

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, September 23, 2019 - 3:00 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 August 26, 2019 meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 19-55 - Sign Removal - 207-209 Orange Avenue
 - b. Certificate of Appropriateness 19-57 - New Dormer - 239 S. Indian River Drive
7. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - August 2019
8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Historic Preservation Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.
9. **CONSIDERATION OF ABSENCES**

10. **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: 09/23/2019

Information

REQUESTED ACTION

Minutes from the August 26, 2019 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Alicia Rosenthal

RECOMMENDATION

Approval

Attachments

Historic Preservation Board Minutes 8.26.19

Form Review

Form Started By: Alicia Rosenthal

Started On: 09/10/2019 03:54 PM

Final Approval Date: 09/11/2019

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, AUGUST 26, 2019, 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: **Kori Benton; Holly Theuns; Anthony Westbury; Michael Broderick; Suzanne Boardman, Chair**

Absent: **Paul Sampson; George Johansen; Jon Neprud; Charlie Hayek**

Staff Present: **Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant**

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

Mr. Westbury was made a regular voting member for the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the July 22, 2019 meeting

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the minutes from the July 22, 2019 meeting.

AYE: Holly Theuns, Anthony Westbury, Michael Broderick, Kori Benton, Chair Suzanne Boardman

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 19-52 - Sign - 100 S. 2nd Street

Ms. Lewicka gave an overview of the application and answered questions from the Board on the color scheme, style, illumination, installed barber pole, barbershop location, primary entrance and awning design.

Jhonattan Osorio, Operations Manager for the Galleria, stated the goal is to expose the new business and create more traffic.

Joe Zito, applicant representative, explained that he scaled down the sign to look unison with the space provided, and he wanted the sign to look clean, neutral and visible with the contrasting colors of the building. Mr. Zito noted that he can add the words "2nd floor" to the signage.

Bill Cushing, General Manager of The Braford Steak House, expressed he wanted the signage to be classy and clean. He stated the awning above the restaurant is plain black and the barbershop signage will look fine aesthetically.

Sandro, barbershop owner, answered questions from the Board on advertising, sign location and possibly removing the flat barber pole sign.

Mr. Benton addressed concerns with the upper floor businesses having distinct and individual signage and the tone and stage it would set for 2 and 3 story buildings in downtown Fort Pierce.

Mr. Benton explained that the Galleria has a broad sign package, which includes a tenant directory. Mr. Benton addressed concerns with adding individual tenant signs, for both the first and second floor, on the building and facade.

Mr. Broderick noted the barbershop sign package has three virtually identical design elements which is redundant, excessive and busy with The Braford Steak House restaurant awning and cow sign.

Ms. Lewicka said the original sign package did not include 2nd floor signage so the applicant can consider a new or amended sign package.

Mr. Benton stated he would support a cohesive sign design for the Galleria. Mr. Benton asked Ms. Lewicka to consider whether 2nd floor signs collectively are compatible from a design standpoint, and he wanted to be sure that the signs are not misleading customers routing to and from each business.

Ms. Theuns addressed concerns with the request for a second sign when approval was not received for the addition of the barber pole sign on the building.

Ms. Earley, Assistant City Attorney, stated the 2nd sign would require a Variance, because the first sign is already there, even though they did not go through the proper procedure to have it placed there.

Board discussion ensued on creating a cohesive sign package for the building, where future signs may be administratively approved because there are parameters in place.

Mr. Benton recommended signage on the facade, if the staircase is accessible to the

barbershop on the second floor. He also suggested that the barber pole be moved closer to the pedestrian walkway on 2nd Street and a pedestrian sign be placed above the staircase entry to route people to and from the barbershop, otherwise the signs would be misleading and out of place.

Motion was made by Kori Benton, and seconded by Michael Broderick to continue the item to the next Historic Preservation Board meeting, allowing the applicant to consider the overall sign package that was previously approved for the Galleria and consider whether the access point could be functional along 2nd Street and how the proposed barbershop and business can present a compatible sign exhibit with the overall sign package. The existing Barber Shop pole needs to be addressed as part of the new application or in addition to the application.

AYE: Anthony Westbury, Michael Broderick, Kori Benton, Holly Theuns, Chair Suzanne Boardman

Passed

b. **Variance from City Code Section 15-7(5)a7 to install Directional Sign at 111 Orange Avenue**

Mr. Broderick recused himself for the position he took at the last Historic Preservation Board meeting.

Ms. Lewicka explained that in order to grant the Variance, approval will be needed from all four Board members and the owner of the building has the option to postpone the item, but he has decided to move forward.

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

Jimmy Sanders, applicant, stated he was not aware of the directional sign limitations when he had the sign built. Mr. Sanders answered questions from the Board on the square footage of the building, scope of services being offered and occupancy of first floor.

Steve Tarr, owner, stated the charitable consultation business has a marquis sign above the entrance. Mr. Tarr answered questions from the Board on placing a directory sign for businesses on the 2nd floor of the building.

Mr. Benton stated the tenant is occupying the first floor of a large building in downtown and the signage previously approved for the tenant is not exceeding their overall allowance. Mr. Benton stated he is supporting the Variance because of the sign type and the overall size of the signs have been partitioned and separated out and the vertically integrated business encapsulates a few services.

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve the Variance for COA 14-46 and to encourage the owner of the building to get the PennellChing sign approved and add a directory sign when needed.

AYE: Anthony Westbury, Kori Benton, Holly Theuns, Chair Suzanne Boardman

Other: Michael Broderick (ABSTAIN)

Passed

c. **Certificate of Appropriateness 19-50 - Fence - 506 N. 7th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the fence finish, height of the concrete wall, the gate across the driveway and the clear vision area.

Joe Zito, applicant, said the purpose of the fence is to make the property more appealing, clean and safe. He stated the wall is about 20 feet from Cedar Place and 25 feet from 7th Street and raising the wall height would not effect the visibility and he also noted that there is a gate proposed to cross the driveway. Mr. Zito answered questions from the Board on painting or staining the fence.

Motion was made by Kori Benton, and seconded by Michael Broderick to approve Certificate of Appropriateness 19-50 for the installation of the picket fence, including that the fencing adhere to the city's clear vision areas and encouragement to paint the 4 foot tall picket fence in the front yard white.

AYE: Michael Broderick, Kori Benton, Holly Theuns, Anthony Westbury, Chair Suzanne Boardman

Passed

d. **Certificate of Appropriateness 19-53 - Additions and Alternations - 239 S. Indian River Drive**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the reuse of the structure, pavers, windows replaced, type of windows replaced, and if any windows were salvaged or retained.

Ms. Lewicka stated the basis for denial is the additions and alternations are not in the character of the building.

Mike Menard, applicant, provided additional details on the paver installation. Mr. Menard stated they were hired to do engineering to modify the roof structure from the inside without effecting the actual structure. Mr. Menard explained that they opened up the structure in the inside so it can be a usable functional conference area or business type use. Mr. Menard highlighted that the purpose of the dormer and the windows is to create more natural lighting into the area and the window sizes and shapes were modified to be more proportionate to the original design.

Mr. Menard answered questions from the Board on the use of teh building, storm water runoff, green space and timeline.

Mr. Benton stated there is an attempt to adaptively reuse the structure but there is not enough demonstrated support to change the roof line and alternations of the original window openings and distinct historic features that divine the structure that is on the National Register of Historic Places. Mr. Benton encouraged some type of landscape separation in the courtyard to where it would not cause runoff.

John Owens, owner, stated they are trying to put a building back to work. Mr. Owens encouraged the Board to look at the window design, and he explained that the arch window glass had always been painted white and when inside the building you cannot see the window. Mr. Owens noted that the windows are the same look, only wider, and he would be willing to scrap the dormer.

Ms. Lewicka said the proportions of the windows are changing.

After the vote Mr. Benton made an acknowledgement to the property owner and team that it has been refreshing to observe the significant investment in the historic structure. Mr. Benton said having the ability to adaptively reuse the structure to showcase it and invite more members of the public and visitors to and from the site will be a great addition to the City of Fort Pierce. Mr. Benton encouraged the teams continued accomplishments, even with the Boards lack of support for the alterations.

Motion was made by Kori Benton, and seconded by Michael Broderick to accept staff's recommendation for Certificate of Appropriateness 19-53:

- 1. Approval of the proposed paver courtyard, landscaping and railing.**
- 2. Approval of windows replacement with conditions: The replacement windows shall be of similar and compatible configuration, size, and design as those of the building's original windows and incorporating the central arching window. The replacement windows shall be made to fit the original window openings without the use of blocking or infill.**
- 3. Denial of the construction of the new dormer as the proposal does not meet the Secretary of Interior Standards 2 and 9 due to the conflicts and alterations listed: The new dormer seeks to change a character-defining roof form. The dormer addition is not in scale and harmony with the building's design. The juncture of the dormer's roof and the main roof is not located below the ridgeline of the main roof.**

AYE: Holly Theuns, Anthony Westbury, Michael Broderick, Kori Benton, Chair Suzanne Boardman

Passed

e. Certificate of Appropriateness 19-54 - Alternations, Additions and Demolition - 1009 Delaware Avenue

This item was withdrawn prior to the meeting.

Motion was made by Anthony Westbury, and seconded by Holly Theuns to accept the withdrawal of Certificate of Appropriateness 19-54.

AYE: Kori Benton, Holly Theuns, Anthony Westbury, Michael Broderick, Chair Suzanne Boardman

Passed

7. NEW BUSINESS

Jennifer Hofmeister, the new Planning Director, and Tanya Earley, the new Assistant City Attorney, introduced themselves to the Board.

Ms. Guerra said the city is no longer making proposed changes to the Historic Preservation Board and the Edgartown community meeting will most likely be in November 2019.

a. Administratively Approved Certificates of Appropriateness - July 2019

Ms. Lewicka answered questions from the Board and clarified concerns on two of the applications.

8. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Historic Preservation Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. CONSIDERATION OF ABSENCES

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the absences of Mr. Hayek, Mr. Neprud, Mr. Sampson and Mr. Johansen.

AYE: Michael Broderick, Kori Benton, Holly Theuns, Anthony Westbury, Chair Suzanne Boardman

Passed

10. ADJOURNMENT

Historic Preservation Board

6. a.

Meeting Date: 09/23/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-55 - Sign Removal - 207-209 Orange Avenue

LOCATION

207-209 Orange Avenue (Parcel ID: 2410-507-0002-000-5)

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: 09/17/2019

Started On: 09/16/2019 10:22 AM



SEPTEMBER 23, 2019

COA 19-55

Owner

Jetset Events LLC

Applicant

Kris Einstein

Location

207-209 Orange Avenue

Parcel

2410-507-0002-000-5

Historic Status

Contributing Structure located in the Downtown Historic District

Requested Action

Consideration of removal of the existing sign.

Recommendations

Approval with recommendations

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Contributing



Non-Contributing



Subject Site

History:

This two-story Mediterranean Revival commercial building is a contributing structure in the Downtown Historic District. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1924. Other data included the Florida Master Site File Historical Structure Form, utilizing Sanborn Company maps prepared of Fort Pierce between 1915 and 1948, and architectural evidence based on comparisons with buildings of similar size and design, indicates the building was constructed about 1925.

Notable architectural features of this Mediterranean Revival structure include a stucco exterior finish, a parapet with pinnacles, tile cresting, and fixed glass storefront with a recessed entrance.

Applicant Request:

The applicant is requesting consideration of approval for removal of the 10” exterior channel letters - “Aadrew J. Kennedy Bldg” sign, to allow storefronts on lower level the space to advertise and have better overall visibility, which is something they are lacking due to building’s recessed alcove.

The “ Andrew J. Kennedy Bldg” sign mounted on the front façade of the building above the supporting columns on the front façade and the City of Fort Pierce Local Register Plaque was granted by COA 08-17 in March 26, 2008.



Building Location—Aerial Photo



October 1, 1992

Overview (Provided by applicant)

The property dates back to 1845 and shows Andrew J Kennedy purchased the property in 1912 and built the original building in 1924.

- September 14, 1926 — The Woodmont Co assumed mortgage and building become known as “Woodmont Building”.
- April 18, 1927 — Western Union Telegraph Company obtains 5-years lease on ground floor in 207 Orange Avenue. For years, this building was known locally as the “Western Union Building”.
- 1937 — Montgomery Ward was tenant in ground floor space of 209 Orange Avenue until at least 1943.
- There were several owners after Andrew J. Kennedy:
 - ◇ 1989 building was known as “Guerriero Building” as well as “Monarch Building”.
 - ◇ 1999 building was known as Prince Eon Building owned by Celcilia Meckeberg.



Front/Orange Avenue Façade 2007

Secretary of Interior's Standards for Consideration:

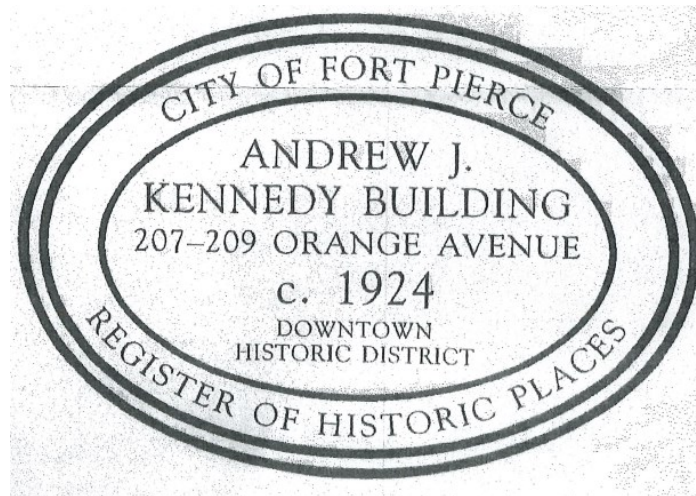
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.



The Monarch Building before and after renovation 1989



Current Orange Avenue Facade



Staff Recommendations

Staff recommends as follow:

Approval of the request for the removal of the existing " Andrew J. Kennedy Bldg" sign from the front facade of the building since the sign was installed in 2008 and has no impact on historic character of the property with the following recommendations:

- The City of Fort Pierce Local Register Plaque will be placed in visible spot on the front façade of the building.
- The new signs will have size and design complementing previously approved, existing signs on the Orange Avenue corridor within the Downtown Historic District.



RECEIVED

AUG 20 2019

CITY OF FORT PIERCE
PLANNING & ZONING

COA#

19-55

Bldg. Permit # _____

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 |
| <hr/> | | | |
| <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 Wofstler
 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

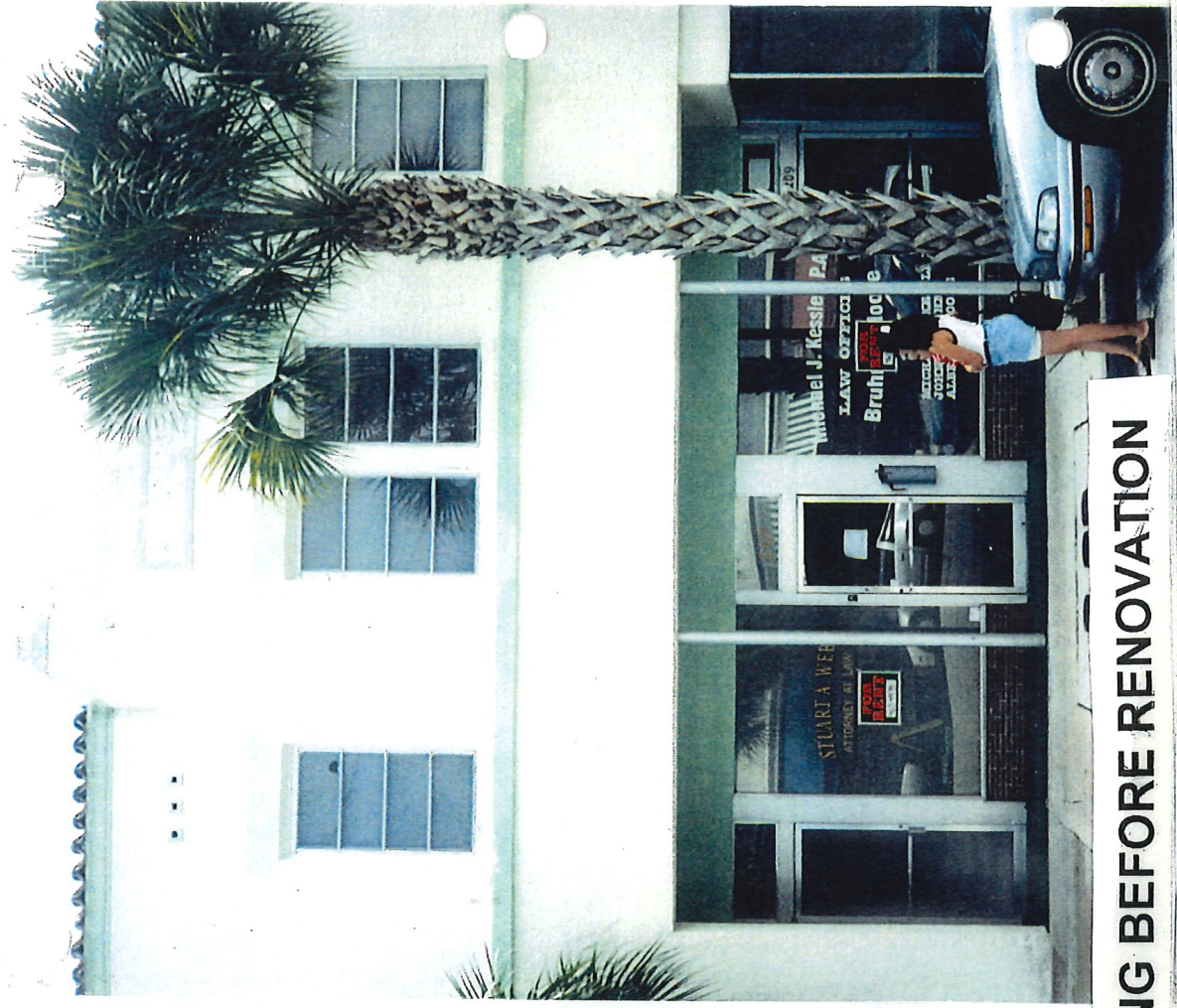
Holiday Inn Express
 Smithsonian Institution

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

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

local Feb 7, 1989

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.

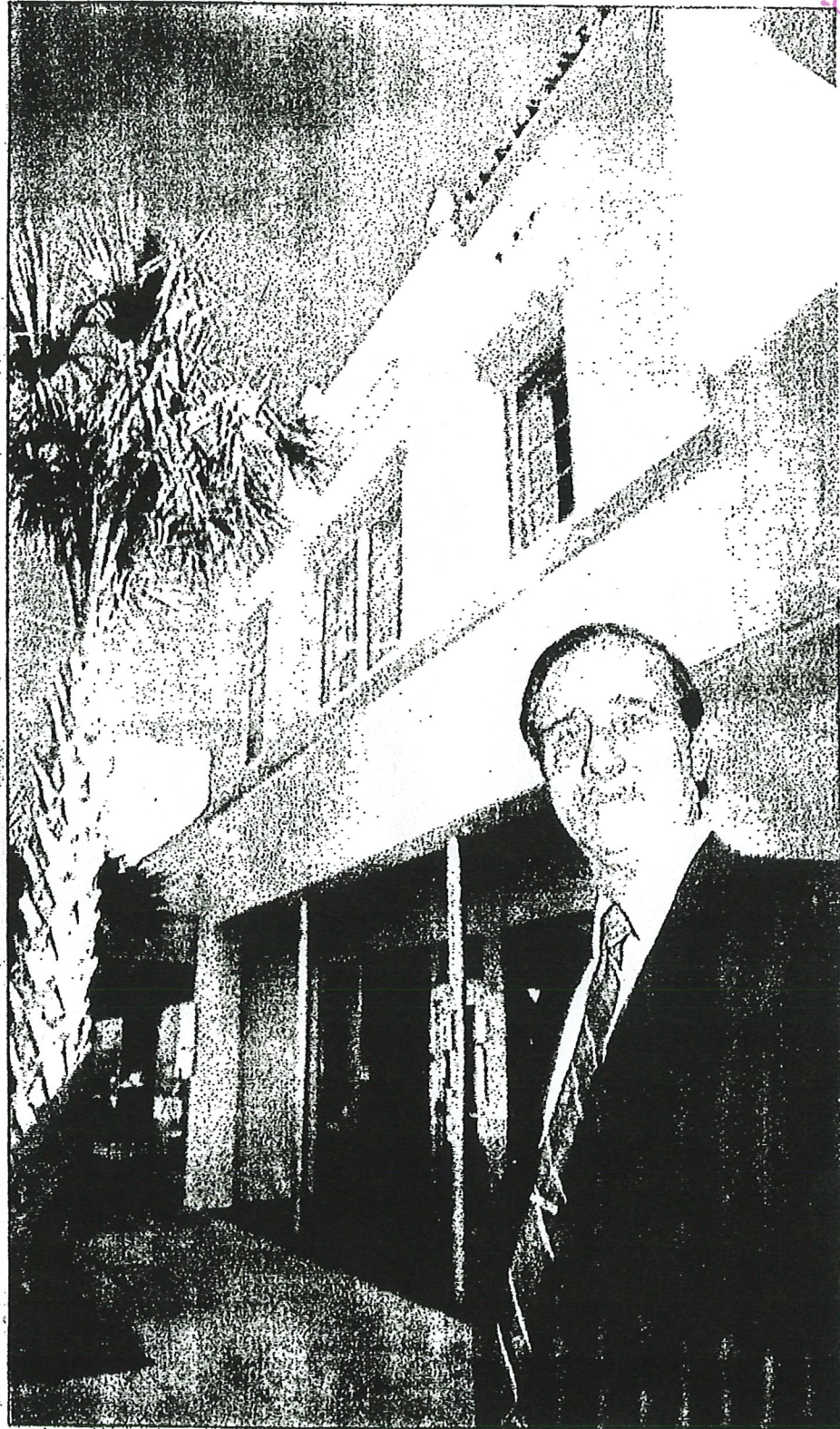
Fort Pierce got its Main Street designation in March 1988, and with it came state and federal assistance in the form of architectural and restoration advice. It's one of 18 so designated in Florida and one of two — the other is Stuart — on the Treasure Coast. There are more than 100 in the country.

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

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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	

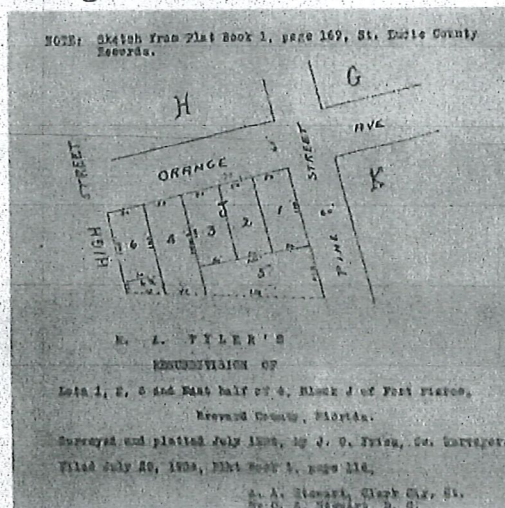
Significant events in the History of the Andrew J. Kennedy Building and Adjoining Lands

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 19th: 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 15th: 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 2nd: 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 2nd: 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. 2nd 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 2nd Street) also can be seen on **Photo B** in front of the Buckhorn Saloon, built around 1900.
- 1897 August 23rd: 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 23rd, Plat Book 1, p. 116. Note that



Pine Street is now 2nd 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 4th 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. 14th: The Woodmount Co., Inc. assumes \$5500 mortgage.

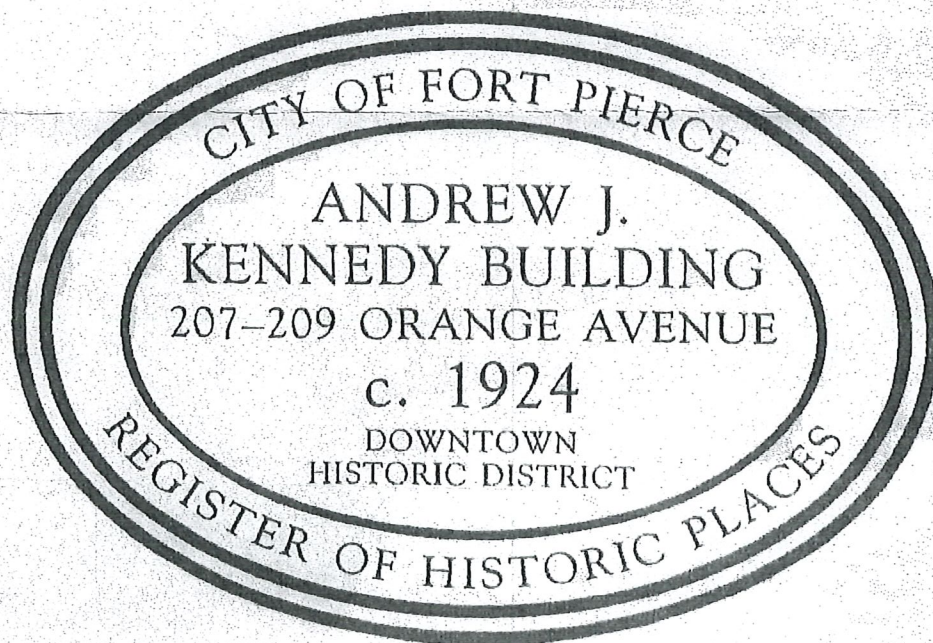
1927 April 18th: The Woodmount Co., Inc. obtains new mortgage for \$15,000.

1927 June 30th: 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 30th: 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 1st: Somerset Co. sells property to Edward C. Jones. Upon his death, property deeded to John Paul and Marie Hall Jones in 1940.
- 1944 July 3rd: J.P. Jones and M.H. Jones sell property to Adrian M. Sample.
- 1971 April 27th: Adrian M. Sample dies. Trusts are established from proceeds and investments of his estate to fund educational scholarships.
- 1989 February 7th: 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 30th: 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

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.

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

ART

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

207

207

209

211

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

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

Property Identification

Site Address: 207 ORANGE AVE
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10N
 Zoning: Central Co

Parcel ID: 2410-507-0002-000-5
 Account #: 23119
 Use Type: 1200
 Jurisdiction: Fort Pierce

Ownership

Jetset Events LLC
 4532 W Kennedy BLVD # 422
 Tampa, FL 33609-2042

Legal Description

TYLER'S S/D BLK J W 30 FT OF LOT2 (MAP 24/10B) (OR 3949-1599)

Current Values

Just/Market Value: \$311,400
 Assessed Value: \$311,400
 Exemptions: \$0
 Taxable Value: \$311,400



Total Areas

Finished/Under Air (SF): 5,120
 Gross Sketched Area (SF): 5,220
 Land Size (acres): 0.08
 Land Size (SF): 3,300

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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

Sale History

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

Building Information (1 of 1)

Finished Area: 5,120 SF

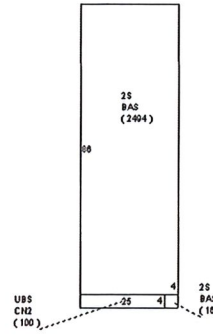
Gross Sketched Area: 5,220 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: STRH	Year Built: 1924	Frame:
Grade: Y_B	Effective Year: 1990	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 3	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	2510	2510	246
BAS	BASE AREA	2510	2510	246
CN2	CANOPY	100	0	58
UBS	UPPER BASE AREA/+1	100	100	58

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	240	1990

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$263,500					
Land:	\$47,900					
Just/Market:	\$311,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$311,400					
Exemption(s):	\$0					
Taxable:	\$311,400					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.1	Fort Pierce Stormwater Charge	\$75.90

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
2019	\$311,400	\$311,400	\$0	\$311,400
2018	\$310,800	\$310,800	\$0	\$310,800
2017	\$310,300	\$310,300	\$0	\$310,300

Number	Issue Date	Description	Amount	Fee
F94-001292	Nov 1, 1994	Roof	\$2,160	\$2,160
F97-001272	Nov 24, 1997	Alterations/Remodeling	\$2,000	\$2,000
RF20041610	Nov 12, 2004	Roof	\$8,700	\$0
SHTR200680	Jul 7, 2006	Storm Shutters	\$2,016	\$100
0800000921	Jun 27, 2008	Alterations/Remodeling	\$19,500	\$270
BP10-1166	May 28, 2010	Air Conditioning Only	\$3,500	\$150
BP11-2507	Oct 13, 2011	Plumbing	\$4,000	\$155
BP13-1219	Mar 21, 2013	Plumbing	\$500	\$155
BP13-1239	Mar 25, 2013	Electric	\$500	\$162
BP14-0576	Mar 5, 2014	Air Conditioning Only	\$5,750	\$155
BP14-0576	Nov 3, 2014	Air Conditioning Only	\$5,750	\$229

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

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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Historic Preservation Board

6. b.

Meeting Date: 09/23/2019

Information

REQUESTED ACTION

Certificate of Appropriateness 19-57 - New Dormer - 239 S. Indian River Drive

LOCATION

239 S Indian River Drive (Parcel ID: 2410-803-0005-000-5)

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Denial

Attachments

Staff Report
Application
Property Card

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 09/17/2019

Started On: 09/16/2019 10:45 AM



SEPTEMBER 23, 2019

COA 19-57

Owner

Boston House of Ft Pierce LLC

Applicant

Mike Menard of Architectonic Inc.

Location

239 S Indian River Dr.

Parcel

2410-803-0005-000-5

Historic Status

National Register-Listed

Requested Action

Consideration of approval for addition of a new dormer.

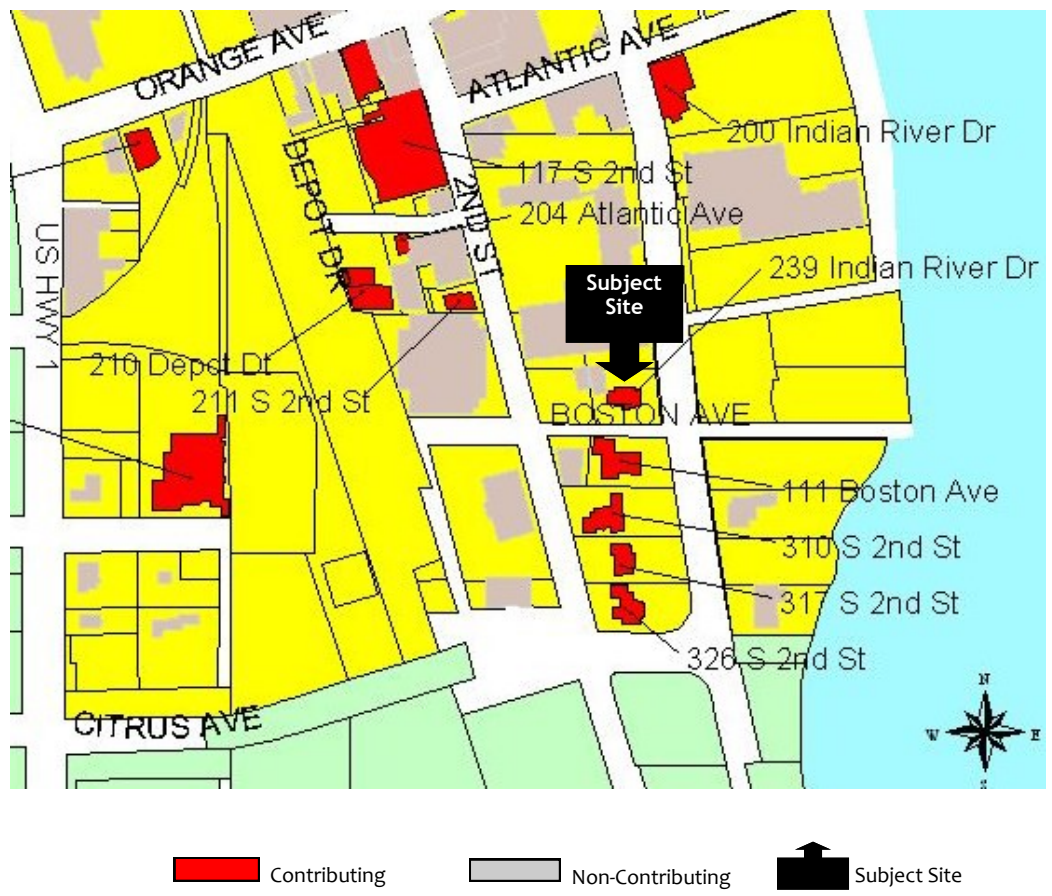
Recommendations

Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



History:

The Cresthaven/Boston House was completed in 1909 to the design of builder William T. Blanchard. In the early 1900s, W.T. Jones, the third Sheriff of St. Lucie County, built his home using materials brought by train from Georgia. Cresthaven was the name given to this elegant building. Jones lost the house during the great Depression. It was renamed The Boston House in the 1960's for its location on Boston Avenue when it was restored by new owners. It was restored again in 1984-85 and used as a law firm's office.

It was listed in the National Register of Historic Places on April 11, 1985. It is recognized for its unique mixture of Neo-classical Revival and Georgian Revival architecture. It is also recognized for its part in local history. On April 18, 2012, the AIA's Florida Chapter placed the building on its list of "Florida Architecture: 100 Years; 100 Places" as Cresthaven/Boston House.

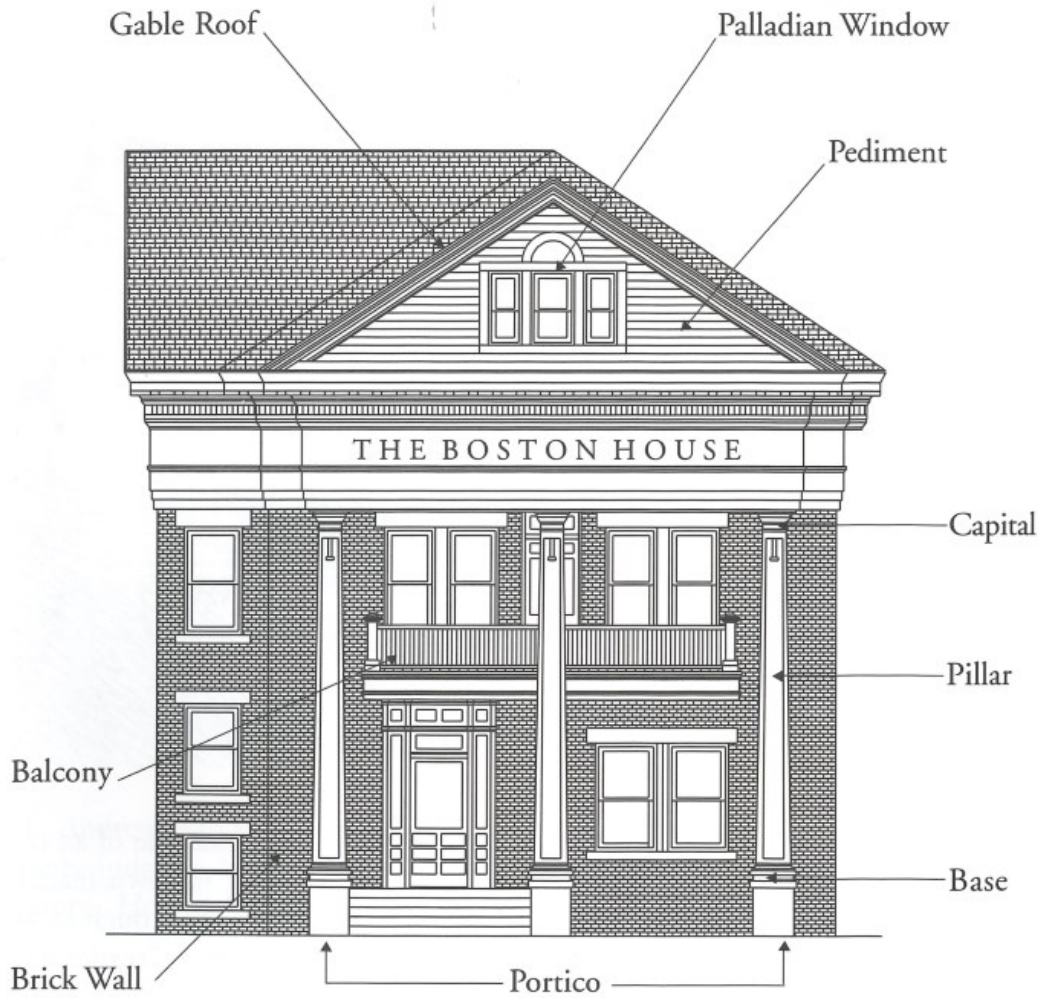


Front/Indian River Drive Façade

Boston House is a large two-and-one-half-story red brick building. The building combines three intersecting gables with a hipped roof. Originally sheathed with cypress shingles, the roof covering was replaced with asphalt shingles in the 1950s. Fenestration is generally one-over-one, double-hung, wood sash windows resting on projecting masonry sills with masonry lintels. On the east, north, and south facades windows are often grouped in pairs.



South Side Façade



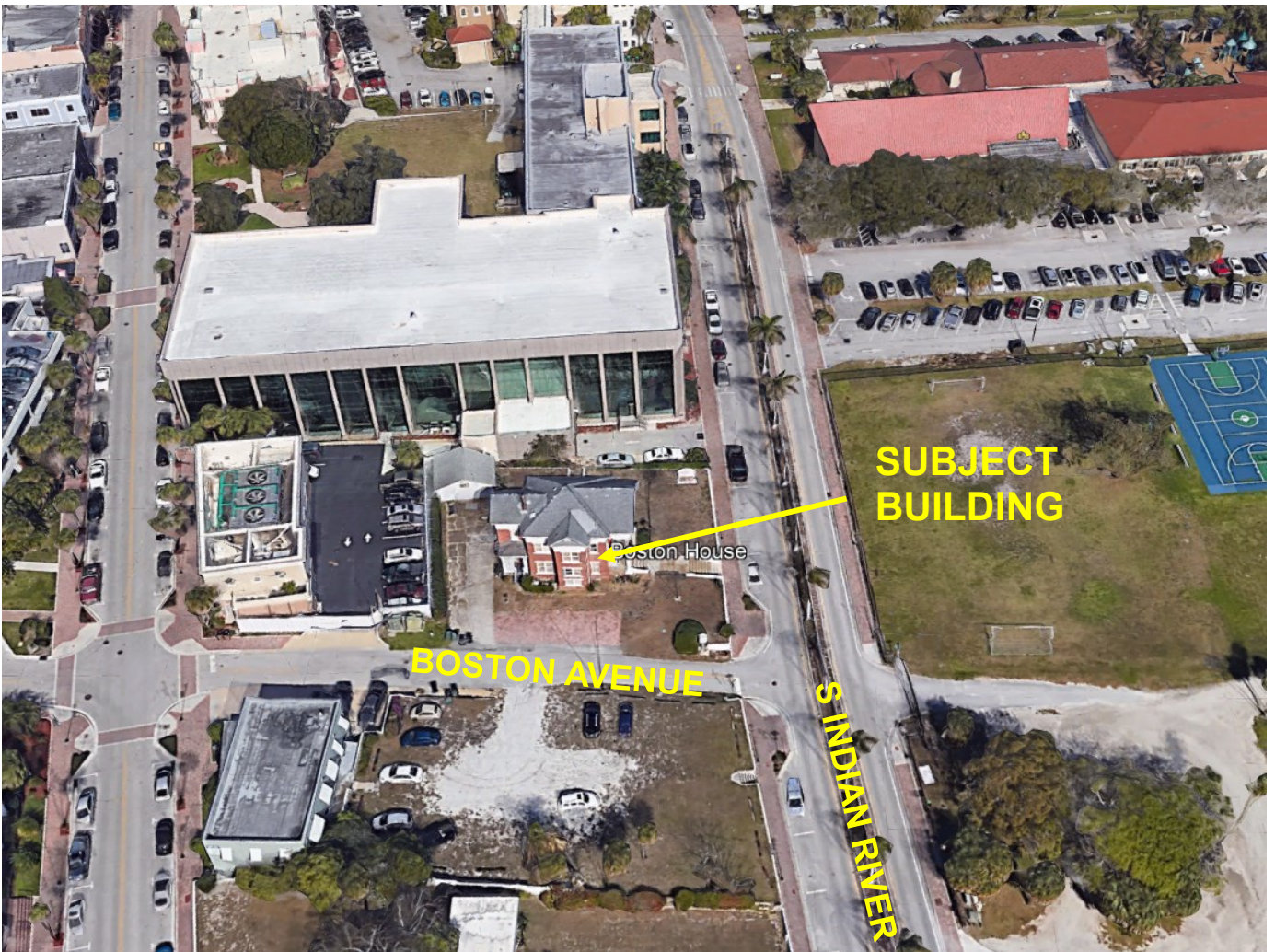
The east (front) façade is highlighted with three columns which support a pediment. A Palladian window accents the pediment. In addition to the portico and detailed classical cornice, the front façade includes a balcony above the main entry. The entry consists of a paneled wood door with a fixed glass top panel, side lights, a top light, and paneling.

A full entablature with a frieze and dentiled cornice extends around each of the four faces of the building. This feature, combined with the porch's original columns, gave the building a distinctly neo-Classical appearance. The columns were replaced in the 1920s after suffering damage during a hurricane. The Georgian influence in the building is evident in brick construction and front portico. The Palladian window used as a focal point is particularly noteworthy for its association with the Georgian Revival style.



Applicant Request:

The applicant is requesting consideration of approval for addition of a dormer with windows to the north side of the main roof.

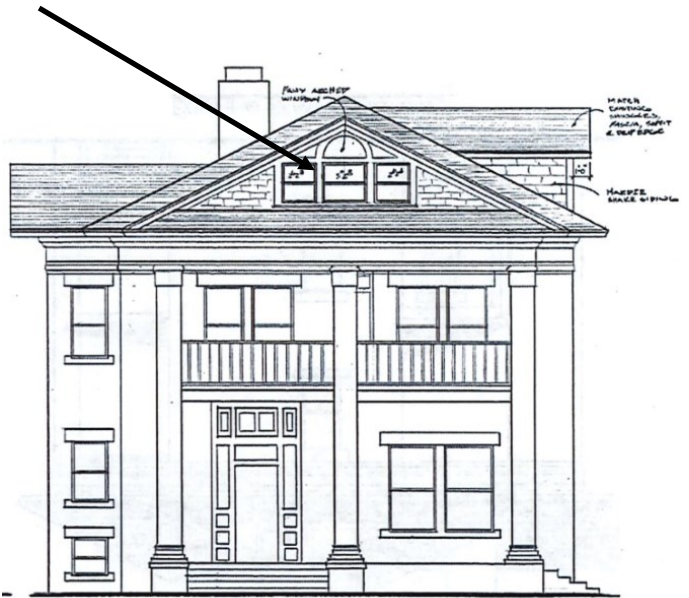


Building Location—Aerial Photo

Window will remain unchanged



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Existing and Proposed Front Elevation



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

Existing and Proposed Rear Elevation



EXISTING RIGHT SIDE ELEVATION
1/4"

Existing Right Side Elevation



PROPOSED RIGHT SIDE ELEVATION
1/4"

Proposed Right Side Elevation

Secretary of Interior's Standards for Consideration:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the materials, features, size, scale, and proportions, and massing to protect the historic integrity of the property and its environment.

Staff Analysis

The Boston House roof is a highly visible component of this historic building. It is an integral part of the building's overall design and a primary feature defining its architectural style. It should be preserved in the course of rehabilitating the building. The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form.

Secretary of the interior Standards in addition to standard #2 and #9 recommend the construction of the new dormers only when *they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*

Also, the *Florida Model Guidelines for Design Review* recommend avoiding *"Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.*

Staff Recommendations

Staff recommends as follow:

Denial of the request for the construction of the new dormer since the proposal does not meet the Secretary of Interior Standards 2 and 9 and additional Standards recommendations :

- Addition of a dormer will change the historic design of the building
- New dormer will change a character-defining roof form
- Dormer addition would be clearly visible from the South Indian River Drive Right-of-way.





Bldg. Permit # _____

COA# 19-57

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 239 S, INDIAN RIVER DR.

Parcel ID #: _____

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): BOSTON HOUSE OF FT PIERCE LLC.

Mailing Address: 4560 S. 25TH ST FT PIERCE FL 34981

Phone Number(s): 678-517-7493 Email: SHELLY N JOHN 90@GMAIL.COM

Applicant
 Name(s): MARTIN MOHR PRESIDENT

Mailing Address: 4560 S. 25TH ST FT PIERCE FL 34981

Phone Number(s): 678-517-7493 Email: SHELLY N JOHN 90@GMAIL.COM

Representative
 Name(s): MIKE MENARD W/ ARCHITECTONIC INC.

Mailing Address: 806 DELAWARE AVE FT PIERCE FL 34950

Phone Number(s): 772 460-7751 Email: MMPNARD@ARCHITECTONICINC.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, MARTIN MOHR as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Martin Mohr

Signature of Owner

9/5/19

Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) ADD DORMER ON NORTH ELEVATION

Please provide a detailed description of the proposed work to be performed: ADD DORMER W/TH
WINDOWS ON MAIN ROOF NORTH SIDE

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.

ARCHITECT
Architectonic Inc
 800 DUNNWAY AVENUE
 SUITE 100
 FT. PIERCE, FLORIDA 34939
 WWW.ARCHITECTONIC.COM
 STATE REG # AB0001848
 CONSULTANT 2017
 PROJECT

CLIENT
BOSTON HOUSE
 FT. PIERCE, FLORIDA

CONSULTANTS

DESCRIPTION

REVISIONS

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

NO. DATE REVISION

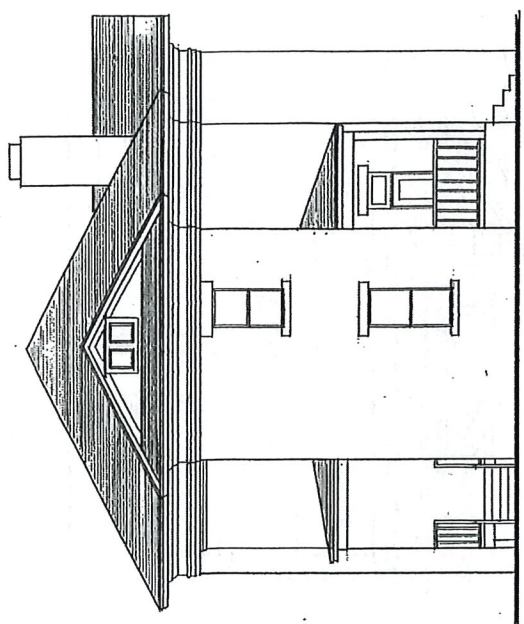
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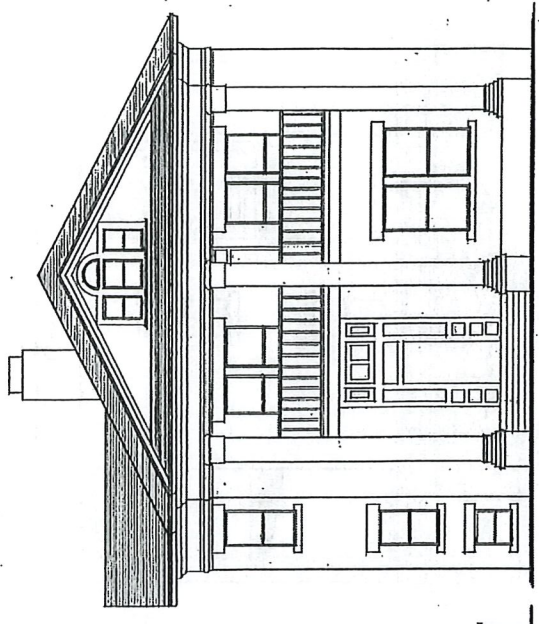
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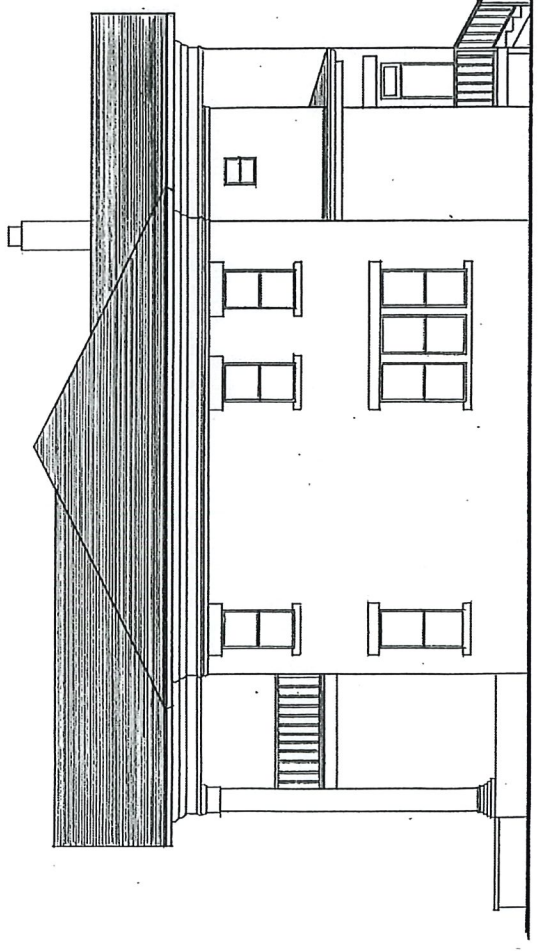
NO. DATE REVISION



EXISTING REAR ELEVATION
 1/4"



EXISTING FRONT ELEVATION
 1/4"

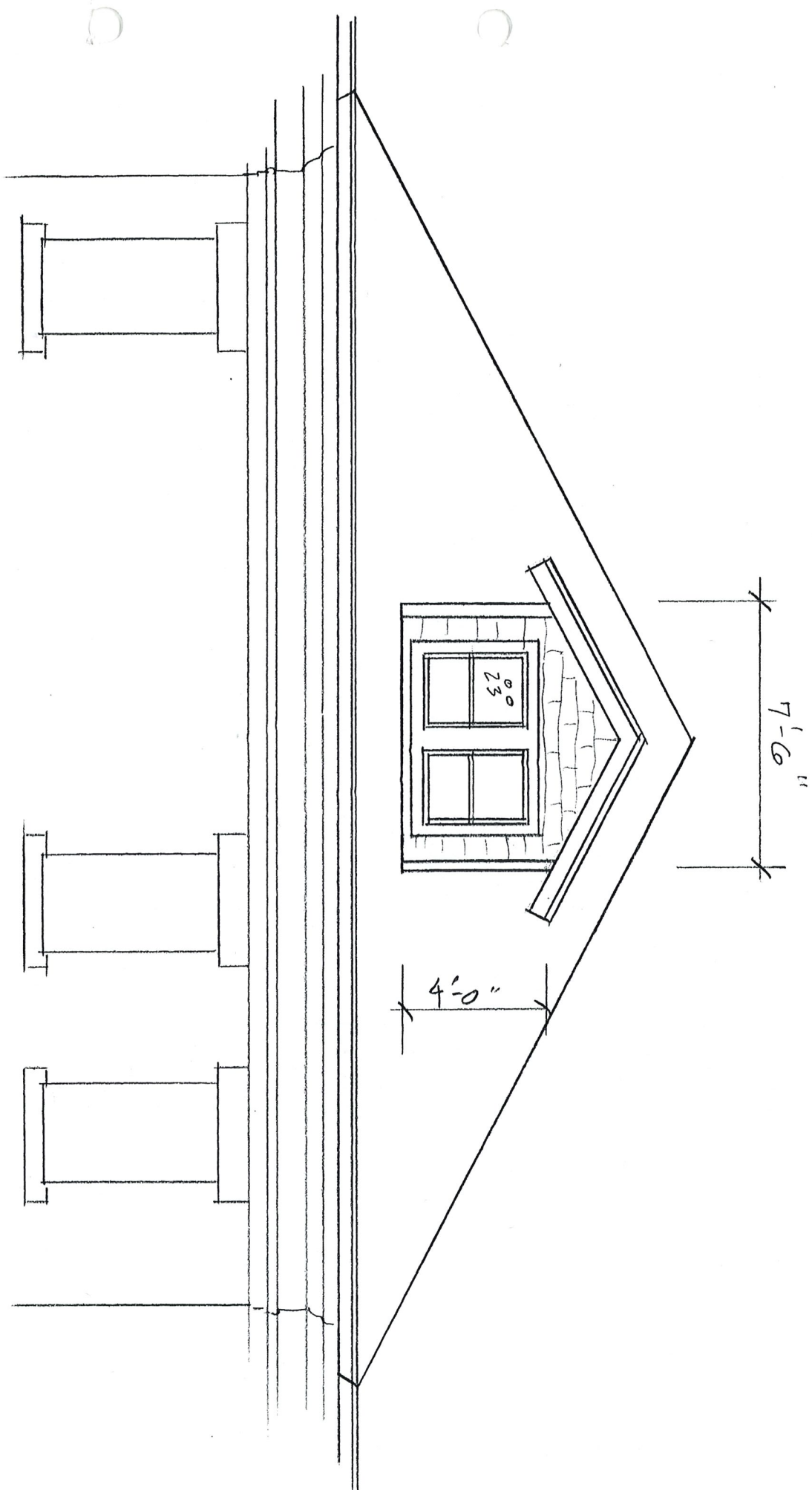


EXISTING RIGHT SIDE ELEVATION
 1/4"

SHEET TITLE / SHEET NUMBER
A-1
 of 2

PROJECT NUMBER: C 13.0.3
 DATE: 8/1/18

REVISIONS PAGE



ALTERNATE SIZE

1/4"

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

Property Identification

Site Address: 239 S INDIAN RIVER DR
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: C4

Parcel ID: 2410-803-0005-000-5
 Account #: 23857
 Use Type: 1800
 Jurisdiction: Fort Pierce

Ownership

Boston House of Ft Pierce LLC
 3389 Sheridan ST # 471
 Hollywood, FL 33021

Legal Description

W T JONES S/D BLK 1 LOTS 5 AND 8-LESS RD R/W- (MAP 24/10G)

Current Values

Just/Market Value: \$378,600
 Assessed Value: \$378,600
 Exemptions: \$0
 Taxable Value: \$378,600



Total Areas

Finished/Under Air (SF): 4,446
 Gross Sketched Area (SF): 5,105
 Land Size (acres): 0.28
 Land Size (SF): 12,130

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 30, 2018	4192 / 2036	0111	QC	ITALIAN CASTLE OF THE TREASURE COAST LLC	\$100
Aug 17, 2018	4171 / 0421	0001	WD	Kraaz and Kraaz Finance LLC	\$395,000
Jan 27, 2016	3835 / 1625	0112	SP	Suntrust Bank	\$286,300
Jan 27, 2016	3830 / 2954	0118	CT	Jafco Inc	\$215,100
Feb 1, 1984	0425 / 0233	XX00	CV		\$195,000
Apr 1, 1976	0251 / 1700	XX00	CV		\$62,400

Building Information (1 of 2)

Finished Area: 4,014 SF

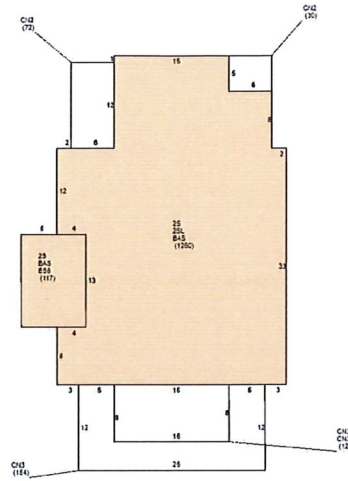
Gross Sketched Area: 4,673 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HROF	Year Built: 1936	Frame:
Grade: Y_B	Effective Year: 1970	Primary Wall: Brk/Masonry
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FredHotAir	Avg Hgt/Floor: 0



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1377	1377	208
2SL	1 1/1 STORY LOW	1260	1260	164
BAS	BASE AREA	1377	1377	208
BS6	BASEMENT/60	117	0	44
CN2	CANOPY	102	0	58
CN3	CANOPY	440	0	188

Building Information (2 of 2)

Finished Area: 432 SF

Gross Sketched Area: 432 SF

Exterior Data

View:
 Building Type: LROF
 Grade: Y_C
 Story Height: 1 Story

Roof Cover: Dim Shingle
 Year Built: 1936
 Effective Year: 1950
 No. Units: 2

Roof Structure: Gable
 Frame:
 Primary Wall: Conc Block
 Secondary Wall: Wood/Sheath

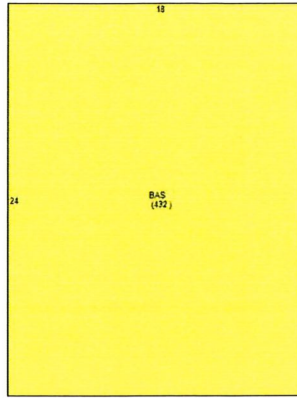
Interior Data

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: Wood Laminat
 Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	432	432	84

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	900	1960
CONCRETE LOW	1	500	1960

Current Year Values

Current Values Breakdown

Building:	\$202,700
Land:	\$175,900
Just/Market:	\$378,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$378,600
Exemption(s):	\$0
Taxable:	\$378,600

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	2.8	Fort Pierce Stormwater Charge	\$193.20

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
2018	\$378,600	\$378,600	\$0	\$378,600
2017	\$378,600	\$378,600	\$0	\$378,600

Permits

F92-000465	Apr 24, 1992	Roof	\$7,000	\$7,000
DM2005138	Sep 8, 2005	Demolition	\$1,000	\$130
BP18-3320	Oct 19, 2018	Roof	\$25,800	\$0
BP18-3696	Oct 24, 2018	Air Conditioning Only	\$17,000	\$0
BP18-4112	Feb 8, 2019		\$24,500	\$0
BP19-1106	Apr 26, 2019		\$8,000	\$0
bp19-1728	Jun 24, 2019	Deck	\$2,400	\$0
bp19-1826	Jun 24, 2019		\$25,000	\$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

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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Historic Preservation Board

7. a.

Meeting Date: 09/23/2019

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - August 2019

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA, August 2019

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 09/16/2019

Started On: 09/16/2019 10:15 AM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in August 2019.

- COA #19-56, 239 S Indian River Drive – Rebuild front porch and install new decking.



RECEIVED

AUG 27 2019

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 19-56

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 239 S Indian River Drive

Parcel ID #: 2410-803-0005-000-5

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): Boston House of Fort Pierce LLC

Mailing Address: 3389 Sheridan St #471 Hollywood FL 33021

Phone Number(s): _____ Email: _____

Applicant
Name(s): Firestone Construction Inc

Mailing Address: 2183 S Brocksmith Rd Fort Pierce FL 34945

Phone Number(s): 772-216-9379 Email: firestoneconst@gmail.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, _____ as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Martin Mohr
Signature of Owner

08/09/2019
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 type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input checked="" type="checkbox"/> Porch |
| <hr/> | | | |
| <input checked="" 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: _____

Rebuild front porch and install new decking. The structural framing has rotted and is no longer suitable.

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

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.

