



RECEIVED

NOV 19 2019

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 19-78

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 1009 Delaware Avenue, Fort Pierce, FL 34950

Parcel ID #: 2409-822-0003-0006

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

Individually Designated Site, City Commission Resolution No. By Owner

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Women's Care Center of IRC, Inc.

Mailing Address: 1986 31st Avenue, Suite 100, Vero Beach, FL 32960

Phone Number(s): 772-257-5390 Email: womenscarecenterirc@gmail.com

Applicant
Name(s): Women's Care Center of IRC, Inc.

Mailing Address: 1986 31st Avenue, Suite 100, Vero Beach, FL 32960

Phone Number(s): 772-257-5390 Email: womenscarecenterirc@gmail.com

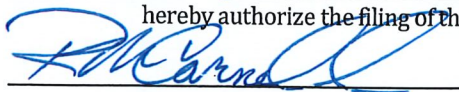
Representative
Name(s): Richard Carnell

Mailing Address: 1900 Old Dixie Highway, Fort Pierce, FL 34946

Phone Number(s): 772-360-7251 Email: rcarnell@eganfarms.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, WOMENS CARE CENTER as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.


Signature of Owner

11-19-19
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 type="checkbox"/> Porch |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) _____

Other (describe) Deteriorating residence. See attached.

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

Demolition of deteriorating residence and shed due to long term neglect and termite damage to foundations, floors and rafters resulting in unsafe conditions. New construction will be built embracing the historic legacy of Fort Pierce while making a significant contribution to the aesthetic enhancement of Delaware Avenue.

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.

SUPPLEMENTAL INFORMATION WILL BE PROVIDED





Serving Indian River County

1986 31st Avenue, Suite 100, Vero Beach, Florida 32960 / Phone 772-257-5390 / Fax 772-492-8732
www.Womenscarecenter.org / Womenscarecenterirc@gmail.com

November 19, 2019

Historic Preservation Board
c/o Ms. Maria Lewicka, City Commission
100 North U.S. Highway 1
Fort Pierce, FL 34950

Re: 1009 Delaware Avenue, Fort Pierce, Florida

Dear Maria:

Please consider this letter in support of the Women's Care Center's Certificate of Appropriateness Application for Demolition of the residence and shed located at 1009 Delaware Avenue, Fort Pierce, Florida.

Women's Care Center: Its Promise and Vision

Loving and serving moms and babies one mom at a time, the Women's Care Center is a growing outreach to women and babies providing free services, funded to approximately 90% by private donors, 501(c)(3), such as ultrasounds, pregnancy testing, prenatal care, personal goal setting, education classes on parenting, counseling and supportive services for pregnant women along with referrals to medical and social services.

Due to the overwhelming and growing number of over-stressed parents, confused and anxious teenagers, and young adults, of all walks of life, who are seeking a better way to work through difficult decisions, all services are offered free of charge in a non-judgmental, confidential setting with no restriction or discrimination due to income, race, or religion. The Women's Care Center offers a beautiful, professionally decorated homelike atmosphere in which women can engage in self-sufficiency education including budgeting, prenatal health, and other practical skills for all women who seek it.

As a licensee of a larger nationally branded program, the Women's Care Center is a 501(c)(3) and has been firmly established in Indian River County for 6 years. In 2018, 41% of all babies born in Indian River County began with a visit to Women's Care Center. In Fort Pierce,

Women's Care Center intends to provide a similar, if not greater, beacon of hope for all vulnerable women and babies.

1009 Delaware Avenue Ownership History

The property located at 1009 Delaware Avenue appears to have been foreclosed by the Federal National Mortgage Association a/k/a Fannie Mae in August 2014. In July 2018, the property was transferred to Vandana Mangroo for \$0, or no consideration, according to the St. Lucie County Property Appraisers website. Subsequently, a 50% interest was acquired by Boca Raton real estate investors, Portfolio 55 LLC. The property was on the market for sale without any significant offers until the Women's Care Center purchased the property four (4) years after foreclosure on August 2, 2019. The structure was largely unoccupied and not properly maintained since the foreclosure in 2014, if not 2002.

History of "Historic" Designation

The residence and shed are 1) not located in a Historic District; 2) not listed on the National Historic Register; 3) not eligible as a "contributing" structure; and 4) not designated as a "significant" part of a Historic District. A review of the applicable documents does not reveal any particular historic findings or individual history of the structure in the records of the Historic Preservation Board or in St. Lucie County's records. The structure is "historic" because it was individually designated by the former owner simply due to age of construction. The general appearance of the structure does not readily reveal any particularly unique or distinctive historical features but it does have a common wood frame construction, with a balloon frame; a gable roof, porch, some wood siding and double hung largely inoperable windows.

Non-Historic and other features of structure at 1009 Delaware Avenue

- a) Property on and off the market since November 2002 with no significant maintenance or improvements since 2002
- b) Roof coverings of fiberglass asphalt shingles
- c) Combination of vinyl and metal siding
- d) Possible "add on" expansions within the last 50 years, without evidence of permits being requested.

Inspections

John Vetter & Sons, Inc., Building Inspector, thoroughly inspected the structure. See attached Exhibit "A". Significantly, Mr. Vetter provides the following observations:

- a) Roof needs to be replaced
- b) Sediment and scale accumulate in cast iron plumbing lines
- c) Lead based paint and asbestos likely
- d) All windows need to be replaced

- e) Plumbing and electric not to code
- f) Insect (termites) related damage to structural members in attic space
- g) Infestation of Rodents with rodent stains on ceilings
- h) Termite damage to wood throughout shower, wood flooring, and attic members
- i) Repairs/replacement required for plumbing, electrical and flooring

Subsequent inspections by licensed General Contractors, Remnant Construction and JC Welton Construction, attached as Exhibit "B" is JC Welton's evaluation, revealed that any proposed renovation would require:

- a) Removal of existing flooring including installation of new foundation & piers
- b) Removal/improvement of sanitary and water supply lines
- c) Design/engineering and installation of new HVAC system (NONE present & no Insulation)
- d) Unknowns of costs to achieve code compliance
- e) Extensive Renovation will far exceed cost of building new
- f) Discovery of wood destroying termites / wood decaying fungi in 2014 with no evidence of remediation or treatment.

Prospective Financial Impact

It is reasonable to conclude that the cost of complete renovation would be in excess of \$1 million. Attached as Exhibit "C" is a Financial Projection from WCC Treasure, John Rorick.

Attributes of Approved Demolition Requests

- a) Demolition Request Approved: 528 N. 12th Street
 - 1. Structure does not meet national or state or local criteria
 - 2. Limited significant design or craftsmanship
 - 3. No significant historic character

- b) Demolition Request Approved: 521 US Hwy 1
 - 1. Demolition provides the opportunity to redevelop and significantly improve a premier location across the street from CAST contributing to continuing redevelopment efforts along Delaware Avenue

- c) Demolition Request Approved: 436 N 9th Street
 - 1. Demolition would better serve the Historic District by construction of a new structure or providing landscaping to enhance the visual appearance of the area.

Due Diligence of Women's Care Center

In addition to the Building Inspector (John Vetter & Sons, Inc.) and two Contractors (Remnant Construction and JC Welton Construction), WCC has contracted with the following professionals to assist in the evaluation and construction of this Project:

- a) Heather Bizon, R.A. (Architect)
- b) Schulke, Bittle, Stoddard, Jeffrey Barkett (Civil Engineer)
- c) Suralette Landscape Architecture, LLC/Robin Pelensky (Landscape Architect)
 - a. ISA Certified Arborist; LEED Accredited with the U.S. Green Building Council
- d) Maxwell Geospatial, Inc. (Surveyor)
- e) Terry Schlitt (Structural Engineer)
- f) Nozzle Nolan (Termite & Pest)
- g) Universal Engineering Sciences (Environmental)

Request to City of Fort Pierce Historic Preservation Board

The Women's Care Center respectfully requests the City of Fort Pierce Historic Preservation Board allow the demolition of the former residential structure and shed located at 1009 Delaware Avenue based on the summary set forth above which meets the Criteria for Demolition in Section 23-49 attached as Exhibit "D" granting the request for demolition will provide Women's Care Center the opportunity to assist the City of Fort Pierce by substantially enhancing the Delaware Avenue neighborhood with the construction of a new structure designed to support and respect the historic roots of Delaware Avenue.

Sincerely,



Women's Care Center
Board of Directors

Enclosures



Board of Directors

Tommy Aiello / Stephen Bell / Anita Brennan / Carol Corr / Thomas Frederick, **Chairman** / Richard Carnell / Peggy Lyons / Michele Mackett
G. Alexander Ross, **Secretary** / Dr. Michaela Scott / *Treasurer*: John F. Rorick / Gerri Krempel-Rorick

Leadership Advisory Board

John Brennan / Thomas Corr / Carolyn Dean / Ginny Frederick / Jim & Laurie Manhardt / John & Lee Moore

Religious Advisory Board

Most Reverend Gerald M. Barbarito, Bishop, Diocese of Palm Beach / Rev. Kevin Nelson, St. Helen Church / Rev. John Morrissey,
St. Sebastian Church / Rev. Fr. Richard Murphy, Holy Cross Church / Rev. John Pasquini, St. John of the Cross Church



Serving Indian River County

1986 31st Avenue, Suite 100, Vero Beach, Florida 32960 / Phone 772-257-5390 / Fax 772-492-8732
www.Womenscarecenter.org / Womenscarecenterirc@gmail.com

November 26, 2019

BY HAND-DELIVERY

Historic Preservation Board
c/o Ms. Maria Lewicka, City Commission
100 North U.S. Highway 1
Fort Pierce, FL 34950

RECEIVED

NOV 26 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Re: 1009 Delaware Avenue

Dear Maria:

Please find enclosed the following supplemental information in support of the Women's Care Center's Certificate of Appropriateness Application for Demolition of the residence and shed located at 1009 Delaware Avenue, Fort Pierce, Florida:

1. T.E. Schlitt, P.E. Engineering LLC evaluation (better use of resources is demolition);
2. Robin Pelensky, PLA, evaluation (welcoming environment creation integrated into the existing neighborhood);
3. New Construction Potential Rendition (as recommended, parking to rear, porch, cross gable roof, window style true to Delaware Avenue corridor – all to be discussed with City of Fort Pierce Planning & Zoning once Certificate of Appropriateness for demolition is approved); and
4. Nozzle Nolan (termites since 2014, at least).

Thank you again for your assistance. Should you have any questions please do not hesitate to contact me, at direct line (772) 489-7275.

Sincerely,



Women's Care Center
Board of Directors



Board of Directors

Anita Brennan / Carol Corr / Thomas Frederick / Richard Camell / Peggy Lyons / Michele Mackett
G. Alexander Ross, Chairman / Dr. Michaela Scott / *Treasurer*: John F. Rorick / Gerri Krempel-Rorick

Leadership Advisory Board

John Brennan / Thomas Corr / Carolyn Dean / Ginny Frederick / Jim & Laurie Manhardt / John & Lee Moore

Religious Advisory Board

Most Reverend Gerald M. Barbarito, Bishop, Diocese of Palm Beach / Rev. Kevin Nelson, St. Helen Church / Rev. John Morrissey,
St. Sebastian Church / Rev. Fr. Richard Murphy, Holy Cross Church / Rev. John Pasquini, St. John of the Cross Church



November 21, 2019

Ms. Gerri Krempel
Women's Care Center
1986 31st Ave
Vero Beach, FL 32960

Subject: Structural Inspection – Future Women's Care Center
1009 Delaware Avenue
Ft. Pierce, Florida 34950
Engineer's Project Number: 19J043

Dear Ms. Krempel:

T.E. Schlitt Engineering, LLC. is pleased to submit this letter following our directed, limited inspection and evaluation of the Women's Care Center. This study was specifically requested to evaluate the existing structure to see if the building could house a women's care clinic. Our scope of work focused on the necessary structural alterations. Representatives from T.E. Schlitt Engineering performed a site inspection on June 12, 2019. Our inspection consisted of a visual survey of the structure, review of the scope of the project, and research regarding the affected building codes.

Based on preliminary discussions, the alterations necessary to bring the structure up to the current Florida Building Code exceeds 50% of the value of the structure. The Florida Building Code states that any building improvement or repair, where the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started, requires that the entire building shall be brought up to the current Florida Building Code. The alterations needed to this structure would include the following items:

- structural repairs to due to age and deterioration of structural members
- upgrades to the lateral force resistant system, specifically the foundation
- upgrades to the vertical force resistant system
- upgrades to the flood system based on occupancy and use per area

There are most likely architectural and life safety requirements as well. A licensed architect can determine the full extent of required improvements. Based on past similar projects, these may include accessibility improvements like ramps and/or elevator and fire sprinkler requirements. Another item of note for this project would include the mechanical, electrical, and plumbing upgrades necessary for the building. Typically, the cost to retrofit these components in an existing building are greater than the cost of new construction. Ultimately, the costs to evaluate, design, and construct these improvements and repairs would cause economic hardship for the owner.

It is my opinion that a better use of resources for the owner and local community partners would

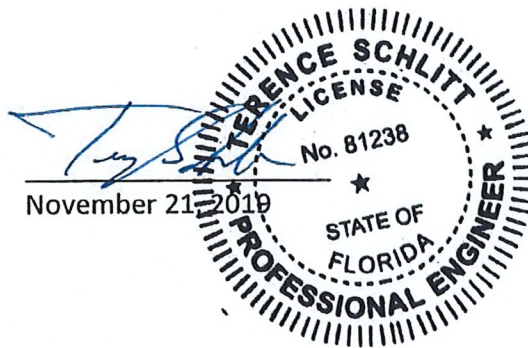
be to demolish the existing structure and build a new structure while maintaining the historical characteristics of the area. This would also allow for a new building to be designed and constructed to meet all the new building code requirements. Additionally, the clients that the Women's Care Center services would have more accessibility and convenience to resources offered in the new building.

Should you have any questions regarding the above subject, please call.

Very truly yours,

Terence Schlitt, P.E.
FL P.E. # 81238
CA #32295

TS/



LANDSCAPING PLAN

Several goals have been set for the landscape design for the new Women's Care Center on Delaware Avenue in Fort Pierce. These include the following:

- 1) Create a welcome and safe environment - For the client and visitor, the landscape design will ensure a welcoming and safe environment from the street, to the parking lot, to the entrance. Attractive hardscape materials, large canopy trees and a variety of Florida-friendly and native plant materials will be utilized to accentuate the architecture and create a 'sense of place' as visitors arrive.
- 2) Integrate with the existing neighborhood – Special attention will be given to integrate the site with the historical character of the existing streetscape. Located less than one block from the Sample Oaks Historic District, the newly designed site will include street trees, native palms, shrubs and groundcovers that are in keeping with the 'Old Florida' nature of the surrounding community.
- 3) Create a space that improves curb appeal and enhances the 'liveability' of the neighborhood - Designed for low maintenance and low water usage, the new landscape design will become an asset and a model for good design in the community. Pedestrians will enjoy the visual appeal of the landscape, and in turn, be encouraged to utilize similar design techniques on their properties.

Robin Pelensky, PLA
772.913.4148

November 25, 2019

To whom it may concern:

My name is Brooke Wadsworth with Nozzle Nolen, I performed an inspection for termites at the property on Delaware in Fort Pierce for Women's Care Center.

Upon my inspection I found extensive termite activity throughout interior and exterior of the building.

I do not know the extent of the damage to the structure caused by the termites as I am not a contractor or engineer, but the activity is extensive and has been ongoing for many years.

Kind Regards,

Brooke Wadsworth
Nozzle Nolen
772-473-1307

Criteria for Demolition (23-49)

CRITERIA		
A.	Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure is not listed on the National Register or eligible as a "contributing" structure. Nor is the structure located in a Historic District designated as part of a Historic District.
B.	Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	Renovation to a historical condition would exceed the valuation of structure and far exceed the cost of new construction resulting in great difficulty and expense.
C.	Is the structure one of the last remaining examples of its kind in the city, county or region?	No.
D.	Does the structure contribute significantly to the historic character of a designated historic district?	No. The structure is not located in a Historic District or edible as a "contributing structure".
E.	Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No. Opportunities for study of local history, architecture and design can be accomplished through less difficult and expensive means.
F.	Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?	Yes. There are definite plans for re-use of the property. WCC intends to redevelop the property in a manner consistent with the corridor of Delaware Avenue, significantly improve a premier location within the City of Fort Pierce, and enhance the visual appearance of the Delaware Avenue area while providing some historic features in the new construction.

Women's Care Center of IRC, Inc.

Fort Pierce Project

Expense:

Inspection/Surveys	\$ 1,650.00
Project Mgmt./Architect	16,639.00
Property taxes	1,365.00
Settlement Charges	1,907.00
Exterminator	650.00
Insurance	4,000.00
Attorney Fees Closing	217.00
Lot Clearing	3,390.00
Other Misc.	<u>189.00</u>
Total:	\$ 30,007.00

Capital Outlay:

Land and Building	\$210,600.00
-------------------	---------------------

Total Spent to Date: \$240,607.00

Estimated Renovation Cost:

Architect 5% of construction cost	\$ 26,500.00
Project Management 20%	105,800.00
Civil Engineer	4,200.00
Landscape architect	2,500.00
Structural Engineer	8,000.00
Labor/sub-contractor/material	<u>504,200.00</u>
Total:	\$651,200.00

Total Estimated Construction: \$651,200.00

**Estimated and actual expenditures
excluding unknown exposures: \$891,807.00**

Since we closed on the building two contractors informed us the wiring, plumbing and flooring needs to be removed and replaced. The cost of that is not included above. There are many potential structural issues we have not yet been able to assess.

CONCEPTUAL NEW CONSTRUCTION



