



RECEIVED

AUG 20 2019

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

CITY OF FORT PIERCE  
PLANNING & ZONING

COA# 19-55

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 207-209 Orange Avenue  
Parcel ID #: 2410-507-0002-000-5  
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): Jetset Events LLC  
Mailing Address: 207 1/2 Orange Ave, Suite A  
Phone Number(s): On file Email: On file

Applicant  
Name(s): Kris Einstein  
Mailing Address: On File  
Phone Number(s): On File Email: On File

Representative  
Name(s): N/A  
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, Kris Einstein as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]  
Signature of Owner

8-2019  
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) Remove "Andrew J. Kennedy" from Building

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

Remove the 10" exterior channel letters (signage) to allow storefronts on lower level the space to advertise & have better overall visibility, which is something they are lacking due to building's recessed alcove.

Our intention is to match the signage on the buildings across from us (see picture). See attachment for explanation of why this building was named.

**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.

Request for removal of "Andrew J. Kennedy" signage on exterior of building.

1. The building was just "recently" named "Andrew J. Kennedy" on May 24, 2008 per COA 08-12 (see attached)
2. The Property dates back to 1845 (see timeline) & shows Andrew J. Kennedy purchased the property in 1912 & built the original building in 1924, then there is no mention of him after the satisfaction of Mortgage on April 24, 1927.
  - a. Owner/Applicant has the Abstract of Title that documents the property from 1845 until August 10, 1972, along with other documents from 1972 until present.
    - i. Due to the delicateness and age of the Abstract of Title, along with it being bounded – it is very difficult to make photocopies without damaging them; but Owner/Applicant will make book available to review.
  - b. Attached Timeline was put together by former owner of building from the Abstract of Title.

Quick Overview

- Sept 14, 1926 – The Woodmount Co assumed mortgage and building became known as "Woodmount Building."
- April 18, 1927 – Western Union Telegraph Company obtains 5-year lease on ground floor in 207 Orange Ave for \$900 for the first three years and \$1,200 per year thereafter.
  - For years, this building was actually known locally as the "Western Union Building."
  - Western Union remains a tenant until at least 1943
- 1937 - Montgomery Ward was tenant in ground floor space of 209 Orange Ave until at least 1943
- There were several owners before & after Andrew J. Kennedy. Here are some highlights:
  - 1989 building was known as "Guerriero Building" as well as "Monarch Building" and was deemed "Mainstreet's First Restoration Success."
  - 1999 building was known as Prince Eon Building owned by Celcilia Menckeberg (see attached Mainstreet Times

1999

Prince Eon Bldg

**THE TOP TEN COMMERCIAL RENOVATIONS IN FORT PIERCE NOMINATED FOR THE 1999 MAYOR'S GOLDEN HAMMER AWARD.**

owner: Cecilia Menckeberg

8



MainStreet TIMES

October 1999

**Nominations for the Mayor's Gold Hammer Award**

**COMMERCIAL IMPROVEMENT**

**Business Name**

**Business Owner**

**Address**

Sunshine Coin Laundry  
Denmak Building  
Skatetown USA  
Enrico's Restaurant  
Second Street Station  
The Limelight  
Norchem  
Bed Bath & Kitchen  
→ Prince Eon Building  
Southtrust Bank

Tom Rhodes  
Vincent Lloyd  
Jerri & Harry Stuart  
Janc, Inc.  
Vicki Ward  
Mark Muller  
John Wolfster  
Karen Kane Interiors  
Cecilia Menckeberg

1606 Orange Avenue  
U.S. 1 & Delaware Avneue  
4301 South U.S. 1  
3215 South U.S. 1  
N. Second Street / Avenue A  
221 Orange Avenue  
SE Corner Seaway & Bayshore  
201 North Second Street  
207-209 Ornage Avenue ←  
2597 South U.S. 1

**RESIDENTIAL IMPROVEMENT**

**Owner's Name**

**Address**

Jeff & Susan Amedure  
Patricia Farmer  
Sarah Mays  
Georgia Greely  
Jim Jones  
Catherine Tucholski  
Mr. & Mrs. O. John Molina  
Dr. & Mrs. James Cole III

806 Citrus Avenue  
642 South 13th Street  
1217 North 22nd Street  
705 El Rancho Drive  
714 South 24th Street  
2826 Oleander Avenue  
802 Florida Avenue  
2003 Mimosa Avenue

**NEW CONSTRUCTION**

**Business Name**

**Business Owner**

**Address**

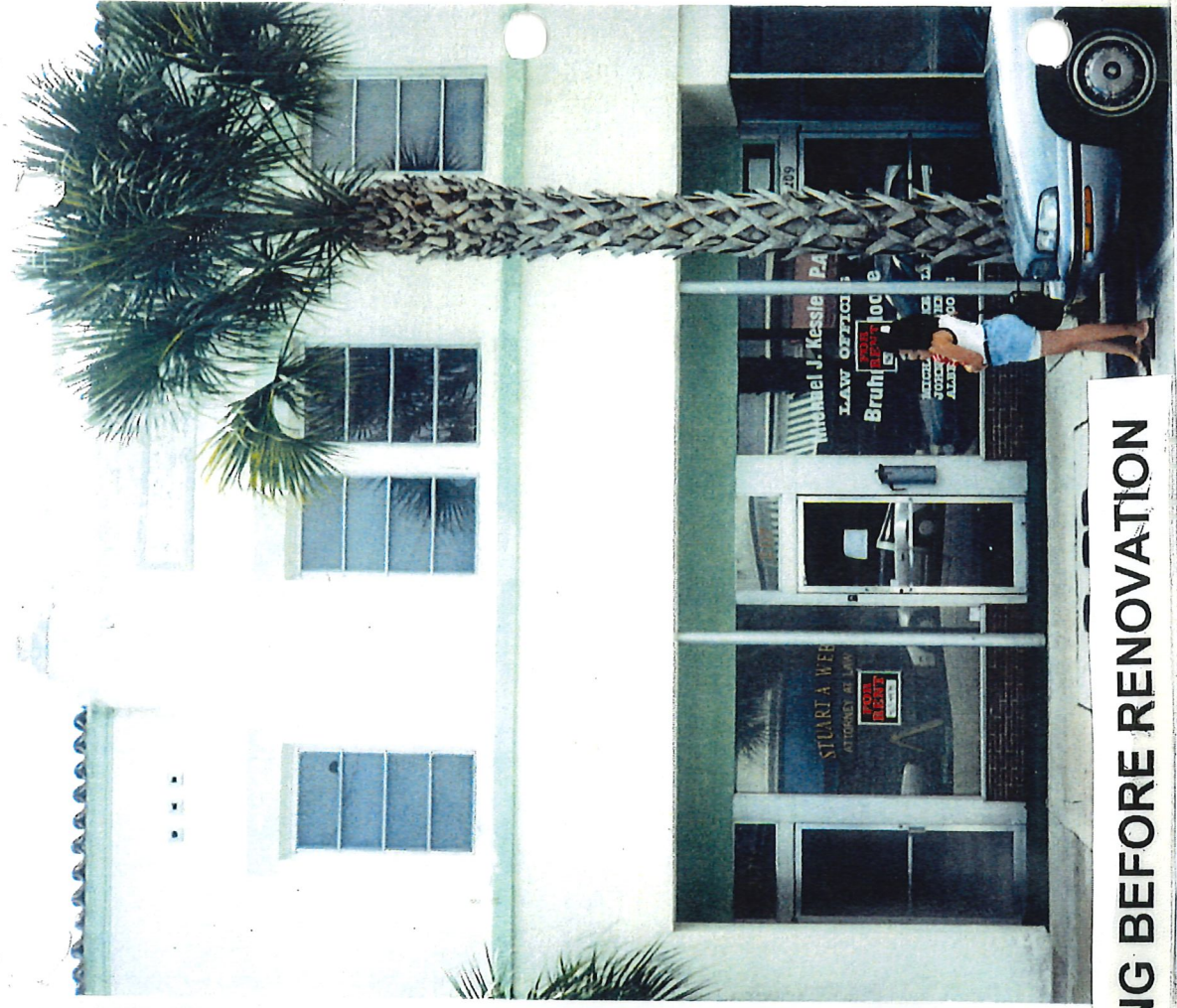
Holiday Inn Express  
Smithsonian Institution

Mark Floyd et al  
Smithsonian Institution

1230 Seaway Drive  
701 Seaway

**SPECIAL RECOGNITION**

BEFORE



THE MONARCH BUILDING BEFORE RENOVATION



**THE MONARCH BUILDING BEFORE RENOVATION**



**THE MONARCH BUILDING AFTER RENOVATION**



6861



6861  
1989



Art Deco period of 1920s

1989?

Guerrero Bldg peach + green

Feb 7, 1989

WERE IT ALL BEGAN: THIS COVER STORY IN THE NEWS TRIBUNE OF TUESDAY FEBRUARY 7TH 1989 SAYS IT ALL - MAIN STREET'S FIRST SUCCESS

# Peachy project

## Main Street's restoration has its first success

By Sue Smith  
Tribune Writer

FORT PIERCE --- The newly painted peach and green Guerrero Building at 207 Orange Ave. is the first building spruced up in Main Street Fort Pierce Inc.'s downtown restoration project.

Under the program, downtown property owners can apply for a 50 percent reimbursement of their costs, not to exceed \$1,000, said Tom Kindred Jr., program manager for Main Street. Renovations must be in keeping with the original style of the building.

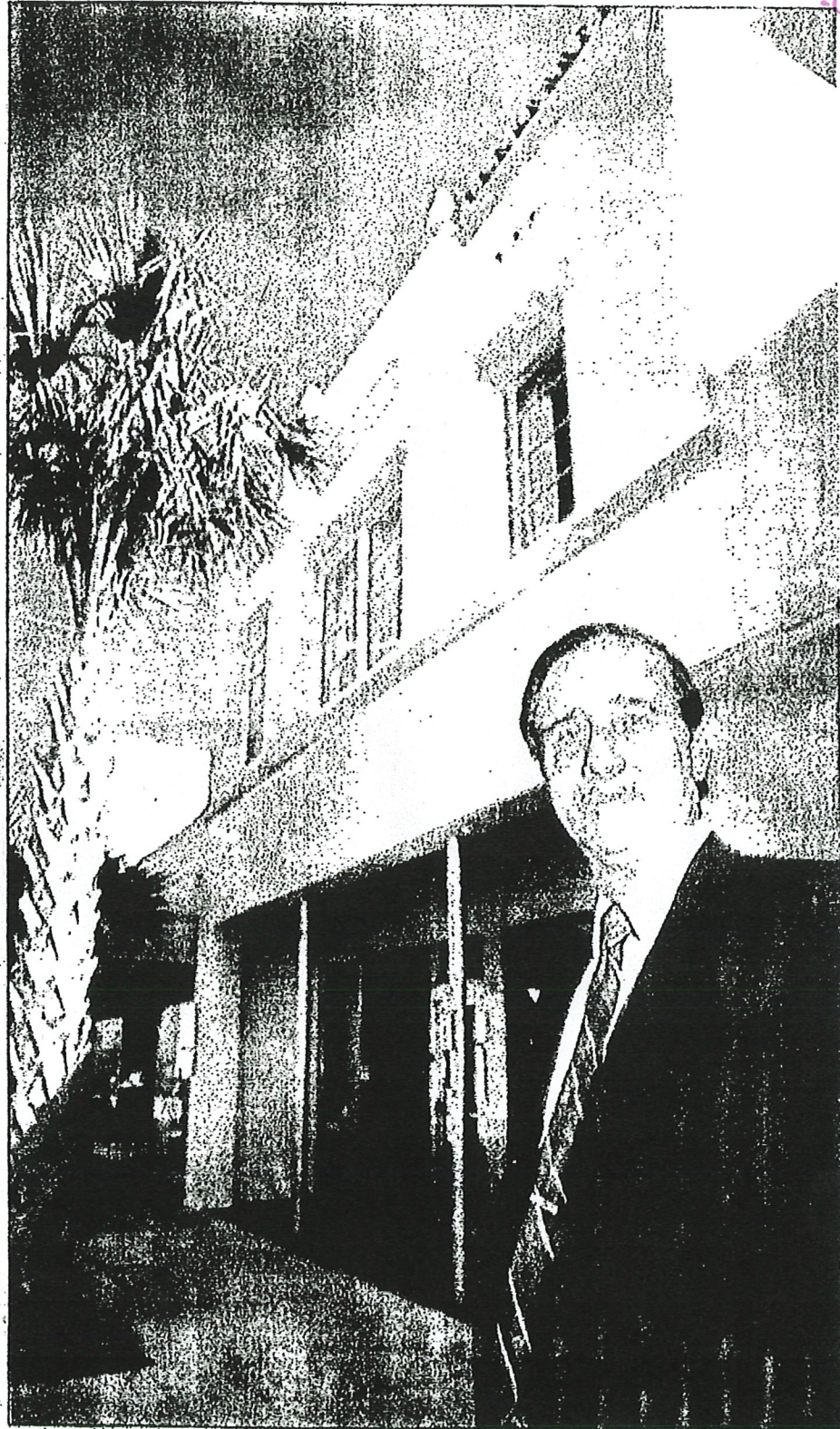
Fort Pierce got its Main Street designation in March 1988, and with it came state and federal assistance in the form of architectural and restoration advice. It's one of 18 so designated in Florida and one of two — the other is Stuart — on the Treasure Coast. There are more than 100 in the country.

Keeping the original design in mind, especially those from the turn of the century and the art deco period of the 1930s, state architects come up with several plans for improvements which are submitted to property owners.

John Guerrero, owner of the building which houses several commercial enterprises and mostly attorneys' offices, said he was pleased with the assistance he got.

"The architect came from Tallahassee and looked at it," Guerrero said. "Apparently it was some architectural significance from the early 1930s. It is one the state people had taken an interest in."

Money for Main Street renovations comes from tax money, tax deductible donations and memberships. Begin-



The Trib Local

William Ide/The T

See PROJECT, page B7

John Guerrero stands in front of his recently renovated office at 207 Orange Ave.

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William Ide/7

See PROJECT, page B7

John Guerriero stands in front of his recently renovated office at 207 Orange Av

# Project

From B1

ning with the 1987-88 fiscal year and continuing through 1989-90, Fort Pierce has agreed to give \$12,000 annually and St. Lucie County is kicking in \$8,000 per year.

The state architect gave Guerriero four or five ideas and color schemes for each one. Guerriero's wife, Marjorie, chose the colors. "I want to improve my buildings any time I can. This program gives a relatively small property owner like me the

chance of getting some real expertise," he said.

Guerriero did some remodeling first and a local company, John Wayne Painting, did the painting. The entire outside was repainted in peach with green trim, enhancing stucco relief work over windows, the center top and a rectangle just below the roof.

The moulded center top, between sections of orange tile roof, may have been fashioned right here, Guerriero said. "Back in those days we had some artisans

who could create that on the job site."

Kindred said work at SGS Printers on Orange Avenue, east of the railroad tracks, is under way. It involves matching paint strips near the top to the color of deco-style tiles on the front.

Other businesses considering the program are Sweet's Jewelers and the Gray Gull restaurant, both on Avenue A, Kindred said.

The jewelry store may redesign

its front to conform to the original style, remove a canopy and install a 1920s style neoclock over the door, he said. The Gray Gull may do some renovations matching its 1930s deco style tiles.

Another product Kindred said he would like to see in downtown Fort Pierce are glass blocks like those at Chaney's House Flowers. "They aren't used much anymore," he said. "They just so expensive."

History of 207-209 Orange Avenue, Ft. Pierce, FL  
 Mary A. Tyler's Subdivision, West 30 ft of Lot 2, Block J, Section 10, Township 35 South, Range 40 East

Date	Property Description	Property Transfer			Other Event	Comments
		From	To	Cost		
2/26/1908	Lots 2 & 3, Block J	E.A. & M.H. Champlain	Bartleson Company	\$3,000		Quit Claim Deed
5/7/1908	" & all buildings	Bartleson Co.	J.G. & W.L. Coats	\$720 ann	Lease	
8/20/1912	Lots 2 & 3, Block J	Bartleson Co.	A.J. Kennedy	\$10		Warranty Deed
7/3/1913	"	A.J. & S.M. Kennedy	G.E. Mims	\$2,800		Mortgage
1/28/1915	"	G.E. Mims	A.J. & S.M. Kennedy	\$2,800		Satisfaction of Mortgage
7/17/1924	West 30' of Lot 2, Block J	A.J. & S.M. Kennedy	B. Katcher	\$10	Resubdivision	Warranty Deed
7/18/1924	"	B. & A.D. Katcher	A.J. Kennedy	\$5,500		Mortgage
7/15/1925	"	State of Florida	Ft. Pierce Realty Corp		Incorporation by B. Katcher & Holtsberg	
11/23/1925	"	B. & A.D. Katcher	Ft. Pierce Realty Corp	\$10		Warranty Deed
4/30/1926	"	Ft. Pierce Realty Corp	G. Holtsberg	\$10	Assumption of \$5500 Mortgage	Warranty Deed
9/14/1926	"	G. & B. Holtsberg	Woodmount Co.	\$10	Assumption of \$5500 Mortgage	Warranty Deed
4/18/1927	"	Woodmount Co.	Security Bond & Mortgage Co., Inc.	\$15,000		Mortgage (assigned to Baltimore Trust Co. on 12/8/1930)
4/20/1927	"	A.J. Kennedy	B. & A.D. Katcher	\$5,500		Satisfaction of Mortgage
6/30/1927	"	Woodmount Co.	Western Union Tel.	\$900 ann	Lease	
5/20/1931	"				Foreclosure proceedings initiated against Woodmount Co. by Baltimore Trust Co.	
8/5/1932	"				Final decree of foreclosure - property ordered sold at public auction	
9/5/1932	"	Court-assigned Special Master	The Somerset Co.	\$10,000	Highest bidder at public auction	
10/1/1932	"	The Somerset Co.	Maryland Casualty Co.	\$10,000		Mortgage
9/30/1937	209 Orange Ave in "	The Somerset Co.	Montgomery Ward & Co., Inc.	\$35/mo.	Lease	

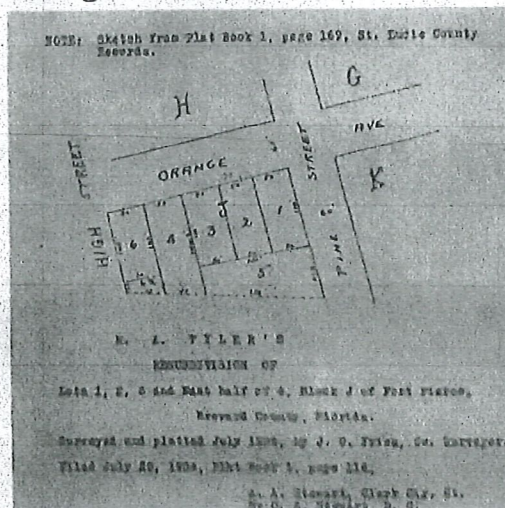
## Significant events in the History of the Andrew J. Kennedy Building and Adjoining Lands

Mary A. Tyler's Subdivision, West 30ft of Lot 2, Block J,  
Section 10, Township 35 south, Range 40 East

- 1845 Township 35 south, Range 40 East surveyed by A.H. Jones and Geo. Houston
- 1887 February 19<sup>th</sup>: Lot 3, Section 10, Township 35, east to the Indian River, comprising 13.02 acres, from Elizabeth and Rouben Carlton to Julius Tyler. Later (August 15, 1887) deeded from Julius Tyler and Mary A Tyler, his wife, to the Florida Canning Company. Consideration: \$1200.00
- 1888 March 15<sup>th</sup>: Julius Tyler purchased Lots 1 & 2 of Block K from P.P. Cobb, erected a house on Lot 1, Block K, and resided therein with his family until his death in 1897.
- 1888 April 2<sup>nd</sup>: Lot 3, Section 10, Township 35, east to the Indian River, comprising 13.02 acres, from the Florida Canning Co. to I.C. Lewis, I.E. Brown and D.W. Tuttle (Except for Lots 1 and 2 in Block J retained by Julius Tyler)
- 1891 March 2<sup>nd</sup>: Lots 1, 2, 3 and 4, Block J, extending from High Street (now Depot Dr. and FEC right of way) to Pine Street (now S.E. 2<sup>nd</sup> Street), from the Florida Canning Company to Julius Tyler (mortgage obtained from Indian River State Bank for \$4000, March 13, 1893).  
**Photo A** (c. 1892) shows the undeveloped eastern portion of this property; the tree near the intersection with Pine Street (S 2<sup>nd</sup> Street) also can be seen on **Photo B** in front of the Buckhorn Saloon, built around 1900.
- 1897 August 23<sup>rd</sup>: Julius Tyler dies. Heirs are Mary A. Tyler, his widow, Frank M. Tyler and Fred R. Tyler, his sons. (Julius died without a will. Fred R. found *non compos mentis*, Frank M. assigned his guardian.)

1902 Final Decree deeds Lots 1, 2, 3, and E ½ of lot 4, Block J to Mary A. Tyler.

1904 Sketch of M.A. Tyler's Resubdivision of Lots 1, 2, 3 and east half of 4, Block J, surveyed and platted July 1904. Filed July 23<sup>rd</sup>, Plat Book 1, p. 116. Note that



Pine Street is now 2<sup>nd</sup> St.; High Street is now Depot Dr.

1908 Lots 2 & 3 of Block J leased by J.G. and W.L. Coats. W.L. Coats is seen in **Photo C** leading the July 4<sup>th</sup> parade in 1905. **Photo D** is of the same parade.

**Photos E and F**, c. 1908 and 1910, respectively, shows development of Ft. Pierce downtown area prior to the construction of the Sunrise Theater and the Andrew J. Kennedy Building.

1912 Lots 2 & 3 of Block J, from C.W. Bartleson Co. to Andrew J. Kennedy.

1913 Lots 2 & 3 of Block J, from Andrew J. Kennedy and Stella Mims Kennedy to Gertrude E. Mims for mortgage consideration of \$2800.00

1915 Lots 2 & 3 of Block J, from Gertrude E. Mims to Andrew J. Kennedy and Stella Mims Kennedy upon satisfaction of mortgage.

**1924** The west 30 ft of Lot 2, Block J subdivided and deeded to Andrew J. Kennedy. Mortgage secured from Bertha Katcher for \$5500 (presumed to be construction loan).

**1924** Building at 207-209 Orange Avenue, occupying the west 30 ft of Lot 2, Block J, constructed. **Photo G**, taken in 1925 and shown here as a drawing from the original photograph, is the first photo found that includes the Andrew J. Kennedy Building.

1926 Sept. 14<sup>th</sup>: The Woodmount Co., Inc. assumes \$5500 mortgage.

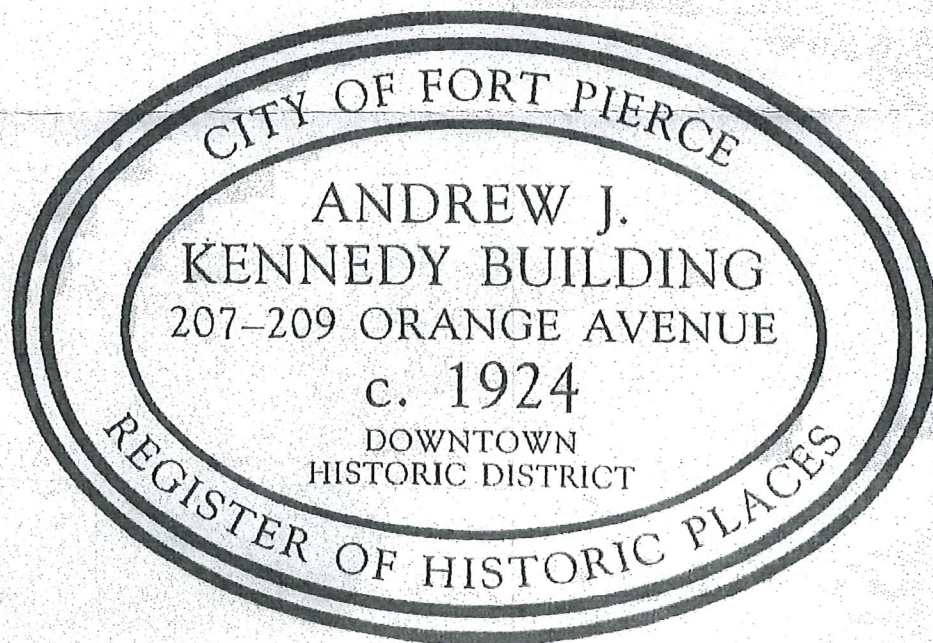
1927 April 18<sup>th</sup>: The Woodmount Co., Inc. obtains new mortgage for \$15,000.

1927 June 30<sup>th</sup>: The Western Union Telegraph Company obtains 5-year lease on ground floor space at 207 Orange Avenue for yearly sum of \$900 for first three years and \$1200 per year thereafter. (For years the A.J. Kennedy Building was known locally as the "Western Union Building.")

1932 The Woodmount Co., Inc. defaults on mortgage. 207-209 Orange Avenue property sold at public auction to the Somerset Co.

1937 Sept 30<sup>th</sup>: Montgomery Ward & Co., Inc. leases store room at 209 Orange Avenue for monthly sum of \$35 (Western Union & Montgomery Ward remain tenants until at least 1943).

- 1938 Feb 1<sup>st</sup>: Somerset Co. sells property to Edward C. Jones. Upon his death, property deeded to John Paul and Marie Hall Jones in 1940.
- 1944 July 3<sup>rd</sup>: J.P. Jones and M.H. Jones sell property to Adrian M. Sample.
- 1971 April 27<sup>th</sup>: Adrian M. Sample dies. Trusts are established from proceeds and investments of his estate to fund educational scholarships.
- 1989 February 7<sup>th</sup>: The News Tribune (**Photo H**), touts the restoration of 207-209 Orange Avenue (the Andrew J. Kennedy Building) as Main Street Fort Pierce Inc.'s "first success." John Guerriero, a local attorney, was the owner at the time of this phase of initial restoration.
- 2001 August 30<sup>th</sup>: Edward J. and Ivy E. Zillioux purchase the Andrew J. Kennedy Building; the restoration process continued with new lighting, plumbing, tile floors, carpets, air conditioners, roof, and more added from 2001 through 2007. Additional restoration is planned.





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

MATTHEW G. MARGOTTA, AICP, DIRECTOR  
PETER BUCHWALD, ZONING ADMINISTRATOR

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

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March 26, 2008

Mr. Edward J. Zillioux  
207-209 Orange Avenue  
Fort Pierce, Florida 34950

**RE: *Certificate of Appropriateness (COA) Application 08-17  
207-209 Orange Avenue, Fort Pierce, Florida***

Dear Mr. Zillioux:

At their meeting on Monday, March 24, 2008, the Historic Preservation Board of the City of Fort Pierce, Florida approved your request for the delegation of authority to the Historic Preservation Officer to review and grant Certificate of Appropriateness (COA) Application 08-17 to install 10" exterior channel letters (signage) to read "ANDREW J. KENNEDY BLDG" and the City of Fort Pierce Local Register Plaque, which will be mounted on the front façade of the building above the supporting columns.

Your Certificate of Appropriateness (COA) Application has been reviewed and COA 08-12 is granted for the above-mentioned mountings.

Should you have any further questions or concerns, please feel free to contact me at (772) 460-2200 Extension 241 or via e-mail at [kpowers@city-ftpierce.com](mailto:kpowers@city-ftpierce.com).

Sincerely,

Kia H. Powers  
Historic Preservation Officer

**Sale History**

Date:	Dec 22, 2016
Book/Page:	3949 / 1599
Sale Code:	0002
Deed:	WD
Grantor:	Zillioux Edward J
Price:	\$477,000
Date:	Aug 30, 2001
Book/Page:	1430 / 1924
Sale Code:	XX00
Deed:	WD
Grantor:	Menckeberg Cecilia E
Price:	\$240,000
Date:	Feb 19, 1999
Book/Page:	1205 / 0601
Sale Code:	XX00
Deed:	WD
Grantor:	Marjorie D Guerriero
Price:	\$106,000
Date:	Oct 11, 1994
Book/Page:	0924 / 1118
Sale Code:	XX02
Deed:	QC
Grantor:	John C Guerriero
Price:	\$100
Date:	Apr 1, 1987
Book/Page:	0542 / 1036
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$0
Date:	Sep 1, 1972
Book/Page:	0206 / 2562
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$32,000

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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207-209 Orange Ave.



ANDREW J. KENNEDY BLDG

VARSITY SPORTS SHOP  
211

211

209

207

207

ART GALLERY

ART

- Richard S. Smith, P.A.
- Anderson Consulting, Inc.
- City Foundation, Inc.
- Williams Enterprises
- Alton Burtis, Inc.
- Piston Realty Capital Corp.

THE CAGE LADY  
THE CAGE • CUP • CUP • CUP • CUP



FLOORING

CATERING

LATECH

VISIONS

SUNRISE CITY CAFE



CARPET

OPEN

VISIONS

SUNRISE CITY CAFE

SUNRISE CITY CAFE

SUNRISE CITY CAFE