBUTING STRUCTURES

2<sup>nd</sup> Street

519

Florida Avenue

110

South Indian River Drive

411	711	1031	2211	2821
417	717	1033	2311	3115
500	729	1611	2501	3131
519	803	2007	2507	
607	805	2021	2513	
611	1001	2105	2521	
615	1027	2111	2805	
703	1029	2203	2815	

Excerpt from  
2002 Application  
to create Riverside  
Historic District.  
Showing 545+519  
~~were~~ seem to be  
viewed as 1 property.  
All other properties were  
listed individually - These  
2 were together ~~same~~



FORT PIERCE HISTORIC PRESERVATION BOARD  
HISTORIC DESIGNATION APPLICATION

SECTION I: Preliminary Application (Please type or print with black ink)

Date

9/25/02

Location of Property

Indian River Drive Historic District

Application Initiated By:

- Property Owner  
 Historic Preservation Board

Property Owner's Name

Various, see property appraiser cards

Phone Number

Property Owner's Address

Various, along Indian River Drive, South 2<sup>nd</sup> Street, and Florida Avenue

Type of Property:

- Archaeological Site       Commercial Building  
 Public Building       Residential Building  
 Other (describe) \_\_\_\_\_

Date of Property or Period of Historical Significance

1830's through 1940's

Please give a brief explanation of why this property is historically significant:

The drive along South Indian River is one of the most scenic and beautiful in St. Lucie County. It is also one of the richest archaeological and historical resources as well. Before Fort Pierce was ever founded, the United States military has a small fort along the high bluff on Indian River in 1837 for the Second Seminole Indian War. Now, many of our pioneers homes still line the Indian River Drive.

Enclosures (Recommended):

- Recent Photo     Historical Photo     Map of Property

**SECTION II: Historic Preservation Board Consideration**

Public Hearing Date Set For: September 30, 2002

Notifications Checklist:

- Owner (by mail, 15 days prior to hearing)
- Public (by newspaper, 10 days prior to hearing)
- CRA (if property is located within CRA)
- Building and Code Enforcement Department

**SECTION III: Statements of Significance**

What was the original use of this property? Residential

What is the current use of this property? Residential and office space

What are the current conditions of the property?  
 Excellent       Good       Fair       Poor

Describe how this property is historically, culturally, architecturally, or archaeologically significant. Include a physical description. Explain how the property fulfills the criteria for designation per Section 23-036 of Chapter 23 of the Fort Pierce Code. If there will be zoning variations, interior designations, or other special conditions, describe here. Use additional paper if necessary.

Indians had settled along this area before any European settlers came to Florida. The Old Fort Pierce Site and Indian Mound on Indian River Drive is now a city park. Indian River Drive was originally the only road from Fort Pierce to Stuart until U.S. 1 was built in the 20's. It was 20 miles long and was paved in 1926 with oyster shells. At the southern end of the Drive near Jensen Beach is Eden Cemetery, the oldest in the county and is where the earliest pioneers are buried. Because of its potential to yield important archaeological information, this proposed district qualifies under criteria (d), archaeological significance. Many homes still remain on the Drive from the early 1900's, and come in a variety of styles ranging from wood frame vernacular to mission to classic Florida cracker style. Many feature tin roofs and wide front porches. Several of the homes were designed by famous Fort Pierce architect William Hatcher. The drive also qualifies under criteria (c), architectural significance.

SECTION IV: Designation Application Attachments

- Legal Description/ Property Appraiser Information
- Map of Property
- Copy of Historic Survey Report (if available)
- Exterior Photographs (Interior as well, if applicable)
- Copy of hearing notification from newspaper
- Other materials related to historical research of property (if available)

SECTION V: Public Hearing and Commission Review

The Historic Preservation Board will send this designation report on to the City Commission with the recommendation to:

- Approve
- Deny
- Approve with Conditions (specify)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature of Board Chairman

\_\_\_\_\_  
Date

If the designation is for a district or for an individual site that will require a variance in the zoning, the application must first be brought to the Planning and Zoning Board for their recommendations. Planning and Zoning will then send the application to the Commission.

Date reviewed by the Planning and Zoning Board:  
(if applicable)

[Empty box for date reviewed]

9% 97L

PUBLIC NOTICE  
HISTORIC PRESERVATION  
BOARD  
CITY OF FORT PIERCE

NOTICE IS HEREBY GIVEN that the Historic Preservation Board will hold a Public Hearing on Monday, September 30, 2002 at 6:00 in the Fort Pierce City Hall Engineer's Conference Room located at 100 North US 1, Fort Pierce, Florida.

Said Public Hearings will be pertinent to the historic designation of the following properties: 210 Savannah Road, also known as the Heathcote House, and the Indian River Drive Historic District, with proposed boundaries being Citrus Avenue to the north, Indian River Drive to the east, Rio Vista Drive to the south, and the FEC railroad to the west.

PLEASE TAKE NOTICE AND BE ADVISED, those persons interested or affected by these designations shall be given an opportunity at the public hearing to be heard. If any interested person desires to appeal any decision made by the Historical Preservation Board, with respect to any matter considered at this hearing, such interested person will need a record of the proceedings made, which includes the testimony and evidence upon which the appeal is to be based.

Publish: September 19,  
2002  
2522973



515 & 519 S. Indian River Drive

**PROPERTY RECORD CARD**

MMG Holdings Lic Record: 1 of 2

<<Prev Next>> Spec.Assmnt Taxes Exemptions Permits Map

Property Identification

Site Address: **519 S INDIAN RIVER DR**  
 Sec/Town/Range: **10 :35S :40E**  
 Map ID: **24/10H**  
 Zoning: **C-1 - FP**

ParcelID: **2410-810-0005-000-7**  
 Account #: **23905**  
 Land Use: **PROF SERV**  
 City/City: **FORT PIERCE**



Ownership and Mailing

Owner: **MMG Holdings Lic**  
 Address: **3602 Campbell St  
 Rolling Meadows IL 60007**

Legal Description

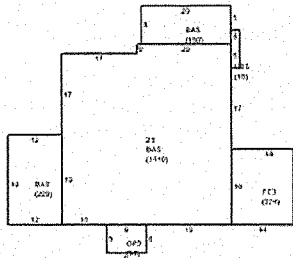
**ANDREWS AND RICHARDS S/D THAT PART OF LOT 2 E OF S 2 ST-  
 EX LOTIN NW COR IN WEDGE SHAPE BEING 8FT ON  
 More...**

Sales Information

Date	Price	Code	Deed	Book/Page
11/17/2003	630000	02	WD	1848 / 0863
1/1/1900	0			/

Assessment	Final Value	Total Land and Building
2004 Val:	365500	Land Value: 246600 Acres: 0.6
Assessed:	365500	Building Value: 118900
Ag.Credit:	0	Finished Area: 4184 SqFt
Exempt:	0	
Taxable:	365500	
TotalTax:	10365	

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	HP - Hip
ExtType:	CMH - CMH	YearBlt:	1921	Frame:	-
Grade:	C+ - C+	ExtYrBlt:	1976	PrimeWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	FinIntWall:	DW - Drywall
FullBath:	3	HeatType:	FHA - FrcdHotAir	AvgHt/Ft:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prim.Floors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty	Units	Qual	Cond	YrBlt	No.	Land Use	Type	Measure	Depth
DCK2 - WOOD DOCK	Y	1	1360	AV	AV	1976	1	1900-PROF SERV	225 -Sq Feet	18340	
3CNT - 3CNT	S	2	1	AV	AV	1976	2	1900-PROF SERV	230 -Sq Feet	7200	
2CNT - 2CNT	S	1	1	AV	AV	1976					

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

MMG Holdings LLC Record: 1 of 2 << Prev Next >> Spec Assmnt Taxes Exemptions Permits Map

Property Identification:

Site Address: **519 S INDIAN RIVER DR** ParcelID: **2410-810-0001-000-9**  
 Sec/Town/Range: **10 :35S :40E** Account #: **23903**  
 Map ID: **24/10H** Land Use: **PROF SERV**  
 Zoning: **C-1 - FP** City/Cnty: **FORT PIERCE**



**Ownership and Mailing**

Owner: **MMG Holdings LLC**  
 Address: **3602 Campbell St  
 Rolling Meadows IL 60007**

**Legal Description**

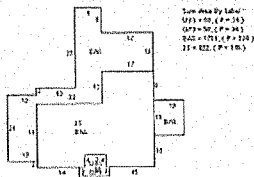
**ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI O  
 More...**

**Sales Information**

Date	Price	Code	Deed	Book/Page
11/17/2003	370000	00	WD	1848 / 0865
12/31/2001	370000	03	WD	1474 / 0684
1/1/1900	0			/

Assessment	Final Value	Total Land and Building
2004 Val:	339600	Land Value: 205500 Acres: 0.54
Assessed:	339600	Building Value: 134100
Adj Credit:	0	Finished Area: 4249 SqFt
Exempt:	0	
Taxable:	339600	
Total Tax:	9630.49	

**BUILDING INFORMATION**



**Exterior Features**

View:	-	RoofCover:	SA - Asph Shingle	RoofStruct:	HP - Hip
ExtType:	LROF - OFFICE	YearBlt:	1900	Frame:	-
Blade:	Y_C+ - Commer C+	FINISH:	1977	FrameWall:	BS - CB Stucco
StoryHght:	0020 - 2 Story	No.Units:		SecWall:	-

**Interior Features**

BedRooms:	3	Electric:	MX - MAXIMUM	PrmiWall:	DW - Drywall
FullBath:	3	HeatType:	FHA - FrcdHotAir	AvgHtFt:	STD
1/2Bath:	1	HeatFuel:	ELEC - Electric	Prm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

**Special Features and Yard Items**

Type	Y/S	Qty	Units	Qual	Cond	YrBlt	No.	Land Use	Type	Measure	Depth
3CNT - 3CNT	S	2	1	AV	AV	1977	1	1900-PROF SERV	225 -Sq Feet	15538	
2CNT - 2CNT	S	1	1	AV	AV	1977	2	1900-PROF SERV	230 -Sq Feet	7200	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.  
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Orig 2007, update 2010 - still listed

**RESOURCE GROUP FORM**  
Districts, Landscapes, Building Complexes  
Electronic Version 2.2.0

Site # SL02802  
Recorder # \_\_\_\_\_  
Field Date 3/30/2007  
Form Date 5/22/2007  
FormNo 200703  
FormNo = Field Date (YYYYMM)

Contributing

Original? YES

NOTE: Use this form to document resources described in the box below. In each case, multiple contributing (and non-contributing) cultural resources should also be documented individually at the Site File. Do not use this form for NR multiple property submissions: NR multiple property submissions (MPSs) are treated as Site File manuscripts, while individual NR resources and districts listed under a given MPS cover each have the MPS manuscript number in the "FMSF Survey #" field.

Update Project Name Abstract



Resource Group Name RIVER'S EDGE HISTORIC DISTRICT Multiple Listing (DHR only) \_\_\_\_\_  
Alternate Names \_\_\_\_\_ >> \_\_\_\_\_  
Project Name FORT PIERCE HISTORIC STRUCTURES SURVEY FMSF Survey # \_\_\_\_\_  
National Register Category District

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix

County St. Lucie Ownership Type Private Individual  
City / Town within 3 miles FORT PIERCE In Current City Limits? YES

Mapping

USGS 7.5' Map Name \_\_\_\_\_ Publication Date \_\_\_\_\_ >> \_\_\_\_\_  
Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> \_\_\_\_\_  
Irregular Section Name: \_\_\_\_\_

Name of Public Tract (e.g., park) \_\_\_\_\_  
Landgrant \_\_\_\_\_

Verbal Description of Boundaries (Description does not replace required map) SOUTH SIDE OF CITRUS, INDIAN RIVER SHORELINE, FORT PIERCE-ST LUCIE COUNTY LINE

Plat or other map (map's name, originating office with location) \_\_\_\_\_

<b>REQUIRED PAPER ATTACHMENTS</b>	<ul style="list-style-type: none"> <li>(1) Photocopied USGS 7.5' map with district borders in red</li> <li>(2) Street map or plat or aerial, at least 1"=400' scale; resources mapped &amp; labeled</li> <li>(3) At least one B&amp;W photographic print at least 3X5: general streetscape or view required; optional: aerial photographs, views of typical resources</li> <li>(4) Tabulation of all included resources (Name, FMSF #, Contributing? Y/N, resource category, street address or township-range-section if no address)</li> </ul>
-----------------------------------	---

# RESOURCE GROUP FORM

Site #8 SL02802

## DESCRIPTION OF HISTORY

Construction Year (if applicable): \_\_\_\_\_

Architect / Designer (last name first): \_\_\_\_\_

Builder (last name first): \_\_\_\_\_

Total number of individual resources included in this Resource Group; # of contributing: 32 # of non-contributing: 9

Time period(s) of significance: \_\_\_\_\_ >> \_\_\_\_\_

Other time period(s) of significance (for archaeological districts use phase name and approximate dates; for historical districts, use date range, e.g. 1895-1925)  
CA. 1900-1957

Narrative Description (NR Bulletin 16 pp. 61-63; attach supplementary file if a longer description is also needed) The River's Edge Historic District includes examples of Frame Vernacular and Masonry Vernacular architecture along with examples of the Mediterranean Revival, Mission, Bungalow, Colonial Revival, Minimal Traditional, Ranch, and Classical.

Research Methods \_\_\_\_\_ >> \_\_\_\_\_

Other research methods CITY DIRECTORY

Potentially eligible individually for National Register of Historic Places? NO

Potentially eligible as contributor to a National Register district? YES

Area(s) of historical significance: \_\_\_\_\_ >> \_\_\_\_\_

Other Historical Associations: \_\_\_\_\_

Summary of Significance (Required, see NR Bulletin 16 p. 71-2.) The River's Edge Historic District is significant under Criterion C under architecture; it contains contributing historic resources from the early through mid-twentieth century.

## ADDITIONAL INFORMATION

Accessible Documentation or Collections NOT Filed with FMSF (e.g., planning department file; photo negatives; field notes)

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> \_\_\_\_\_

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

Recorder Address / Phone 9056 Chevrolet Drive, Ellicott City MD 21042, 410-465-7927

Affiliation \_\_\_\_\_

Other Affiliation TRC

Is Text-only supplement file attached (Surveyor only)? NO

SHPO's Evaluation

\_\_\_\_\_  
Date

## **SL02802-**

### **Supplementary Printout**

- > **Research Methods**
  - FL Master Site File-Manuscripts
  - Library research-local
  - Sanborn maps
  - Examine local property records
  - Examine local tax records
  - Plat map
  
- > **[Other name(s)]:**
  
- > **USGS map name/year of publication or revision:**
  - FORT PIERCE,1983
  
- > **Township/Range/Section/Qtr:**
  - 35S ;40E ;10;SE
  - 35S ;40E ;15;NE
  - 35S ;40E ;14;SW
  - 35S ;40E ;23;NW
  
- > **Time Period(s) of Significance**
  - Depression/New Deal 1930-1940
  - WW II & Aftermath 1941-1950
  - Modern (Post 1950)
  - Spanish-American War 1898-1916
  - WW I & Aftermath 1917-1920
  - Boom Times 1921-1929
  
- > **Area(s) of historical significance:**
  - Architecture
  - Community planning & development
  
- > **Repositories: Collection/Housed/Accession#/Describe**

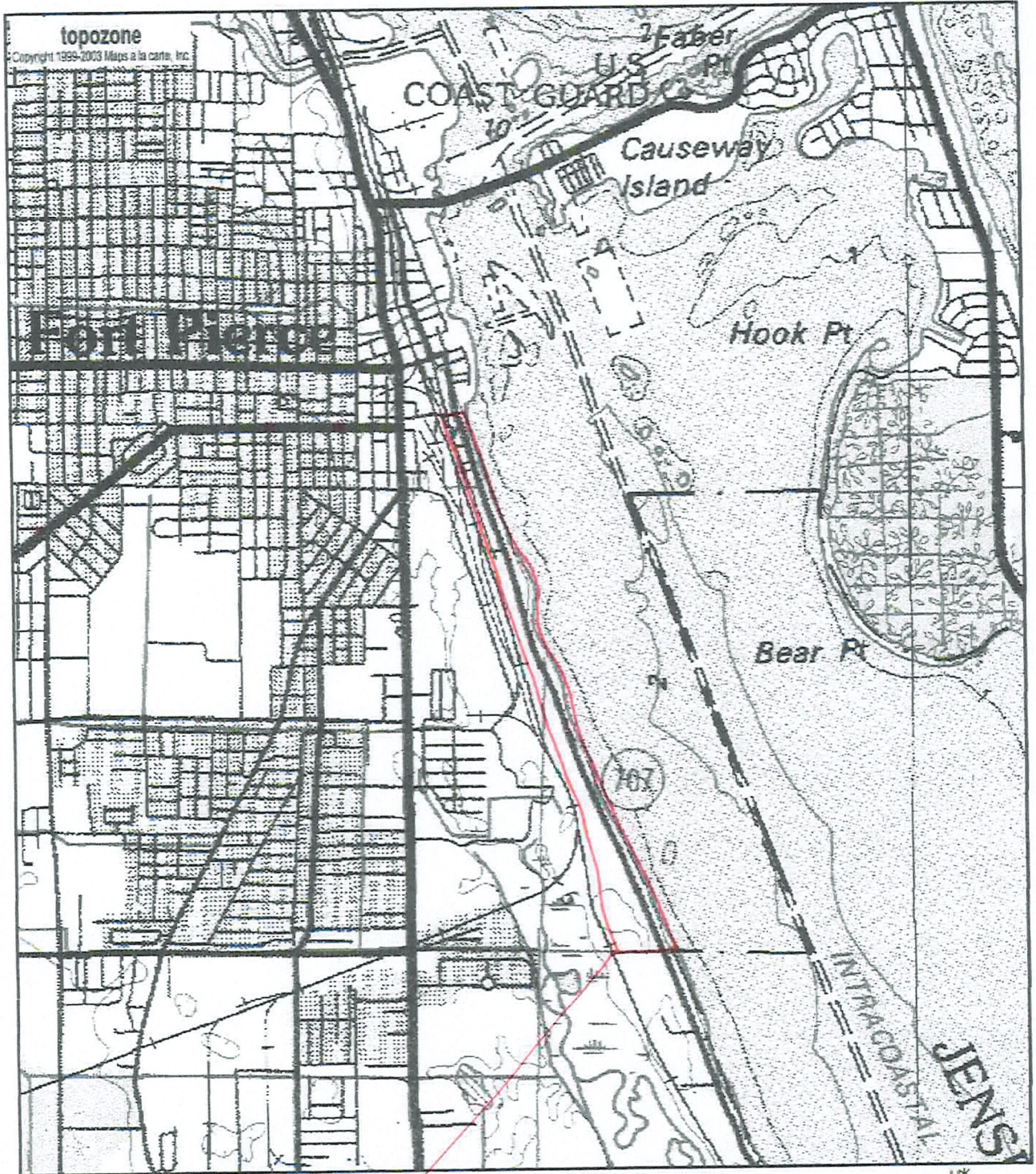
## RIVER'S EDGE HISTORIC DISTRICT

PAGE 1

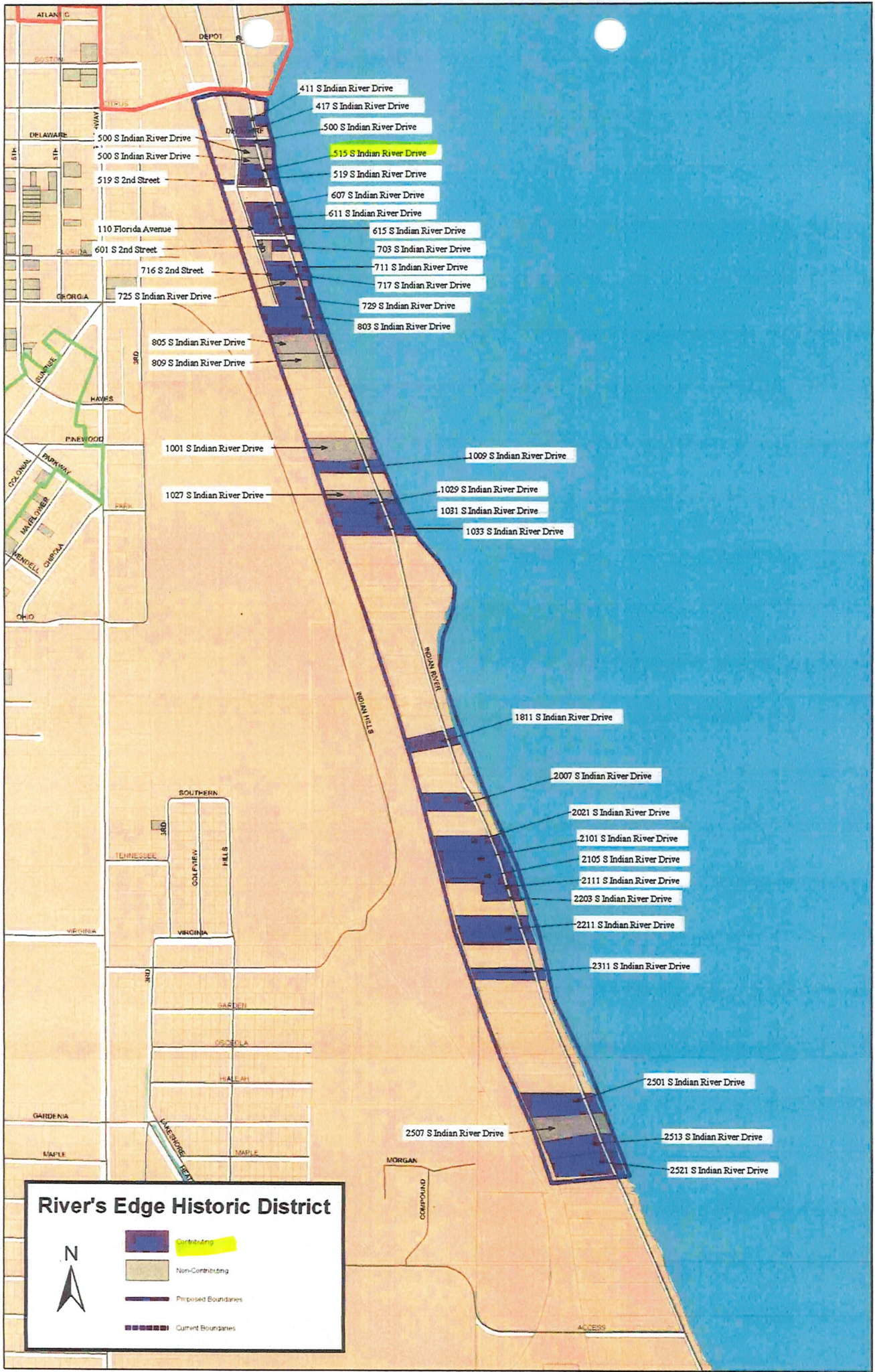
NUMBER	STREET	SITE #8	PROPERTY NAME OR ADDRESS	STYLE	DATE	USE	CONTRIBUTES TO RIVER'S EDGE HD?
110	FLORIDA AVENUE	SL00823	110 FLORIDA AVENUE	COLONIAL REVIVAL	1905	PRIVATE RESIDENCE	CONTRIBUTING
411	S INDIAN RIVER DRIVE	SL00811	411 S INDIAN RIVER DRIVE	COLONIAL REVIVAL	1905	COMMERCIAL	CONTRIBUTING
417	S INDIAN RIVER DRIVE	SL00810	417 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1915	PRIVATE RESIDENCE	CONTRIBUTING
500	S INDIAN RIVER DRIVE	SL00812	500 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1918	PRIVATE RESIDENCE	CONTRIBUTING
507	S INDIAN RIVER DRIVE	SL00813	507 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1910	VACANT	NON-CONTRIBUTING
509	S INDIAN RIVER DRIVE	SL00814	509 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1915	PRIVATE RESIDENCE	NON-CONTRIBUTING
515	S INDIAN RIVER DRIVE	SL00815	515 S INDIAN RIVER DRIVE	MASONRY VERNACULAR	1924	COMMERCIAL OFFICES	CONTRIBUTING
519	S INDIAN RIVER DRIVE	SL00816	519 S INDIAN RIVER DRIVE	MASONRY VERNACULAR	1924	COMMERCIAL OFFICES	CONTRIBUTING
607	S INDIAN RIVER DRIVE	SL00817	HORTON TAYLOR HOUSE	COLONIAL REVIVAL	1901	PRIVATE RESIDENCE	CONTRIBUTING
611	S INDIAN RIVER DRIVE	SL00818	HORTON TAYLOR HOUSE	COLONIAL REVIVAL	1900	PRIVATE RESIDENCE	CONTRIBUTING
615	S INDIAN RIVER DRIVE	SL00819	615 S INDIAN RIVER DRIVE	COLONIAL REVIVAL	1918	PRIVATE RESIDENCE	CONTRIBUTING
703	S INDIAN RIVER DRIVE	SL00820	703 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1933	PRIVATE RESIDENCE	CONTRIBUTING
711	S INDIAN RIVER DRIVE	SL00821	GATES HOUSE	COLONIAL REVIVAL	1910	PRIVATE RESIDENCE	CONTRIBUTING
717	S INDIAN RIVER DRIVE	SL00822	717 S INDIAN RIVER DRIVE	COLONIAL REVIVAL	1905	PRIVATE RESIDENCE	CONTRIBUTING
725	S INDIAN RIVER DRIVE	SL01952	725 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1956	PRIVATE RESIDENCE	NON-CONTRIBUTING
729	S INDIAN RIVER DRIVE	SL00914	729 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1905	PRIVATE RESIDENCE	CONTRIBUTING
803	S INDIAN RIVER DRIVE	SL00915	803 S INDIAN RIVER DRIVE	CRAFTSMAN	1915	PRIVATE RESIDENCE	CONTRIBUTING
805	S INDIAN RIVER DRIVE	SL01953	805 S INDIAN RIVER DRIVE	MASONRY VERNACULAR	1936	PRIVATE RESIDENCE	NON-CONTRIBUTING
809	S INDIAN RIVER DRIVE	SL01954	809 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1955	PRIVATE RESIDENCE	NON-CONTRIBUTING
1001	S INDIAN RIVER DRIVE	SL00917	BANYON BELLE MANOR	COLONIAL REVIVAL	1905	PRIVATE RESIDENCE	NON-CONTRIBUTING
1009	S INDIAN RIVER DRIVE	SL00918	1009 S INDIAN RIVER DRIVE	MISSION	1925	PRIVATE RESIDENCE	CONTRIBUTING
1027	S INDIAN RIVER DRIVE	SL00919	1027 S INDIAN RIVER DRIVE	MISSION	1935	PRIVATE RESIDENCE	NON-CONTRIBUTING
1029	S INDIAN RIVER DRIVE	SL00920	1029 S INDIAN RIVER DRIVE	COLONIAL REVIVAL	1920	PRIVATE RESIDENCE	CONTRIBUTING
1031	S INDIAN RIVER DRIVE	SL01955	1031 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1942	PRIVATE RESIDENCE	CONTRIBUTING
1033	S INDIAN RIVER DRIVE	SL00921	1033 S INDIAN RIVER DRIVE	COLONIAL REVIVAL	1910	PRIVATE RESIDENCE	CONTRIBUTING
1811	S INDIAN RIVER DRIVE	SL01956	1811 S INDIAN RIVER DRIVE	MASONRY VERNACULAR	1949	PRIVATE RESIDENCE	CONTRIBUTING
2007	S INDIAN RIVER DRIVE	SL00922	2007 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1910	PRIVATE RESIDENCE	CONTRIBUTING
2021	S INDIAN RIVER DRIVE	SL01957	2021 S INDIAN RIVER DRIVE	COLONIAL REVIVAL	1947	PRIVATE RESIDENCE	CONTRIBUTING
2101	S INDIAN RIVER DRIVE	SL01958	2101 S INDIAN RIVER DRIVE	MASONRY VERNACULAR	1951	PRIVATE RESIDENCE	CONTRIBUTING
2105	S INDIAN RIVER DRIVE	SL00923	2105 S INDIAN RIVER DRIVE	MISSION	1925	PRIVATE RESIDENCE	CONTRIBUTING
2111	S INDIAN RIVER DRIVE	SL00924	2111 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1925	PRIVATE RESIDENCE	CONTRIBUTING
2203	S INDIAN RIVER DRIVE	SL00925	A.T. BACKUS HOUSE	DUTCH COLONIAL REVIVAL	1910	PRIVATE RESIDENCE	CONTRIBUTING
2211	S INDIAN RIVER DRIVE	SL00926	O.L. PEACOCK HOUSE	MEDITERRANEAN REVIVAL	1920	PRIVATE RESIDENCE	CONTRIBUTING
2311	S INDIAN RIVER DRIVE	SL00927	2311 S INDIAN RIVER DRIVE	FRAME VERNACULAR	1900	PRIVATE RESIDENCE	CONTRIBUTING
2501	S INDIAN RIVER DRIVE	SL00930	STEPHEN LESHER HOUSE	ITALIAN RENAISSANCE REVIVAL	1920	PRIVATE RESIDENCE	CONTRIBUTING
2507	S INDIAN RIVER DRIVE	SL00931	CARLTON-VEST HOUSE	MASONRY VERNACULAR	1920	PRIVATE RESIDENCE	NON-CONTRIBUTING
2513	S INDIAN RIVER DRIVE	SL00932	CASA DEL RIO	ITALIAN RENAISSANCE REVIVAL	1920	PRIVATE RESIDENCE	CONTRIBUTING
2521	S INDIAN RIVER DRIVE	SL00933	BABE PHELPS HOUSE	MONTERREY	1935	PRIVATE RESIDENCE	CONTRIBUTING
519	2ND STREET S	SL00826	FRANK TYLER HOUSE	MEDITERRANEAN REVIVAL	1924	PRIVATE RESIDENCE	CONTRIBUTING

RIVER'S EDGE HISTORIC DISTRICT

NUMBER	STREET	SITE #8	PROPERTY NAME OR ADDRESS	STYLE	DATE	USE	CONTRIBUTES TO RIVER'S EDGE HD?
601	2ND STREET S	SL00825	601 2ND STREET S	MASONRY VERNACULAR	1935	VACANT	NON-CONTRIBUTING
716	2ND STREET S	SL01951	716 2ND STREET S	FRAME VERNACULAR	1930	PRIVATE RESIDENCE	CONTRIBUTING



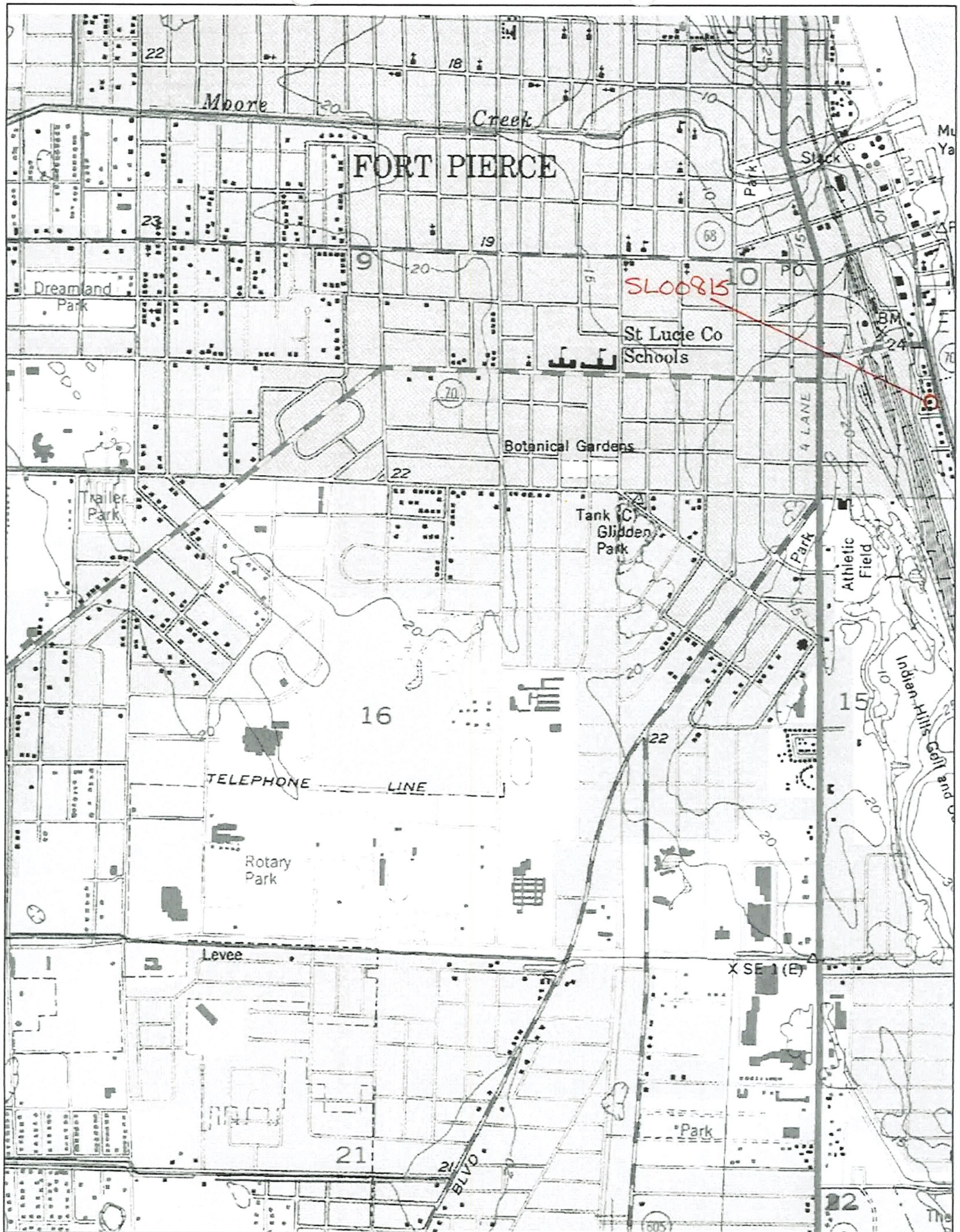
*River's Edge Historic District  
SL62802*



# SL00815-200703

## Supplementary Printout

- > **USGS map name/year of publication or revision:**  
FORT PIERCE;1983
  
- > **Township/Range/Section/Qtr:**  
35S ;40E ;10;SE
  
- > **Structural system(s):**  
Concrete block
  
- > **Foundation types:**  
Continuous
  
- > **Foundation materials:**  
Concrete Block
  
- > **Exterior fabrics:**  
Stucco
  
- > **Roof types:**  
Hip
  
- > **Roof materials:**  
Composition shingles
  
- > **Roof secondary structures (dormers etc):**  
Hip extension
  
- > **Change status/year changed/date noted/nature:**
  
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;1924;UNK
  
- > **Research methods:**  
Library research-local  
Sanborn maps  
FL Master Site File-Cultural Resources  
Plat map
  
- > **Area(s) of historical significance:**  
Architecture  
Community planning & development
  
- > **Repositories: Collection/Housed/Accession#/Describe**
  
- > **[Other name(s)]:**  
BRENNAN HASKEER ATTORNEY (FORMER)



update 2010



RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 SL2802
Recorder#
Field Date 05 / 05 / 10
Form Date 05 / 26 / 10

Original
Update

NOTE: Use this form to document districts, landscapes and building complexes as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. Do not use this form for National Register multiple property submissions (MPSs). National Register MPSs are treated as Site File manuscripts and are associated to the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- Historic district (NR category "district"): buildings and NR structures only: NO archaeological sites
Archaeological district (NR category "district"): archaeological sites only: NO buildings or NR structures
Mixed district (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
FMSF building complex (NR category usually "building(s)": multiple buildings in close spatial and functional association
Designed historic landscape (NR category usually "district" or "site"): can include multiple resources (see National Register Bulletin #18, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
Rural historic landscape (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
Linear resource (NR category usually "structure"): Linear resources are a special type of rural historic landscape and can include canals, railways, roads, etc.

Resource Group Name River's Edge Historic District Multiple Listing [DHR only]
Project Name FEC Amtrak Passenger Rail FMSF Survey # 19159
National Register Category (please check one): building(s) structure district site object
Linear Resource Type (if applicable): canal railway road other (describe):
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address (if applicable, include N,S,E,W; #, St., Ave., etc.)
City/Town (within 3 miles) Fort Pierce, FL In Current City Limits? yes no unknown
County or Counties (do not abbreviate) St. Lucie County
Name of Public Tract (e.g., park)
1) Township 35 S Range 40 E Section 10 1/4 section: NW SW SE NE Irregular-name:
2) Township 35 S Range 40 E Section 15 1/4 section: NW SW SE NE Irregular-name:
3) Township 35 S Range 40 E Section 22 1/4 section: NW SW SE NE Irregular-name:
4) Township 35 S Range 40 E Section 23 1/4 section: NW SW SE NE Irregular-name:
USGS 7.5' Map Name(s) & Date(s) (boundaries must be plotted on attached photocopy of map; label with map name and publication date)
Fort Pierce, Fla. 1948 (PR1983)
Plat, Aerial, or Other Map (map's name, originating office with location)
Landgrant
Verbal Description of Boundaries (description does not replace required map) Roughly bounded by South side of Citrus Ave, Indian River shoreline, and the Fort Pierce/St. Lucie County Line.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO/KEEPER criteria, and evaluation date/initialed.

**HISTORY & DESCRIPTION**

Construction date: Exactly \_\_\_\_\_ (year) Approximately \_\_\_\_\_ (year) Earlier than \_\_\_\_\_ (year) Later than \_\_\_\_\_ (year)

Architect/Designer (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_

Total number of individual resources included in this Resource Group: # of contributing 42 # of non-contributing 9

Time period(s) of significance (for prehistoric districts, use archaeological phase name and approximate dates; for historical districts, use date range(s), e.g. 1895-1925)

American 20<sup>th</sup> century, from 1900 to 1957.

Narrative Description (National Register Bulletin 16A pp. 33-34; fit a summary into 3 lines or attach supplementary sheets if needed) The River's Edge Historic District includes examples of Frame and Masonry Vernacular architecture along with Mediterranean Revival, Mission, Bungalow, Colonial Revival, Minimal Traditional, Ranch and Classical styles.

**RESEARCH METHODS (check all that apply)**

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey
- other methods (specify) \_\_\_\_\_
- library research
- city directory
- newspaper files
- historic photos
- building permits
- occupant/owner interview
- neighbor interview
- interior inspection
- Sanborn maps
- plat maps
- Public Lands Survey (DEP)
- HABS/HAER record search

Bibliographic References (use Continuation Sheet, give FMSF Manuscript # if relevant) \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Potentially eligible individually for National Register of Historic Places?  yes  no  insufficient information

Potentially eligible as contributor to a National Register district?  yes  no  insufficient information

Explanation of Evaluation (required, see National Register Bulletin 16A p. 48-49. Attach longer statement, if needed, on separate sheet.) The district was originally recorded in 2007 and recommended as ineligible for listing on the NRHP. It has not been evaluated by the SHPO. This survey recommends it as ineligible for listing on the NRHP due to its loss of integrity through the intrusion of modern structures.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

Architecture, Community Planning and Development.

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information. \_\_\_\_\_

All maps, field notes and photographs will be kept on file at the PCI Tampa office under accession number 30003.003.

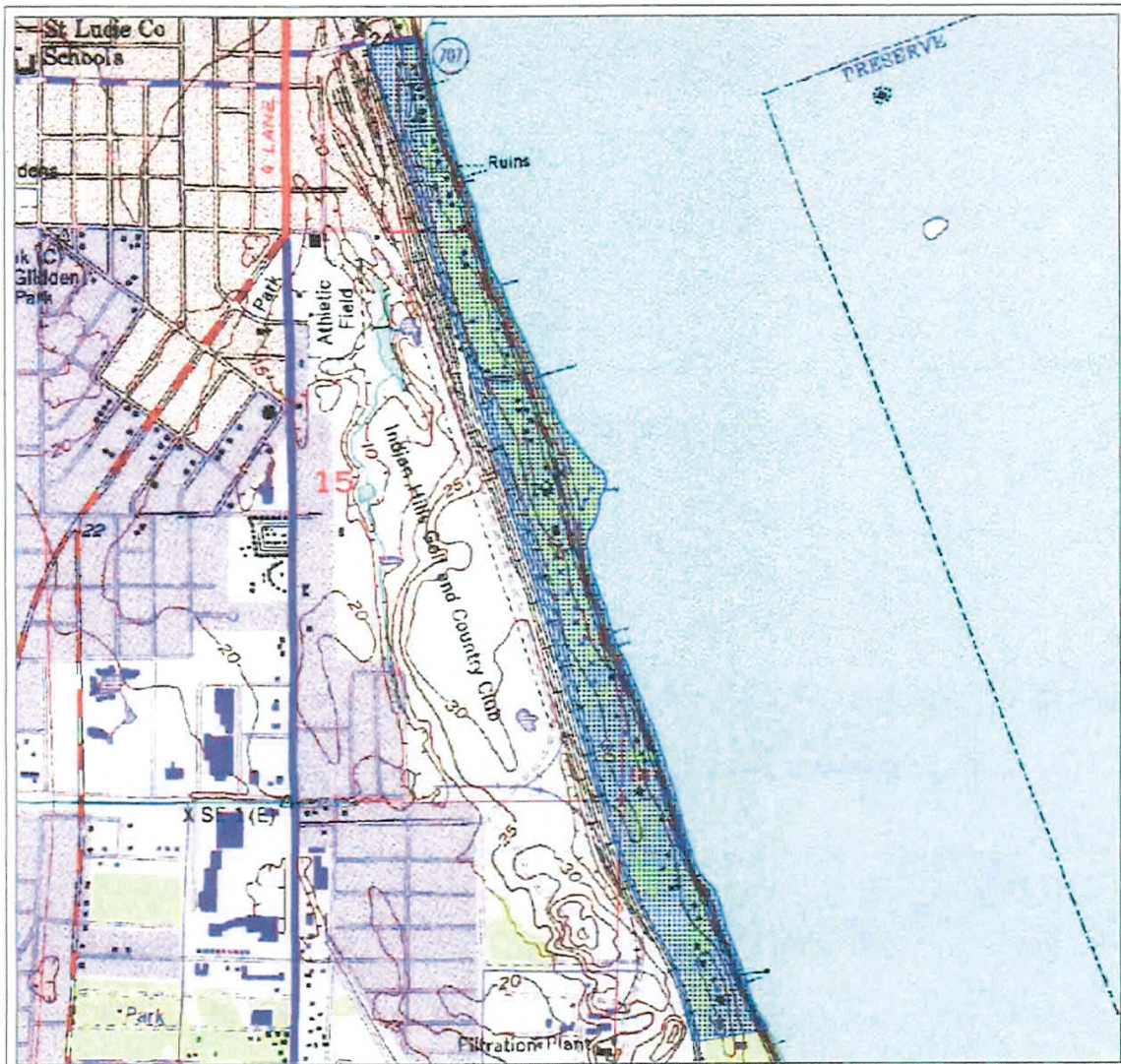
**RECORDER INFORMATION**

Recorder Name Jelane Wallace

Recorder Contact Information (Address / Phone / Fax / Email) Panamerican Consultants, Inc. 1115 N. Parsons Ave, Brandon, FL 33510; 813.684.5200/ 866.397.2519 (Fax) / JWallace@panamconsultants.com

Recorder Affiliation Panamerican Consultants, Inc.





**Legend**

 resource group



**SL2802 River's Edge Historic District**

St. Lucie County, Florida

Township 35 South, Range 40 East

Base map: Fort Pierce, Fla. 1949  
(PR 1983) USGS 7.5' topographic quadrangle

0 0.25 0.5 Miles





Contributing resource to the district: SL826, facing northwest (PCI May 2010).

FMSF #	Name	Address	Address	Resource Category	Contributing?
SL01655	Indian River Drive	Indian River Drive	Fort Pierce, FL 34950	Linear Resource	Yes
SL03014	Florida East Coast Railroad	N/A	Fort Pierce, FL 34950	Linear Resource	Yes
SL00810	417 S INDIAN RIVER DR	417 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00811	MICHAEL RECH DRAFTING / DESIGN	411 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00812	500 S INDIAN RIVER DR	500 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00813	507 S INDIAN RIVER DR	507 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL00814	509 S INDIAN RIVER DR	509 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL00815	HASKEER, BRENNAN ATTORNEY	515 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00816	GERMAN, JEFFERSON ATTORNEY	519 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00817	TAYLOR, HORTON HOUSE 1	607 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00818	TAYLOR, HORTON HOUSE 2	611 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00819	615 S INDIAN RIVER DR	615 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00820	703 S INDIAN RIVER DR	703 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00821	GATES HOUSE	711 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00822	717 S INDIAN RIVER DR	717 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00823	110 FLORIDA AVE	110 FLORIDA AVE	Fort Pierce, FL 34950	Structure	Yes
SL00824	650 S 2ND ST	650 S 2nd ST	Fort Pierce, FL 34950	Structure	Yes
SL00825	601 S 2ND ST	601 2ND ST S	Fort Pierce, FL 34950	Structure	No
SL00826	TYLER, FRANK HOUSE	519 2ND ST S	Fort Pierce, FL 34950	Structure	Yes
SL00827	517 S 2ND ST	517 S 2ND ST	Fort Pierce, FL 34950	Structure	Yes
SL00828	515 S 2ND ST	515 S 2nd ST	Fort Pierce, FL 34950	Structure	Yes

FMSF #	Name	Address	Address	Resource Category	Contributing?
SL00914	729 INDIAN RIVER DR	729 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00915	803 INDIAN RIVER DR	803 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00916	721 S 2ND ST	721 S 2ND ST	Fort Pierce, FL 34950	Structure	Yes
SL00917	BANYON BELLE MANOR	1001 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL00918	1009 S INDIAN RIVER DR	1009 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00919	1027 S INDIAN RIVER DR	1027 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL00920	1029 S INDIAN RIVER DR	1029 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00921	1033 S INDIAN RIVER DR	1033 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00922	2007 S INDIAN RIVER DR	2007 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00923	2105 S INDIAN RIVER DR	2105 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00924	2111 S INDIAN RIVER DR	2111 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00925	BACKUS, A T HOUSE	2203 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00926	PEACOCK, O L HOUSE	2211 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00927	2311 S INDIAN RIVER DR	2311 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00928	2411 S INDIAN RIVER DR	2411 S Indian River DR W	Fort Pierce, FL 34950	Structure	Yes
SL00929	2417 S INDIAN RIVER DR	2419 S Indian River DR W	Fort Pierce, FL 34950	Structure	Yes
SL00930	LESHER, STEPHEN HOUSE	2501 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00931	CARLTON-VEST HOUSE	2507 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL00932	CASA DEL RIO	2513 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL00933	PHELPS, BABE HOUSE	2521 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL01951	716 2ND STREET S	716 2ND ST S	Fort Pierce, FL 34950	Structure	Yes
SL01952	725 S INDIAN RIVER DRIVE	725 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL01953	805 S INDIAN RIVER DRIVE	805 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL01954	809 SOUTH INDIAN RIVER DRIVE	809 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	No
SL01955	1031 S INDIAN RIVER DRIVE	1031 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL01956	1811 S INDIAN RIVER DRIVE	1811 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL01957	2021 S INDIAN RIVER DRIVE	2021 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL01958	2101 S INDIAN RIVER DRIVE	2101 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL01959	3137 S INDIAN RIVER DRIVE	3137 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes
SL01960	3141 S INDIAN RIVER DRIVE	3141 S INDIAN RIVER DR	Fort Pierce, FL 34950	Structure	Yes

### Required Attachments

- ① PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
- ③ TABULATION OF ALL INCLUDED RESOURCES (name, FMSF #, contributing? Y/N, resource category, street address or township-range-section if no address)
- ④ PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)  
Photos may be archival B&W prints OR digital image files. If submitting digital image files, they must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

**Summary Commentary**

Based on the provided information no historical or regulatory concerns were noted.

**Recommendation**

As such the Subject has a "LOW" environmental risk rating.

**Government Records Commentary**

EDR's Radius Map Report identifies the Subject as Southwestern Machinery of Florida, Inc. on the ICIS, FINDS and ECHO databases. According to the ICIS database a formal administrative enforcement action occurred associated with the Clean Air Act. The FINDS and ECHO listings are associated with the ICIS listing. As the ICIS incident is suspected to be associated with air emissions and not with subsurface impact, this listing is not of significant environmental concern. Several surrounding properties were identified within the regulatory databases; however, based on the intervening distances, reported topographic relationships and/or regulatory status, none would be reasonably suspected of having impacted the Subject.

**EDR Sanborn® Commentary**

Sanborn Maps identified the following on-site: a dwelling and detached garage in 1918, a dwelling and two detached garages in 1924, and a dwelling and detached garage that also has a residence from 1929 to 1965. Adjacent properties are identified with dwellings.

**City Directory Commentary**

City Directory Abstracts identified the following on-site: residential from 1928 to 1969, a CPA and state attorney in 1974, a state attorney in 1978, a lawyer and Uniform Reciprocal Enforcement Support in 1983 and attorneys from 1993 to 2010. Surrounding properties were noted as residential and commercial. Internet research identifies the Subject with attorney offices.





**Environmental Professional:**

\_\_\_\_\_  
Maria Sinnamon - Senior Project Manager

# KEY

WINDOWS 123 WITH  
WIRED GLASS

NUMBER OF STORES	3
SHINGLE ROOF	X
COMPOSITION RT	●
SLATE OR TIN RT	○
 STEAM BOILER	
 IRON DOOR	

COUNTING	FROM LEFT
LOOKING	TOWARD
BUILDING	OPENING
OUT	RESERVED

FIRE WALL 6 IN. ABV ROOF  
METAL CORNICE  
FIRE WALL 12 IN. ABV ROOF  
WOOD CORNICE  
FIRE WALL 18 IN. ABV ROOF  
FRAME PARTITION  
OPENING WITH IRON DOOR  
" " " " STANDARD " "  
IRON DOOR  
WINDOWS & IRON SHUTTERS  
WINDOW 1ST STORY  
WINDOWS 1ST & 3RD STORIES  
" " 2ND & 4TH " "

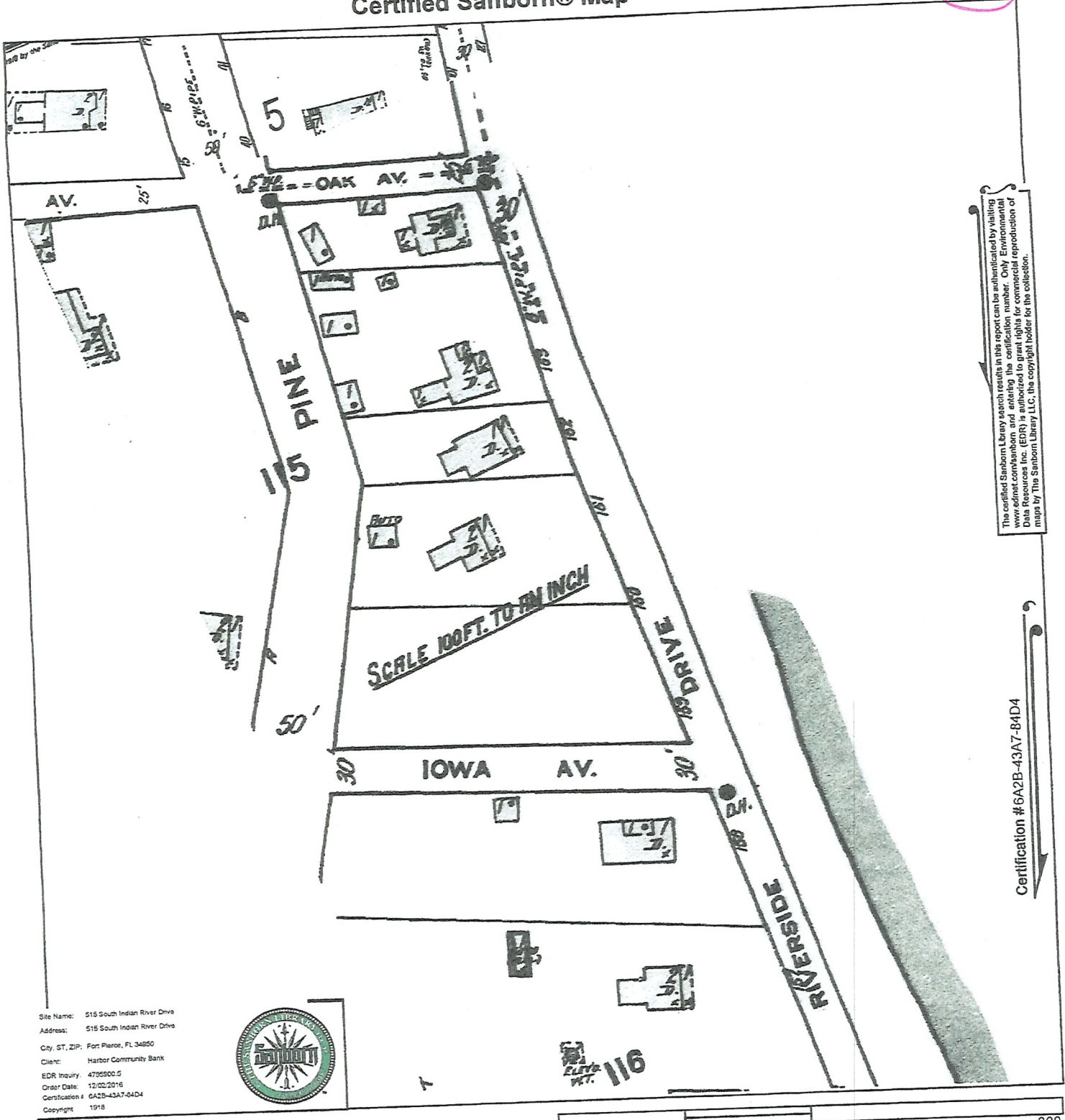
STABLE (CB) - CONCRETE BLOCK  
BUILDINGS COLORED YELLOW ARE FRAME  
" " " " RED BRICK  
" " " " BLUE STONE  
" " " " GRAY IRON  
" " " " BROWN FIRE PROOF

(5) (27) INDICATE RELATIVE HEIGHTS (AS) AUTOMATIC SPRINKLERS  
+ FIRE STATION, AS SHOWN ON KEY MAP  
ALTERNATE STREET NUMBERS ARE ACTUAL  
CONSECUTIVE STREET NOS ARE ARBITRARY  
(P.F.) PERPENDICULAR FLUE

Certified Sanborn® Map

30

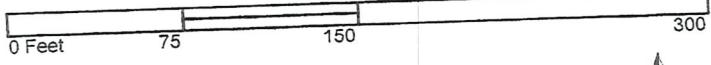
1918



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Certification # 6A2B-43A7-84D4

Site Name: 515 South Indian River Drive  
 Address: 515 South Indian River Drive  
 City, ST, ZIP: Fort Pierce, FL 34950  
 Client: Harbor Community Bank  
 EDR Inquiry: 4795900.5  
 Order Date: 12/02/2016  
 Certification #: 6A2B-43A7-84D4  
 Copyright: 1918



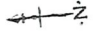
1711  
OC 5d

1924

Certified Sanborn® Map

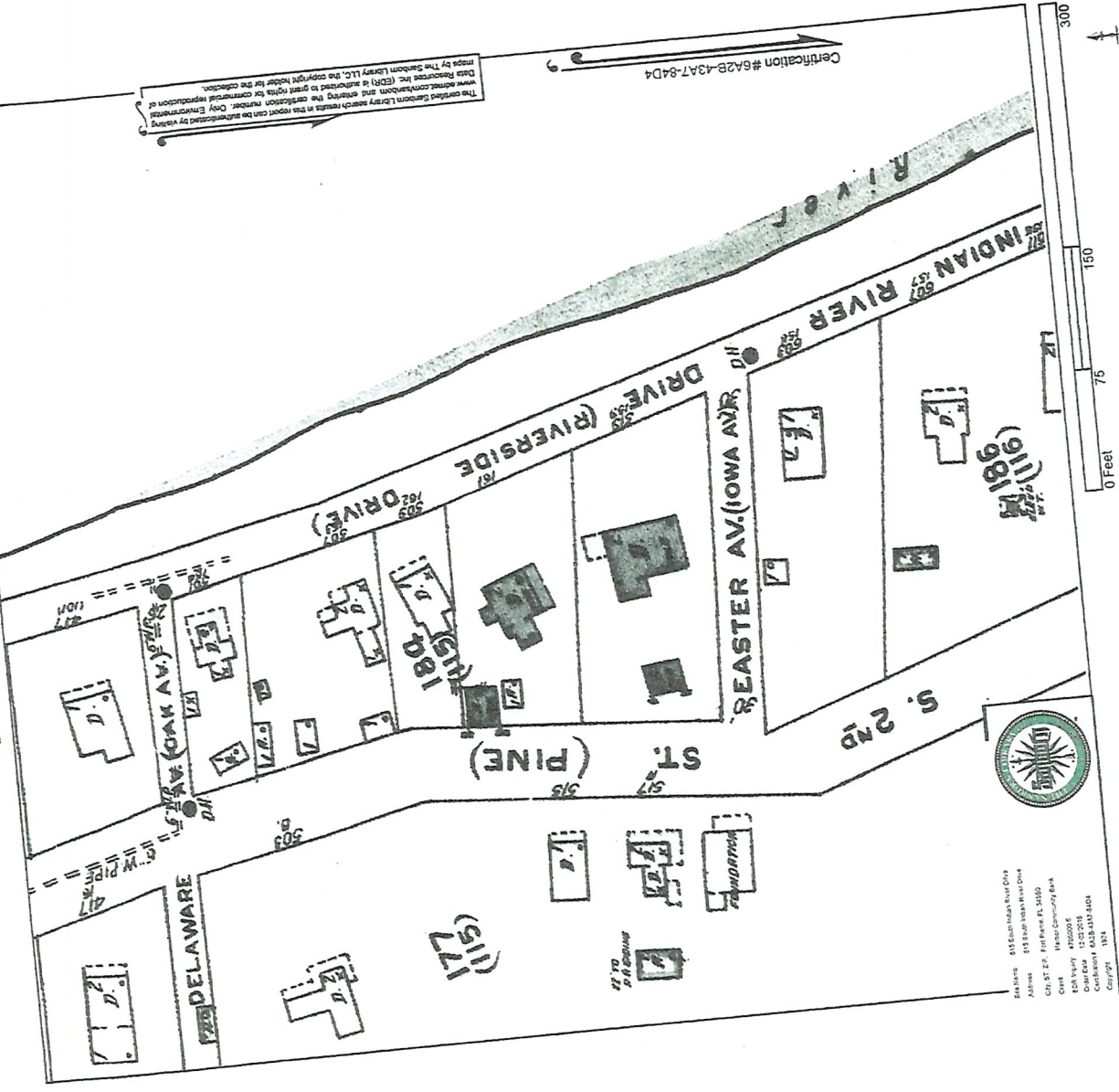
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page 6  
47955900 - 5

0 Feet  
75  
150  
300

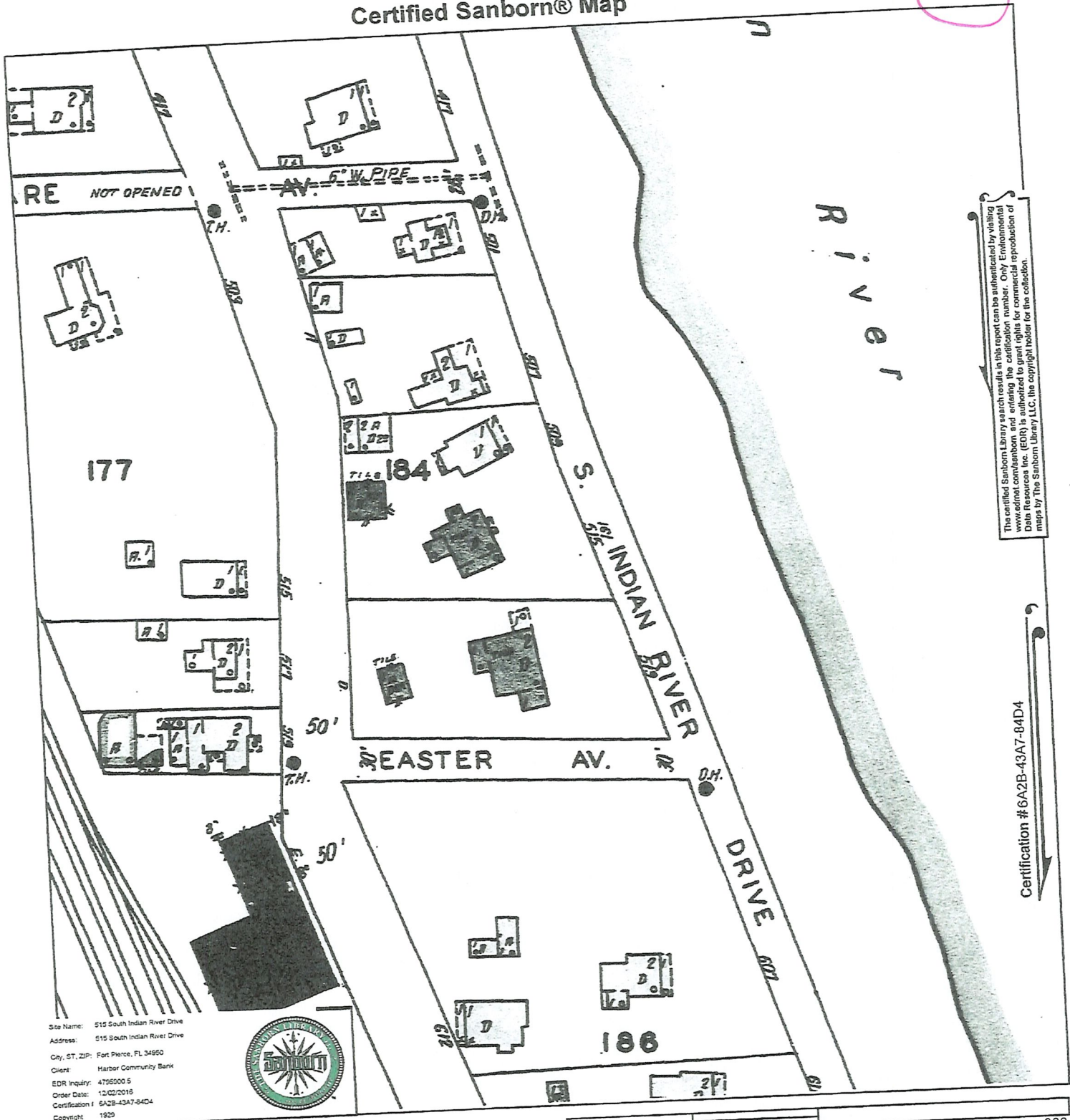


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Pg 37

1929

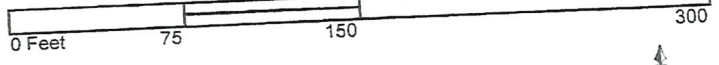
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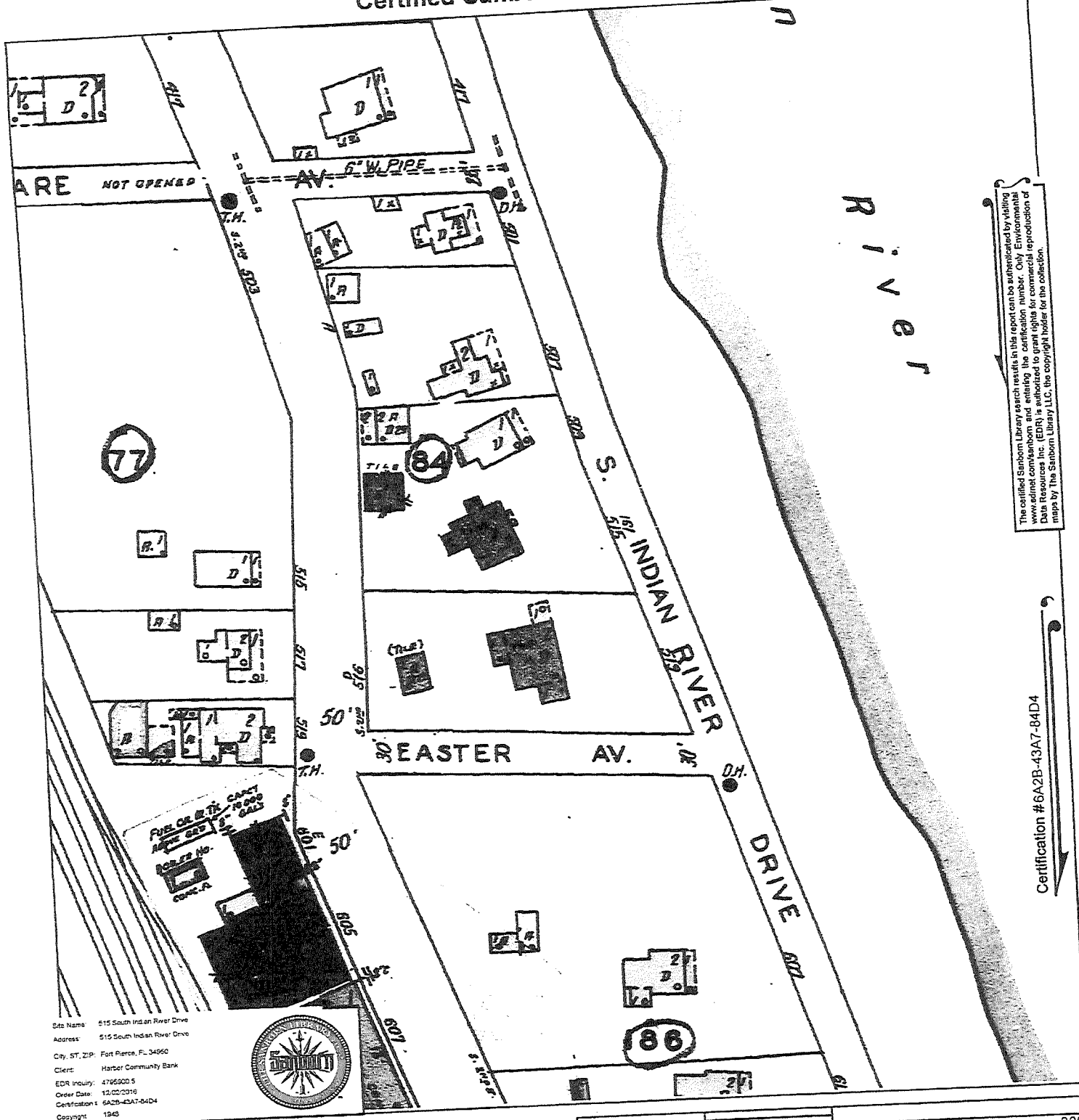
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 Address: 515 South Indian River Drive  
 City, ST, ZIP: Fort Pierce, FL 34950  
 Client: Harbor Community Bank  
 EDR Inquiry: 4795900 5  
 Order Date: 12/02/2016  
 Certification #: 6A2B-43A7-84D4  
 Copyright: 1929



1936

1948

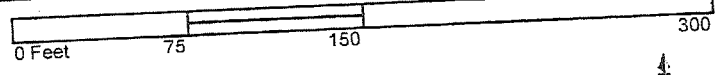
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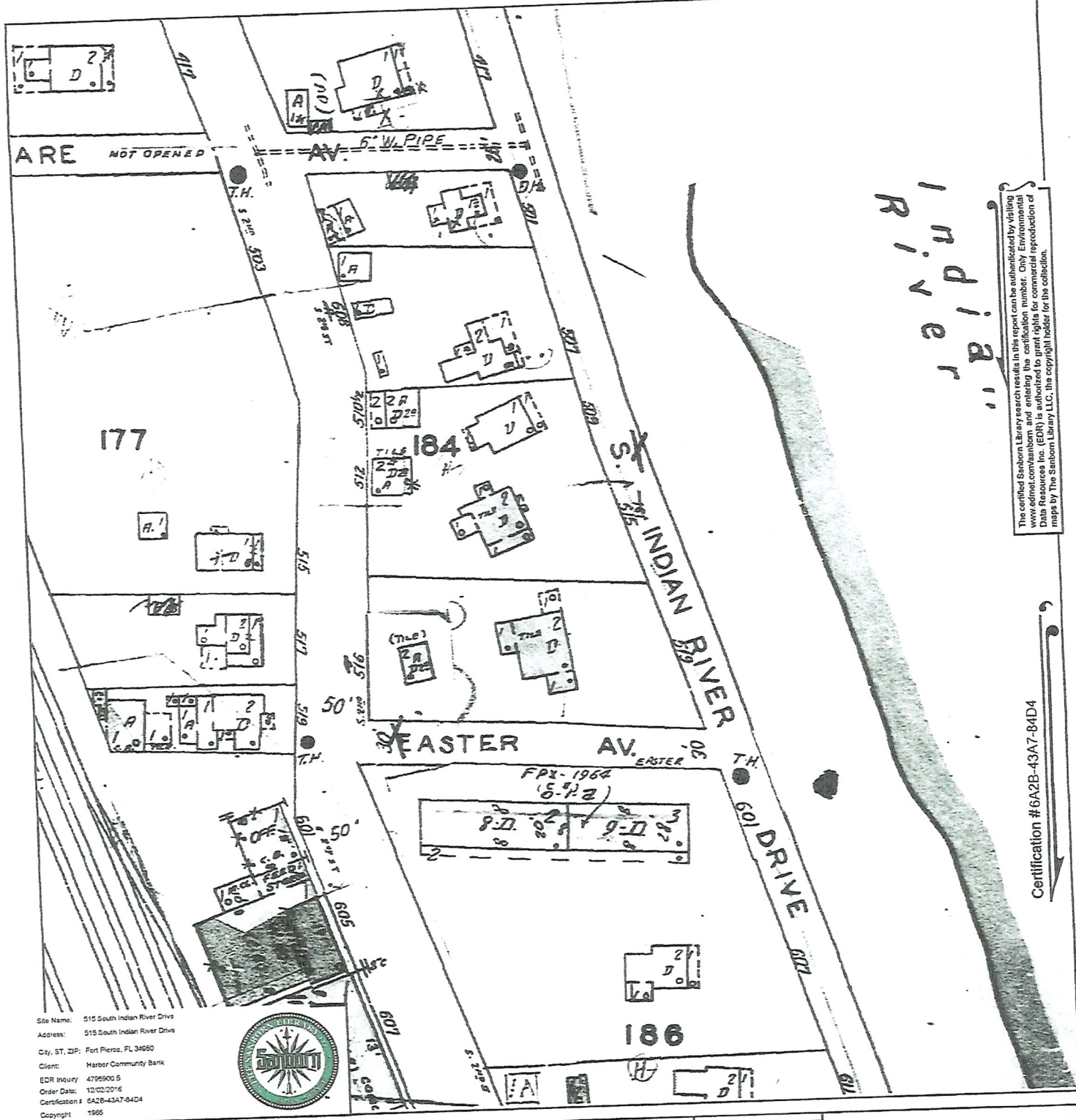
Certification # 6A2B-43A7-84D4

Site Name: 515 South Indian River Drive  
 Address: 515 South Indian River Drive  
 City, ST, ZIP: Fort Pierce, FL 34960  
 Client: Harbor Community Bank  
 EDR Inquiry: 4766900 5  
 Order Date: 12/02/2016  
 Certification: 6A2B-43A7-84D4  
 Copyright: 1948



Certified Sanborn® Map

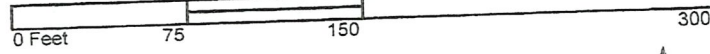
1965



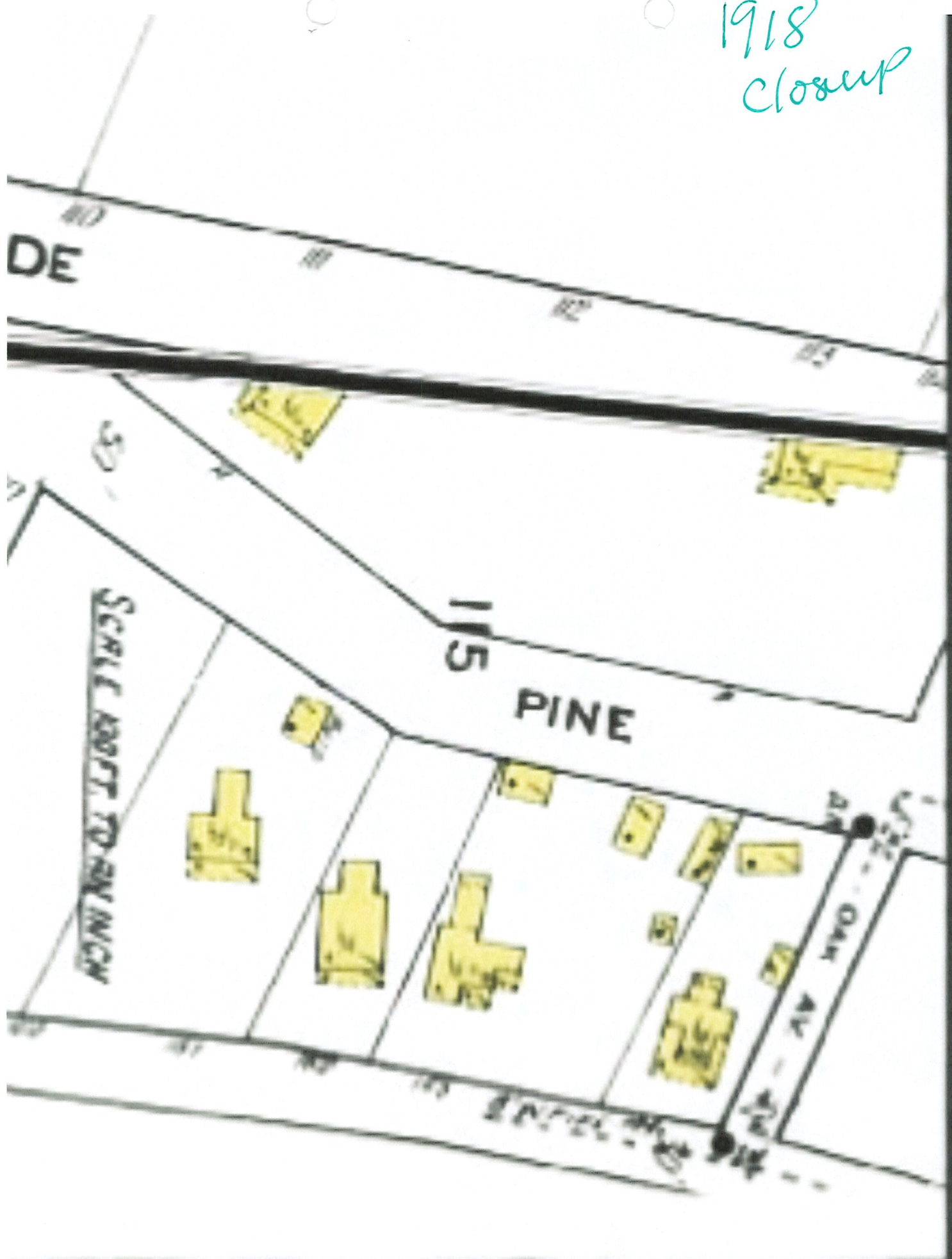
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Certification #6A2B-43A7-84D4

Site Name: 515 South Indian River Drive  
 Address: 515 South Indian River Drive  
 City, ST, ZIP: Fort Pierce, FL 34980  
 Client: Harbor Community Bank  
 EDR Inquiry: 4795900.5  
 Order Date: 12/02/2016  
 Certification: 6A2B-43A7-84D4  
 Copyright: 1965

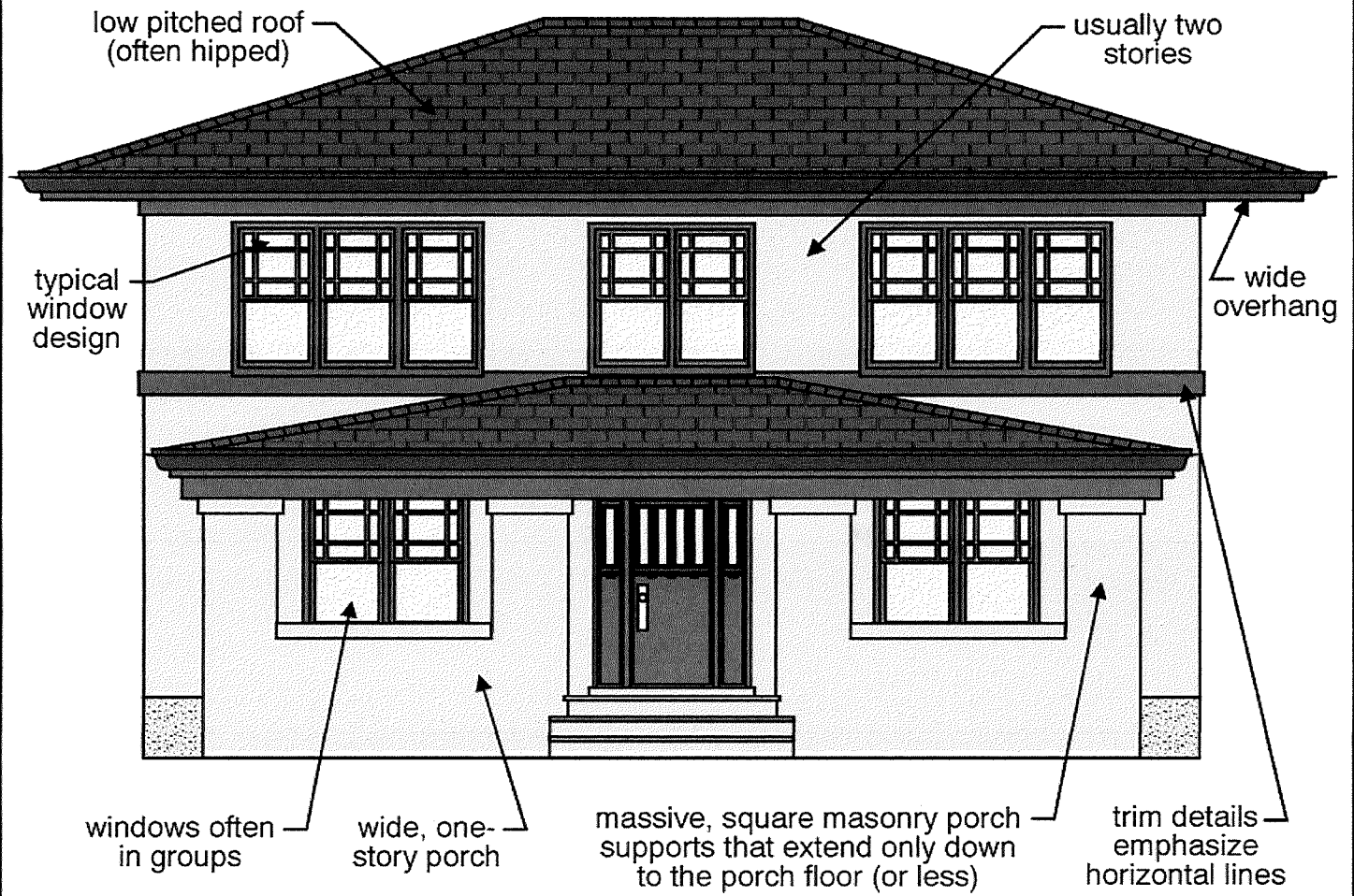


1918  
Closeup



# Prairie

1900 to 1920



*Copy*

# REVISIONS

03/28/2014

515 South Indian River Drive  
Renovations Permit #14-608

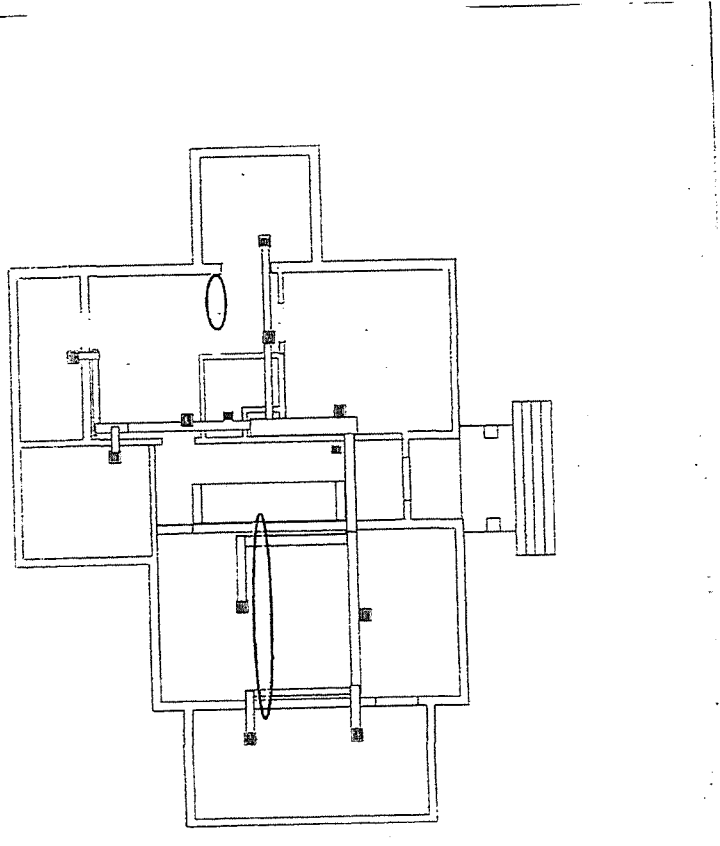
### Clarification of Scope of Renovations

In addition to the previously stated scope, we also wish to include the removal of an interior partition (non bearing) obviously added after the fact by previous owners or tenants, which cut the living room in two, as depicted below, and the removal of 5 feet of interior partition consisting of an old door opening and 2 feet of partition between the kitchen and breakfast areas.

The work related to this removal is minimal in cost. An additional value of \$150 could be added to the scope if appropriate.

*Steve Weaver*  
Steve Weaver

Owner



17

Bedroom #3

9

Bathroom

Master  
Bedroom

11

14

6

10

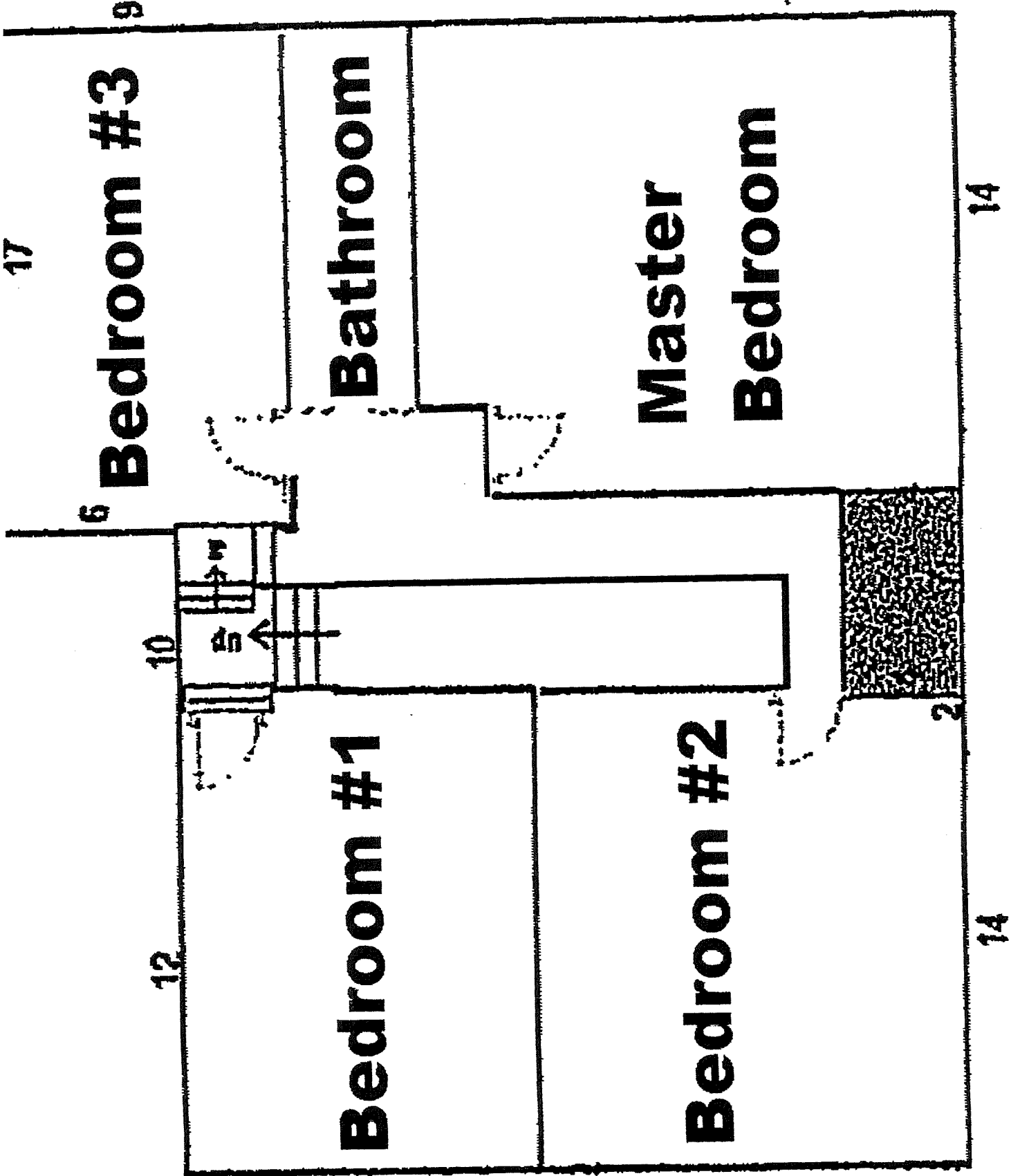
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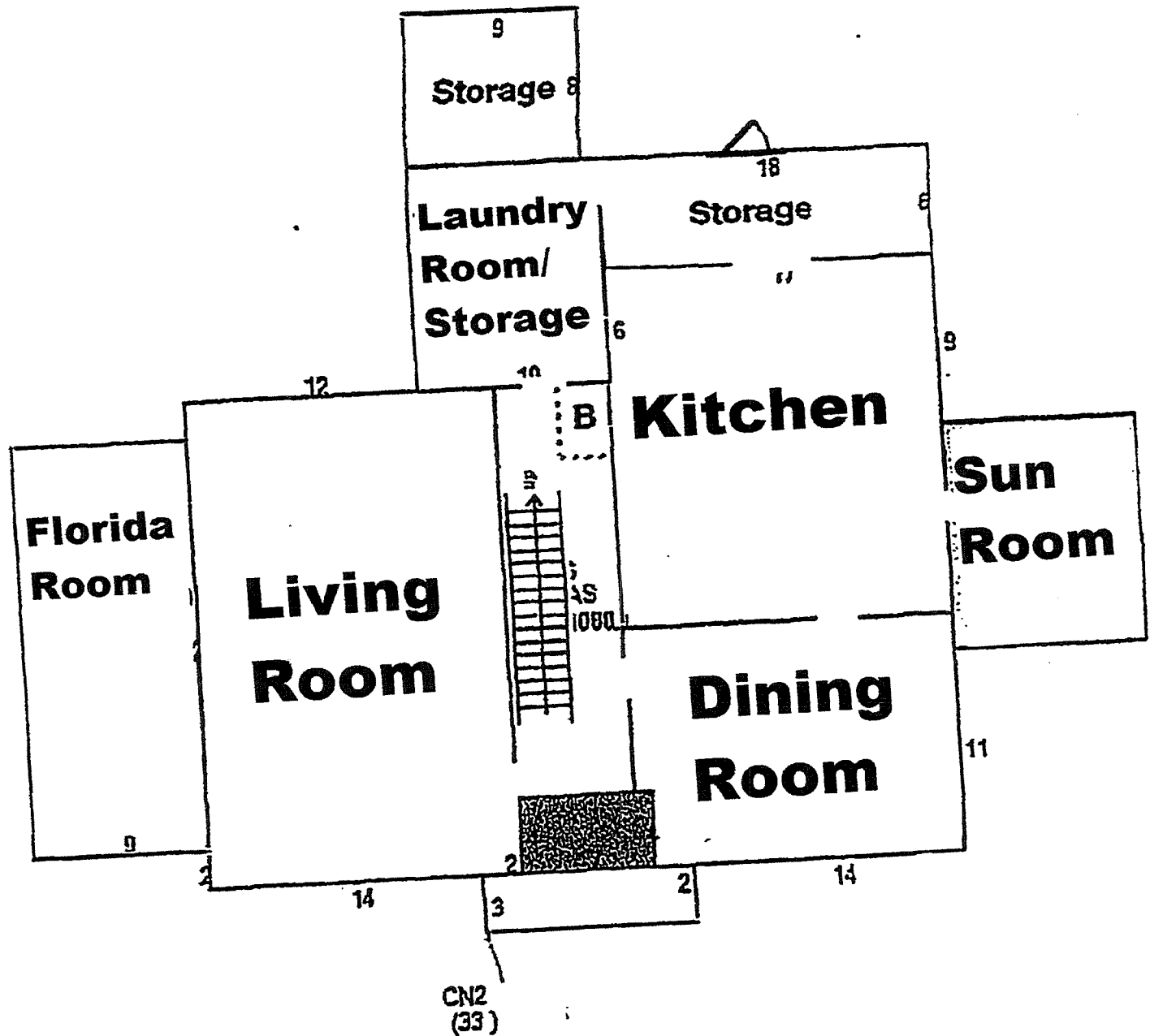
Bedroom #1

Bedroom #2

2

14





**Building #1**  
**1st Floor**  
**(Facing S. Indian River Dr.)**

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 515 S INDIAN RIVER DR  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10H  
 Zoning: C1

Parcel ID: 2410-810-0001-000-9  
 Account #: 23903  
 Use Type: 1700  
 Jurisdiction: Fort Pierce

**Ownership**

CROWNMAN FL LLC  
 10380 SW Village Center DR # 310  
 Port St Lucie, FL 34987-1931

**Legal Description**

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583; 4050-1341; 4066-2908)

**Current Values**

Just/Market Value: \$287,600  
 Assessed Value: \$287,600  
 Exemptions: \$0  
 Taxable Value: \$287,600  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: [Download PDF](#)



**Total Areas**

Finished/Under Air (SF): 4,304  
 Gross Area (SF): 4,383  
 Land Size (acres): 1.6  
 Land Size (SF): 69,588

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 19, 2017	4066 / 2908	0111	UNTY	CROWNMAN FL LLC	\$0
Oct 10, 2017	4050 / 1341	0111	UNTY	CROWNMAN FL LLC	\$0
Dec 14, 2016	3943 / 2583	0205	WD	Kraaz and Kraaz Finance LLC	\$800,000
Sep 4, 2014	3669 / 0906	0205	WD	Weaver, Steven M	\$320,000
Jul 19, 2013	3546 / 2272	0205	WD	MMG Holdings LLC,	\$200,000
Nov 17, 2003	1848 / 0865	XX00	WD	Brennan (TR), John T	\$370,000
Dec 31, 2001	1474 / 0684	XX03	WD	Brennan, John T	\$370,000
Jan 1, 1900					\$0

**Building Information (1 of 2)**

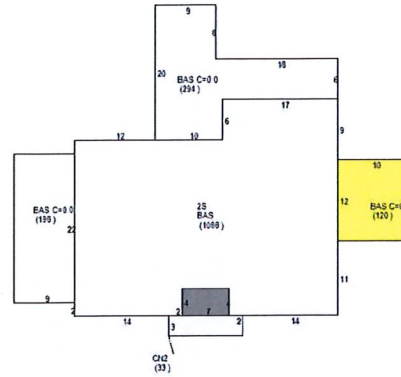
Finished Area: 2,816 SF  
 Gross Total Area: 2,877 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1900	Frame:
Grade: Y_C-	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 2	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	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
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1088	1088	150
BAS	BASE AREA	1700	1700	350
CN2	CANOPY	33	0	28
OPAA	Open Porch Attached Average	28	0	22
UBS	UPPER BASE AREA/+1	28	28	22

**Building Information (2 of 2)**

Finished Area: 1,488 SF

Gross Total Area: 1,506 SF

**Exterior Data**

View:  
 Building Type: LROF  
 Grade: Y\_D  
 Story Height: 2 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1920  
 Effective Year: 1960  
 No. Units: 0

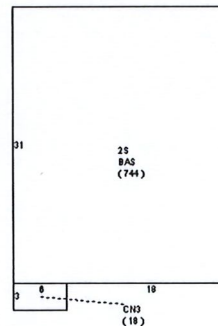
Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Ceramic  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

FLOORS)				
BAS	BASE AREA	744	744	110
CN3	CANOPY	18	0	18

**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:	\$73,000					
Land:	\$214,600					
Just/Market:	\$287,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$287,600					
Exemption(s):	\$0					
Taxable:	\$287,600					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	\$248.40

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
2017	\$287,600	\$287,600	\$0	\$287,600
2016	\$291,300	\$15,400	\$0	\$15,400
2015	\$254,600	\$254,600	\$0	\$254,600

**Permits**

Number	Issue Date	Description	Amount	Fee
F00-000394	Mar 27, 2000	Roof	\$8,700	\$0
F94-000209	Mar 1, 1994	Alterations/Remodeling	\$60,000	\$60,000
F94-00209A	Mar 22, 1994	Heat and Air Conditioning	\$4,800	\$4,800
MC2004198	Jul 12, 2004	Air Conditioning Only	\$1,461	\$75
DK20057	Jan 14, 2005	Dock	\$20,000	\$325
BP13-1899	May 16, 2013	Alterations/Remodeling	\$1,500	\$329
BP13-2100	Jun 18, 2013	Roof	\$1,400	\$79
BP13-3052	Oct 14, 2013	Patio	\$200	\$79
BP13-1899	Jan 23, 2014	Alterations/Remodeling	\$1,800	\$129
BP13-2100	Jan 27, 2014	Re Roof Permit	\$1,400	\$129
BP14-0608	Mar 10, 2014	Alterations/Remodeling	\$1,900	\$80
BP14-2597	Oct 14, 2014	Electric	\$500	\$155
BP15-0257	Feb 12, 2015	Plumbing	\$1,800	\$162
BP14-2597	Dec 14, 2016	Electric	\$500	\$0
BP17-0340	Feb 2, 2017	Electric	\$1,200	\$0

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 2018 Saint Lucie County Property Appraiser. All rights reserved.

**Historic Preservation Board**

**6.c.**

Meeting Date: 02/26/2018

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Information

REQUESTED ACTION

Certificate of Appropriateness 18-14 - Remodeling and Additions - 515 S. Indian River Drive

LOCATION

515 S Indian River Drive (Parcel ID: 2410-810-0001-000-9)

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: 02/16/2018

Started On: 02/15/2018 03:40 PM



FEBRUARY 26, 2018

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**

COA 18-14

**Owner**

Crownman FL LLC

**Applicant**

Kris Einstein

**Location**

515 S Indian River Drive

**Parcel**

2410-810-0001-000-9

**Historic Status**

Non-contributing Structure located in the River's Edge Historic District.

**Requested Action**

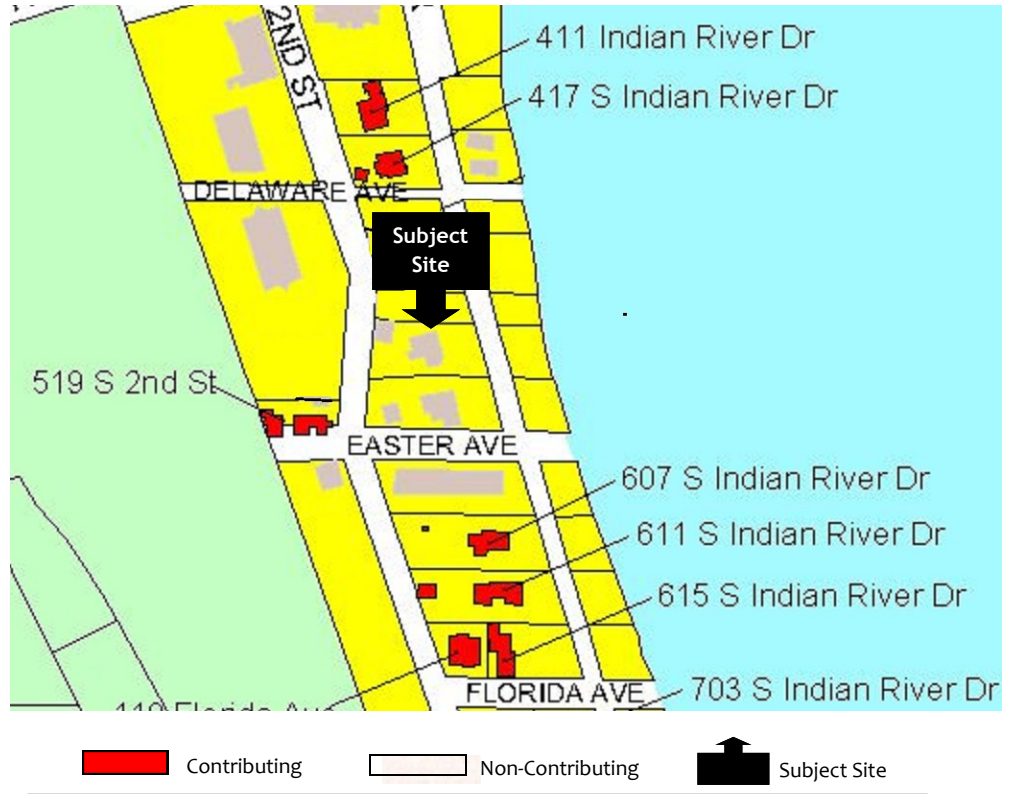
Consideration of an approval for making changes in order to convert building to a functional B&B.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner



**HISTORY**

The property located at 515 S Indian River Drive was built in 1924 according to Florida Master Site File, and in 1900 according to Certified Florida Appraiser Office. Sanborn maps show the "footprint" of the building on the map dated 1918 for the first time. The building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

**ARCHITECTURAL SIGNIFICANCE**

The building is two-story Prairie architectural style which is expressed by a hip roof, wide eaves, symmetrical façade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick posts. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.



Aerial View of the Site



Front façade 2002

## Applicant's Request

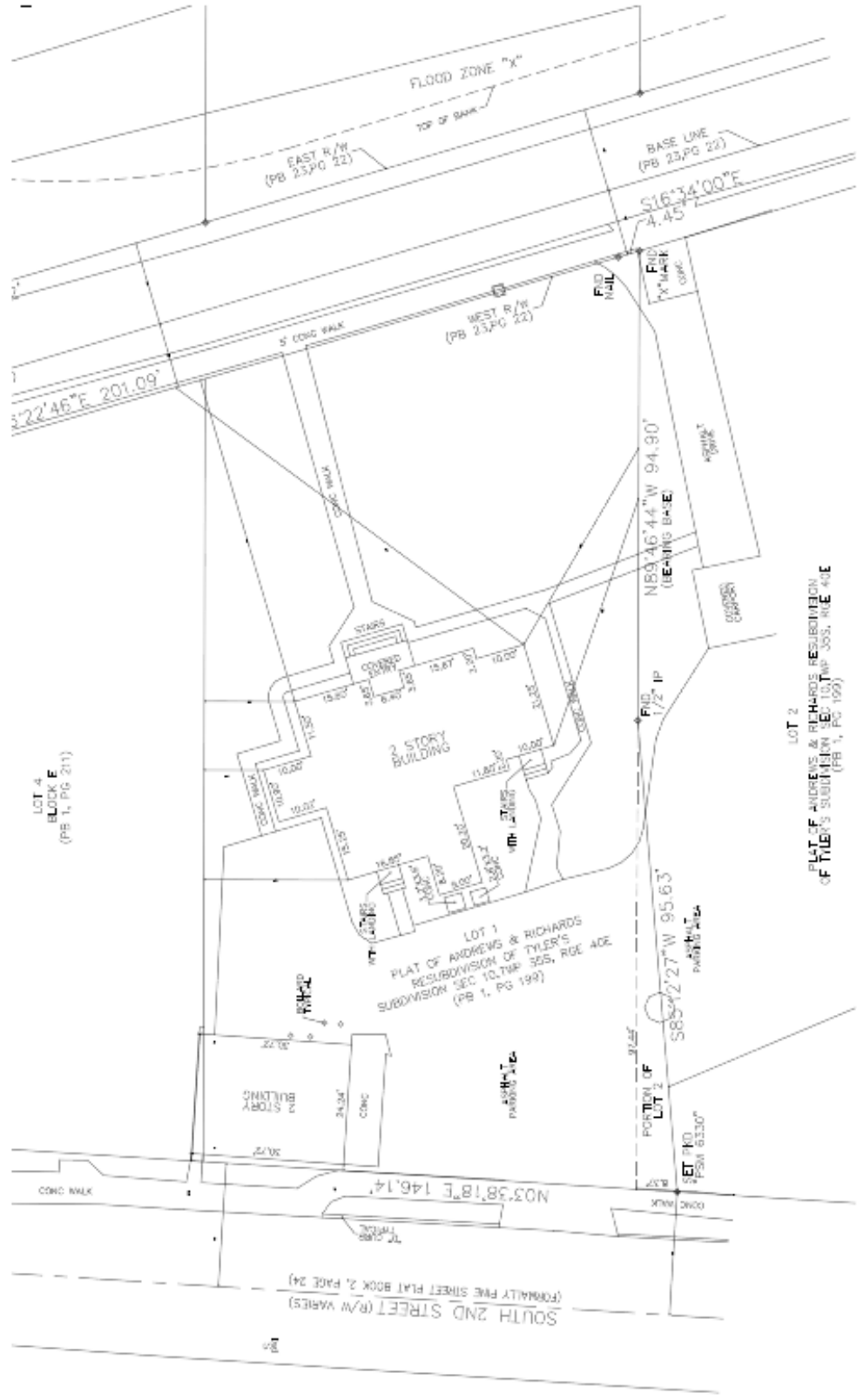
Consideration of an approval for converting building to a functional B&B, while maintaining as much of the building integrity and historical significance but making some changes in order to use building as needed.

The proposed changes are as follow:

- Extend "Sunroom" on "As Built" plans (on Northside of building), towards Indian River Drive to match the other side of building, to make an overall cohesive look from Indian River Drive. Also extend that sunroom towards the back of building (2nd Street) to give more "common area" for guests. This overall area is labeled "Dining" on proposed plans.
- Add outside deck alongside of proposed "dining area" (along the Northside of building & just around the back of building) for guests to enjoy "outdoor space".
- Add sliding glass doors on Northside of proposed "dining area" (not on Indian River Drive).
- Replace all windows.
- Extend porch in front to make private "porch" area for the two front guest rooms.
  - \* Replace the two windows on 1st floor with sliding glass doors so guests can access their private porch.
  - \* Add non-intrusive railing around porch.
- Dress the building and windows up by adding restrained ornamentation such as friezes around windows or as bands under the eaves, keeping with the Prairie style architecture.
- Add window boxes to second level window on main structure
- Change railing for steps in front of building to curved railing going down steps.
- Back of building:
  - \* Build a small addition on lower level for the ADA bathroom.
  - \* On second floor, build fire escape
  - \* Add ADA lift



Rear Facade



Existing Architectural Site Plan

ARCHITECTURAL SITE PLAN  
SCALE 1"=50'



(AS-BUILT DRAWINGS  
BASED ON FIELD MEASURE)

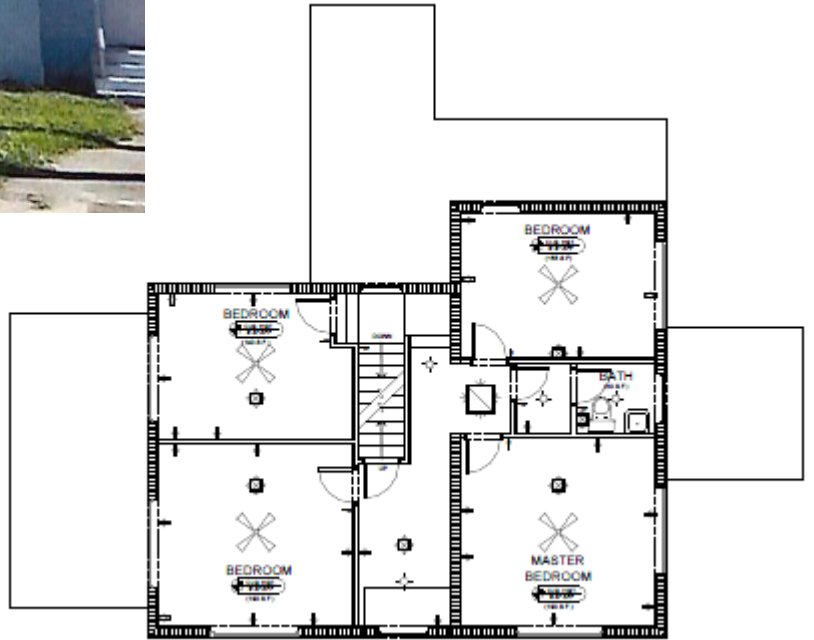


**AS-BUILT FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"

PRELIMINARY





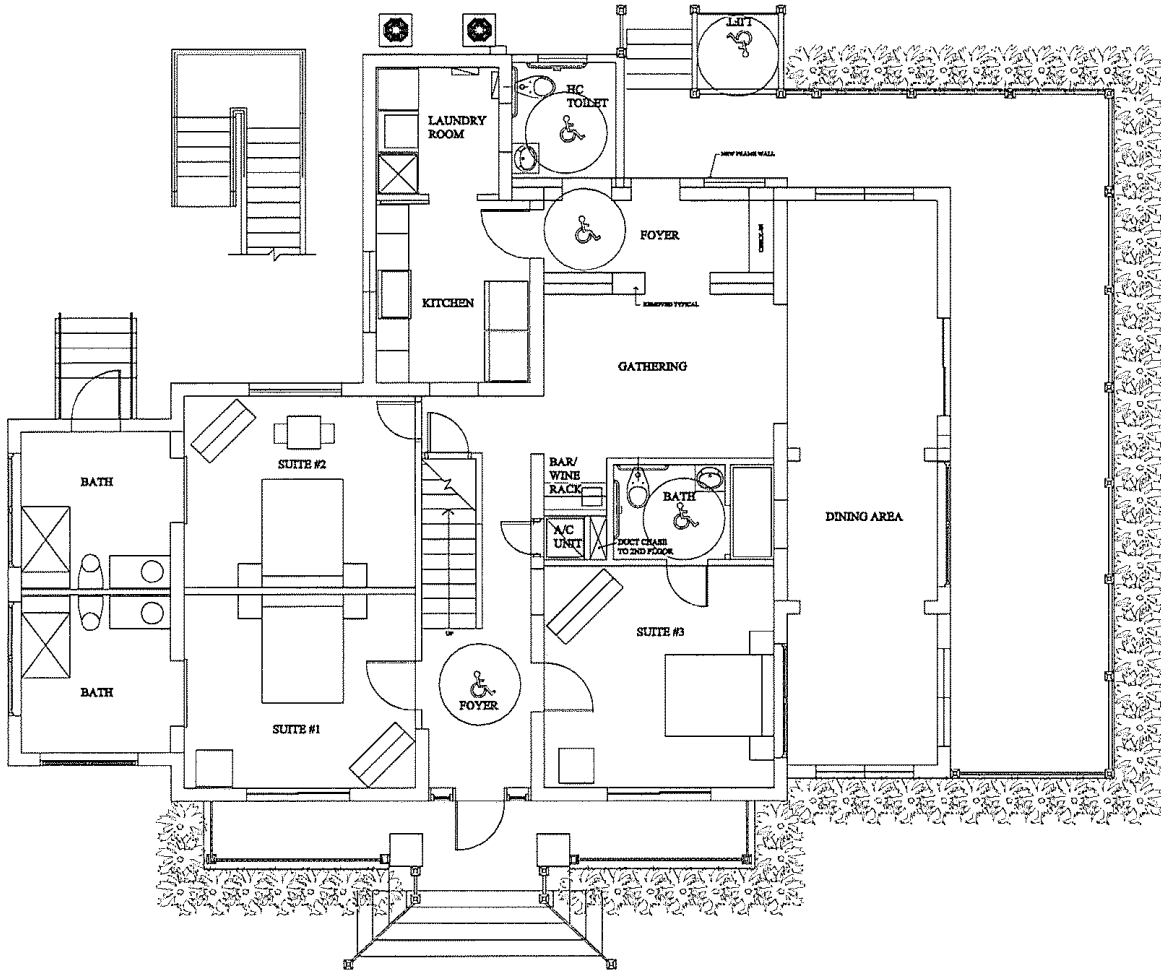
(AS-BUILT DRAWINGS  
BASED ON FIELD MEASURE)



**AS-BUILT SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0"

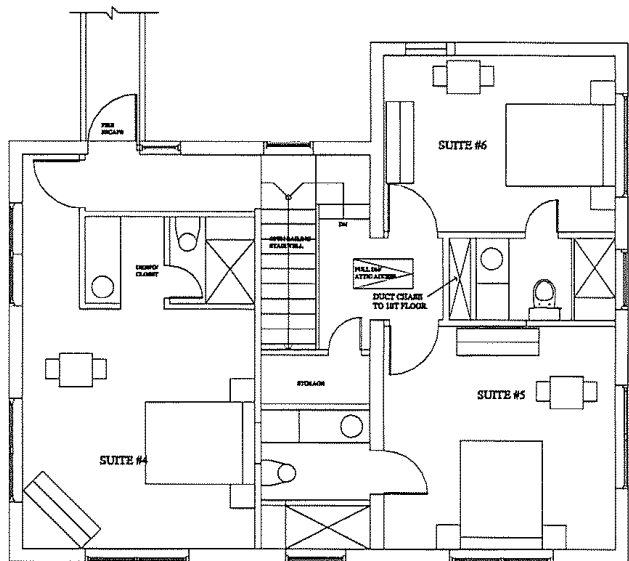
PRELIMINARY



**SCHEME B FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"

PRELIMINARY



**SCHEME B SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"

PRELIMINARY



SCHEME B WEST ELEVATION

SCALE: NTS

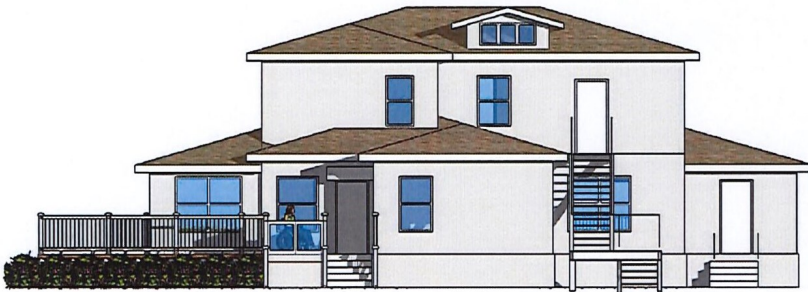
PRELIMINARY



SCHEME B SOUTH ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME B EAST ELEVATION

SCALE: NTS

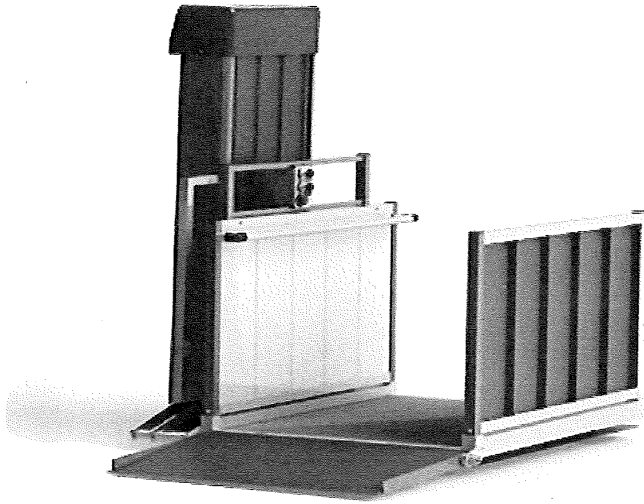
PRELIMINARY



SCHEME B NORTH ELEVATION

SCALE: NTS

PRELIMINARY



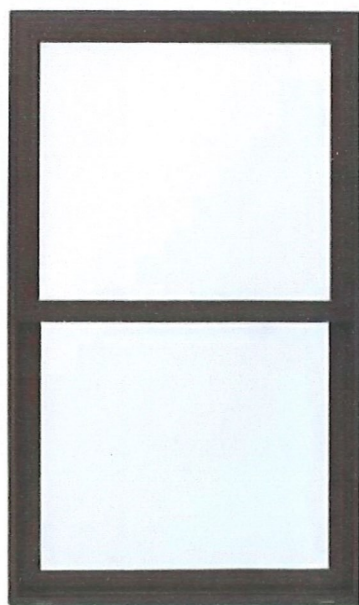
Proposed ADA Lift



Proposed Sliding Glass Door / White

**Andersen** 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

- Wide profiles offer the authentic craftsmanship of French doors
- Stain-grade quality wood interiors are ready to finish
- Low-maintenance Perma-Shield exterior cladding protects the door



Proposed Single-Hung  
Windows / White

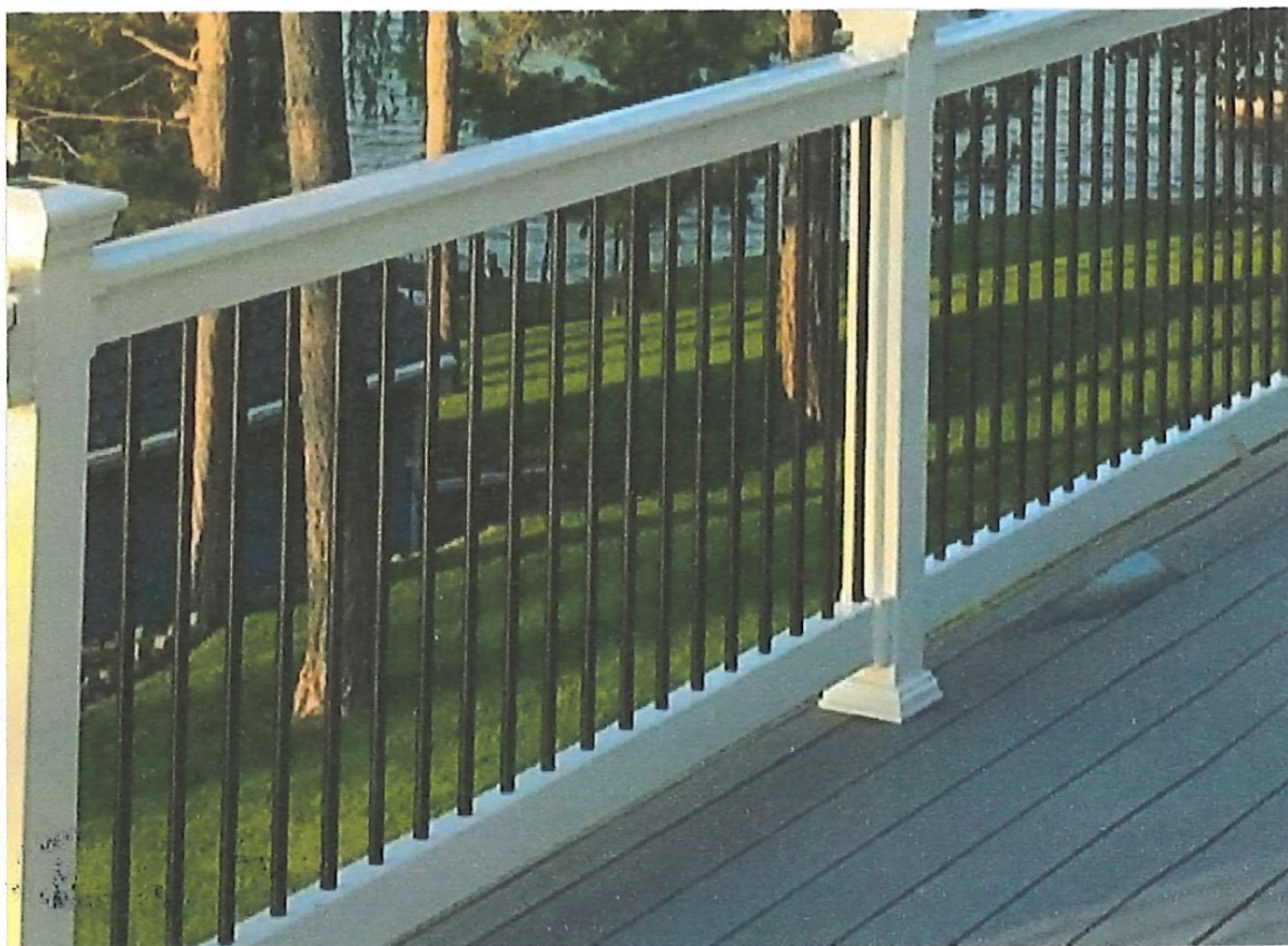


## Vinyl Fence Wholesaler Deck Railings

WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Sold by: Vinyl Fence Wholesaler

Not yet reviewed | **SKU: 15193196**



Proposed Railing

## Staff Analysis

### Secretary of Interior Standard for Consideration

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

### Recommendations:

The new design, proportions and scheme compose well with the remaining part of the existing building. It enhances the architecture and improves the functional value of the building as proposed Bad & Breakfast.

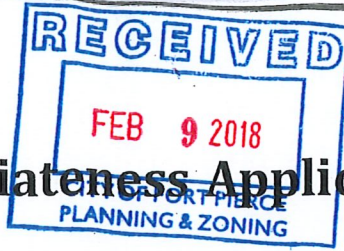
Staff recommends approval of the proposed additions as they meet Secretary's Standard 9.



Front view



Rear view



COA# 18-14

Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 515 S INDIAN RIVER DRIVE  
 Parcel ID #: 2410-810-0001-9  
 Type of Designation:  Contributing  Non-contributing Site within the Rivers Edge Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner/ Applicant Information

Property Owner(s)  
 Name(s): CROWMAN FL LLC  
 Mailing Address: 10380 SW VILLAGE CENTER DRIVE # 310 Port St Lucie FL 34987  
 Phone Number(s): 302 228 9929 Email: KEHLEKAT@AOL.COM

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

Representative  
 Name(s): KRIS EINSTEN  
 Mailing Address: 207 1/2 ORANGE AVE SUITE K Fort Pierce FL 34950  
 Phone Number(s): 409 502 0086 Email: KRIS@ENTERTAINAFL.COM

*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, Kris Einsten as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf  
[Signature] 2/8/18  
 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) \_\_\_\_\_ Convert Building to a functional B&B, while maintaining as much of the buildings integrity & historical *significance*

Other (describe) \_\_\_\_\_ *but making some changes in order to use building as needed.*

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

See Attached

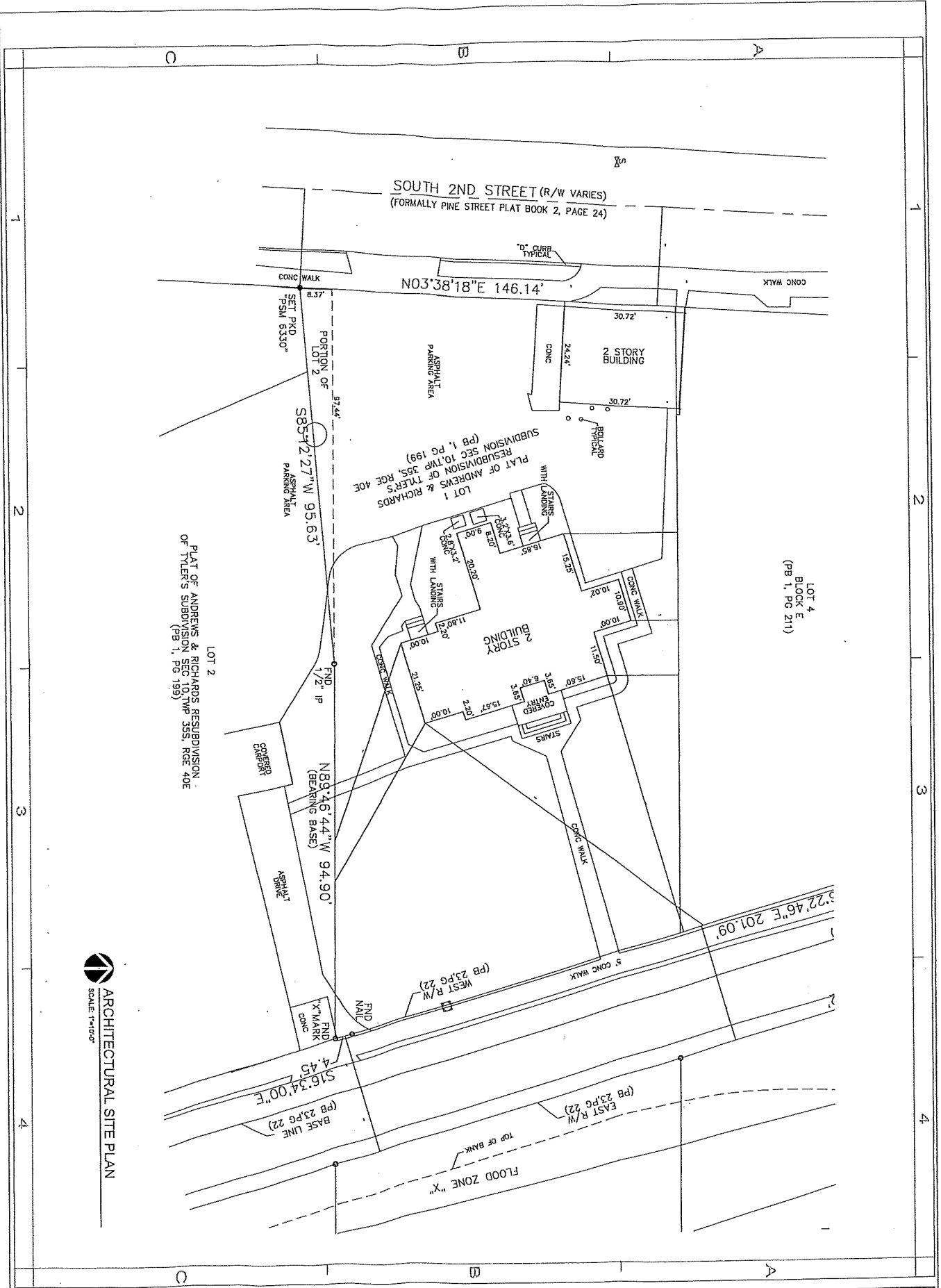
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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.

- Extend "Sunroom" on "As Built" plans (on Northside of building), towards Indian river Drive to match the other side of building, to make an overall cohesive look from Indian River Drive. Also Extend that sunroom towards the back of building (2<sup>nd</sup> Street) to give more "common area" for guests. This overall area is labeled "Dining" on proposed plans
- Add outside deck alongside of proposed "dining area" (along the north side of building & just around the back of building) for guests to enjoy "outdoor space"
- Add sliding glass doors on Northside of proposed "Dining Area" (not on Indian River Drive).
- Replace all Windows
- Extend Porch in front to make private "porch" area for the 2 front guest rooms.
  - Replace the 2 windows on 1st floor with sliding glass doors so guests can access their private porch.
  - Add non-intrusive railing around porch.
- Dress the building & windows up by adding restrained ornamentation such as friezes around windows or as bands under the eaves, keeping with the Prairie style architecture
- Add window boxes to 2<sup>nd</sup> level window on main structure
- There are 2 variations for steps in front of building
  - Keep as is & change railing to curved railing going down steps (will most likely need vertical variance bc steps are different height/not current code)
  - If we have to change steps, we will add a shorter column at the bottom w/planter.
- Back of building:
  - we will build a small addition on lower level for the ADA bathroom.
  - On 2<sup>nd</sup> floor, build fire escape
  - Add ADA lift



ARCHITECTURAL SITE PLAN  
SCALE: 1"=100'

SP-1  
DATE: 5.9.2011

NO.	DATE	DESCRIPTION
1	5.9.2011	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONTRACT DOCUMENTS FOR  
**515 BUILDING BED & BREAKFAST**  
ADDRESS: 515 S RICHMOND RIVER DR. FORT LECHE, FLORIDA 34550

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

STATE OF FLORIDA  
LARRY A. ANDERSON  
ARCHITECT  
ADDRESS: 2333  
TALLAHASSEE, FLORIDA 32310  
TEL: 904.433.1111  
WWW.LAAARCHITECT.COM

ARCHITECT  
REVISIONS:  
DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

RAUL GONZALES - ARCHITECT, LLC  
ARCHITECTING & INTERIOR DESIGN  
1000 N. GULF BLVD., SUITE 100  
FORT LECHE, FLORIDA 34550  
TEL: 904.433.1111  
WWW.RGARCHITECT.COM

DATE: 5.9.2011  
SCALE: 1"=100'





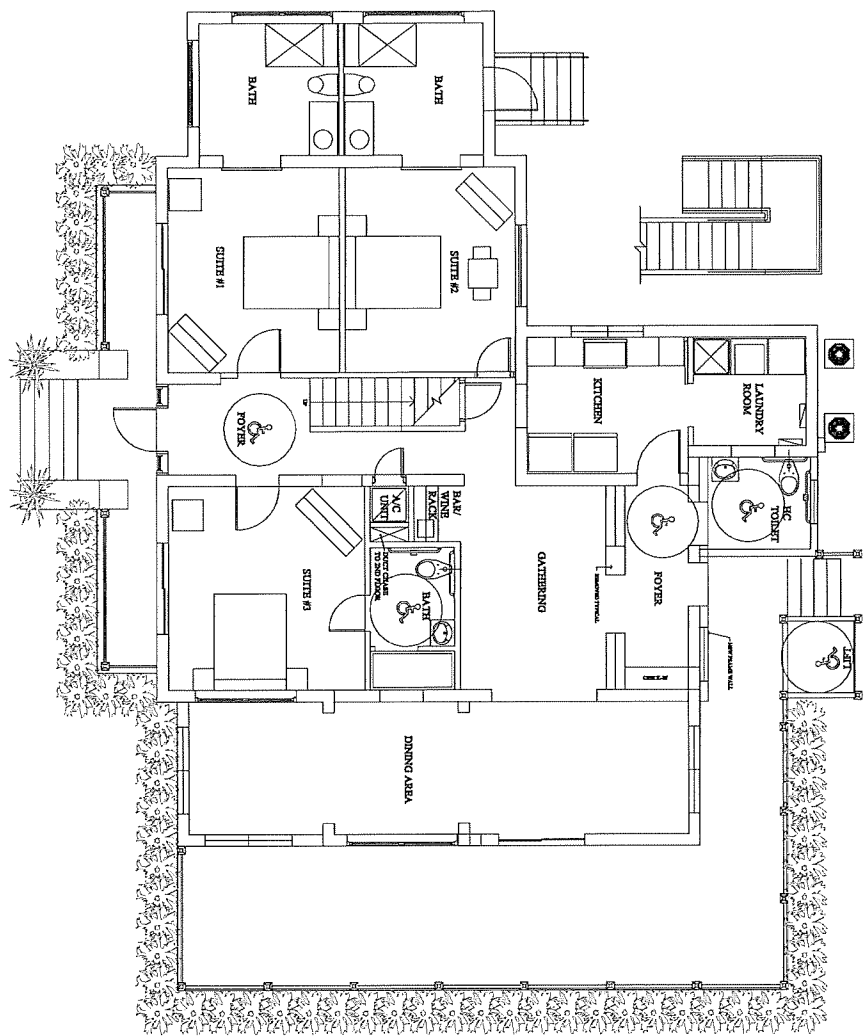




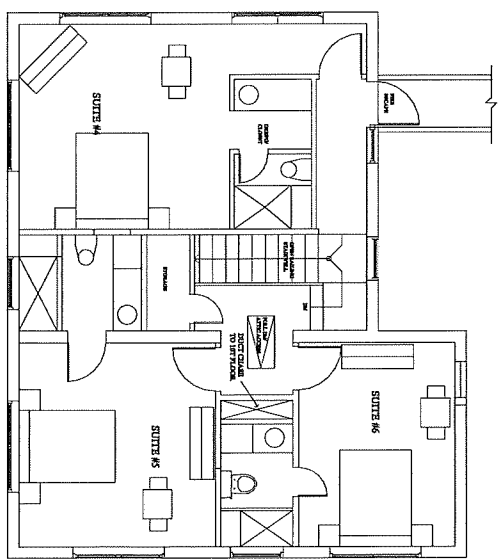








**SCHEME A FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 PRELIMINARY



**SCHEME A SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 PRELIMINARY

**A-1**

REVISIONS

NO.	DATE	DESCRIPTION

CONTRACT DOCUMENTS FOR

**515 BUILDING BED & BREAKFAST**

ADDRESS:  
 515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950

DATE:      REVISIONS:

DESCRIPTION:

ARCHITECT

STATE OF FLORIDA

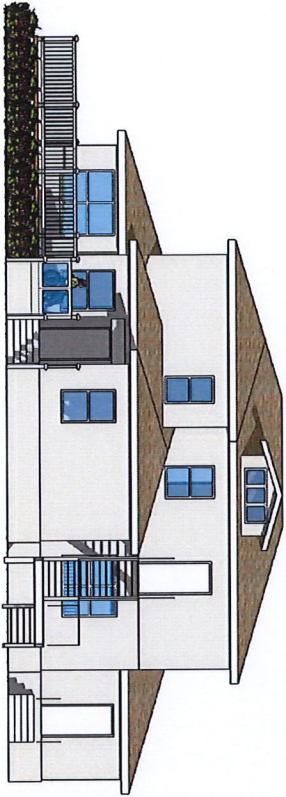
PAUL OCCHIARDO & ASSOCIATES, L.P.C.  
 ARCHITECTS  
 1400 S. W. 10TH AVENUE, SUITE 200  
 MIAMI, FLORIDA 33135  
 PHONE: 305.358.1111  
 FAX: 305.358.1112  
 WWW.PAOAFLORIDA.COM

PAUL OCCHIARDO & ASSOCIATES, L.P.C.  
 ARCHITECTS  
 1400 S. W. 10TH AVENUE, SUITE 200  
 MIAMI, FLORIDA 33135  
 PHONE: 305.358.1111  
 FAX: 305.358.1112  
 WWW.PAOAFLORIDA.COM

CONTRACT DOCUMENTS FOR  
 515 BUILDING BED & BREAKFAST  
 ADDRESS:  
 515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950



SCHEME A WEST ELEVATION  
SCALE: NTS  
PRELIMINARY



SCHEME A EAST ELEVATION  
SCALE: NTS  
PRELIMINARY



SCHEME A SOUTH ELEVATION  
SCALE: NTS  
PRELIMINARY



SCHEME A NORTH ELEVATION  
SCALE: NTS  
PRELIMINARY

1 2 3 4

1 2 3 4

**CONTRACT DOCUMENTS FOR**  
**515 BUILDING BED & BREAKFAST**  
ADDRESS:  
515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950

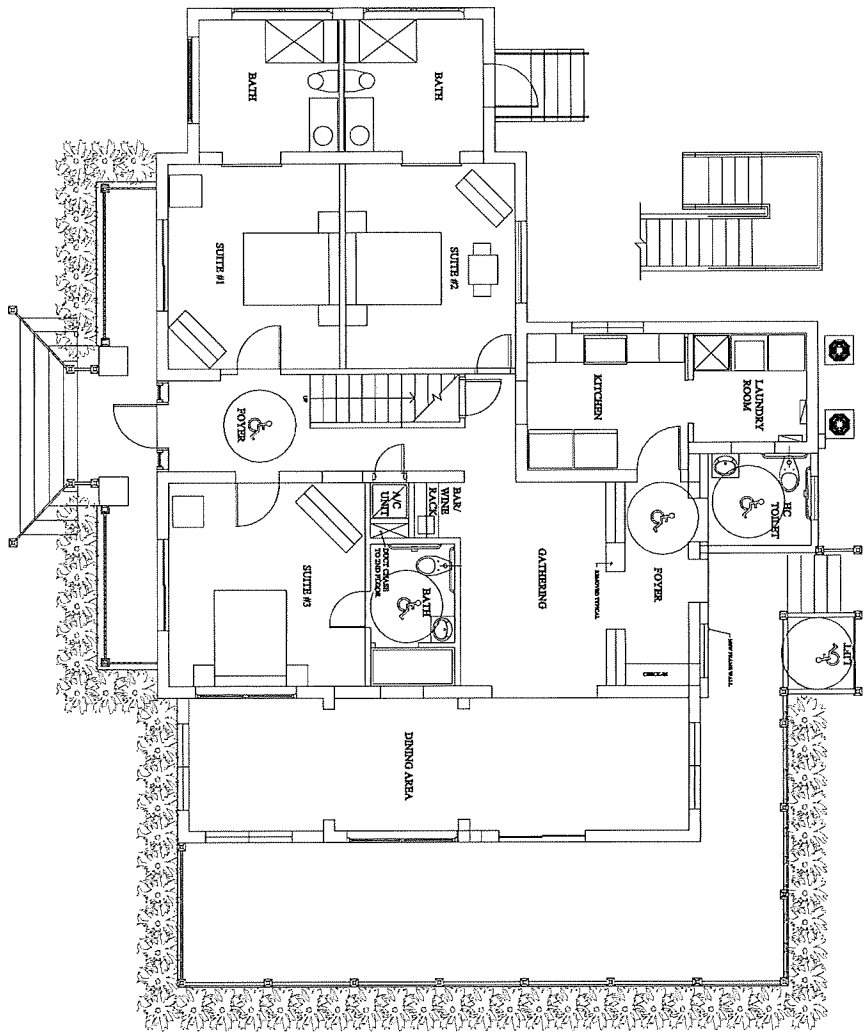
**ARCHITECT**  
LARRY D. BROWN  
LARRY D. BROWN ARCHITECTURE  
1000 S. W. 10TH AVE. SUITE 100  
FORT PIERCE, FLORIDA 34950  
PH: 888.488.8888  
WWW.LDBA.COM

**REVISIONS**

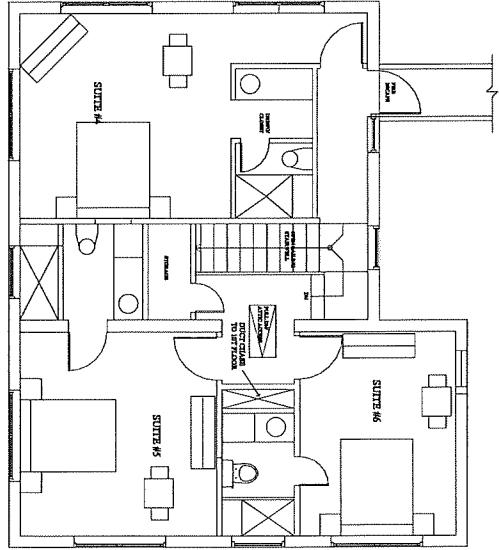
NO.	DATE	DESCRIPTION

**STATE OF FLORIDA**  
LARRY D. BROWN  
ARCHITECT  
ARCHITECT NO. AA0002933  
FIRM NO. 10000000000000000000

**SCHEME A ELEVATIONS**  
C-17132  
A-5



**SCHEME B FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 PRELIMINARY

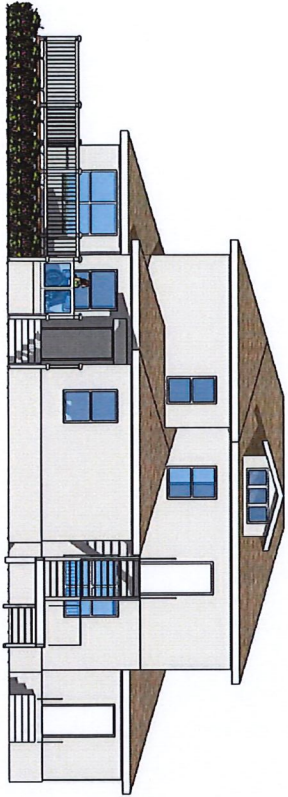


**SCHEME B SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 PRELIMINARY

<b>A-2</b> Title Block	<b>SCHEME B FLOOR PLAN</b>	CONTRACT DOCUMENTS FOR <b>515 BUILDING BED &amp; BREAKFAST</b> ADDRESS: 515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950	<b>ARCHITECT</b> NAME AND ADDRESS: MARSBORN35 P-1324	STATE OF FLORIDA LICENSE NUMBER: MARSBORN35 P-1324	DATE: _____ DESCRIPTION: _____	MAIL ORDERING & CONSULTING, LLC 1000 W. UNIVERSITY BLVD., SUITE 100 FORT PIERCE, FLORIDA 34946 PHONE: 888-888-8888 FAX: 888-888-8888 WWW.MAILORDERING.COM	MAIL ORDERING & CONSULTING, LLC 1000 W. UNIVERSITY BLVD., SUITE 100 FORT PIERCE, FLORIDA 34946 PHONE: 888-888-8888 FAX: 888-888-8888 WWW.MAILORDERING.COM	MAIL ORDERING & CONSULTING, LLC 1000 W. UNIVERSITY BLVD., SUITE 100 FORT PIERCE, FLORIDA 34946 PHONE: 888-888-8888 FAX: 888-888-8888 WWW.MAILORDERING.COM
	ARCHITECT'S ADDRESS: C-17132	CONTRACT DOCUMENTS FOR <b>515 BUILDING BED &amp; BREAKFAST</b> ADDRESS: 515 S INDIAN RIVER DR. FORT PIERCE, FLORIDA 34950	<b>ARCHITECT</b> NAME AND ADDRESS: MARSBORN35 P-1324	STATE OF FLORIDA LICENSE NUMBER: MARSBORN35 P-1324	DATE: _____ DESCRIPTION: _____	MAIL ORDERING & CONSULTING, LLC 1000 W. UNIVERSITY BLVD., SUITE 100 FORT PIERCE, FLORIDA 34946 PHONE: 888-888-8888 FAX: 888-888-8888 WWW.MAILORDERING.COM	MAIL ORDERING & CONSULTING, LLC 1000 W. UNIVERSITY BLVD., SUITE 100 FORT PIERCE, FLORIDA 34946 PHONE: 888-888-8888 FAX: 888-888-8888 WWW.MAILORDERING.COM	MAIL ORDERING & CONSULTING, LLC 1000 W. UNIVERSITY BLVD., SUITE 100 FORT PIERCE, FLORIDA 34946 PHONE: 888-888-8888 FAX: 888-888-8888 WWW.MAILORDERING.COM



**SCHEME B WEST ELEVATION**  
SCALE: NTS  
PRELIMINARY



**SCHEME B EAST ELEVATION**  
SCALE: NTS  
PRELIMINARY



**SCHEME B SOUTH ELEVATION**  
SCALE: NTS  
PRELIMINARY



**SCHEME B NORTH ELEVATION**  
SCALE: NTS  
PRELIMINARY

**ORCA**  
ORCA CONSULTANTS, INC.  
1111 SOUTH GARDNER AVENUE, SUITE 100  
FORT WORTH, TEXAS 76104  
PH: 817.335.1111  
WWW.OCACONSULTANTS.COM

A PROFESSIONAL ARCHITECTURAL FIRM  
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STATE OF FLORIDA  
JAMES J. JONES, ARCHITECT  
JAMES J. JONES & ASSOCIATES, ARCHITECTS  
A-12123

**ARCHITECT**

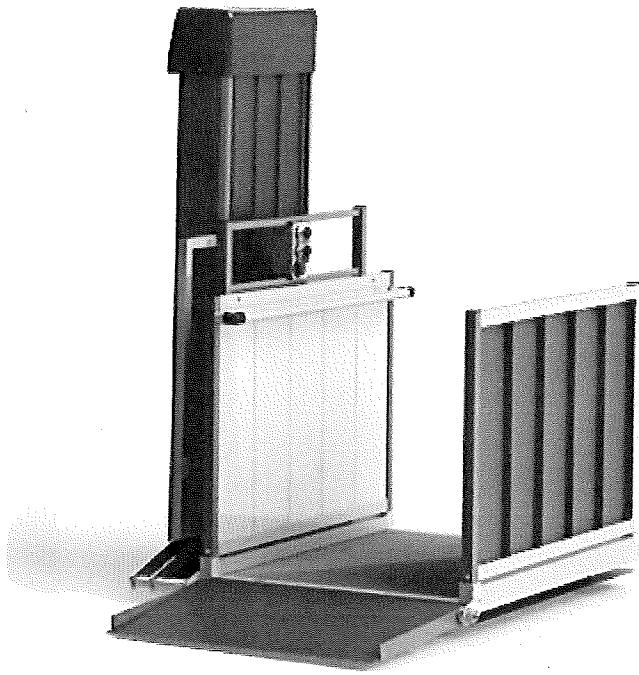
REVISIONS	Date	Description

CONTRACT DOCUMENTS FOR  
**515 BUILDING BED & BREAKFAST**  
ADDRESS:  
515 S INDIAN RIVER DR., FORT PIERCE, FLORIDA 34950

**SCHEME B ELEVATIONS**

NO.	DATE	BY	CHECKED

DATE PLOTTED: 11/11/2023 10:58:11 AM  
PLOT SCALE: 1/8" = 1'-0"  
PLOT SHEET: A-6  
PLOT TOTAL SHEETS: 6



[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Model # 9117172 Internet #205935247 Store SKU #1001403999



[Share](#) [Save to List](#) [Print](#)

### Andersen 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

★★★★★ (1) [Write a Review](#) [Ask the first question](#)

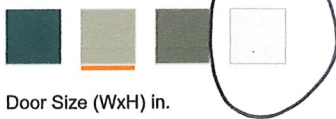
- Wide profiles offer the authentic craftsmanship of French doors
- Stain-grade quality wood interiors are ready to finish
- Low-maintenance Perma-Shield exterior cladding protects the door



White Door

#### Choose Your Options

Sandtone



Door Size (WxH) in.

71 x 80

Door Handing

Right-Hand/Slide

Quantity

-

1

+

**Pick Up In Store**

Unavailable at Port St Lucie-South

0 in stock

[Check Nearby Stores](#)

**We'll Deliver It to You**

Express Delivery

**Get it fast**

Schedule delivery to your home or jobsite at your convenience **for as low as \$35.00**



## SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

### DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years\* of smooth, reliable operation
- Fibrex material construction provides long-lasting\* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel\*
- Fibrex material is twice as strong as vinyl

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series single-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Clean, attractive corner seams
- Six exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

### EXTERIOR COLORS



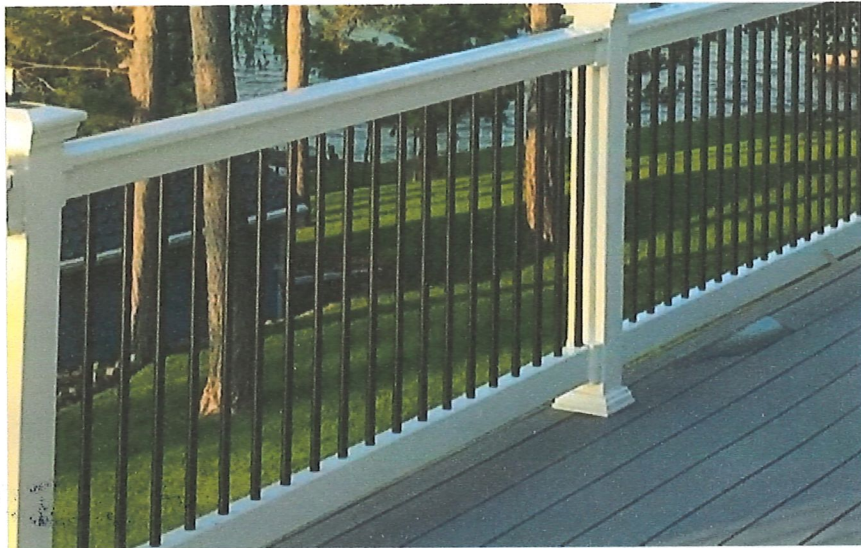
Home > Decking > Deck Railings > All Products

> WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

### Vinyl Fence Wholesaler Deck Railings

WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Sold by: Vinyl Fence Wholesaler  
Not yet reviewed | SKU: 15193196



1 / 15 images

Samples Not Available



Share:



Share:

#### 30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. [Learn more](#)

- ✓ Get a free sample in your hands tomorrow [Learn more](#)
- ✓ Personalized customer care [Learn more](#)
- ✓ A+ rating by [Better Business Bureau \(BBB\)](#)



[See price tiers](#)  
[See price tiers](#)

In Stock

Save up to \$10 on shipping!

Other Styles:



**Style:** WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles.

**Type:** Commercial Grade / Heavy Duty

**Size:** 42" X 96"

Quantity:

1 kits minimum

kits

Enter your quantity

Add To Cart for Shipping Rate

Save to Wishlist



#### 30 Day Money Back Guarantee

This means you get 30 days to decide if the product is right for you. [Learn more](#)

- ✓ Get a free sample in your hands tomorrow [Learn more](#)
- ✓ Personalized customer care [Learn more](#)
- ✓ A+ rating by [Better Business Bureau \(BBB\)](#)

Product Overview

Specifications

## Product Overview

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

**Property Identification**

Site Address: 515 S INDIAN RIVER DR  
 Sec/Town/Range: 10/35S/40E  
 Map ID: 24/10H  
 Zoning: C1

Parcel ID: 2410-810-0001-000-9  
 Account #: 23903  
 Use Type: 1700  
 Jurisdiction: Fort Pierce

**Ownership**

CROWNMAN FL LLC  
 10380 SW Village Center DR # 310  
 Port St Lucie, FL 34987-1931

**Legal Description**

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583; 4050-1341; 4066-2908)

**Current Values**

Just/Market Value: \$287,600  
 Assessed Value: \$287,600  
 Exemptions: \$0  
 Taxable Value: \$287,600  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 4,304  
 Gross Area (SF): 4,383  
 Land Size (acres): 1.6  
 Land Size (SF): 69,588

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 19, 2017	4066 / 2908	0111	UNTY	CROWNMAN FL LLC	\$0
Oct 10, 2017	4050 / 1341	0111	UNTY	CROWNMAN FL LLC	\$0
Dec 14, 2016	3943 / 2583	0205	WD	Kraaz and Kraaz Finance LLC	\$800,000
Sep 4, 2014	3669 / 0906	0205	WD	Weaver, Steven M	\$320,000
Jul 19, 2013	3546 / 2272	0205	WD	MMG Holdings LLC,	\$200,000
Nov 17, 2003	1848 / 0865	XX00	WD	Brennan (TR), John T	\$370,000
Dec 31, 2001	1474 / 0684	XX03	WD	Brennan, John T	\$370,000
Jan 1, 1900					\$0

**Building Information (1 of 2)**

Finished Area: 2,816 SF  
 Gross Total Area: 2,877 SF

**Exterior Data**

View:  
 Building Type: LROF  
 Grade: Y\_C-  
 Story Height: 2 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1900  
 Effective Year: 1960  
 No. Units: 2

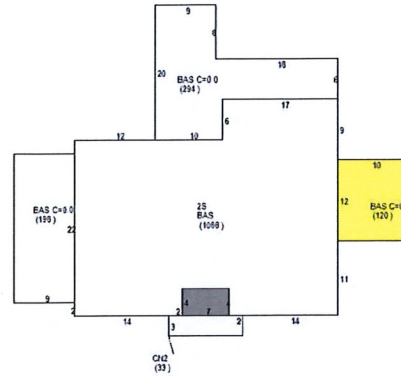
Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Ceramic  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1088	1088	150
BAS	BASE AREA	1700	1700	350
CN2	CANOPY	33	0	28
OPAA	Open Porch Attached Average	28	0	22
UBS	UPPER BASE AREA/+1	28	28	22

**Building Information (2 of 2)**

Finished Area: 1,488 SF

Gross Total Area: 1,506 SF

**Exterior Data**

View:  
 Building Type: LROF  
 Grade: Y\_D  
 Story Height: 2 Story

Roof Cover: Fibrglss Shg  
 Year Built: 1920  
 Effective Year: 1960  
 No. Units: 0

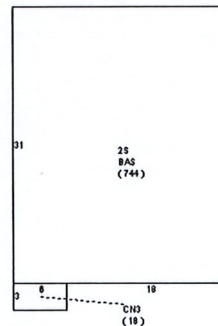
Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

**Interior Data**

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Ceramic  
 Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

FLOORS)				
BAS	BASE AREA	744	744	110
CN3	CANOPY	18	0	18

**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:	\$73,000					
Land:	\$214,600					
Just/Market:	\$287,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$287,600					
Exemption(s):	\$0					
Taxable:	\$287,600					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	\$248.40

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
2017	\$287,600	\$287,600	\$0	\$287,600
2016	\$291,300	\$15,400	\$0	\$15,400
2015	\$254,600	\$254,600	\$0	\$254,600

**Permits**

Number	Issue Date	Description	Amount	Fee
F00-000394	Mar 27, 2000	Roof	\$8,700	\$0
F94-000209	Mar 1, 1994	Alterations/Remodeling	\$60,000	\$60,000
F94-00209A	Mar 22, 1994	Heat and Air Conditioning	\$4,800	\$4,800
MC2004198	Jul 12, 2004	Air Conditioning Only	\$1,461	\$75
DK20057	Jan 14, 2005	Dock	\$20,000	\$325
BP13-1899	May 16, 2013	Alterations/Remodeling	\$1,500	\$329
BP13-2100	Jun 18, 2013	Roof	\$1,400	\$79
BP13-3052	Oct 14, 2013	Patio	\$200	\$79
BP13-1899	Jan 23, 2014	Alterations/Remodeling	\$1,800	\$129
BP13-2100	Jan 27, 2014	Re Roof Permit	\$1,400	\$129
BP14-0608	Mar 10, 2014	Alterations/Remodeling	\$1,900	\$80
BP14-2597	Oct 14, 2014	Electric	\$500	\$155
BP15-0257	Feb 12, 2015	Plumbing	\$1,800	\$162
BP14-2597	Dec 14, 2016	Electric	\$500	\$0
BP17-0340	Feb 2, 2017	Electric	\$1,200	\$0

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 2018 Saint Lucie County Property Appraiser. All rights reserved.

**Historic Preservation Board**

**7.a.**

Meeting Date: 02/26/2018

---

Information

REQUESTED ACTION

Certificates of Appropriateness - Administratively Approved - January 2018

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

January 2018 COA Adm. App.

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/15/2018

Started On: 02/15/2018 02:55 PM

## **Administrative Certificates of Appropriateness**

Attached are Certificates of Appropriateness issued administratively in January 2018.

- COA #18-01, 658 N 2<sup>nd</sup> Street – New sign
- COA #18-02, 421 N 10<sup>th</sup> Street – Windows and doors replacement
- COA #18-03, 200 S Indian River Drive - Signage
- COA #18-04, 510 N 8<sup>th</sup> Street – Sidewalk cover
- COA #18-06, 411 N 2<sup>nd</sup> Street – Condensing unit
- COA #18-07, 716 S 10<sup>th</sup> Street – Door replacement
- COA #18-05, 826 Atlantic Avenue – Roof replacement
- COA # 18-08, 907 Citrus Avenue – Doors replacement
- COA #18-09, 725 Avenue D – Roof replacement
- COA #18-11, 100 Avenue A – Exterior renovations



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

COA#18-01     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 658 N 2<sup>nd</sup> Street

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
New sign. Individual, flat cut PVC letters and logo mounted to existing wood entry way.  Please see attached		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Paul Samson, Chair                      Date  
Historic Preservation Board

  
\_\_\_\_\_  
Maria Lewicka, AICP                      01/03/18  
Historic Preservation Planner                      Date

*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](mailto: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.*

Provided to:	Name/Address	Via
Owner	Trevor G. Horvath 2301 River Hammock Ln Fort Pierce, FL 34981	E-Mail
Applicant	Robert Galak, Flamingo Signs 4444 S.E. Commerce Ave Stuart, FL 34997	E-Mail flamingosigns@aol.com
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail

Bldg. Permit # \_\_\_\_\_

COA# 18-01



# 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: 658 N 2ND ST. FT. PIERCE  
Parcel ID #: 2403-801-0006-000-4  
Type of Designation:  Contributing  Non-contributing Site within the 3262 Town Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): ~~TREVOR J HORVATH~~ Trevor Horvath  
Mailing Address: 2301 RIVER HAMMOCK LN FT. PIERCE 34981  
Phone Number(s): 561-252-7641 Email: \_\_\_\_\_

Applicant  
Name(s): ROBERT GRALAK FLAMINGOS  
Mailing Address: 4444 SE COMMERCIAL AVE SUITE FL. 34997  
Phone Number(s): 772-220-7377 Email: FLAMINGOS@AOL.COM

Representative  
Name(s): ROBERT GRALAK  
Mailing Address: 4444 SE COMMERCIAL AVE SUITE FL. 34997  
Phone Number(s): 772-220-7377 Email: FLAMINGOS@AOL

*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, Trevor G. Horvath as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.  
Trevor Horvath Signature of Owner 12/27/17 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 SIGN

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

Please provide a detailed description of the proposed work to be performed: INSTALL INDIVIDUAL PVC LETTERS TO EXISTING WOOD ENTRANCE WAY, 200TH ENTRANCE.

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.



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4444 S.E. COMMERCE AVE.  
 STUART, FL. 34997  
 772.220.7768  
 flamingosigns@aol.com



- APPROVED
- APPROVED W/ CHANGES
- NOT APPROVED
- RESUBMIT W/ CHANGES

JOB TITLE TFSY TIKI ADDRESS FT PIERCE  
 NOTE: ALL ARTWORK & COLORS MUST BE SIGNED OFF BEFORE ANY WORK IS TO BEGIN  
 IF EXACT COLORS ARE REQUIRED OR MORE DETAILS PLEASE NOTE. CUSTOMER IS RESPONSIBLE FOR ANY CHANGES ONCE WORK BEGINS.

INDIVIDUAL FLAT CUT PVC LETTERS MOUNTED TO EXISTING ENTRY WAY

144 in



28 in

28 S.F.



1/2" PVC LETTERS AND  
LOGO GLUED TO FACE  
WITH SILICONE ADHESIVE  
OF EXISTING PANEL  
ACROSS ENTRY



JOB TITLE TIPSY TIKI

ADDRESS FT PIERCE

NOTE: ALL ARTWORK & COLORS MUST BE SIGNED OFF BEFORE ANY WORK IS TO BEGIN  
IF EXACT COLORS ARE REQUIRED OR MORE DETAILS PLEASE NOTE. CUSTOMER IS  
RESPONSIBLE FOR ANY CHANGES ONCE WORK BEGINS.

- APPROVED
- APPROVED W/ CHANGES
- NOT APPROVED
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Bldg. Permit # 17-00003768

COA# 18-02

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 421 N 10th St. Ft. Pierce, FL  
Parcel ID #: 2409-501-0192-0001  
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): Patricia Dellepore, Trustee  
Mailing Address: 1861 Banks Rd Margate, FL 33063  
Phone Number(s): 954-482-2218 Email: Patricia.dellepore@degrouppl.com

Applicant  
Name(s): Patricia Dellepore, Trustee  
Mailing Address: 1861 Banks Rd. Margate, FL 33063  
Phone Number(s): 954-482-2218 Email: Patricia.dellepore@degrouppl.com

Representative  
Name(s): SAME  
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, Patricia Dellepore as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

01/03/18  
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) \_\_\_\_\_

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

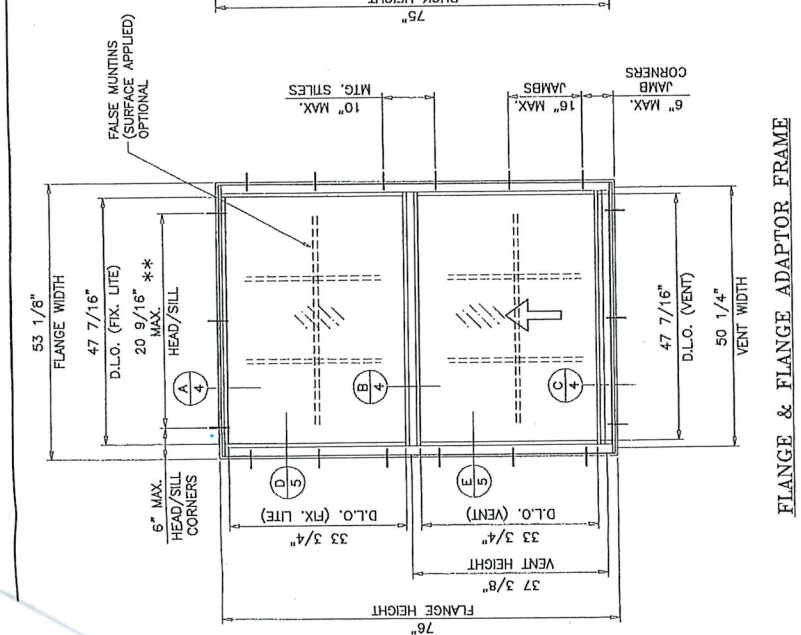
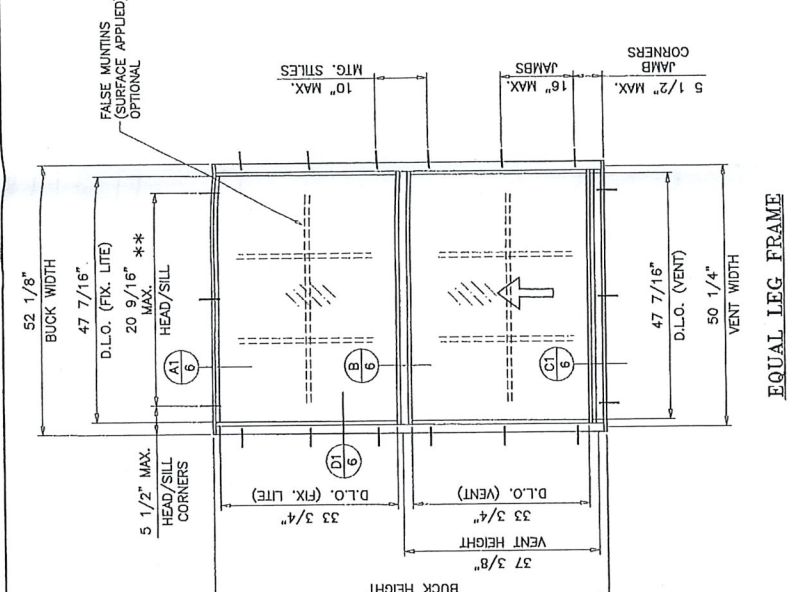
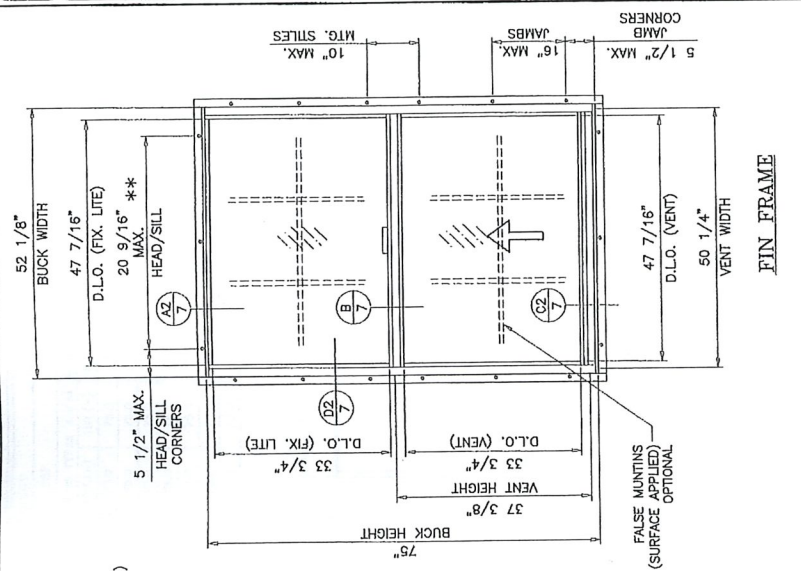
Please provide a detailed description of the proposed work to be performed: Remove existing exterior doors and windows and replace with impact resistant doors and windows as indicated on Plans.

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.



**LAMINATED GLASS INSULATING LAM. GLASS LARGE MISSILE IMPACT SMALL MISSILE IMPACT**

PRODUCT REVISED as complying with the Florida Building Code Acceptance No. 15-0512.10 Expiration Date **SEPT. 22, 2020**  
 By *Mohamed J. Jilil* Miami Dade Product Center

Engr: JAWAD AHMAD  
 CIVIL 70592  
 F.L.A. P.E. 3538  
 Jilil 3/18/2015

**TYPICAL ELEVATION**

**EQUAL LEG FRAME**

\*-\* CENTER ANCHOR REQUIRED WHEN SPACING EXCEEDS 20 9/16"

**SERIES SENTINEL 110 ALUMINUM SINGLE HUNG WINDOW**

DESIGN LOAD RATINGS FOR THESE WINDOWS TO BE AS PER CHARTS SHOWN ON SHEET 2.

APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE COMBINATIONS OF S.H./S.H. OR SINGLE HUNG WDW. WITH OTHER MIAMI-DADE COUNTY APPROVED WINDOWS USING MIAMI-DADE COUNTY APPROVED MULLIONS IN BETWEEN.

LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.

ANCHORS SHALL BE AS LISTED, SPACED AS SHOWN ON DETAILS, ANCHORS EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. ANCHORING OR LOADING CONDITIONS NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY. MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

# JELD-WEN® Steel

STEEL STEEL EDGE DOOR  
6'-8" & 8'-0" SINGLE OUTSWING OPAQUE IMPACT DOOR

### GENERAL NOTES

- THIS PRODUCT IS DESIGNED TO COMPLY WITH THE FLORIDA CURRENT BUILDING CODE INCLUDING "HIGH VELOCITY HURRICANE ZONE" (HVHZ) REQUIREMENTS.
- WOOD BUCKS, BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.
- PRODUCT ANCHORS SHALL BE AS LISTED AND SPACED AS SHOWN ON DETAILS. ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.
- IMPACT RESISTANT SHUTTERS NOT REQUIRED.
- DESIGN PRESSURE RATING SHALL BE AS FOLLOWS:  
- FOR 6'-8" WOOD FRAMES - SEE TABLE SHEET 1  
- FOR 8'-0" WOOD FRAMES - SEE TABLE SHEET 1
- THIS SYSTEM WAS TESTED FOR 2.86 LBS. WATER PRESSURE AS PER ASTM-E331.
- SEE DESIGN PRESSURE TABLE & NOTES BELOW REGARDING WATER INFILTRATION REQUIREMENTS.

### OUTSWING IMPACT STEEL EDGE DOOR

(Comment to all frame conditions)  
DOOR LEAF CONSTRUCTION:

Face sheets: 24 ga. (0.020") minimum thickness, Galvanized Steel A-525 commercial quality - AKDQ per ASTM 620 with minimum average yield strength  $F_y=26,240$  psi.  
Core design: Expanded polystyrene with 1.0 to 1.25 lbs. density, by JELD-WEN.

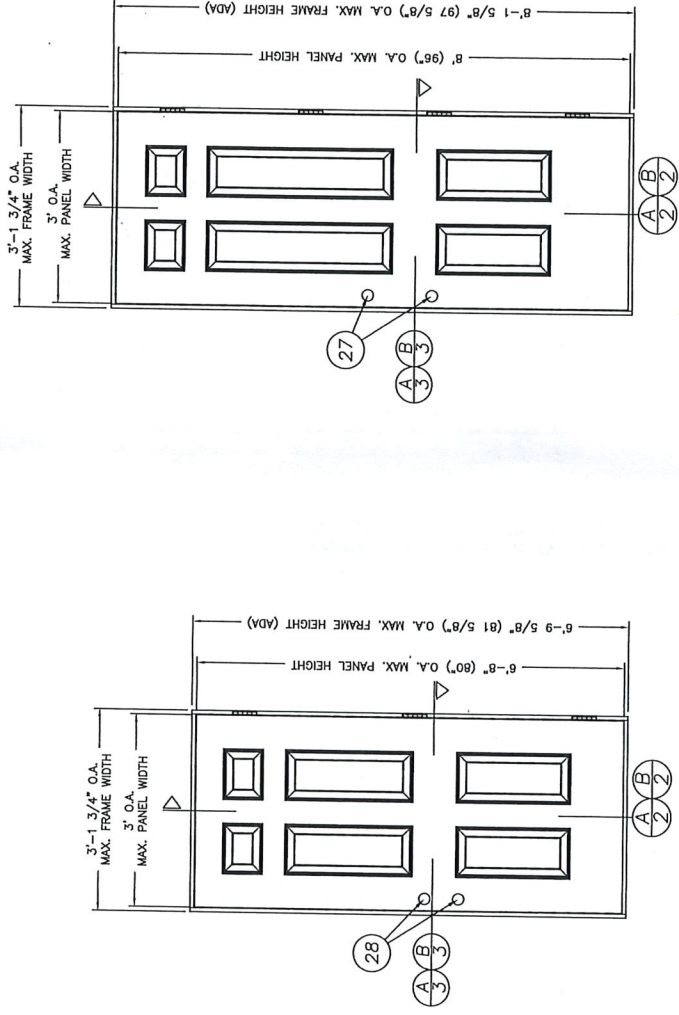
Panel Construction: Steel face sheets glued to expanded polystyrene (EPS), with steel top and bottom rolls and steel stiles with a wood lock block reinforcement. The hinge stile contains a MDF board for added hinge support.

Frame Construction (Both Frame Types): The head jamba and side jamba are mortised, butted and joined using (3) 7/8" x 2" wire staples. A bumper threshold OUTSWING threshold was utilized at the sill. An optional aluminum ADA threshold is available.

### TABLE OF CONTENTS

SHT #	DESCRIPTION
1	TYPICAL ELEVATIONS & GENERAL NOTES
2	VERTICAL CROSS SECTIONS & BOM
3	HORIZONTAL CROSS SECTIONS
4	ANCHORING LOCATIONS & DETAILS
5	UNIT COMPONENTS

NOTE: USE OF ITEM (1) MEETS WATER INFILTRATION REQUIREMENTS UP TO A DESIGN PRESSURE OF +70 PSF (UNLESS VALUES IN DESIGN PRESSURE TABLE TO RIGHT GOVERN)



6'-8" SINGLE OUTSWING UNIT (X)  
SCALE: 1/2" = 1'-0"

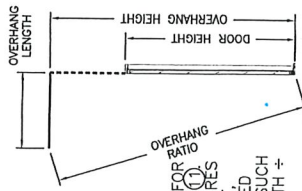
8'-0" SINGLE OUTSWING UNIT (X)  
SCALE: 1/2" = 1'-0"

ALL DOOR MODELS ARE VIEWED FROM THE EXTERIOR SIDE

DESIGN PRESSURE RATING	WHERE WATER INFILTRATION REQUIREMENT IS NEEDED	
	WHERE WATER INFILTRATION REQUIREMENT IS NEEDED	WHERE WATER INFILTRATION REQUIREMENT IS NOT NEEDED
6'8" (X)	+70.0psf	+80.0psf
8'0" (X)	+61.0psf	+61.0psf

Digitally signed by Hermes F. Norero, P.E.  
Reason: I am approving this document  
Date: 2015.04.10 09:09:59 -0400'

\*NOTE: PRODUCT HAS NOT BEEN RATED FOR WATER INFILTRATION UNLESS USING ITEM (1) IF AUTHORITY HAVING JURISDICTION REQUIRES THAT PRODUCT MEETS THIS REQUIREMENT. PRODUCT SHALL BE USED WHEN INSTALLED AT LOCATION PROVIDED BY OVERHANG SUCH THAT OVERHANG RATIO = OH LENGTH + OH HEIGHT. OVERHANG RATIO = OH LENGTH + OVERHANG HEIGHT



HERMES F. NORERO  
FLORIDA P.E. NO. 73778

BUILDING DROPS, INC.  
396 EAST DANIA BEACH BLVD.  
DANIA BEACH, FL 33004  
FBPE Certificate of Registration No. 28578

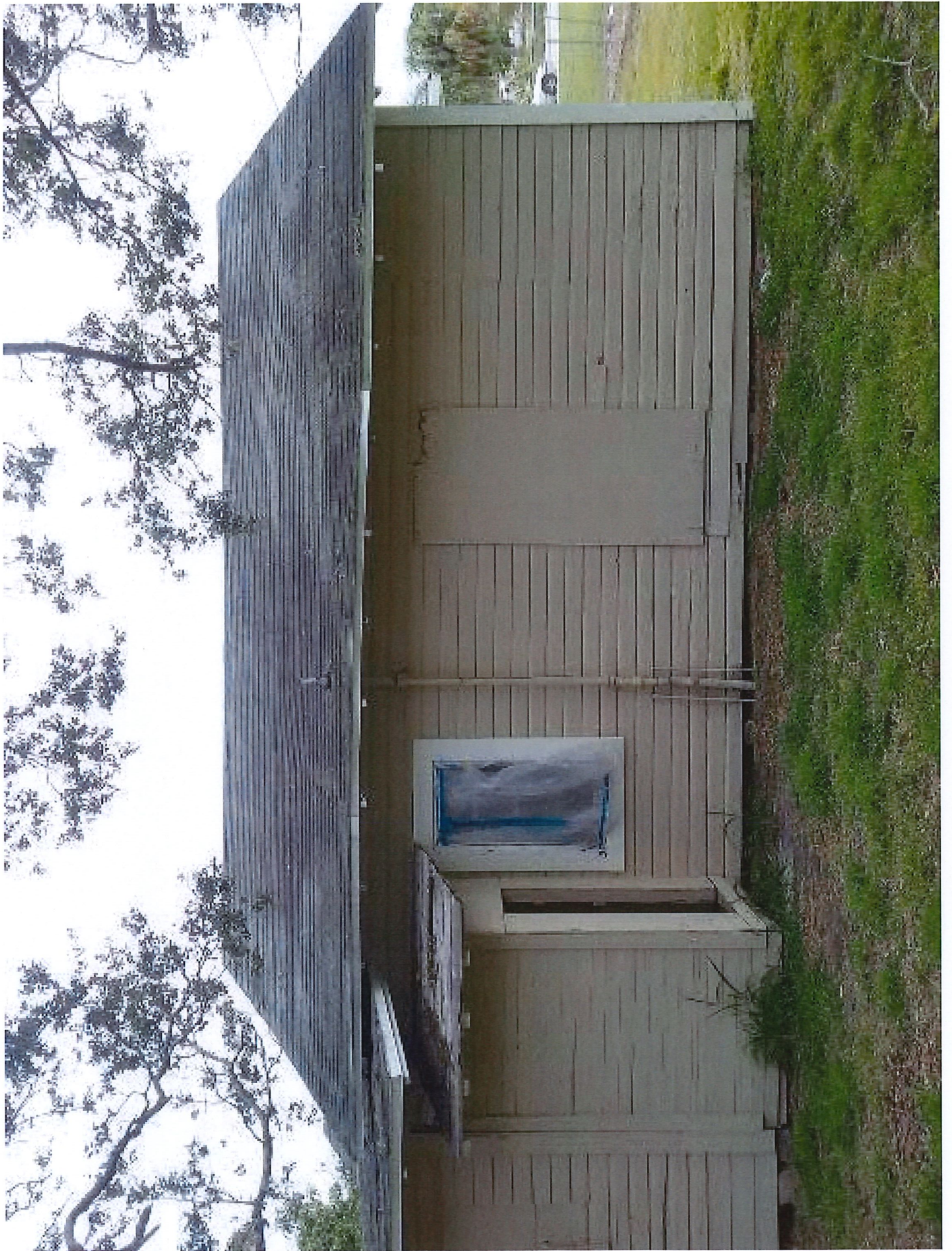
DATE: 12/07/07	SCALE: AS NOTED
DWG. BY: EAG	CHK. BY: S. SAFFELL
DRAWING NO.: DC9970	
SHEET 1 OF 5	

NO.	DATE	REVISIONS
1	1/10/01	68 anchors
2	11/8/02	GENERAL REV.
3	07/19/07	GENERAL REV.
4	12/13/07	UPDATE FORM/ADD ISO DETAILS
5	08/16/12	2010 FBC UPDATES
6	01/20/15	5TH EDITION FBC UPDATES

PRODUCT:	STEEL, STEEL EDGE DOOR
PART OR ASSEMBLY:	6'-8" & 8'-0" SINGLE OUTSWING OPAQUE IMPACT DOOR
TYPICAL ELEVATIONS & GENERAL NOTES	

JELD-WEN, INC.  
3737 LAKEPORT BLVD.  
KLAMATH FALLS, OR, 97601  
PH. 541-882-3451

































THE SUNRISE CITY  
**FORT PIERCE**  
 PLANNING DEPARTMENT  
*Florida*



Bldg. Permit # \_\_\_\_\_

COA# 18-03

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 200 South Indian River Drive, Ft. Pierce, FL 34950  
 Parcel ID #: 2410-510-0006-010-6  
 Type of Designation:  Contributing  Non-contributing Site within the Downtown Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

### Property Owner / Applicant Information

Property Owner(s)  
 Name(s): Kraaz & Kraaz Finance LLC  
 Mailing Address: 201 South 2nd Street, Suite 206, Ft. Pierce, FL 34950  
 Phone Number(s): 772-464-5885 Email: \_\_\_\_\_

Applicant  
 Name(s): Oren K. Dowdy, SignCorp, Inc.  
 Mailing Address: P.O. Box 998, Winter Haven, FL 33882  
 Phone Number(s): 863-268-2825 Email: o.dowdy@signcorpinc.com

Representative  
 Name(s): Oren K. Dowdy, SignCorp, Inc.  
 Mailing Address: P.O. Box 998, Winter Haven, FL 33882  
 Phone Number(s): 863-268-2825 Email: o.dowdy@signcorpinc.com

*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, Kraaz & Kraaz Finance, LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
 Signature of Owner

1/3/17  
 Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |                                     |                                     |
|---|---|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence          | <input type="checkbox"/> Shed               | <input type="checkbox"/> Door(s)    | <input type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction   | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) \_\_\_\_\_

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

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

Remove existing 'Harbor Community Bank' on-site signage, and replace with new, like-kind signage, reflecting new bank branding (CenterState Bank)

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.



# CenterState

200 S Indian River Dr,  
Fort Pierce, FL 34950



6654 SR 544 East  
Winter Haven FL, 33881  
Ph: 863-268-2825



**WEST ELEVATION (SCALE: 3/16"=1'-0")**



**COLOR SCHEME**



(QTY - 1) CHANNEL LETTER SET ON CONTOUR PANEL AND RACEWAY. INSTALL TO FASCIA. (25 SQFT)

(QTY - 1) RECOVER EXISTING AWNING WITH FABRIC COVER TO MATCH PMS 281 BLUE. APPLY WHITE VINYL ATM TO VALANCE.

(QTY - 1) ROUTED FACE ALUMINUM PANEL WITH BACKED UP TRANSLUCENT WHITE ACRYLIC. PAINTED PMS 281 BLUE AND INSTALLED WITH COUNTERSUNK MECHANICAL FASTENERS.

EXISTING CONDITIONS



P.O. Box 998  
Winter Haven FL, 33882  
Ph: 813-224-1331  
FL LICENSE #ES12000111

Created For



Address: Center State Bank  
200 S Indian River Dr,  
Fort Pierce, FL 34950

Sales Representative:  
OREN DOWDY

Customer Approval

Landlord's Approval

Scale: NOTED

Date: 01/01/18

Filename: --

Designer: --

Revision Date:



Sheet:

2 of 13

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**NORTH ELEVATION (SCALE: 3/16" = 1'-0")**

**COLOR SCHEME**



(QTY - 1) CHANNEL LETTER SET ON  
CONTOUR PANEL AND RACEWAY.  
INSTALL TO FASCIA. (25 SOFT)

**EXISTING CONDITIONS**



P.O. Box 998  
Winter Haven FL, 33882  
Ph: 813-224-1331  
FL LICENSE #ES12000111

Created For



Address: Center State Bank  
200 S. Indian River Dr.  
Fort Pierce, FL 34950

Sales Representative:  
OREN DONDY

Customer Approval

Date

Landlord's Approval

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Filename: --

Designer: --

Revision Date:



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**SOUTH ELEVATION (SCALE: 1/2"=1' -0")**

**COLOR SCHEME**

	PMS 321
	PMS 281
	WHITE



(QTY - 1) CHANNEL LETTER SET ON CONTOUR PANEL INSTALLED TO FASCIA, (11.1 SQFT)

EXISTING CONDITIONS



P.O. Box 998  
Winter Haven FL, 33882  
Ph: 813-224-1331  
FL LICENSE #ES12000111

Created For  
**CenterState**

Address: Center State Bank  
200 S Indian River Dr,  
Fort Pierce, FL 34950

Sales Representative:  
OREN DOWDY

Customer Approval      Date

Landlord's Approval      Date

Scale: NOTED  
Date: 01/01/18  
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Designer: --

Revision Date:

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**CORNER ELEVATION (SCALE: NTS)**



EXISTING CONDITIONS



**COLOR SCHEME**



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 Ph: 813-224-1331  
 FL LICENSE #ES12000111

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Address: Center State Bank  
 200 S Indian River Dr,  
 Fort Pierce, FL 34950

Sales Representative:  
 OREN DOWDY

Customer Approval

Date

Landlord's Approval

Date

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Date: 01/01/18

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Designer:

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**ATM & AWNING (SCALE: 1/2"=1'-0")**



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 Ph: 813-224-1331  
 FL LICENSE #ES12000111



Address: Center State Bank  
 200 S Indian River Dr.  
 Fort Pierce, FL 34950

Sales Representative:  
 OREN DOWDY

Customer Approval

Date

Landlord's Approval

Date

Scale: NOTED

Date: 01/01/18

Filename: --

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**COLOR SCHEME**



(QTY - 1) RECOVER EXISTING AWNING WITH FABRIC COVER TO MATCH PMS 281 BLUE. APPLY WHITE VINYL ATM TO VALANCE.

(QTY - 1) ROUTED FACE ALUMINUM PANEL WITH BACKED UP TRANSLUCENT WHITE ACRYLIC. PAINTED PMS 281 BLUE AND INSTALLED WITH COUNTERSUNK MECHANICAL FASTENERS. VERIFY NEW SIZE PRIOR TO FABRICATION.



EXISTING CONDITIONS



**SINGLE FACE MONUMENT SIGN (SCALE: 1/2"=1'-0")**



P.O. Box 998  
 Winter Haven FL, 33882  
 Ph: 813-224-1331  
 FL LICENSE #ES12000111



Address: Center State Bank  
 200 S Indian River Dr,  
 Fort Pierce, FL 34950

Sales Representative:  
 OREN DOWDY

Customer Approval Date

Landlord's Approval Date

Scale: NOTED  
 Date: 01/01/18  
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 Designer: -

Revision Date:

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**COLOR SCHEME**



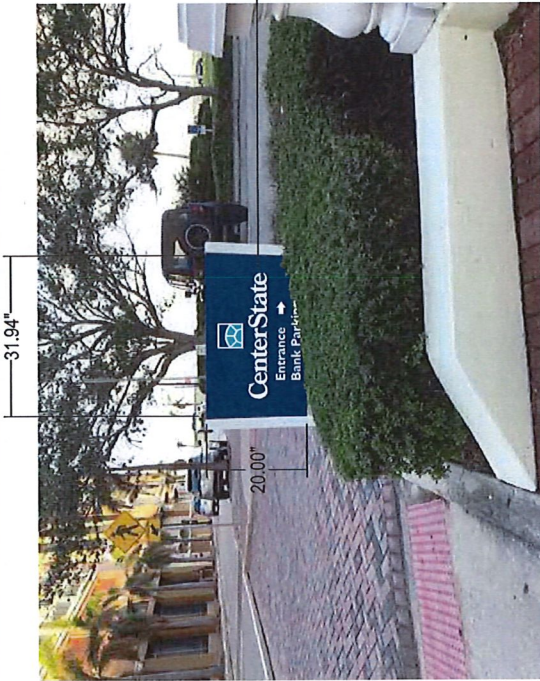
(QTY - 1) ROUTED FACE ALUMINUM PANEL WITH BACKED UP TRANSLUCENT WHITE ACRYLIC. PAINTED PMS 281 BLUE AND INSTALLED WITH COUNTERSUNK MECHANICAL FASTENERS. (19.11 SQFT)



EXISTING CONDITIONS



**DOUBLE SIDED DIRECTIONAL (SCALE: 1/2"=1'-0")**



(QTY - 1 SIDE A) .080 ALUMINUM PANEL  
 PAINTED PMS 281 BLUE WITH WHITE  
 VINYL LOGO AND COPY.  
 INSTALL OVER EXISTING SIGN PANEL  
 WITH DOUBLE SIDED TAPE.

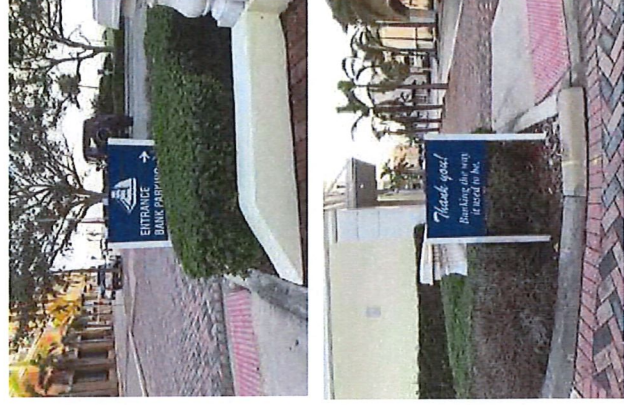


(QTY - 1 SIDE B) .080 ALUMINUM PANEL  
 PAINTED PMS 281 BLUE WITH WHITE  
 VINYL LOGO AND COPY.  
 INSTALL OVER EXISTING SIGN PANEL  
 WITH DOUBLE SIDED TAPE.

**COLOR SCHEME**

	PMS 321
	PMS 281
	WHITE

**EXISTING CONDITIONS**



P.O. Box 998  
 Winter Haven FL, 33882  
 Ph: 813-224-1331  
 FL LICENSE #ES12000111



Address: Center State Bank  
 200 S Indian River Dr,  
 Fort Pierce, FL 34950

Sales Representative:  
 OREN DOWDY

Customer Approval Date

Landlord's Approval Date

Scale: NOTED  
 Date: 01/01/18  
 Filename: --  
 Designer: --

Revision Date:

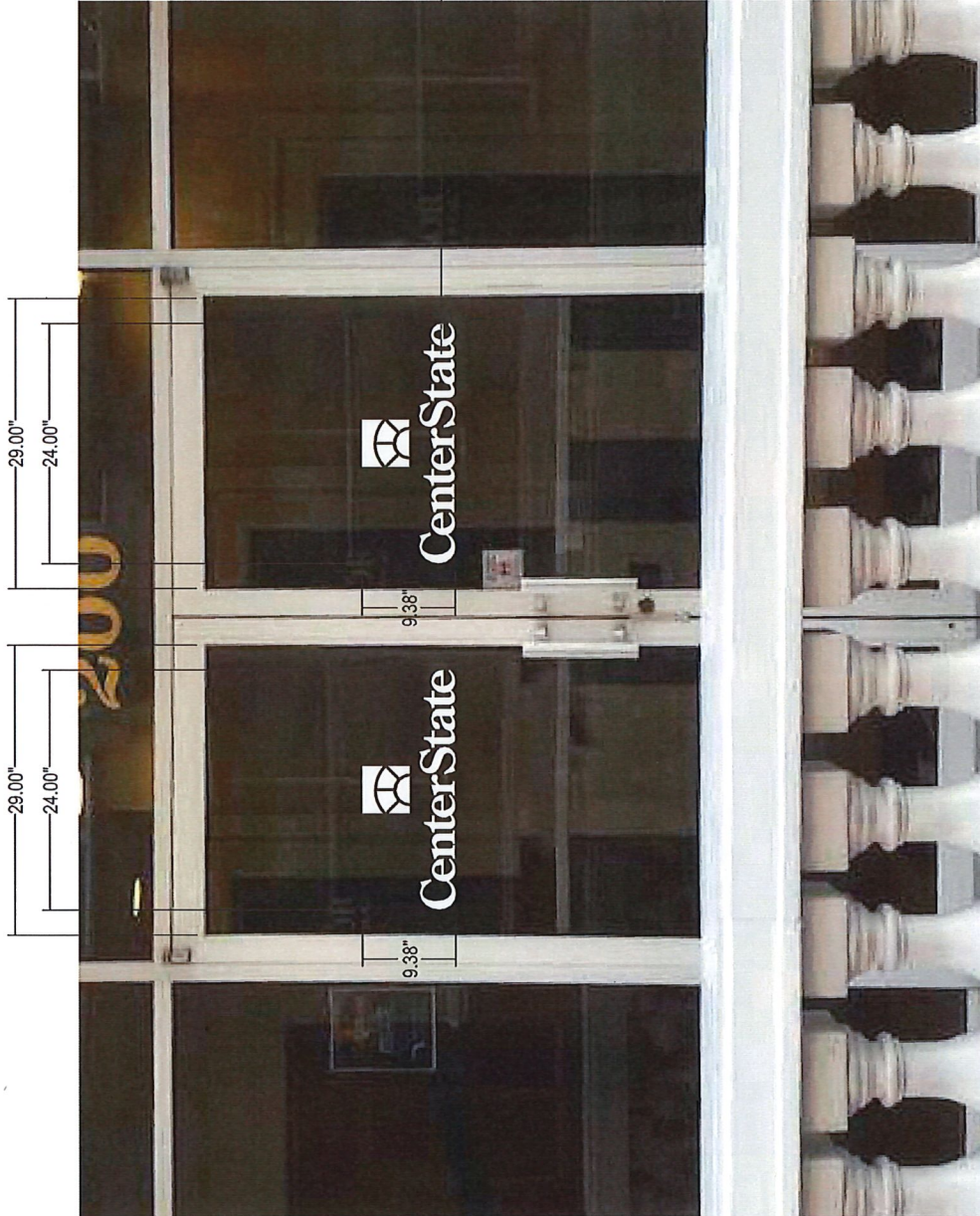
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**PRIMARY EXTERIOR ENTRANCE (SCALE: 1" = 1'-0")**



**COLOR SCHEME**



(QTY - 2) WHITE VINYL APPLIED FIRST SURFACE TO EXTERIOR GLASS DOORS

EXISTING CONDITIONS



P.O. Box 998  
Winter Haven FL, 33882  
Ph: 813-224-1331  
FL LICENSE #ES12000111

Created For



Address: Center State Bank  
200 S Indian River Dr,  
Fort Pierce, FL 34950

Sales Representative: OREN DOWDY  
Customer Approval  
Date

Landlord's Approval  
Date

Scale: NOTED  
Date: 01/01/18  
Filename: --  
Designer: --

Revision Date:



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**PRIMARY INTERIOR ENTRANCE (SCALE: 3/16" = 1' - 0")**



(QTY - 2) WHITE VINYL APPLIED FIRST SURFACE TO INTERIOR GLASS DOORS.

**COLOR SCHEME**



P.O. Box 998  
Winter Haven FL, 33882  
Ph: 813-224-1331  
FL LICENSE #ES12000111

Created For



Address: Center State Bank  
200 S Indian River Dr,  
Fort Pierce, FL 34950

Sales Representative:  
OREN DOWDY

Customer Approval

Landlord's Approval

Scale: NOTED

Date: 01/01/18

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EXISTING CONDITIONS



**EXECUTIVE OFFICE ENTRANCE (SCALE: 1 1/2" = 1'-0")**



P.O. Box 998  
 Winter Haven FL, 33882  
 Ph: 813-224-1331  
 FL LICENSE #ES12000111



Address: Center State Bank  
 200 S Indian River Dr,  
 Fort Pierce, FL 34950

Sales Representative:  
 OREN DOWDY

Customer Approval Date

Landlord's Approval Date

Scale: NOTED

Date: 01/01/18

Filename: --

Designer: --

Revision Date:

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**COLOR SCHEME**



(QTY - 1) WHITE VINYL APPLIED FIRST SURFACE TO INTERIOR GLASS DOOR.

EXISTING CONDITIONS



**PRIMARY INTERIOR BRANDING (SCALE: 1"=1'-0")**



P.O. Box 998  
 Winter Haven FL, 33882  
 Ph: 813-224-1331  
 FL LICENSE #ES12000111



Address: Center State Bank  
 200 S Indian River Dr,  
 Fort Pierce, FL 34950

Sales Representative:  
 OREN DOWDY

Customer Approval

Date

Landlord's Approval

Date

Scale: NOTED

Date: 01/01/18

Filename: -

Designer: -

Revision Date:

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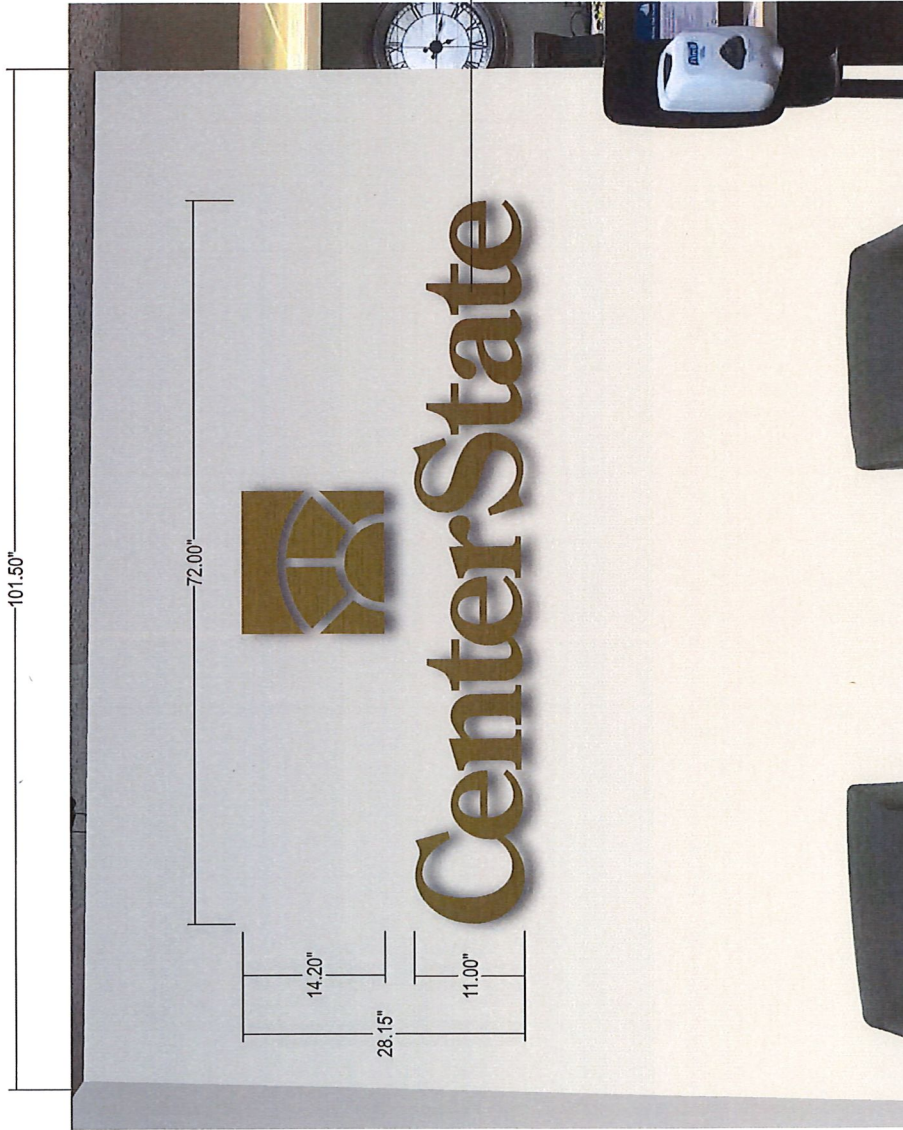
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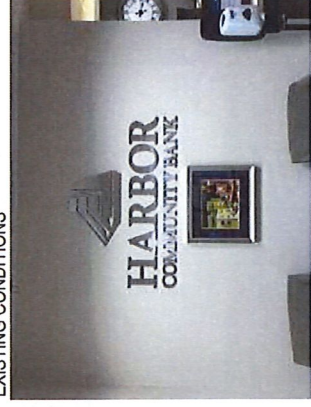
**COLOR SCHEME**

	PMS 281
	PMS 323
	WHITE



1 1/2" BLACK ACRYLIC DIMENSIONAL LOGO WITH  
 CHEMETAL 925 BRUSHED MEDIUM BRONZE  
 LAMINATE APPLIED TO FACE. HORIZONTAL  
 BRUSHED PATTERN.  
 INSTALL 1/2" FROM WALL WITH THREADED STUDS

EXISTING CONDITIONS



**SECONDARY INTERIOR BRANDING (SCALE: 1"=1'-0")**

**COLOR SCHEME**

	PMS 327
	PMS 281
	WHITE



1/2" BLACK ACRYLIC DIMENSIONAL LOGO WITH CHEMETAL 925 BRUSHED MEDIUM BRONZE LAMINATE APPLIED TO FACE. HORIZONTAL BRUSHED PATTERN.  
INSTALL 1/2" FROM WALL WITH THREADED STUDS

EXISTING CONDITIONS



P.O. Box 998  
Winter Haven FL, 33882  
Ph: 813-224-1331  
FL LICENSE #ES12000111



Address: Center State Bank  
200 S Indian River Dr,  
Fort Pierce, FL 34950

Sales Representative:  
OREN DOWDY

Customer Approval

Date

Landlord's Approval

Date

Scale: NOTED

Date: 01/01/18

Filename: --

Designer: --

Revision Date:

- ↕
- ↕
- ↕
- ↕

Sheet:

13 of 13

This drawing is the sole property of SignCorp, Inc. It is to be used only for the project and location specified. It is not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SignCorp, Inc. Violations of these terms may result in legal action.







RECEIVED

JAN 05 2018

CITY OF FORT PIERCE  
PLANNING & ZONING

COA# 18-051

Bldg. Permit # \_\_\_\_\_

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 510 N. 9<sup>TH</sup> STREET

Parcel ID #: 2410-601-0101-000-8

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): GOOD NEWS MISSIONARY BAPTIST CHURCH, INC.

Mailing Address: 510 N. 9<sup>TH</sup> STREET

Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

#### Applicant

Name(s): REV. HARRY SHAW

Mailing Address: 402 N. 30<sup>TH</sup> STREET

Phone Number(s): 772-465-2322 Email: \_\_\_\_\_

#### Representative

Name(s): 772-380-3282  
LEROY BENNETT, JR.

Mailing Address: 2101 VALENCIA AVENUE, FT. PIERCE, FL 34946

Phone Number(s): 772-971-4508 Email: LEROYBJR77@ATT.NET

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

Rev Harry Shaw  
Signature of Owner

JAN. 4, 2018  
Date

**Description of Requested Work**

Please indicate the type of work requested:

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

Site Improvements (describe) INSTALLING A ROOF COVERING OVER EXISTING DOOR AND SIDE WALK

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

Please provide a detailed description of the proposed work to be performed: CONSTRUCT TWO (2) CONCRETE FOUNDATION PADS, TWO (2) CONCRETE BLOCK COLUMNS WITH BEAM AND RAFTERS ACROSS TOP, COVERED WITH PLYWOOD AND ROOFING MATERIAL.

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): \_\_\_\_\_

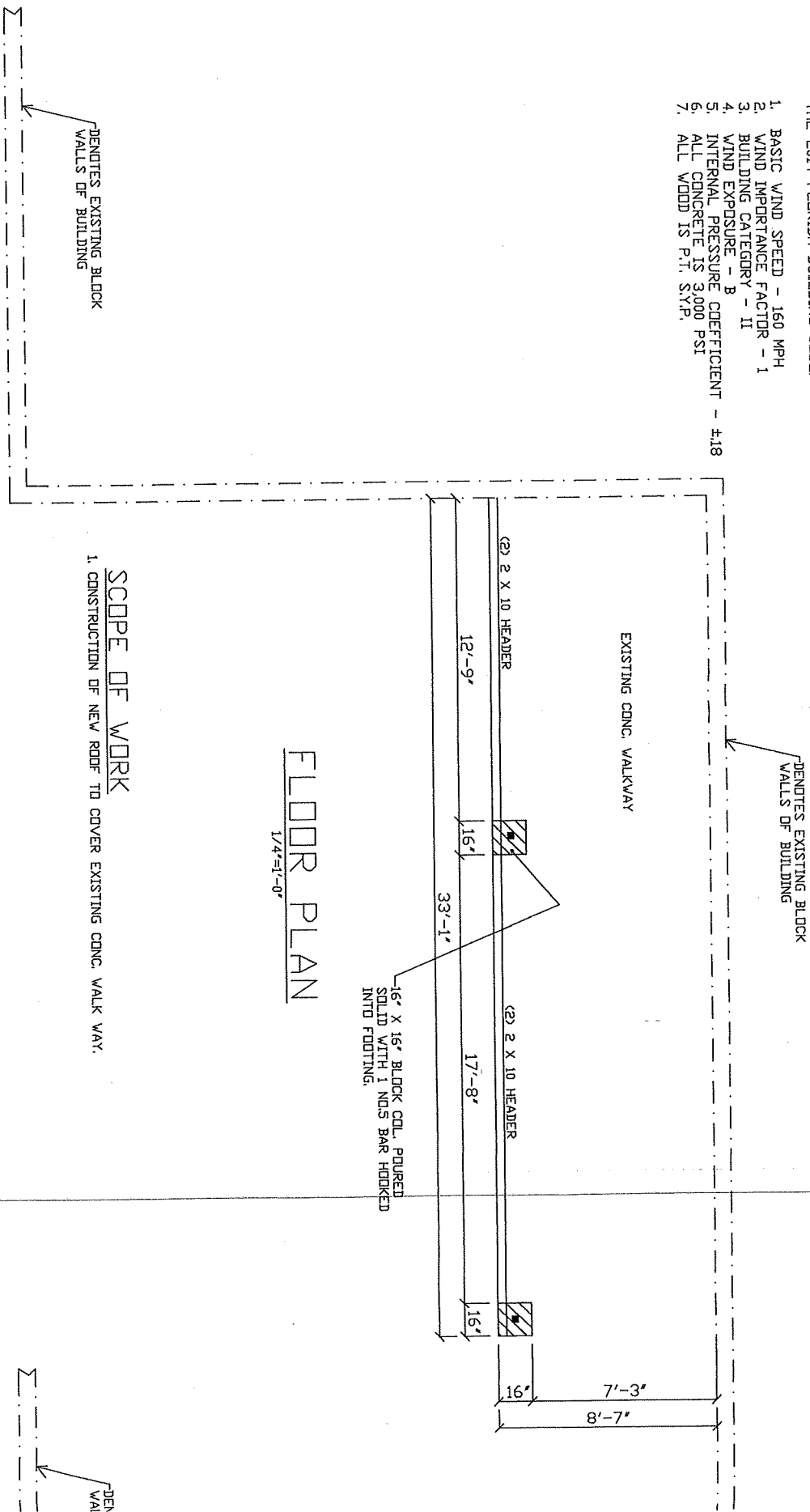
**Application Requirements**

- \$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.

# WIND LOAD INFORMATION

THIS BUILDING HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE.

1. BASIC WIND SPEED - 160 MPH
2. WIND IMPORTANCE FACTOR - 1
3. BUILDING CATEGORY - II
4. WIND EXPOSURE - B
5. INTERNAL PRESSURE COEFFICIENT - ±1.8
6. ALL CONCRETE IS 3,000 PSI
7. ALL WOOD IS P.T. S.Y.P.



DENOTES EXISTING BLOCK WALLS OF BUILDING

DENOTES EXISTING BLOCK WALLS OF BUILDING

EXISTING CONC. WALKWAY

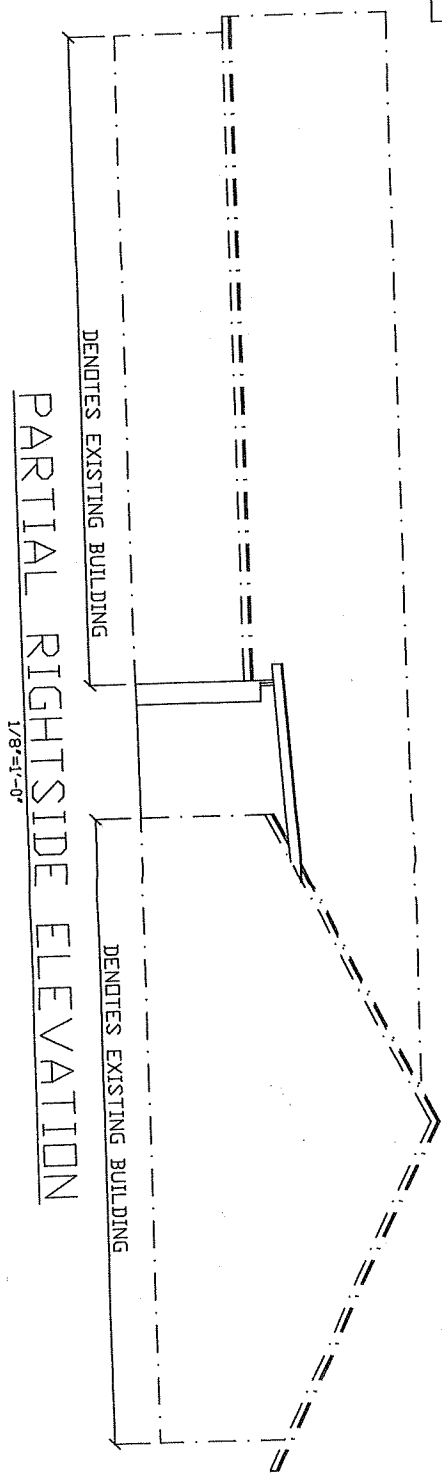
## FLOOR PLAN

1/4"=1'-0"

### SCOPE OF WORK

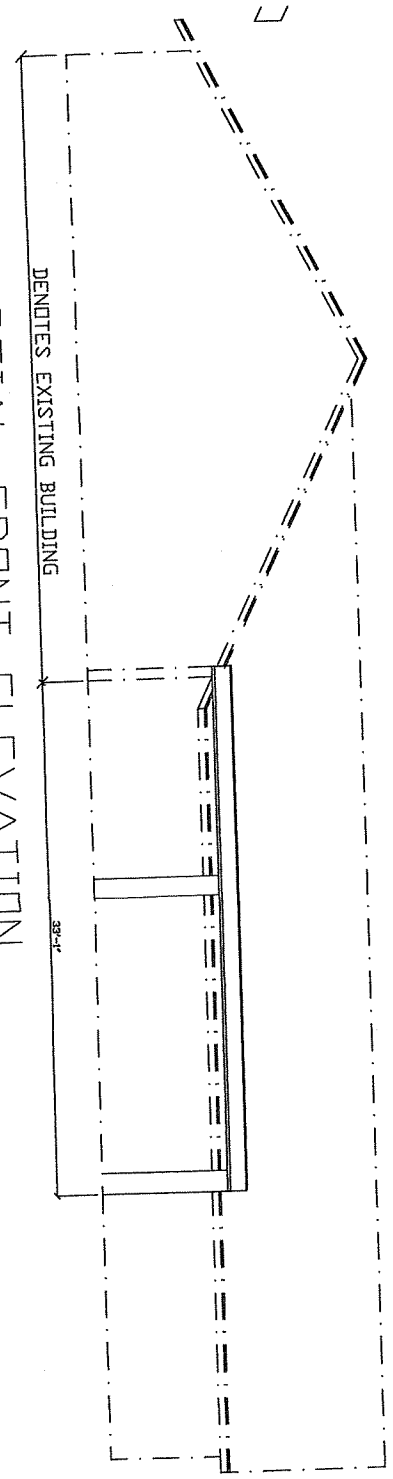
1. CONSTRUCTION OF NEW ROOF TO COVER EXISTING CONC. WALK WAY.

DENOTES EXISTING BLOCK WALLS OF BUILDING



PARTIAL RIGHTSIDE ELEVATION

1/8"=1'-0"



PARTIAL FRONT ELEVATION

1/8"=1'-0"

SITE ADDRESS: 510 N. 9TH STREET  
FT. PIERCE, FL.

PAGE NO.	1
OF	1
DATE: 7-16-17	
DRAWN BY: W. PAIGE	

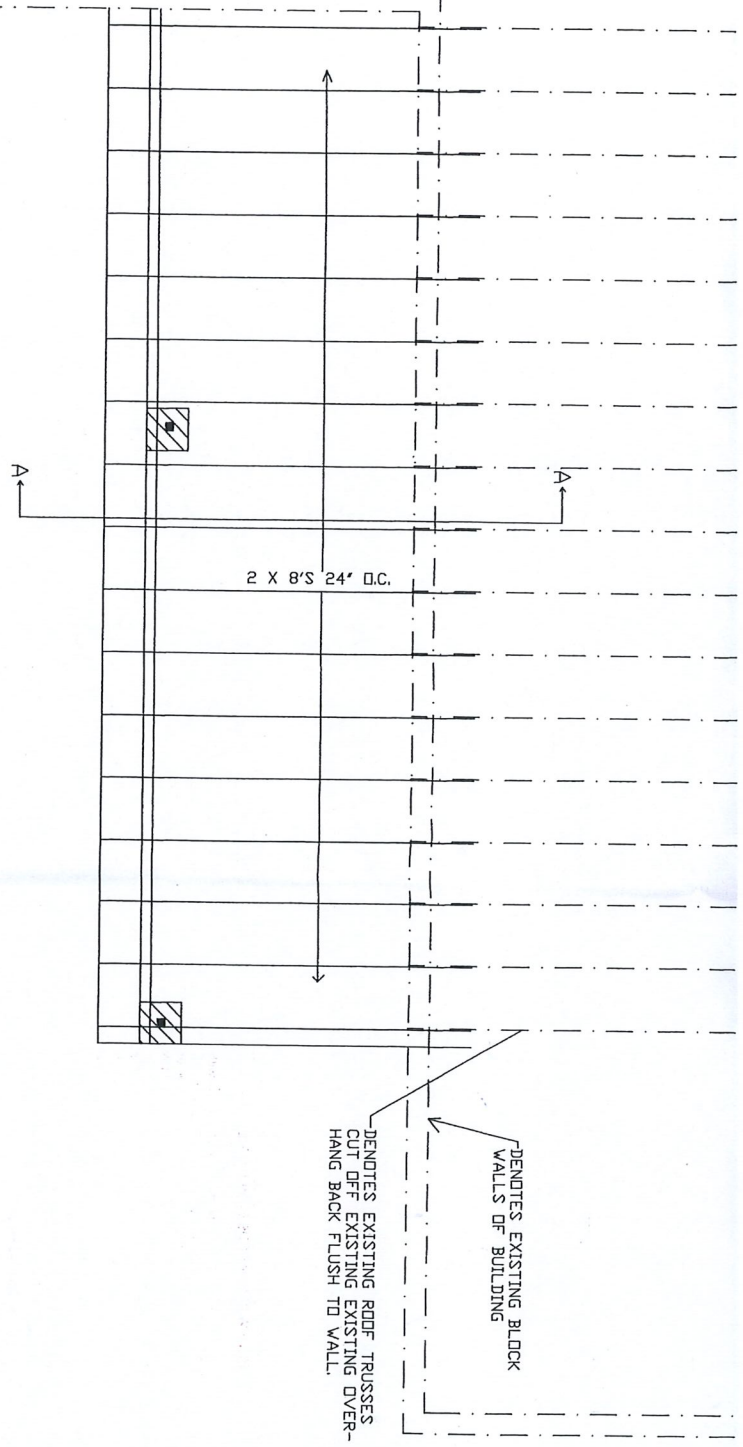
DESIGNER: PAIGE DRAFTING SERVICE  
PHONE (321)-543-4645  
ADDRESS: 470 OXFORD AVE.

ENGINEER: WAYNE GANDY  
PHONE (321)-543-4645  
ADDRESS: 470 OXFORD AVE.  
M.I., FL 32953

10K

FRAMING PLAN AT NEW COVERED WALK-WAY

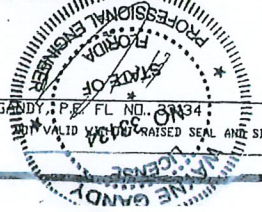
1/4"=1'-0"

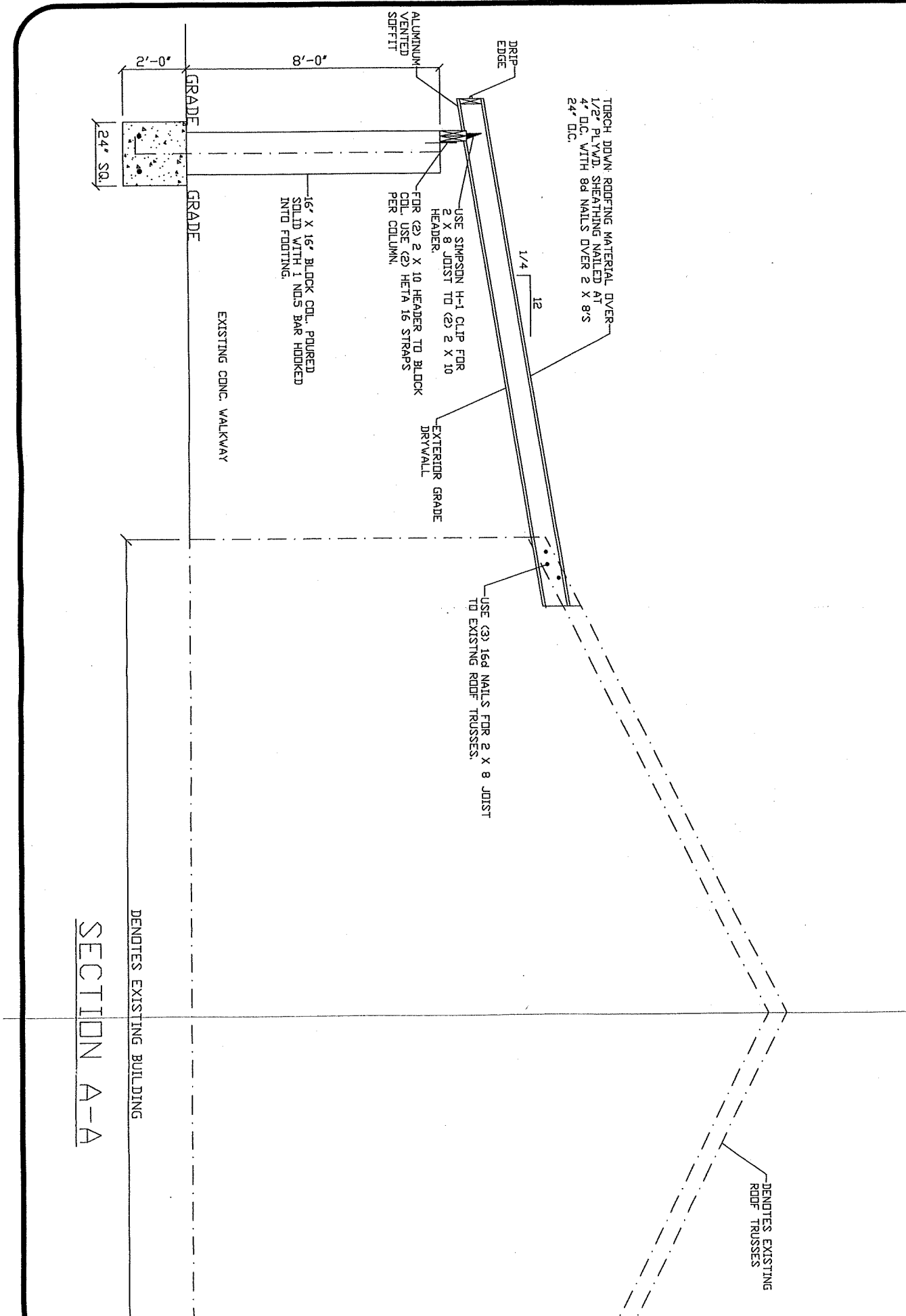


THE DESIGN INDICATED IN THE CONSTRUCTION DOCUMENTS DOES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, COMPLY WITH THE 2014 FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE CODES.

CONTRACTOR : LEROY BENNETT  
PHONE : (772)-971-4508

WAYNE GANDY, P.E. FL NO. 23434 DATE





TORCH DOWN ROOFING MATERIAL OVER  
1/2" PLYWD. SHEATHING NAILED AT  
4" O.C. WITH 8d NAILS OVER 2 X 8'S  
24" O.C.

DRIP  
EDGE

ALUMINUM  
VENTED  
SOFFIT

16' X 16' BLOCK COL. POURED  
SOLID WITH 1 NO.15 BAR HOOKED  
INTO FOOTING.

EXISTING CONC. WALKWAY

USE SIMPSON H-1 CLIP FOR  
2 X 8 JOIST TO (2) 2 X 10  
HEADER.  
FOR (2) 2 X 10 HEADER TO BLOCK  
COL. USE (2) HETA 16 STRAPS  
PER COLUMN.

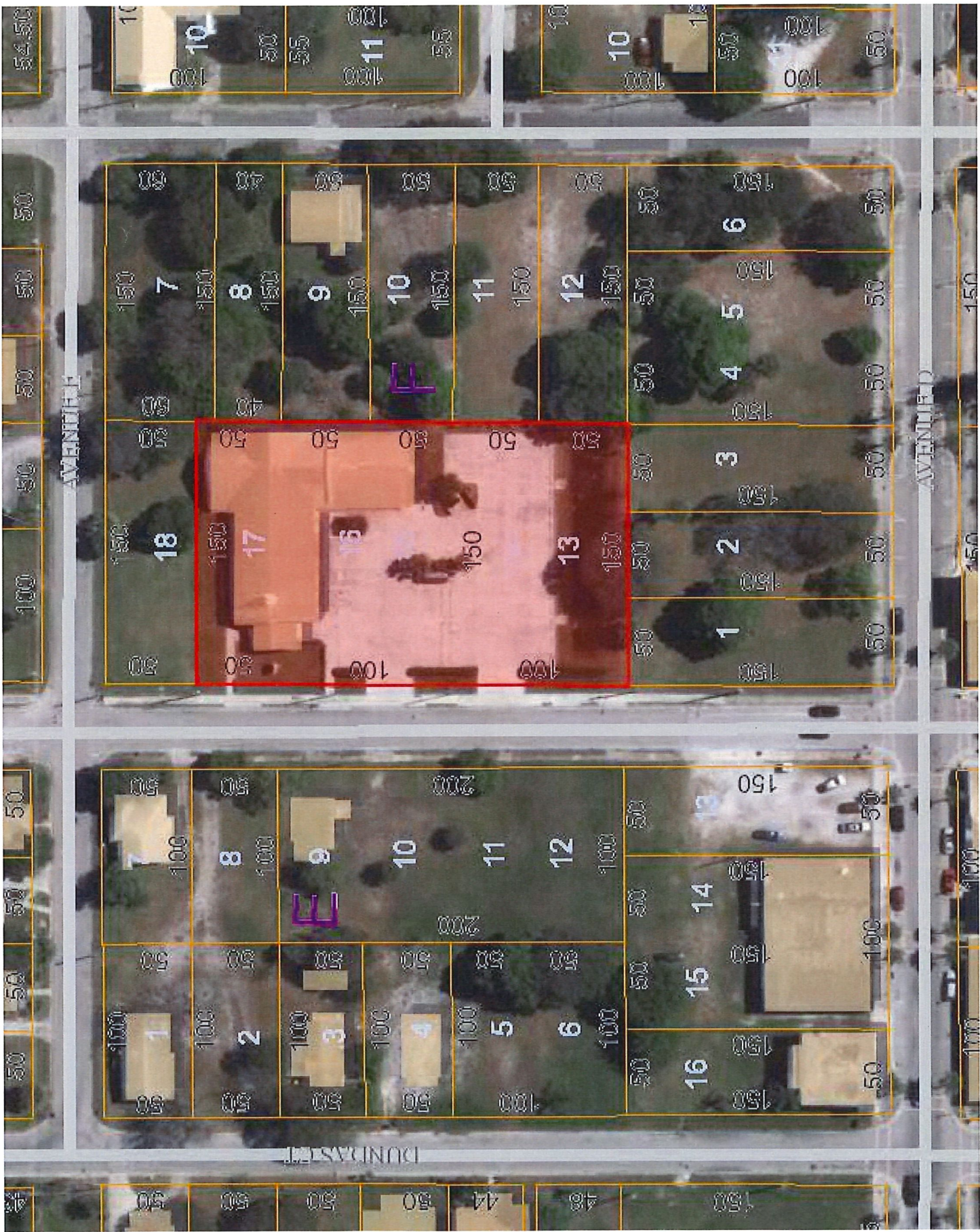
EXTERIOR  
GRADE  
DRYWALL

USE (3) 16d NAILS FOR 2 X 8 JOIST  
TO EXISTING ROOF TRUSSES.

DENDOTES EXISTING BUILDING

SECTION A-A

DENDOTES EXISTING  
ROOF TRUSSES



AVENUE H

AVENUE D

DUNDAS ST

18

17

16

15

13

2

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THE SUNRISE CITY

# FORT PIERCE

PLANNING DEPARTMENT  
*Florida*



## CERTIFICATE OF APPROPRIATENESS TO ALTER A DESIGNATED HISTORIC SITE

COA#18-06     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 411 N 2<sup>nd</sup> Street

Contributing                       Non-Contributing                       Individually Designated

### SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Addition of a condensing unit to walk in cooler.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standards 9 & 10.

### APPROVED:

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Paul Samson, Chair                      Date  
Historic Preservation Board

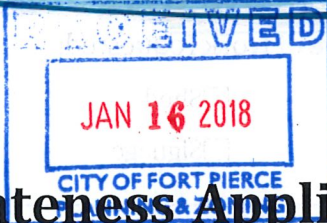
  
\_\_\_\_\_  
Maria Lewicka, AICP                      01/16/18  
Historic Preservation Planner                      Date

*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](mailto: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.*

Provided to:	Name/Address	Via
Owner/Applicant	Jon Nolli 411 N 2 <sup>nd</sup> Street Fort Pierce, FL 34950	E-Mail <a href="mailto:jonnolli@aol.com">jonnolli@aol.com</a>
Other	Paul Thomas, CFP Building Administrator	E-Mail
	Kim West, CFP Building Department	E-Mail
	Susan Keller, CFP Building Department	E-Mail



COA# 18-06

Bldg. Permit # \_\_\_\_\_

# Certificate of Appropriateness Application

## Building & Site Information

Address of the Site: 411 N 2nd St Ft Pierce 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): Jon Noll

Mailing Address: 411 N 2nd St Ft Pierce FL 34950

Phone Number(s): 561-758-6457 Email: jonnoll@aol.com

Applicant  
Name(s): Crown RCF

Mailing Address: 717 Holly Ave

Phone Number(s): 772 461 6756 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, Jon Noll as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

12/6/17  
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) \_\_\_\_\_

Other (describe) adding refrigeration to the walk-in cooler

Please provide a detailed description of the proposed work to be performed: It seems as though the location of the refrigeration unit needs to be defined.

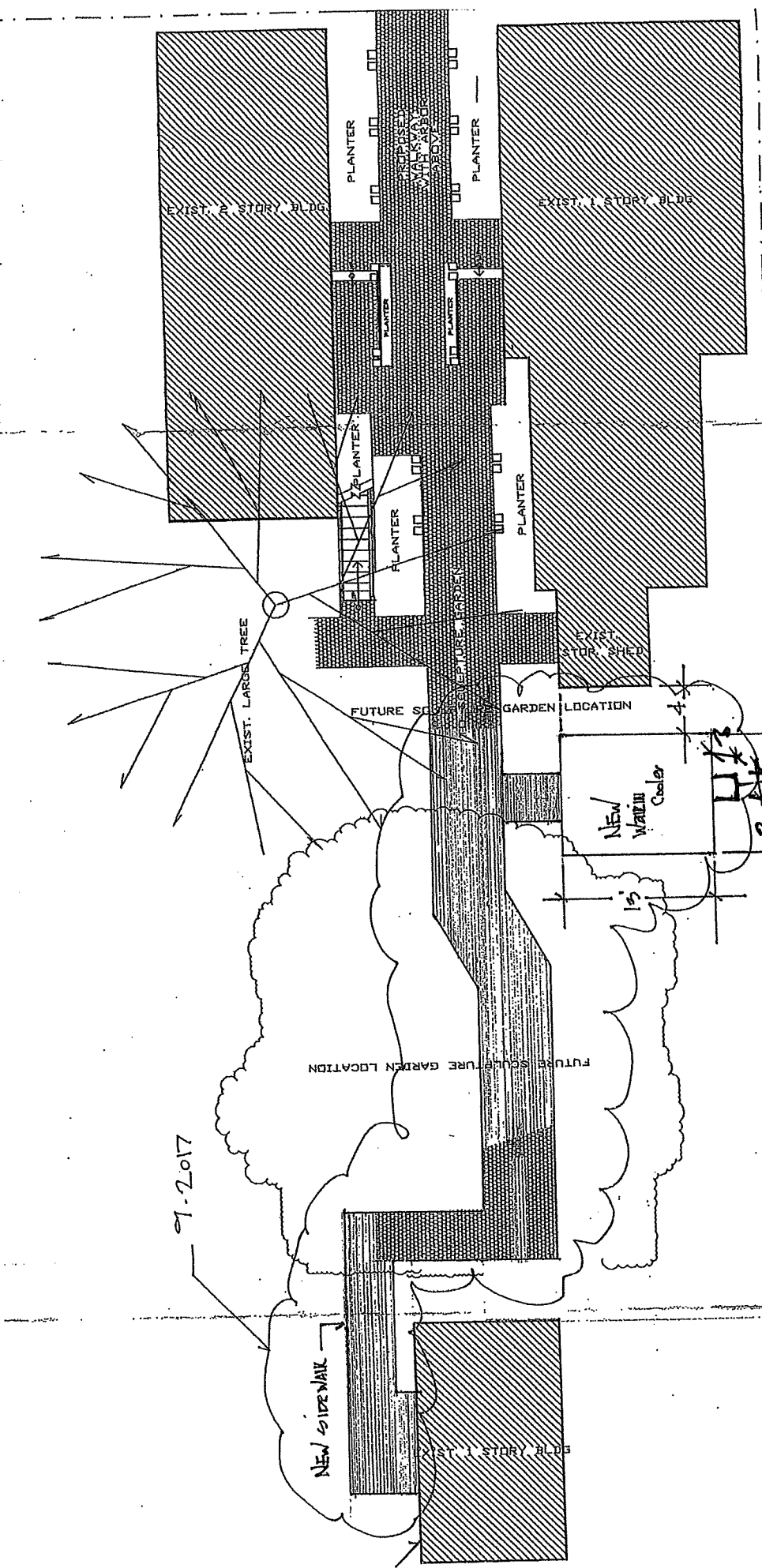
Have other alterations been made to the site within the last 12 months?  No  Yes, 3 other permits have been filed

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

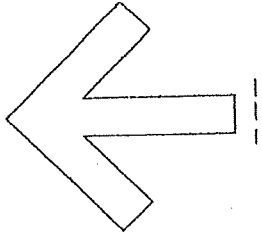
**Application Requirements**

- \$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.



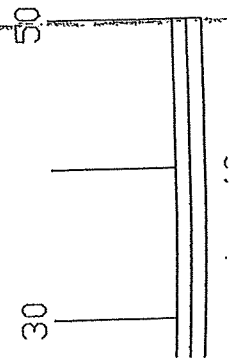


9-2017

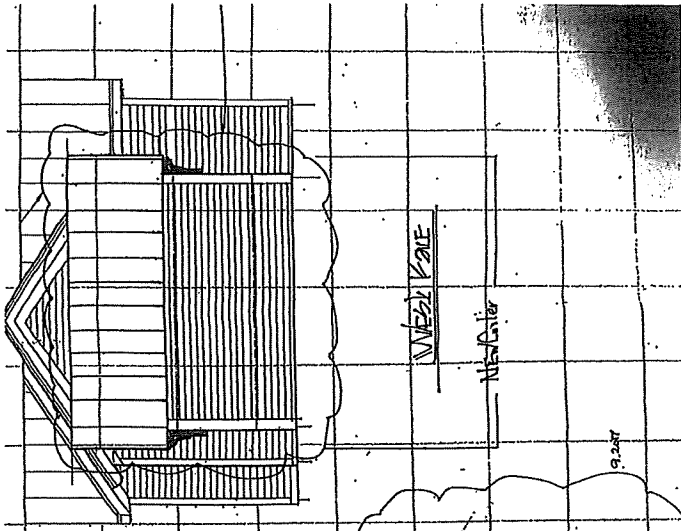


Condensing Unit

4 FT  
8' X 3'

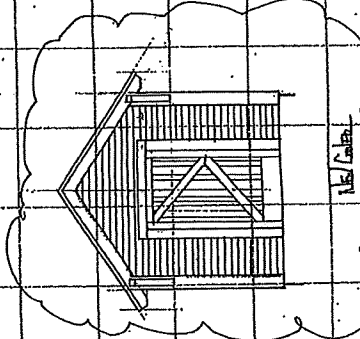




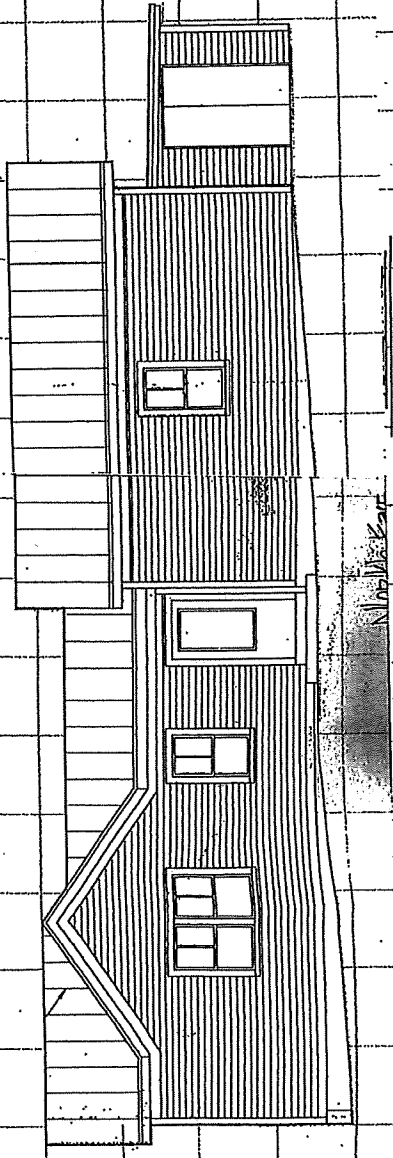


West Elevation

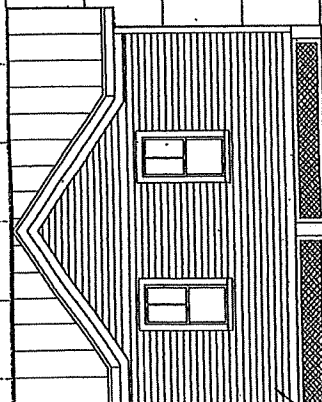
New Center



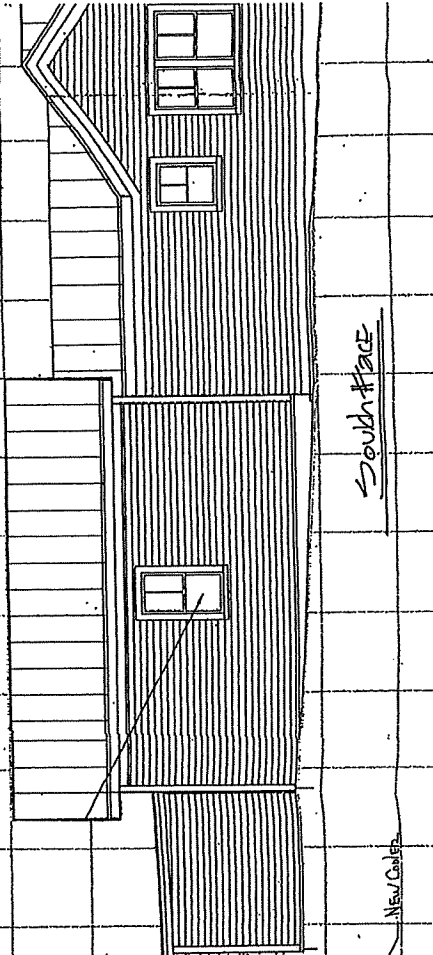
New Center



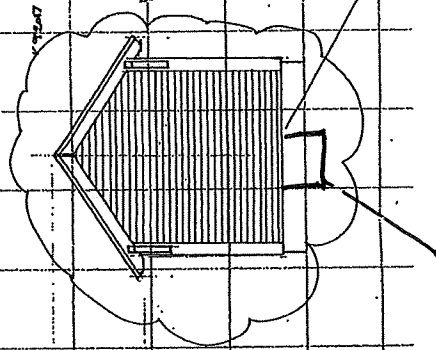
New Center



East Elevation



South Elevation



New Center

Condensing  
Unit



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

COA#18-07     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 716 S 10<sup>th</sup> Street

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Replace back door (not original to the structure).  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

Board Approval

Administrative Approval

\_\_\_\_\_  
 Paul Samson, Chair  
 Historic Preservation Board

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

\_\_\_\_\_  
 1/23/18  
 Date

*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](mailto: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.*

Provided to:	Name/Address	Via
Owner/Applicant	Kara Wood 1717 S US Hwy 1, Suite 5 PMB 668 Fort Pierce, FL 34950	E-Mail Ywood720@gmail.com
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



Bldg. Permit # 17-3457

COA# 18-07

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 716 S 10th Street  
 Parcel ID #: 2410-710-0022-000-5  
 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): Kara Wood  
 Mailing Address: 1717 S US Hwy. 1 Suite 5, pmB 668 Fort Pierce, FL 34950  
 Phone Number(s): 305-778-6117 Email: yvwood720@gmail.com

Applicant Name(s): same (Contractor: J & G Carpentry)  
 Mailing Address: \_\_\_\_\_  
 Phone Number(s): \_\_\_\_\_ Email: \_\_\_\_\_

Representative Name(s): same  
 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, Kara Wood as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Kara Wood  
Signature of Owner

01/16/2018  
Date

**Description of Requested Work**

Please indicate the type of work requested:

- |   |   |   |                                     |
|---|---|---|-------------------------------------|
| <input type="checkbox"/> Fence          | <input type="checkbox"/> Shed             | <input checked="" type="checkbox"/> Door(s) | <input type="checkbox"/> Roof       |
| <input type="checkbox"/> Window(s)      | <input type="checkbox"/> Signage          | <input type="checkbox"/> Shutter(s)         | <input type="checkbox"/> Porch      |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition         | <input type="checkbox"/> Relocation |

- Site Improvements (describe) \_\_\_\_\_
- Other (describe) \_\_\_\_\_

Please provide a detailed description of the proposed work to be performed: *replace back door; door dimensions & material information are contained in permit application. Permit #17-3657. Doors to be replaced are not original to the structure.*

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): \_\_\_\_\_

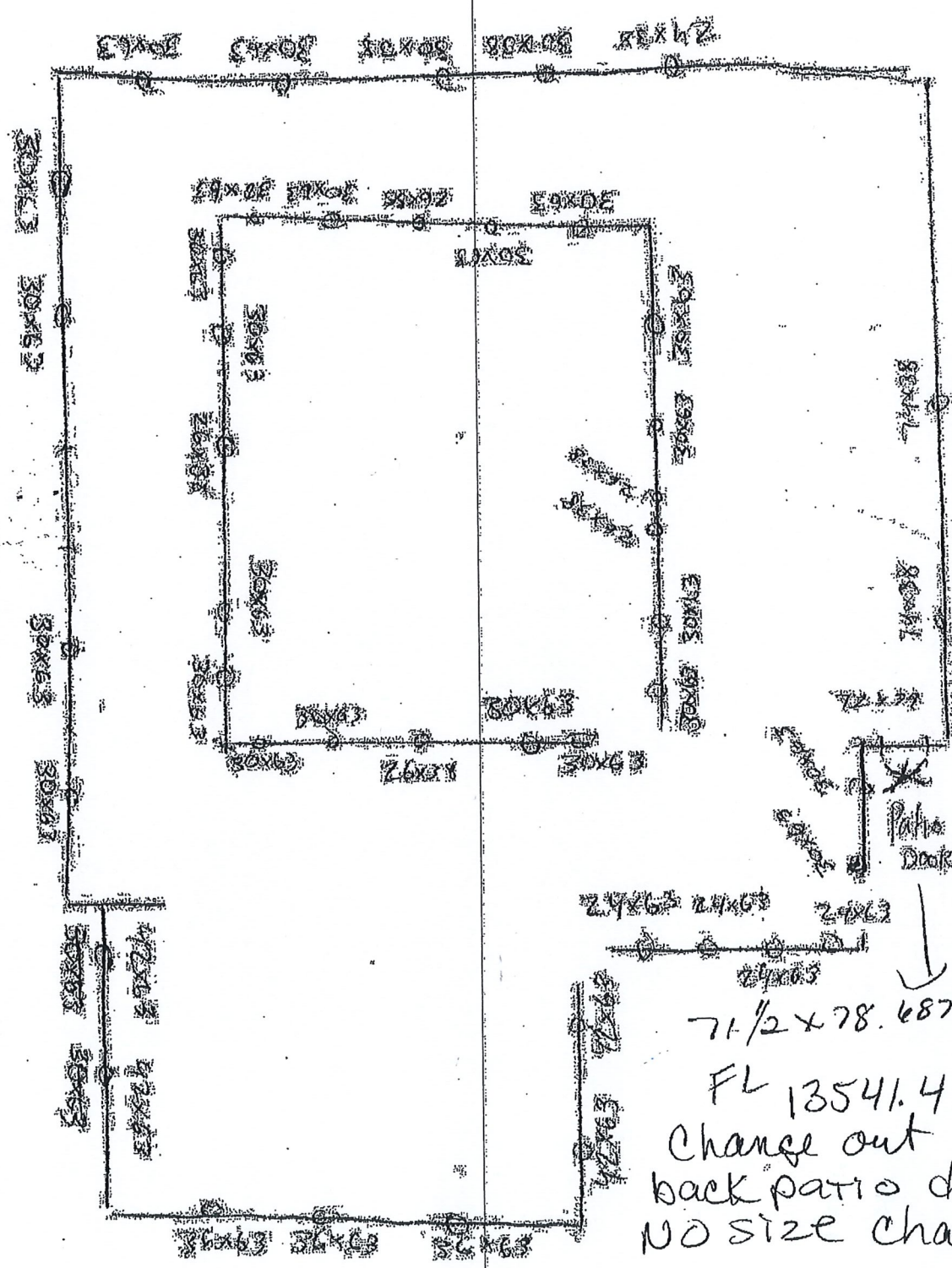
**Application Requirements**

- \$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.

# REVISIONS

0/22/2018

Debris 12.5'  
Height 26'  
Dip 27/12



Front Deck

24x6 24x6 24x6  
24x6  
71 1/2 x 78.6875  
FL 1354.4  
Change out  
back patio door  
NO size change

# JELDOWEN WINDOWS & DOORS

## DESIGN PRO / SMOOTH PRO FULL LITE NON-IMPACT

FOR USE OUTSIDE THE HIGH VELOCITY HURRICANE ZONE (HVHZ)

### GENERAL NOTES:

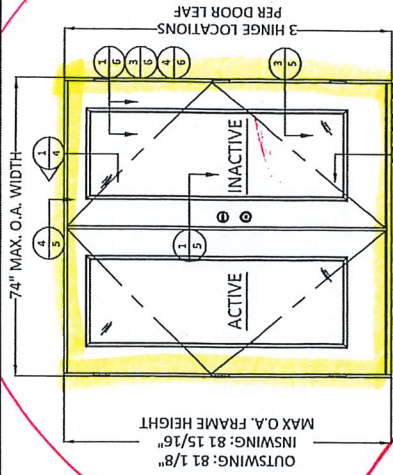
- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - ASTM E2330-02
  - AAMA 1304-02
  - TAS 202-94
- ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY OR 2X FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 6 FOR GLAZING DETAILS.
- FULL LITE APPROVAL COVERS USE OF FRACTIONAL GLAZING, INCLUDING INTERNAL GRID, BLINDS BETWEEN GLASS, DECORATIVE, AND EXTERNAL AND INTERNAL WROUGHT IRON. RADIUS (SHAPED) LITES ARE QUALIFIED FOR 6'-8" DOORS AT DP +/-50 PSF ONLY.
- NOTE: AFCO H-497 SILL MEETS WATER INFILTRATION AT WATER TEST PRESSURE (WTP) OF 9.0 PSF. REMAINING SILLS NOT RATED FOR WATER INFILTRATION. IF AUTHORITY HAVING JURISDICTION REQUIRES THAT PRODUCT MEETS THIS REQUIREMENT, PRODUCT SHALL BE USED WHEN INSTALLED AT LOCATION PROTECTED BY OVERHANG SUCH THAT OVERHANG (OH) RATIO = OH LENGTH + OH HEIGHT IS  $\geq 1.0$

SHEET	REVISION	SHEET DESCRIPTION
1	B	TYPICAL ELEVATIONS, DESIGN PRESSURES, AND GENERAL NOTES
2	A	TYPICAL ANCHOR LAYOUTS AND NOTES
3	A	OPTIONAL 2X BUCK ANCHORING DETAILS
4	A	VERTICAL ASSEMBLIES
5	A	HORIZONTAL ASSEMBLIES
6	A	GLAZING DETAILS
7	A	WOOD SUBSTRATES
8	A	CONCRETE SUBSTRATES
9	A	COMPONENTS & BILL OF MATERIALS

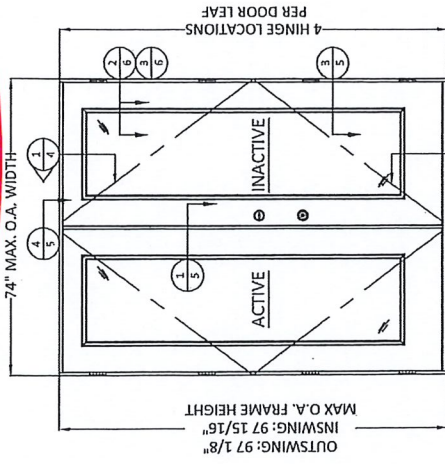
### TABLE OF CONTENTS

MAX. OVERALL NOMINAL SIZE	HEIGHT	WIDTH	INSWING POS.	OUTSWING POS.	DESIGN PRESSURE (PSF)	MISSILE IMPACT RATING
XX	6'-0"	6'-8"	50*	50*	50*	NON-IMPACT
XX RADIUS	6'-0"	6'-8"	50*	50*	50*	NON-IMPACT
XX	6'-0"	8'-0"	50*	50*	50*	NON-IMPACT

\*SEE GENERAL NOTE 7, SHEET 3, FOR WATER INFILTRATION APPROVED SILLS.



TYP. ELEVATION 1  
6'-8" DOOR HEIGHT



TYP. ELEVATION 2  
6'-8" DOOR HEIGHT

NOTE:  
INACTIVE AND ACTIVE DOOR PANEL ORIENTATION IS INTERCHANGEABLE.

PREPARED BY:



BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954)399-8278  
FAX: (954)744-0729  
WEB: www.jeldowen.com

DESIGN PRO/SMOOTH PRO FULL LITE  
NON-IMPACT  
TYPICAL ELEVATIONS, DESIGN  
PRESSURES, AND GENERAL NOTES

JELDOWEN  
WINDOWS & DOORS

3737 LAKEPORT BLVD,  
KLAMATH FALLS, OR 97601  
PH: (541)882-2451  
FAX: (541)850-2609

TITLE:

REMARKS	BY	DATE
Add Multi-Point Lock	GL	06/12/14
Add TAS 202-94 Standard	Sof	09/22/14

THE INFORMATION ON THESE DRAWINGS IS UNLESS OTHERWISE SPECIFIED AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF BUILDING DROPS, INC. DRAWINGS TO THE EXTENT OF ANY CONFLICTS SHALL BE DEEMED TO BE SUPERSEDED BY THE LATEST REVISIONS AND ANY CHANGES TO THE DOCUMENT SHALL NOT BE REPRODUCED AND MUST BE APPROVED BY THE ENGINEER.



398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954)399-8278  
FAX: (954)744-0729  
WEB: www.jeldowen.com  
PEPS CERT. OF AUTHORIZATION NO. 20578

Digitally signed by Hermes F. Noreiro, P.E.  
Reason: I am approving this document  
Date: 2014.09.26 14:55:17 -0400

DATE: 02.05.14

DWG BY: GL/TJM  
CHK BY: SS/MISS  
SCALE: NTS

DWG. #: A010834A  
SHEET: OF9

1







Permit #: 17-3657  
Kara Wood to: Maria Lewicka

01/17/2018 01:01 PM

---

2 attachments



IMG\_0914.JPG IMG\_0915.JPG

---

Maria,

Attached are photos of the rear doors to be replaced. I included a closer view so you can see the materials are distinct from the original wood doors at the front entrance. These doors are metal with plastic muntins that are rotting out.

Please let me know if you need any additional information for you to be able to approve the permit.

Thanks,  
Kara Wood  
305.778.6117





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

COA#18-05     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 826 Atlantic Avenue

Contributing                       Non-Contributing                       Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing asphalt shingle roof damaged by hurricane and install new light gray three-tab asphalt shingle roof.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Paul Samson, Chair                      Date  
 Historic Preservation Board

  
 \_\_\_\_\_                      1/24/18  
 Maria Lewicka, AICP                      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](mailto: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.*

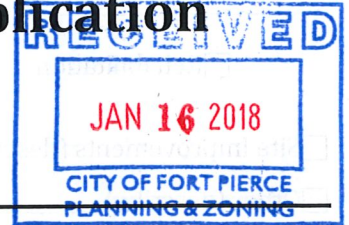
Provided to:	Name/Address	Via
Owner	James Frisk 826 Atlantic Avenue Fort Pierce, FL 34950	E-Mail <a href="mailto:Denverjf123@gmail.com">Denverjf123@gmail.com</a>
Other	Paul Thomas, CFP Building Administrator Kim West, CFP Building Department Susan Keller, CFP Building Department	E-Mail E-Mail E-Mail



Bldg. Permit # \_\_\_\_\_

COA# 18-05

# Certificate of Appropriateness Application



## Building & Site Information

Address of the Site: 826 Atlantic Ave

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): James Frisk

Mailing Address: 826 Atlantic Ave

Phone Number(s): 303-523-7051 Email: denverjfrisk@gmail.com

Applicant  
Name(s): (SAME)

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ 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, James Frisk as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

1-15-18  
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) \_\_\_\_\_

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

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

*Replace roof with light gray 3 Tab asphalt shingle. Roof is currently leaking due to hurricane.*

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.

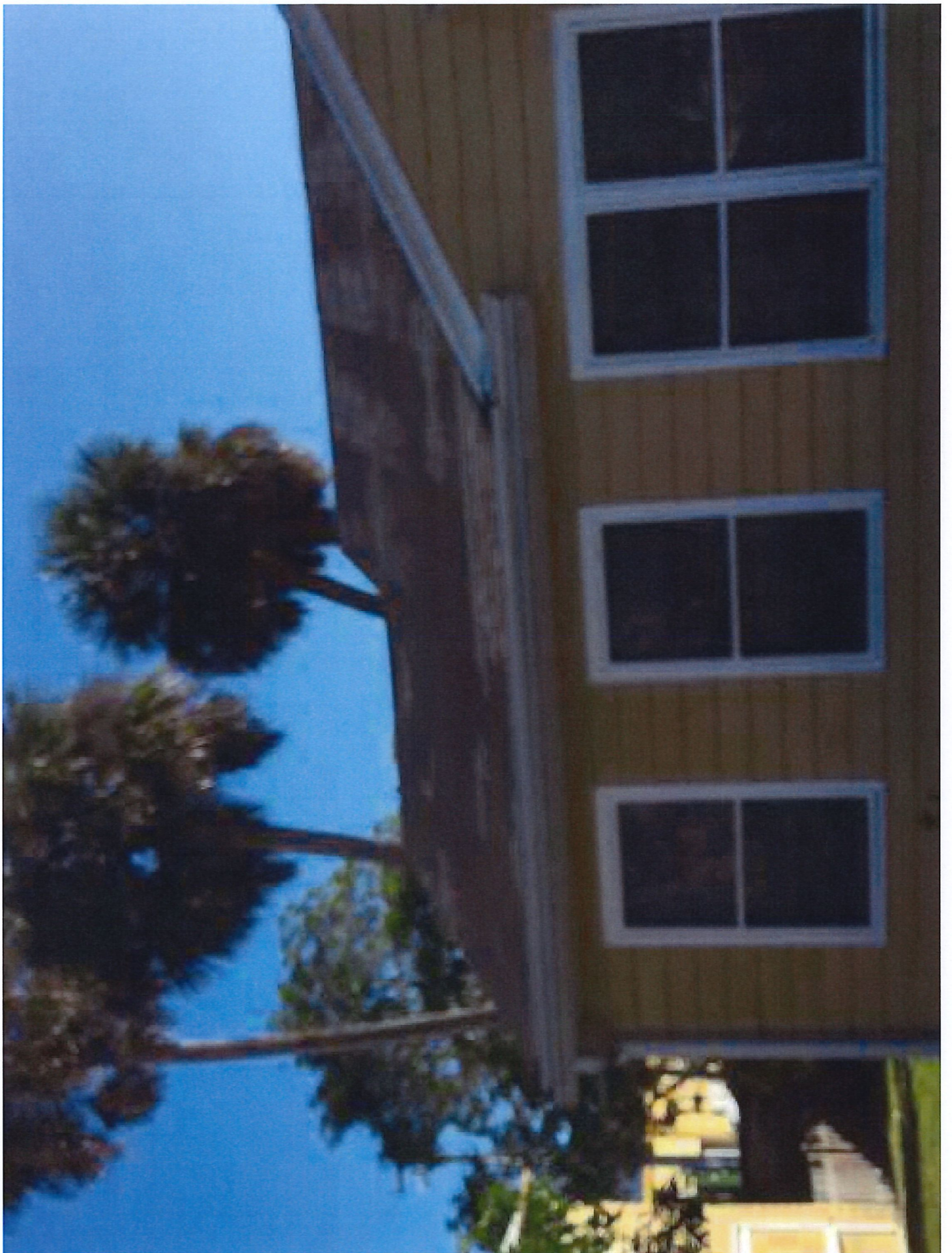
Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

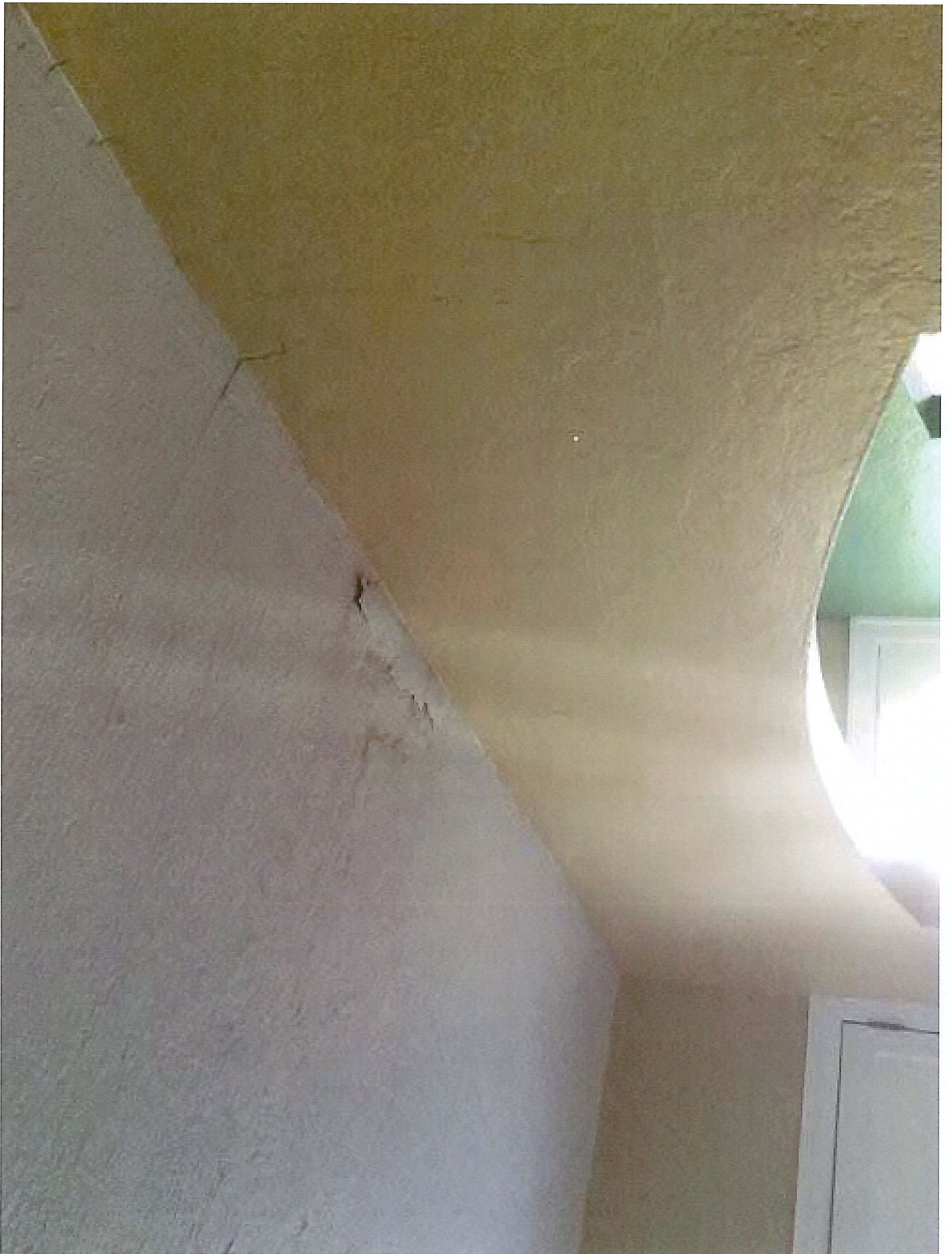
Material(s) specifications and/or sample(s)

Color samples.

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

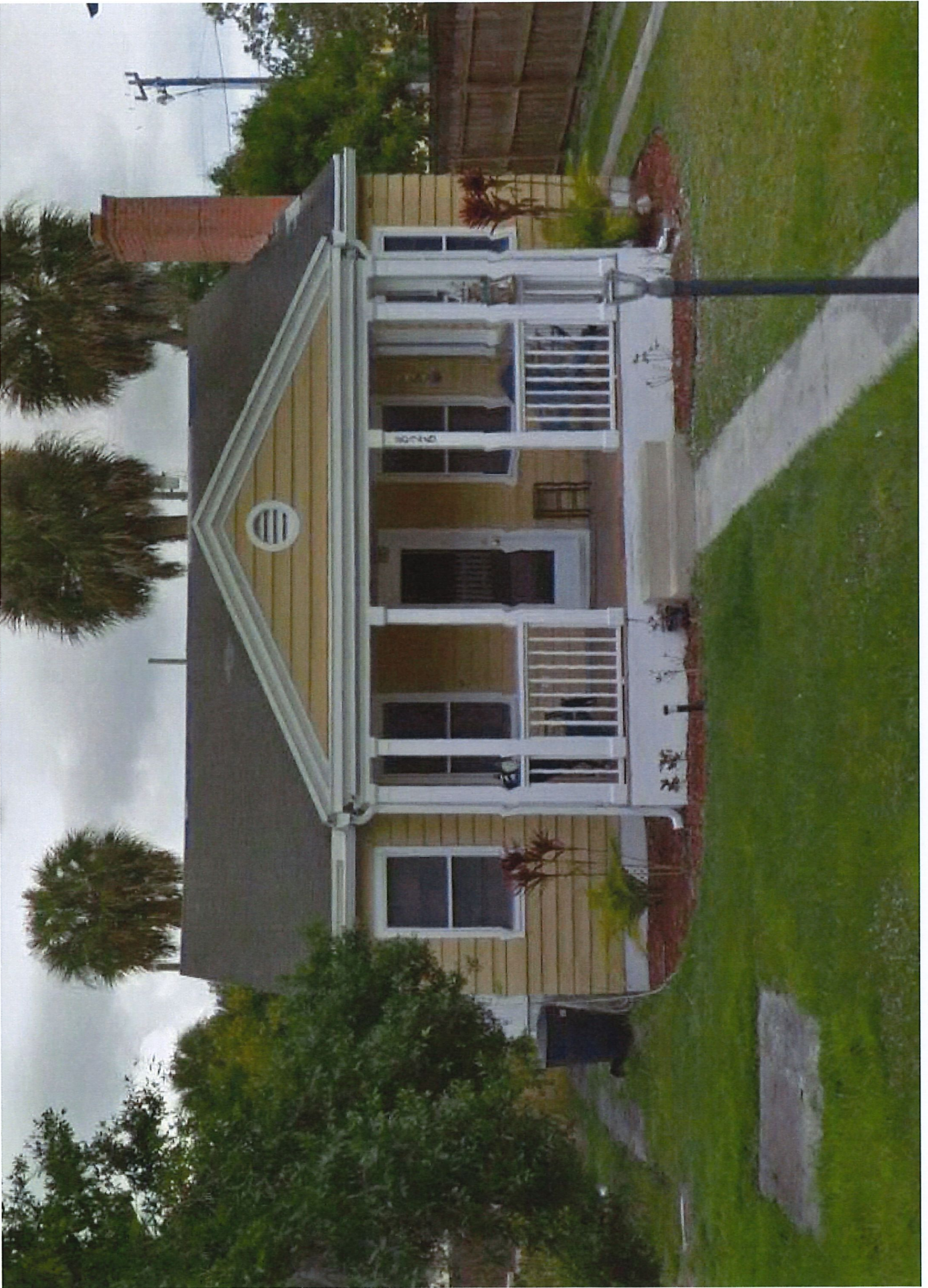


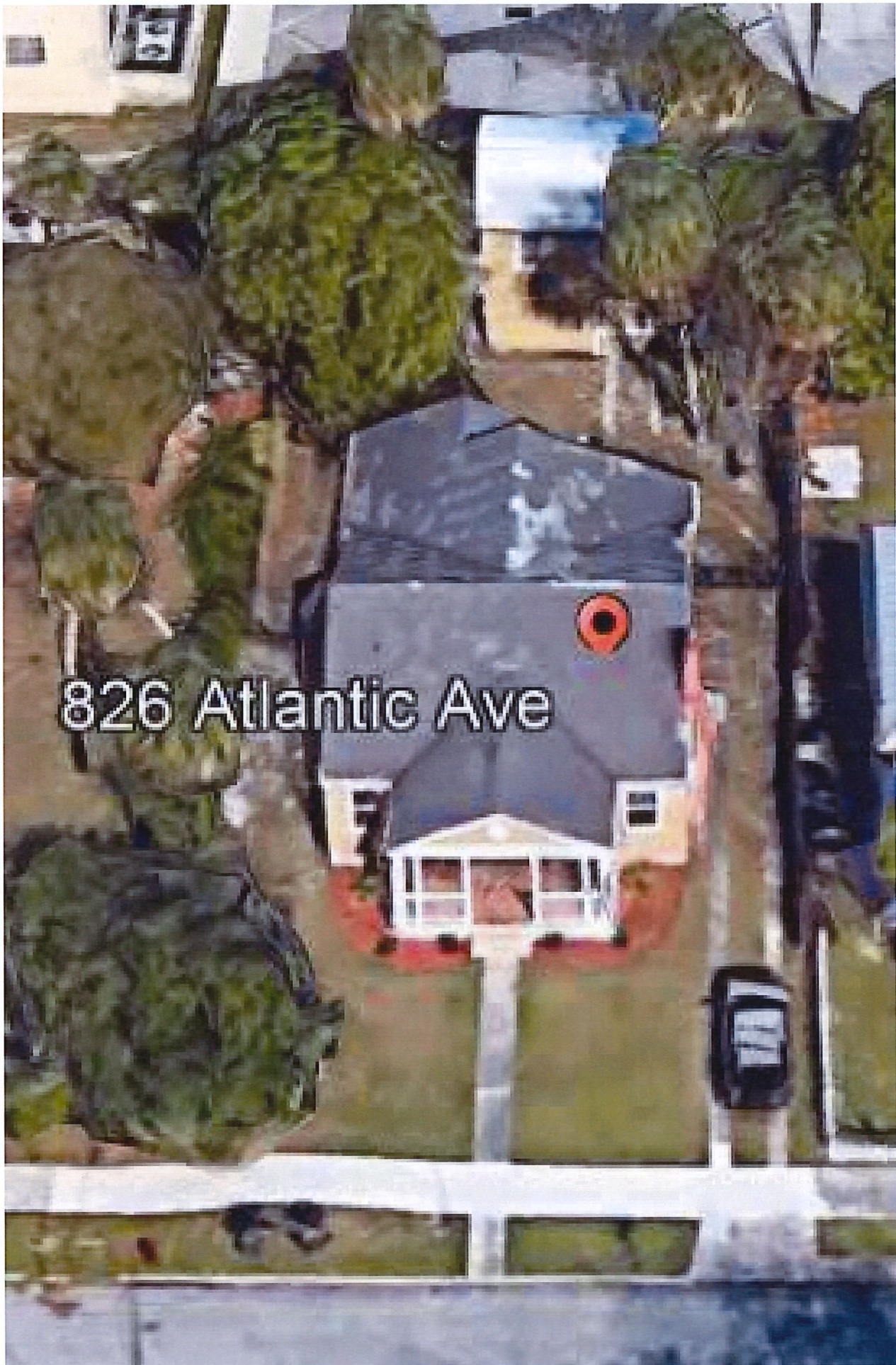












826 Atlantic Ave



Bldg. Permit # \_\_\_\_\_

COA# 18-08



# 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: 907 Citrus Ave, Ft Pierce, FL 34950

Parcel ID #: 2410-706-0079-000-6

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): Shane Mulgrew

Mailing Address: 2695 Columbia Trl, Loveland, OH 45140

Phone Number(s): 513 774 9515 Email: \_\_\_\_\_

**Applicant**  
Name(s): Master Craft Aluminum

Mailing Address: 1634 SE Niemeyer Cir, Port St Lucie, FL 34952

Phone Number(s): 772-335-1177 Email: mastercraftaluminum@gmail.com

**Representative**  
Name(s): Jeff Jackman

Mailing Address: 1634 SE Nimeyer Cir, Port St Lucie, FL 34952

Phone Number(s): 772-335-1177 Email: mastercraftaluminum@gmail.com

*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, Daria Ryan P.O.A as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Daria Ryan P.O.A  
Signature of Owner

1/16/18  
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) Installing front and rear doors on the home.

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

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

Installing front and rear doors on the home.

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.

Opening

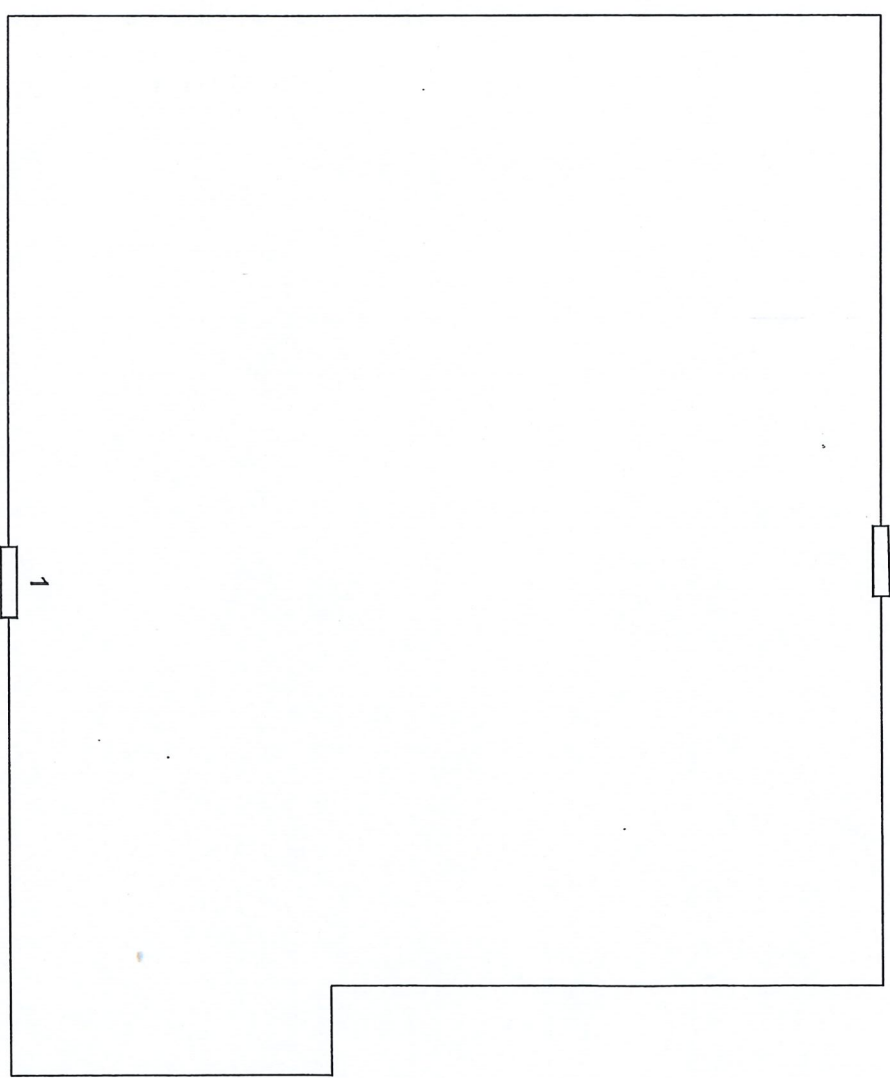
Size  
(W x H)

- 1. (Front Door) 36 x 80
- 2. (Back Door) 36 x 80

CITY OF FORT PIERCE

Reviewed: \_\_\_\_\_

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



Shane Mulgrew

807 Cirus Ave  
Ft Pierce, FL 34950

COPYRIGHT FEMWEST.COM

SCALE: NOT TO SCALE

DATE: Jan 08, 2018

PAGE DESCRIPTION: Site Plan

PAGE: 1 OF 1

# plastpro

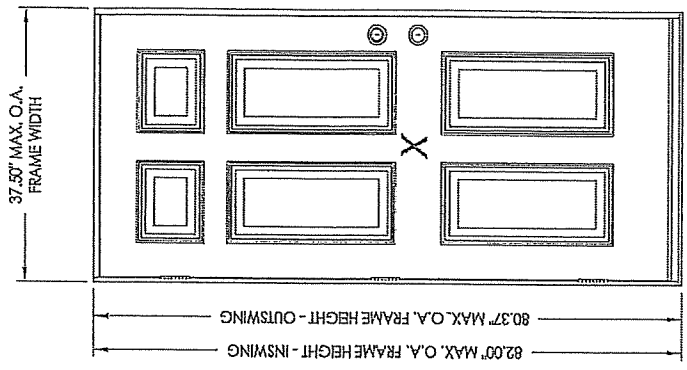
5200 W. CENTURY BLVD.  
LOS ANGELES, CA 90045

**Smooth / Wood Grain / White Wood Grain  
Rustic / Mahogany**  
**Series Fiberglass Door**  
**INSWING / OUTSWING**  
**"IMPACT"**

**GENERAL NOTES**

- This product has been evaluated and is in compliance with the 6th Edition (2017) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
- Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
- When used in areas requiring wind borne debris protection this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
- For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
- Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
1	Typical elevation, design pressures, & general notes
2	Door panel details
3	Horizontal cross sections
4	Vertical cross sections
5	Buck and frame anchoring - 2x buck masonry construction
6	Frame anchoring - 1x buck masonry construction
7	Bill of materials & components



SWING	OVERALL FRAME DIMENSION	DESIGN PRESSURE (PSF)	
		POSITIVE	NEGATIVE
INSWING	37.50' x 82.00"	+65.0	-70.0
OUTSWING	37.50' x 80.37"	+65.0	-65.0

October 19, 2017

Documents Prepared By: Lyndon F. Schmidt  
P.E. No. 43409

FLORIDA PROFESSIONAL ENGINEER  
L.F. SCHMIDT  
No. 43409  
\* LICENSE \*

BUILDING CONSULTANTS, INC.  
P.O. Box 230, Vero Beach, FL 33595  
Phone No. 813.559.9197  
FBPE O.A. No. 9813

PRODUCT: PLASTPRO INC. FIBERGLASS DOOR

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

REVISIONS	
NO.	DATE
2	10/19/17 UPDATE TO 6TH ED. (2017) FBC
1	04/22/16 UPDATE TO 5TH ED. (2014) FBC

DATE: 02/16/12

SCALE: N.T.S.

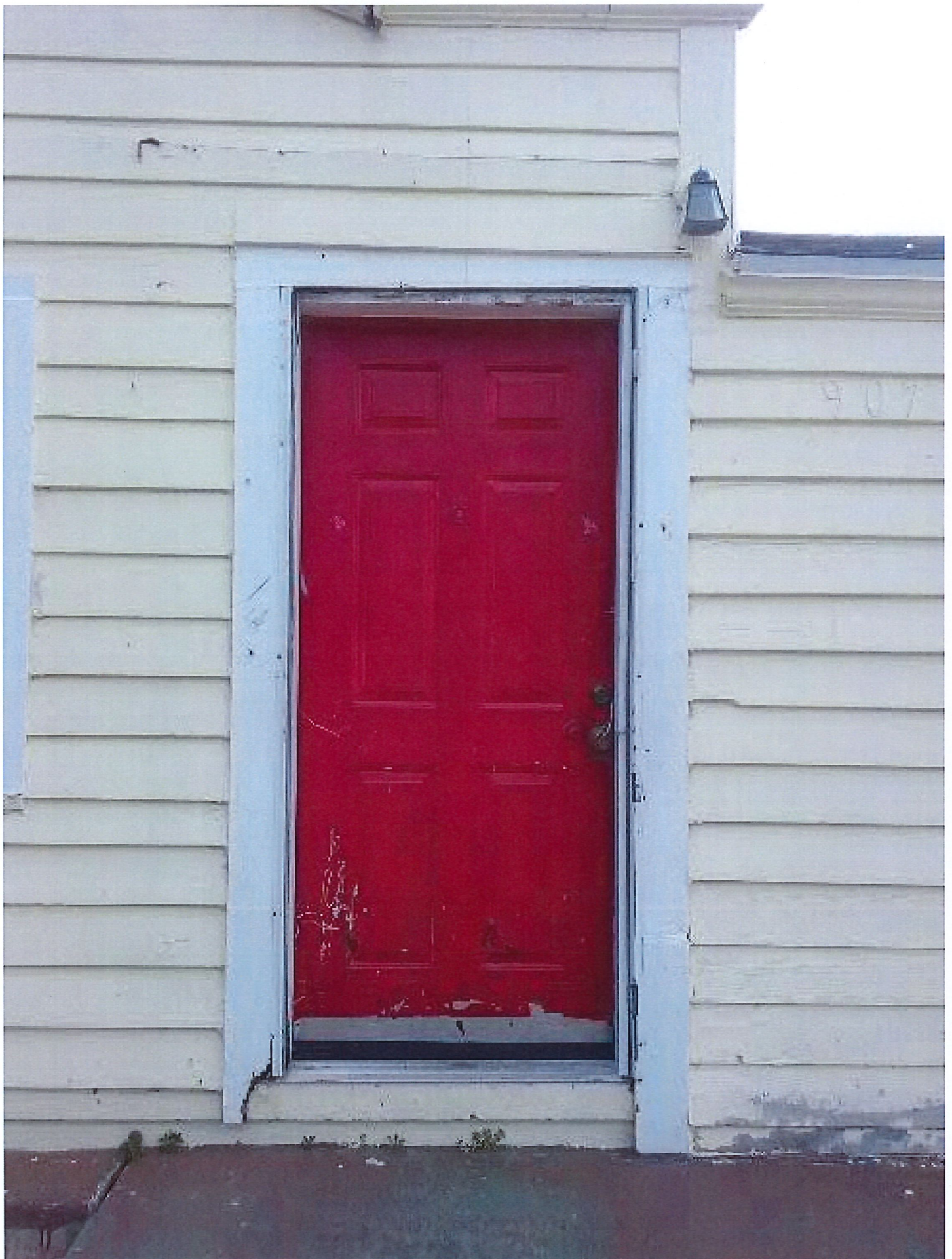
DWG. BY: JK

CHK. BY: LFS

DRAWING NO.: FL-15213.1

SHEET 1 OF 7









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

COA#18-09     HISTORIC PRESERVATION BOARD APPROVAL     ADMINISTRATIVE APPROVAL

Site address: 725 Avenue D

Contributing     Non-Contributing     Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Re-roof - one overhang roof. Tear off tile; re-nail deck to current building codes. Install Santa Fe Spanish Tile Roof System (5 color blend) over Owens Corning self-adhered underlayment.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

\_\_\_\_\_  
Paul Samson, Chair                      Date  
Historic Preservation Board

*Administrative Approval*

  
\_\_\_\_\_  
Maria Lewicka, AICP                      Date  
Historic Preservation Planner                      1/24/18

*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](mailto: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.*

Owner	St Lucie County 2300 Virginia Avenue Fort Pierce, FL 34982	E-Mail <a href="mailto:rgonzalez@coast.com">rgonzalez@coast.com</a>
Applicant	J.A. Taylor Roofing Inc. 302 Melton Drive Fort Pierce, FL 34982	E-Mail <a href="mailto:Nadine@jataylorroofing.com">Nadine@jataylorroofing.com</a>
Other	Paul Thomas, CFP Building Administrator	E-Mail
	Kim West, CFP Building Department	E-Mail
	Susan Keller, CFP Building Department	E-Mail

Bldg. Permit # \_\_\_\_\_

COA# 18-09



# 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: 725 AVENUE D  
Parcel ID #: 2410-601-0197-000-7  
Type of Designation:  Contributing  Non-contributing Site within the LINCOLN PARK Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

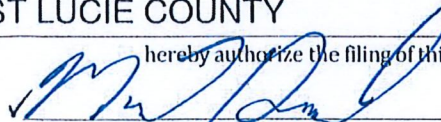
Property Owner(s) Name(s): ST LUCIE COUNTY  
Mailing Address: 2300 VIRGINIA AVE, FT PIERCE FL 34982  
Phone Number(s): 772-216-1667 Email: RGONZALEZ@COASL.COM

Applicant Name(s): J.A. TAYLOR ROOFING INC  
Mailing Address: 302 MELTON DR, FT PIERCE FL 34982  
Phone Number(s): 772-466-4040 Email: NADINE@JATAYLORROOFING.COM

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

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

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

  
Signature of Owner

01/16/18  
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) RE-ROOF

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

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

TEAR OFF TILE, RE-NAIL DECK TO CURRENT BUILDING CODES. INSTALL SANTA FE TILE ROOF SYSTEM (5 COLOR BLEND) OVER OWENS CORNING SELF-ADHERED UNDERLAYMENT.

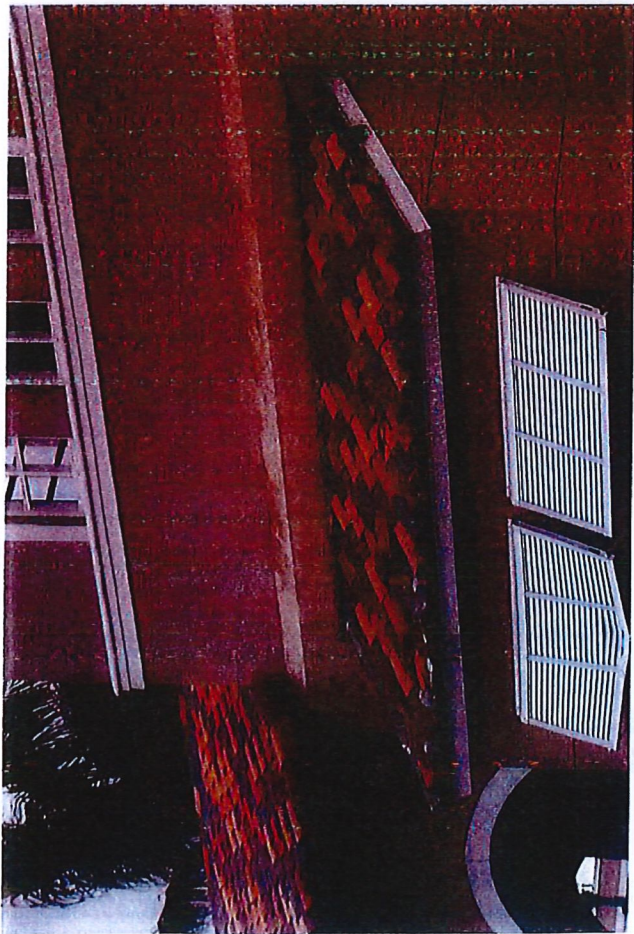
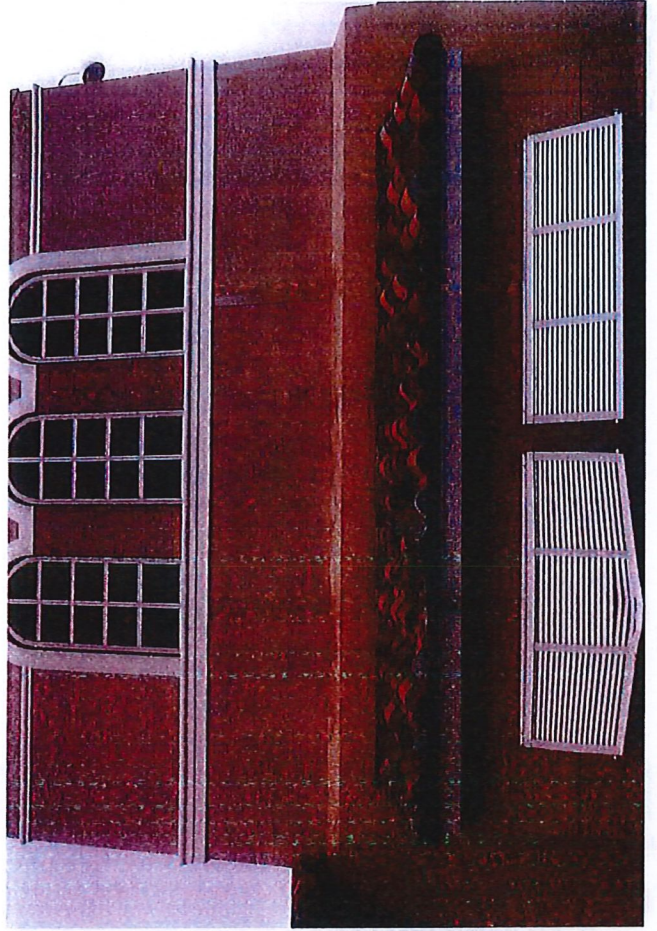
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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

**Application Requirements**

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





**5. LABELING**

5.1 All tiles shall bear the imprint or identifiable marking of the manufacturer's name or logo as shown below, or following statement: "Miami-Dade County Product Control Approved".

# SANTA FE TM MADE IN COLOMBIA

LABEL FOR SANTA FE SPANISH "S" CLAY ROOF TILE

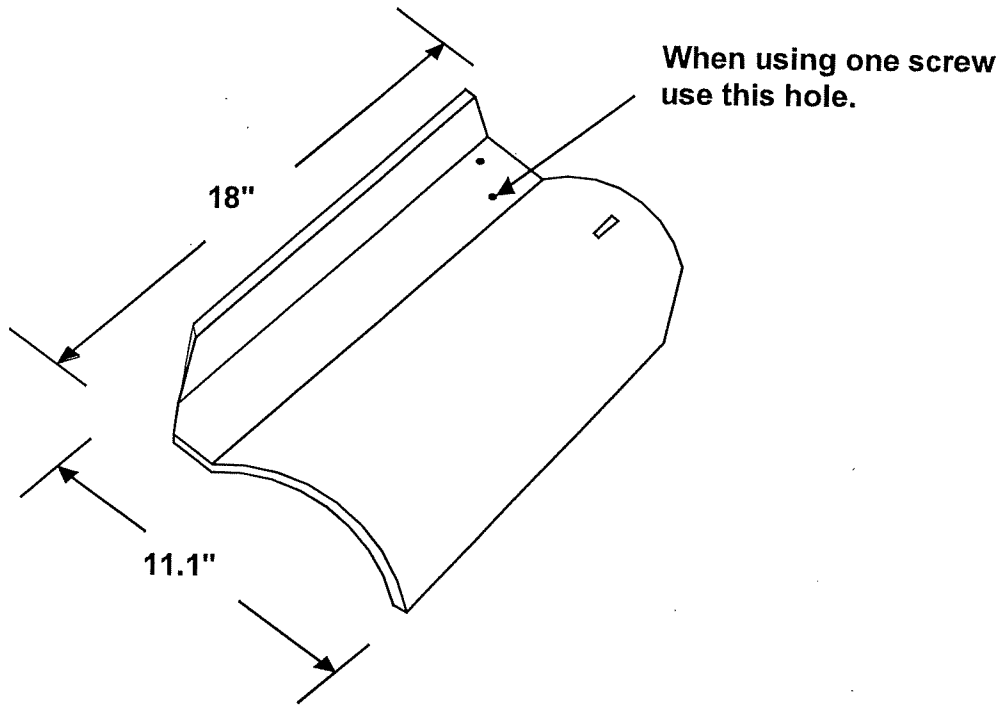
**6. BUILDING PERMIT REQUIREMENTS**

6.1 Application for building permit shall be accompanied by copies of the following:

6.1.1 This Notice of Acceptance.

6.1.2 Any other documents required by the Building Official or applicable building code in order to properly evaluate the installation of this system.

**PROFILE DRAWING**



**"SANTAFÉ S" CLAY ROOF TILE**

**END OF THIS ACCEPTANCE**







THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*



Bldg. Permit # \_\_\_\_\_

COA# 18-11

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: \_\_\_\_\_

100 AVENUE A

Parcel ID #: \_\_\_\_\_

2410-503-0048-000-7

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): \_\_\_\_\_

ADAMS RANCH INC.

Mailing Address: \_\_\_\_\_

P.O. Box 12909, FT. PIERCE, FL. 34979

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

Applicant

Name(s): \_\_\_\_\_

ADAMS RANCH INC

Mailing Address: \_\_\_\_\_

P.O. Box 12909 FT. PIERCE, FL. 34979

Phone Number(s): \_\_\_\_\_

Email: \_\_\_\_\_

Representative

Name(s): \_\_\_\_\_

ADELE KING - PROPERTY MANAGER

Mailing Address: \_\_\_\_\_

100 AVENUE A 1H FT. PIERCE FL. 34950

Phone Number(s): \_\_\_\_\_

772-332-8668 Email: adeleking@fpiercecommercial

*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, \_\_\_\_\_

ADAMS RANCH INC

as Owner(s) of the subject property, do

hereby authorize the filing of this application on my/our behalf.

Michael L. [Signature] Pres.

Signature of Owner

1/24/18  
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) painting, repairing front fascia + front,

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

Please provide a detailed description of the proposed work to be performed: during repairs to front of building, we have a scaffolding company building the scaffold on the front porch. The porch shingles must be removed to accommodate the scaffold. The roofer will be replacing the shingles that have been removed.

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

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



Salon  
Bangz

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

Salon  
Bangz

772-489-0910



FREEDOM BOAT CLUB UPSTAIRS

ALISON LEFFEW ATTORNEY AT LAW 772-166-4678