

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, April 25, 2022 - 2:00 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. **APPROVAL OF MINUTES**
 - a. Minutes from the February 28, 2022 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness #22-22 - Tesla Solar Roof and Tesla Powerwall(s)
- 718 Boston Avenue
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - February 2022
 - b. Administratively Approved Certificates of Appropriateness - March 2022
7. **ELECTION OF CHAIR AND VICE-CHAIR**
8. **CONSIDERATION OF ABSENCES**

9. **COMMENTS FROM THE PUBLIC**

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

4. a.

Meeting Date: 04/25/2022

Information

REQUESTED ACTION

Minutes from the February 28, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

N/A

Attachments

Historic Preservation Board Minutes 2/28/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 03/03/2022 09:45 AM

Final Approval Date: 04/01/2022

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, FEBRUARY 28, 2022, 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: Charlie Hayek; Michael Broderick; Anthony Westbury; Holly Theuns; George Johansen; Suzanne Boardman, Chair

Absent: Kori Benton

Staff Present: Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

Attendees: Fran Ross, Board Attorney

4. APPROVAL OF MINUTES

- a. Minutes from the January 24, 2022 meeting

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the January 24, 2022 meeting.

AYE: Charlie Hayek, Michael Broderick, Anthony Westbury, Holly Theuns, George Johansen, Chair Suzanne Boardman

Passed

5. PUBLIC HEARINGS

a. **Certificate of Appropriateness #22-05 - Garage/Office - 101 Avenue D**

The clerk introduced Certificate of Appropriateness #22-05 for a detached two-story garage and office building at 101 Avenue D.

Madam Chair Boardman asked the Board Attorney, Fran Ross, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Fran Ross, Board Attorney, reminded the Board that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Broderick - no
Mr. Westbury - no
Ms. Theuns - no
Mr. Johansen - no
Mr. Hayek - no
Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The subject two-(2) story wood frame vernacular building is a contributing structure in the Edgartown Historic District. The St. Lucie County Property Appraiser's property record card indicates the year of construction as 1961. The Florida Master Site File Historical Structure Form, utilizing Sanborn Company maps, indicates the building was constructed circa 1910. In May 2007 the Historic Preservation Board approved the demolition of the garage. Notable architectural features include a hip roof, boxed eaves, end porch, and 1/1 double hung windows. The subject historic structure embodies architectural characteristics of residences constructed in Fort Pierce during the early twentieth century.

The applicant is requesting to construct a new detached two (2)-story, 33 foot high building comprised of a garage on the first floor and a 633 square foot office on the second floor. The

proposed roof, siding, trim, windows, doors, and exterior paint are to be consistent with architecture of the main building.

The proposed garage/office design is compatible with the architectural style, massing and size of the main building and adjacent structures. The relationship between the existing and new building is enhanced by using roof material, siding, trim, windows, doors, and exterior paint consistent with the main building. Staff recommends approval of the proposed new garage/office building as it meets Secretary of Interior's Standards 9 and 10.

Board questions for Staff: Mr. Hayek asked if there are any landscape requirements. Mr. Broderick asked if Ms. Lewicka will be approving the application before it goes to building permit.

Applicant questions for Staff: None

Applicant presentation: Phillip Hartnett, Applicant, sworn, stated the garage/office building will match the siding, roof and landscaping of the current building.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

Madam Chair Boardman, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-05 for the proposed new garage/office building located at 101 Avenue D.

AYE: Michael Broderick, Anthony Westbury, Holly Theuns, George Johansen, Charlie Hayek, Chair Suzanne Boardman

Passed

b. Certificate of Appropriateness #22-07 - New Storefront - 106 Depot Drive

The clerk introduced Certificate of Appropriateness #22-07 for a new storefront located at 106 Depot Drive.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Westbury - no

Ms. Theuns - no

Mr. Johansen - no

Mr. Hayek - no

Mr. Broderick - no

Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The applicant is requesting approval of a Certificate of Appropriateness for the removal of the upper windows above the door, rebuild the wall and stucco to match the existing wall, remove wood rot storefront windows and install white aluminum impact glass windows, remove wood rot storefront door, and reconfigure the door opening to be wider to accommodate white aluminum double doors. The subject building is located on the street adjacent to the railroad and not frequently used by pedestrians. The existing facade of the building is one of the street's most noticeable facades. The design is characteristic of the downtown store frontage with extended windows allowing passerby's to view displays. Staff supports the need for impact resistant windows and a wider door. Therefore, staff recommends approval of the subject proposal.

Board questions for Staff: Mr. Johansen asked why they need to get rid of the top windows. Ms. Theuns asked the use of the building.

Applicant questions for Staff: none

Applicant presentation: Richard Friedrich, Construction Company Representative, sworn, stated the windows and doors are being replaced due to a rot issue and the top windows are being removed because they are expensive to replace with impact glass due to the unusual size. Derrick Gibbons, Owner, sworn, stated the building use will stay the same.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

Madam Chair Boardman, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-07 for the replacement of storefront windows and doors located at 106 Depot Drive.

AYE: Anthony Westbury, Holly Theuns, Charlie Hayek, Michael Broderick, Chair Suzanne Boardman

NAY: George Johansen

Passed

c. Certificate of Appropriateness #22-09 - Windows and Doors - 1423 Avenue D

The clerk introduced Certificate of Appropriateness #22-09 for new windows and doors located at 1423 Avenue D.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Theuns - no
Mr. Johansen - no
Mr. Hayek - no
Mr. Broderick - no
Mr. Westbury - no
Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The subject one (1)-story concrete block building is a non-contributing structure in the Lincoln Park Historic District. The St. Lucie County Property Appraiser's property record card indicates the year of construction as 1972. The applicant is requesting approval for the front facade alternations to close the existing door and window openings, finish to match existing conditions, installation of four (4) aluminum frame fixed glass storefront windows and installation of two (2) aluminum frame fixed glass storefront doors.

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: Vincent Marcellino, Applicant and Owner, sworn, stated he is fixing up lots of properties on Avenue D, and he will also be painting the building.

Board questions for Applicant: Mr. Westbury asked the previous use of the building and if it will be two units.

Public comment: None

Staff final comments: None

Madam Chair Boardman, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve Certificate of Appropriateness 22-09 for windows and doors located at 1423 Avenue D.

AYE: Holly Theuns, George Johansen, Charlie Hayek, Michael Broderick, Anthony Westbury, Chair Suzanne Boardman

Passed

d. Certificate of Appropriateness #22-13 - Addition - 215 N. 2nd Street

The clerk introduced Certificate of Appropriateness #22-13 for an addition located at 215 N. 2nd Street.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Madam Chair Boardman inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Johansen - no

Mr. Hayek - no

Mr. Broderick - no

Mr. Westbury - no

Ms. Theuns - no

Madam Chair Boardman - no

Madam Chair Boardman opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The subject two-(2) story masonry vernacular structure 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 1928. The Florida Master Historical Site File indicates the building was constructed circa 1924. Notable architectural features include a hip roof, wide eaves, symmetrical facade, and a center entrance. The entrance is contained under a hip overhang supported by knee braces, and 1/1 double hung windows.

The applicant is requesting approval of a Certificate of Appropriateness to allow for a one (1)-story, 1,646 square foot addition to the existing two-(2) story 856 square foot accessory building, with impact windows, new standing seam metal roof, exterior finishes and materials to match existing building, addition of new wheelchair-accessible covered porch waiting area, addition of photovoltaic panels to be mounted on the south-facing roof of the accessory building, replacement of the front steps, sidewalk and front porch at the primary building and a new driveway, parking and landscape layout to improve accessibility and curb appeal.

The design scheme of the accessory building addition is compatible with the architectural style of the existing accessory and main building in massing, size, scale and continuation of some architectural elements. The proposed new construction and site improvements will

increase the functional efficiency of the building and enhance the property's overall contribution to the historic character of the Downtown Historic District. Staff recommends approval of the accessory structure addition and all site improvements, approval of photovoltaic panels to be mounted on the south-facing roof of the accessory building, approval of alternations proposed to the entrance porch of the main building in order to provide a safe entrance into the building from the street and covered porch area for employees and clients and approval of the sign relocation as long as a minimum five (5) feet setback from the property line is retained. All site improvements meet Secretary of Interior's Standards 5, 9 and 10.

Board questions for Staff: Mr. Broderick asked if the applicant will have to come back to the Historic Preservation Board for the re-installation of the sign. Ms. Theuns asked if the current building is handicap accessible.

Applicant questions for Staff: None

Applicant presentation: Valerie Slack, Native Design Architect, sworn, stated they will be moving the sign within the setback requirement. Ms. Slack explained the current building is marginally handicap accessible from the back and the revised accessory building will be fully handicap accessible to meet clients. Ms. Slack noted the front porch is being added for outdoor seating and a waiting area due to the limited seating inside.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

Madam Chair Boardman, seeing no one else, closed the public hearing.

Comments by the Board: Mr. Broderick said this is a great, exciting, positive project to downtown.

Motion was made by Anthony Westbury, and seconded by Michael Broderick to approve Certificate of Appropriateness 22-13 for the addition located at 215 N. 2nd Street.

AYE: George Johansen, Charlie Hayek, Michael Broderick, Anthony Westbury, Holly Theuns, Chair Suzanne Boardman

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - January 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

Motion was made by Holly Theuns, and seconded by Charlie Hayek to approve the absence of Mr. Benton.

AYE: Michael Broderick, Anthony Westbury, Holly Theuns, George Johansen, Charlie Hayek, Chair Suzanne Boardman

Passed

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the absence of Mr. Johansen from the January 24, 2022 meeting.

AYE: Charlie Hayek, Michael Broderick, Anthony Westbury, Holly Theuns, George Johansen, Chair Suzanne Boardman

Passed

9. ADJOURNMENT

Historic Preservation Board

5. a.

Meeting Date: 04/25/2022

Information

REQUESTED ACTION

Certificate of Appropriateness #22-22 - Tesla Solar Roof and Tesla Powerwall(s) - 718 Boston Avenue

LOCATION

718 Boston Avenue (Parcel ID: 2410-704-0011-000-6)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Based on the staff analysis the Historic Preservation Board may:

- Approve the proposed project as presented
 - Approve the proposed project with conditions or recommendations
 - Deny the proposed project
-

Attachments

Staff Report
Application
Property Card
Public Notification

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 04/18/2022

Started On: 04/18/2022 09:52 AM



APRIL 25, 2022

COA 22-22

Owner

Jose Alanis

Applicant

Daniel Fonzi

Location

718 Boston Avenue

Parcel

2410-704-0011-000-6

Historic Status

Contributing site located in the
Sample Oaks Historic District

Requested Action

Installation of a new roof.

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT PROPERTY

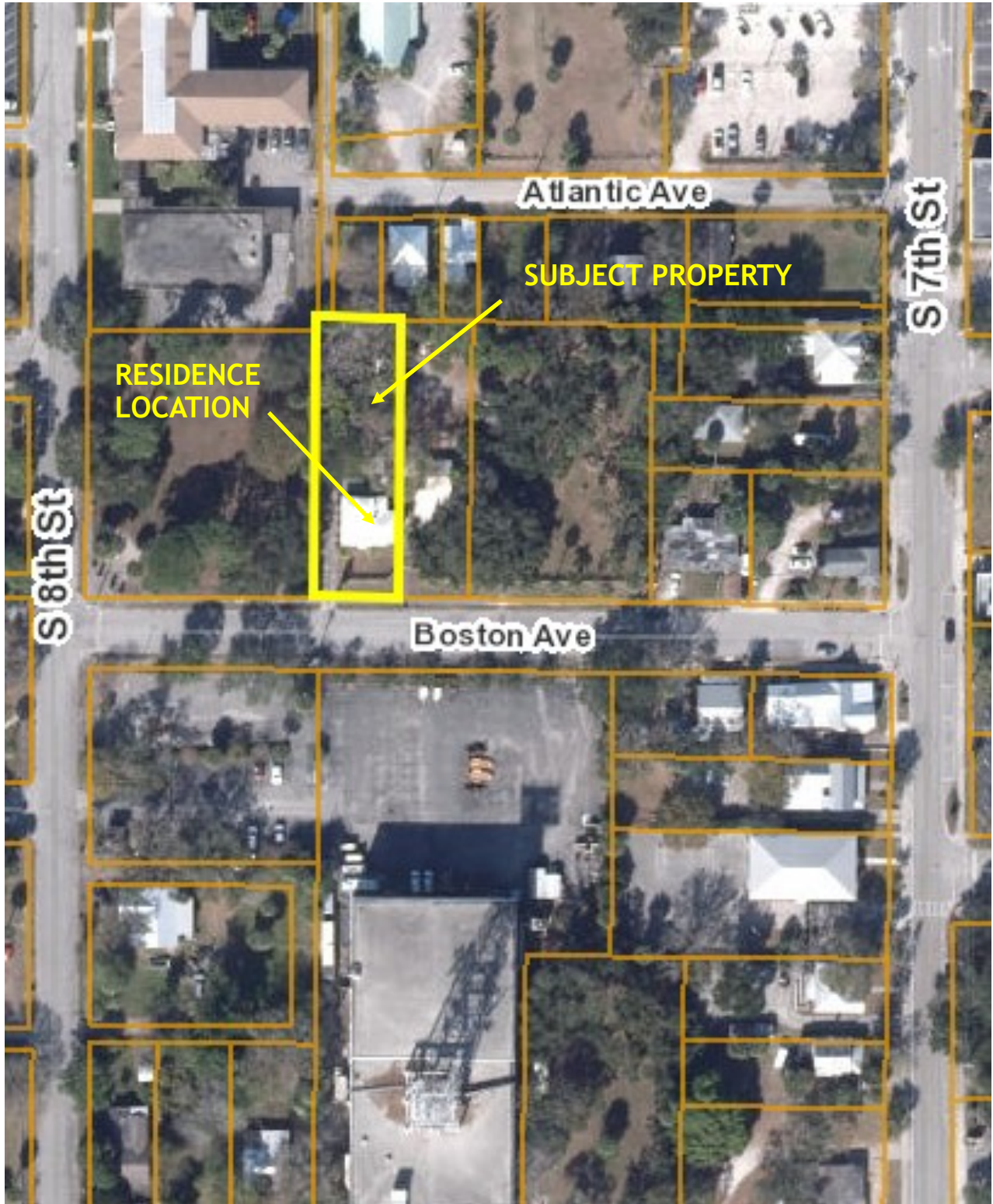
B A C K G R O U N D

The subject property is located within the Sample Oaks Historic District. The two story, wood frame house was built in circa 1910. Its Colonial Revival architectural style is expressed by a hip roof, gable dormer, symmetrical façade, an offset entrance, 1/1 double hung sash windows and drop siding exterior wall fabric.

R E Q U E S T

The applicant is requesting COA approval for the installation of Tesla Solar Roof and Tesla Powerwall(s).





SUBJECT PROPERTY AERIAL PHOTO



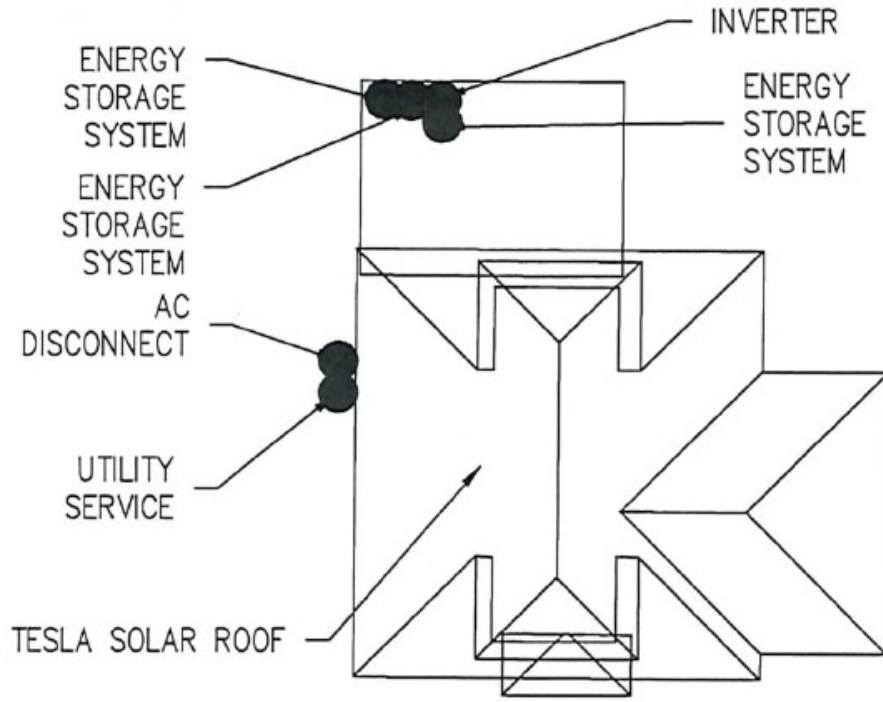
PHOTOS OF THE SUBJECT RESIDENCE



STREET VIEWS



NEIGHBORING PROPERTIES

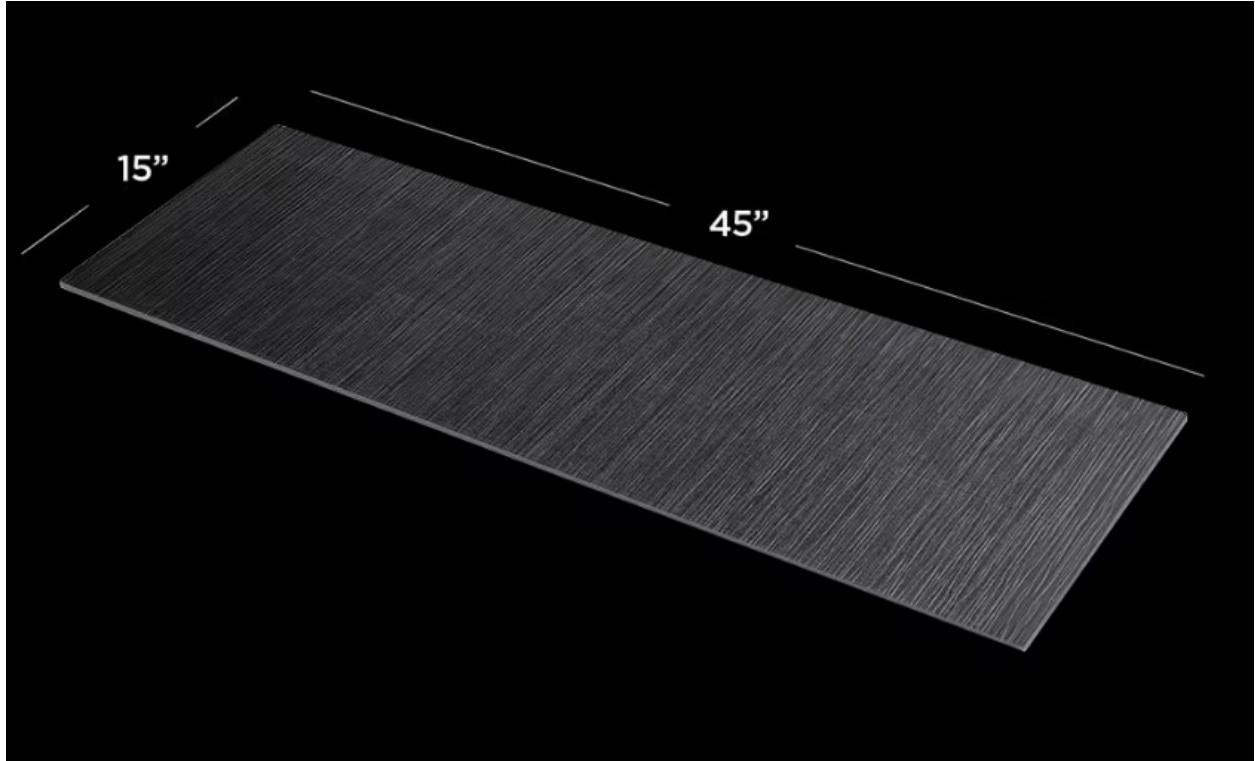


OPERATING VOLTAGE = 240

PROPOSED TESLA SOLAR ROOF SYSTEM



EXAMPLE OF TESLA SOLAR ROOF SYSTEM



Solar Roof Specs

Tile and Power Warranty 25 years	Hail Rating ANSI FM 4473 Class 3
Wind Rating ASTM D3161 Class F	Roof Pitch 2:12 to 24:12
Fire Rating Class A (highest rating)	Inverter Power 3.8kW / 7.6kW 97.5% efficiency



SOLAR ROOF PANELS

SECRETARY OF INTERIOR'S STANDARD FOR CONSIDERATION

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 historic materials features, size, scale and proportions, and massing, to protect the integrity of the property and its environment.

**PAWER WALL**

Powerwall is a compact home battery that is bundled with every Tesla solar purchase, providing you with 24/7 energy security. It stores the energy you produce with Solar Roof, so you can power your home anytime — at night or during an outage.



HOMES WITH A NEWLY INSTALLED TESLA SOLAR ROOF. COURTESY TESLA

STAFF RECOMMENDATIONS:

The Tesla solar roof has all of the great promise that you would expect from this innovative company. Instead of using typical solar panels, the concept turns the entire roof into a solar array to generate electric power. The Tesla solar roof uses tempered glass panels that replace standard shingles, providing the same protection of a traditional roof while also capturing solar energy. In terms of the actual ability to capture solar power, the Tesla solar roof is more effective and has a lower cost per watt than conventional solar panels, and Tesla's Powerwall is a better storage system for generated energy.

The technology is new, so the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability does not [yet] provide specific guidelines for solar roofs.

Whether this solar technology can be used successfully to benefit a historic building without adversely compromising its character or that of the site or surrounding historic district requires weighing advantages of the green energy provided with strict adherence to historic preservation guidelines.

The visible surface of the proposed solar roof is designed to mimic a traditional shingle roof in texture and colors but does not compose fluently with the existing historic residential structure. However, it is not intrusive, nor does it interfere with the streetscape for the following reasons:

- The building is not visible at street view approaching from east or west;
- The residence is set back from the street and, even from close distance, the roof is only partially visible;
- The property across the street is occupied by a communication facility with a cell tower and a large parking/storage lot surrounded by six (6) foot high chain link fence topped with barbed wire.

Based on the staff analysis **the Historic Preservation Board may:**

- Approve the proposed project as presented
- Approve the proposed project with conditions or recommendations
- Deny the proposed project



SOLAR ROOF EXAMPLE



RECEIVED

APR 11 2022

COA# 22-22

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING DEPARTMENT

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 718 Boston Ave, Fort Pierce, FL 34950

Parcel ID #: 2410-704-0011-000-6

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): Jose Alanis

Mailing Address: 718 Boston Ave, Fort Pierce, FL 34950

Phone Number(s): (772) 216-0413 Email: jose@citrustransport.com

Applicant

Name(s): Daniel Fonzi (TESLA ENERGY OPERATIONS, INC.)

Mailing Address: 5350 NW 35 TERRACE SUITE 100, Ft Lauderdale, FL 33309

Phone Number(s): (954) 299 - 6607 Email: FORTPIC@TESLA.COM

Representative

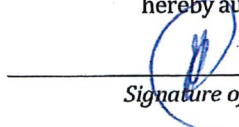
Name(s): TESLA ENERGY OPERATIONS, INC.

Mailing Address: 5350 NW 35 TERRACE SUITE 100, Ft Lauderdale, FL 33309

Phone Number(s): (954) 299 - 6607 Email: FORTPIC@TESLA.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, JOSE ALANIS as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.


Signature of Owner

1-23-2022
Date

JK

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation New Construction Demolition Relocation

Site Improvements (describe) _____

Other (describe) _____

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

Re-Roof To Tesla Solar Roof and Installation of Tesla Powerwall(s)

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.

TESLA

SOLAR ROOF

OWNER'S DATASHEET



ROOFING SYSTEM SPECIFICATIONS

CERTIFICATIONS

UL Listed	ETL Listed
UL 61730	UL 790 Class A
UL 9703	TAS100
UL 1741	ASTM D3161 Class F
ANSI FM 4473 Class 3	

CHARACTERISTICS

Maximum open circuit voltage rating of connected branch circuits per diode (at STC): 13.34 V
Maximum series fuse rating: 10 A
Maximum system voltage: 600 V
Snow Load: 110 psf ground snow load and 150 psf roof snow load

PRINCIPAL MATERIALS

Glass, Polymers, Fiberglass, Silicon
Architectural Grade Steel, Architectural Grade Paint and Architectural Grade EPS Insulation

ROOF PITCH RANGE

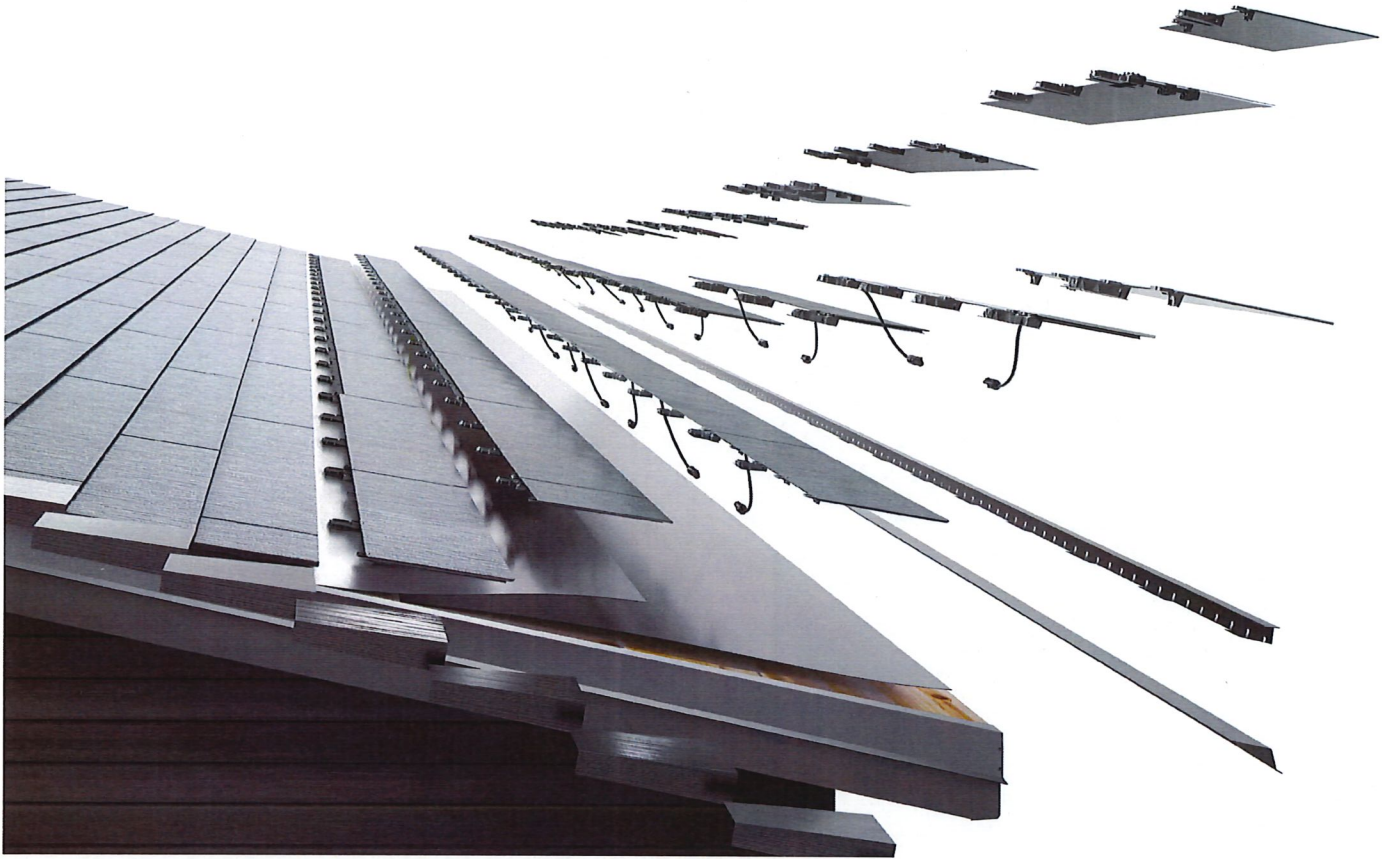
2:12 - 62:12

PHOTOVOLTAIC MODULE

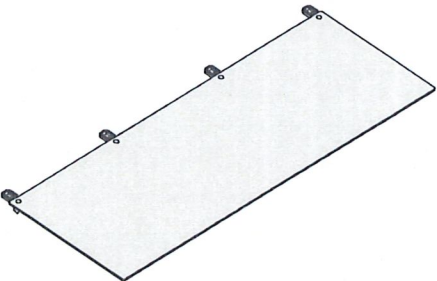
Irradiance (W/m ²)	Temp. (Celsius)	Voc (V)	Vmp (V)	Isc (A)	Imp (A)	Pmax (W)
1000	25	13.34	10.99	5.65	5.32	58.47

These electrical characteristics are within $\pm 5\%$ of the indicated values of Isc, Voc, and Pmax under standard test conditions (irradiance of 1000 W/m², AM 1.5 spectrum, and a cell temperature of 25 °C or 77 °F).

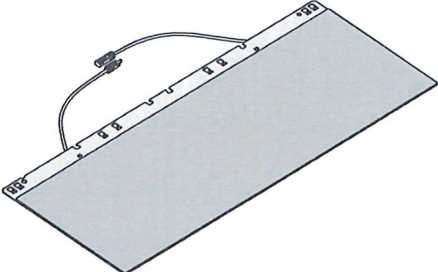
SOLAR ROOF SYSTEM



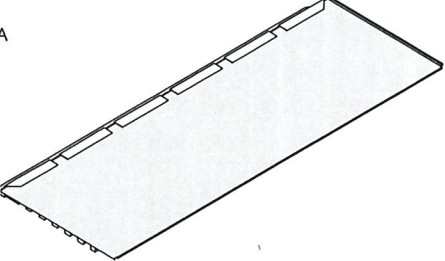
ROOFING MODULES, FULL AND PARTIAL
Listed to UL 61730
Listed to UL 790 Class A
ASTM D3161 Class F
TAS100



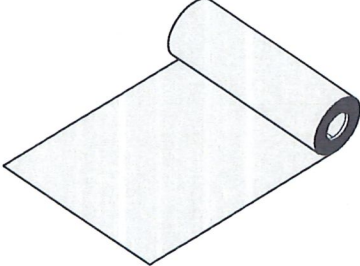
PV MODULE
Listed to UL 61730
UL 790 Class A
ASTM D3161 Class F
TAS100



STEEL TILES, FULL AND PARTIAL
Listed to UL 1897
Listed to UL 790 Class A
ASTM D3161 Class F
TAS100



UNDERLAYMENT
FT Cobalt FR
ASTM D1970/ICC AC48
ICC AC188
ASTM E108 Class -A









YOUR SOLARGLASS

Congratulations on your new Solarglass roof. Welcome to the Tesla family and the energy revolution. Your beautiful and durable Solarglass roof will produce clean, renewable energy for years to come.

This manual walks you through each step of activating, monitoring, and maintaining Tesla Solarglass. If you have any questions about this manual or other functions of your Solarglass tiles, please contact **Tesla Customer Care**.

SOLARGLASS ROOF ACTIVATION

Tesla Customer Care notifies you when your utility company approves your Solarglass roof. If your system is approved and not yet turned on, you can activate Tesla Solarglass with guidance from Tesla Customer Care.

Glossary

Breakers Switches inside electrical panels that protect your home from harmful power surges.

Disconnect A switch, operated by a large handle, that disconnects or interrupts the electrical circuit.

Inverter A central component that converts solar-generated power from Direct Current (DC) voltage to Alternating Current (AC) voltage for your home's use.

System Activation

1. Turn on the breakers in your main electrical panel.

Go to your main electrical panel. Most electric panels are mounted on an outside wall, or mounted in a garage, basement, or closet.

Find the breakers labeled Solar System, PV, Photovoltaic Backfeed, or Tesla. Switch them On.

You may have an additional sub-panel. If you do, check to see if there are additional solar breakers in the sub-panel and switch them On.

2. Switch on the external AC and DC disconnects.

If your Solarglass system has one or both of these, switch them On.

3. Turn on your inverter.

Your inverter is typically installed near your electrical panel. Switch it On.



HOME ENERGY MONITORING

System Performance

The performance of Solarglass tiles is measured by how much energy is generated over time. Energy production can vary from month to month based on seasonal weather conditions. Other factors that can hinder production include:

- Unexpected shading due to new tree growth
- Debris or dirt on the tiles
- Snow coverage
- Long periods of inclement weather

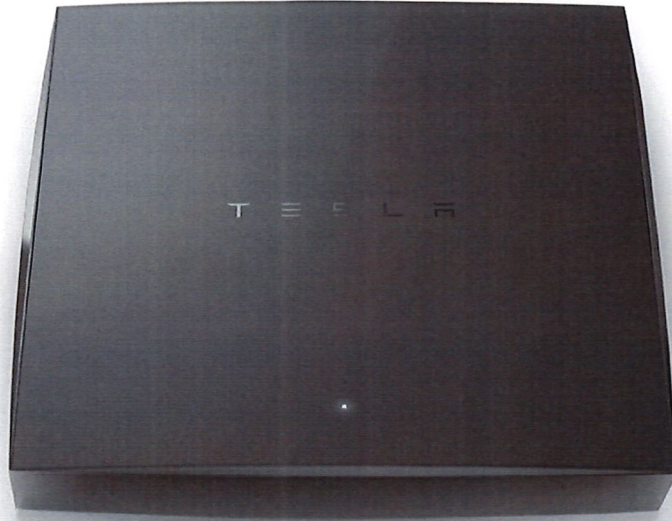
You can find expected performance information on your Solarglass system layout document. You can also use the Tesla mobile app to follow your energy production in real time.

For homes with Powerwall, a Backup Gateway is installed for system monitoring and accessing Powerwall energy in case of a power outage. For homes without Powerwall, a Solar Gateway is installed for system monitoring. In both instances, you need an always-on Internet connection, a router with an open Ethernet port, an AC power outlet, and the Gateway.

Tesla Mobile App

Use the Tesla mobile app to monitor your Solarglass roof as well as products like Powerwall or your Tesla vehicle. The app gives you visibility into your Solarglass power generation and home energy use. The app also sends alerts from **Tesla Customer Care** if Tesla detects issues with your Solarglass system. Most issues can be resolved remotely by **Tesla Customer Care**. If not, Tesla sends a technician directly to your home.





Connecting to Your Solar Gateway

For homes without Powerwall, connect the Solar Gateway to monitor energy production from your Solarglass roof.

1. Download the Tesla mobile app on your smartphone.
2. Log into the Tesla mobile app.
3. Connect the Solar Gateway to your router.

Use the included Ethernet cable to connect the Solar Gateway to your router.

4. Turn on the Solar Gateway.

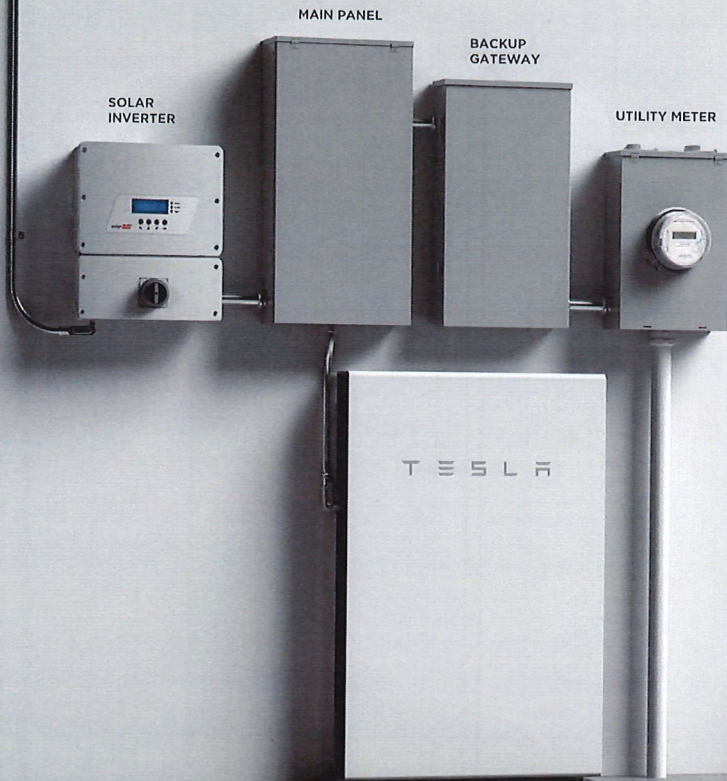
Plug your Solar Gateway into a power strip near your router using the included power supply. The power light on top will glow white.

5. Watch for a signal.

The Solar Gateway should be connected. If you see a WEAK SIGNAL notification, move the Solar Gateway closer to the inverter until the notification disappears. For any other error messages, please contact **Tesla Customer Care**.

6. Use the Tesla mobile app to monitor energy production in real time.

If you have trouble setting up or troubleshooting your Solar Gateway, please contact **Tesla Customer Care**.



Connecting to Your Backup Gateway

If your home has a Powerwall installed, the **Backup Gateway** is already installed and set up. Use the Tesla mobile app to follow your energy production in real time.

You can also find more information in the **Powerwall Owner's Manual** at:

www.tesla.com/support/energy/own/powerwall/owner-documents.

SOLARGLASS MAINTENANCE

Solarglass requires routine maintenance. Minor care on your part can ensure better system performance.


Shade Management

Shading on your roof can hinder electricity production. Keep trees or other tall plants trimmed to prevent shade on your Solarglass tiles.


Cleaning Solarglass Tiles

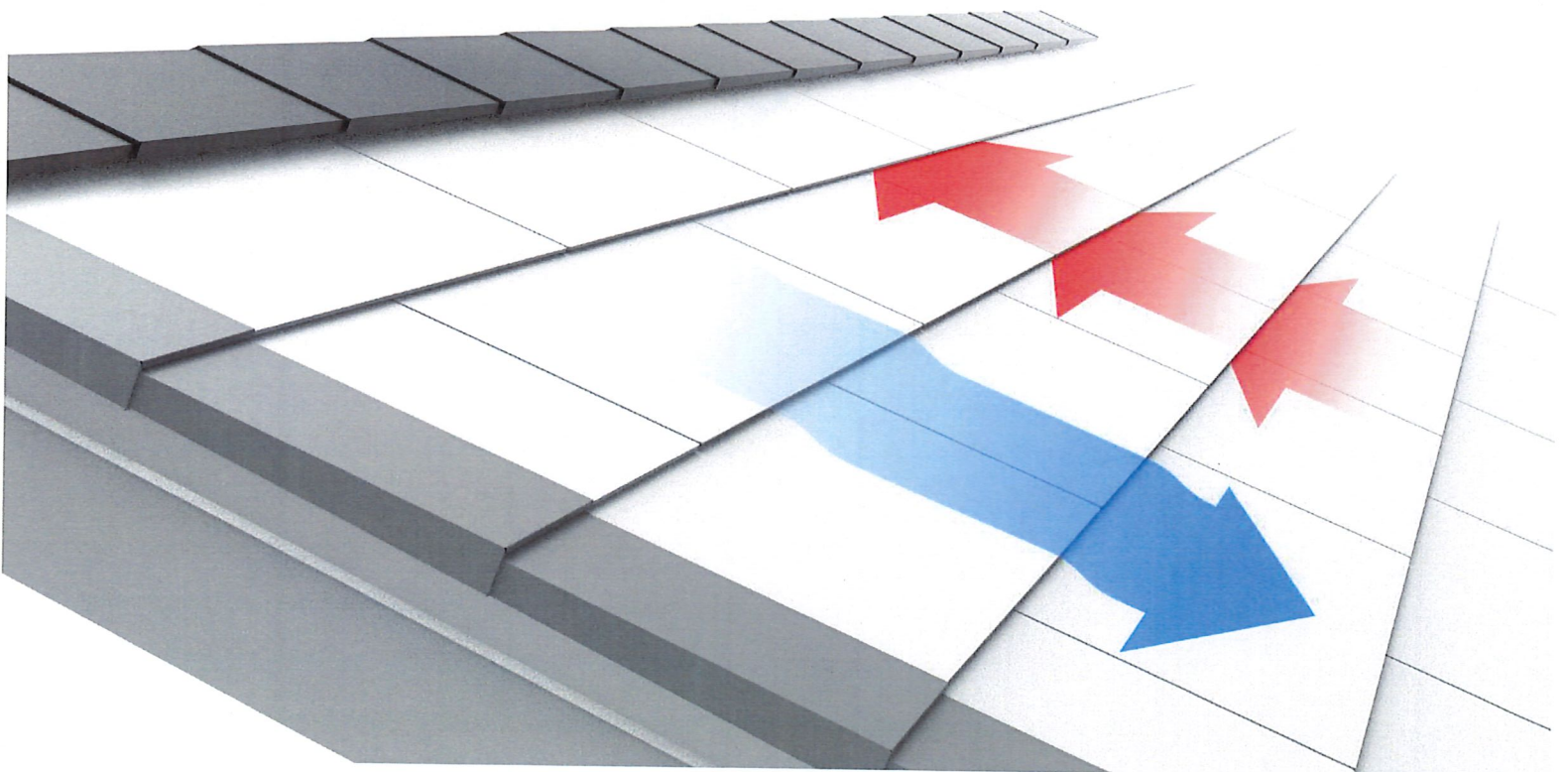
Debris or dirt on the tiles can hinder energy production. Tesla recommends that a professional perform any cleaning service required. Please contact **Tesla Customer Care** for guidance.

 **DANGER:** **DO NOT** walk or stand on the roof!

 **CAUTION:** **DO NOT** use detergents, abrasives, solvents, or other types of cleaning products. If you decide to clean your Solarglass roof, you can hose down your roof with water at standard garden hose pressures. Direct the spray or flow of water in the same direction that water typically flows on your roof (down) and avoid directly spraying the front edge of tiles, or between tiles. Where dust or debris has built up, or for problematic areas, use a telescoping soft brush (similar to soft brushes you use to wash your car) to gently wipe the roof surface.

Snow or Ice

 **DANGER:** Snow or ice may accumulate on your Solarglass roof during snow storms. Accumulated snow or ice may slide or fall, resulting in property damage or bodily harm. Please contact **Tesla Customer Care** for guidance.



WARRANTY AND SERVICE

Solarglass Warranty

Tesla provides a 25-year warranty on installation and weatherization of your Solarglass roof.

Solarglass Module Warranty

Your Solarglass tiles will produce power according to the Module Warranty listed in your Solarglass Warranty. This describes the amount of power your solar cells are capable of generating in optimal conditions. However, actual energy output may be affected by environmental factors such as shade, dust, debris, snow, and weather.

Inverter Warranty

Your power inverter comes with a 10-year warranty from its manufacturer. If you experience any issues with your power inverter during its 10-year warranty period, please contact **Tesla Customer Care** so we can help you file a warranty claim with the manufacturer. When you need to replace your power inverter after its warranted life, please contact Tesla Customer Service and we will help you obtain and install a replacement power inverter, at your cost.

Mid-Circuit Interrupter Warranty

Your Mid-Circuit Interrupter (MCI) comes with a 10-year warranty from its manufacturer. If you experience any issues with your Mid-Circuit Interrupter (MCI) during its 10-year warranty period, please contact **Tesla Customer Care** so we can help you file a warranty claim with the manufacturer. When you need to replace your Mid-Circuit Interrupter (MCI) after its warranted life, please contact Tesla Customer Service and we will help you obtain and install a replacement Mid-Circuit Interrupter, at your cost.

Powerwall Warranty

Powerwall is a maintenance-free product with a 10-year warranty. Please visit Tesla's support page for the Powerwall Owner's Manual at www.tesla.com/support/energy/own/powerwall/owner-documents.

How to Get Warranty Service

In the rare case that your Solarglass roof is not running properly, please contact **Tesla Customer Care**. If Tesla determines that a problem cannot be diagnosed or resolved remotely, **Tesla Customer Care** will troubleshoot the issue and arrange for service. If the issue is covered by warranty, your Solarglass roof will be repaired at no cost to you. If the issue is not covered by your warranty, **Tesla Customer Care** will assist you in resolving the issue and service charges may apply.





MP2	PITCH: 27° (6:12) ARRAY PITCH: 27° (6:12) AZIMUTH: 270 ARRAY AZIMUTH: 270 MATERIAL: Solar Roof STORY: Two
MP4	PITCH: 27° (6:12) ARRAY PITCH: 27° (6:12) AZIMUTH: 90 ARRAY AZIMUTH: 90 MATERIAL: Solar Roof STORY: Two
MP7	PITCH: 27° (6:12) ARRAY PITCH: 27° (6:12) AZIMUTH: 180 ARRAY AZIMUTH: 180 MATERIAL: Solar Roof STORY: Two
MP8	PITCH: 27° (6:12) ARRAY PITCH: 27° (6:12) AZIMUTH: 90 ARRAY AZIMUTH: 90 MATERIAL: Solar Roof STORY: Two
MP9	PITCH: 27° (6:12) ARRAY PITCH: 27° (6:12) AZIMUTH: 0 ARRAY AZIMUTH: 0 MATERIAL: Solar Roof STORY: Two

LEGEND

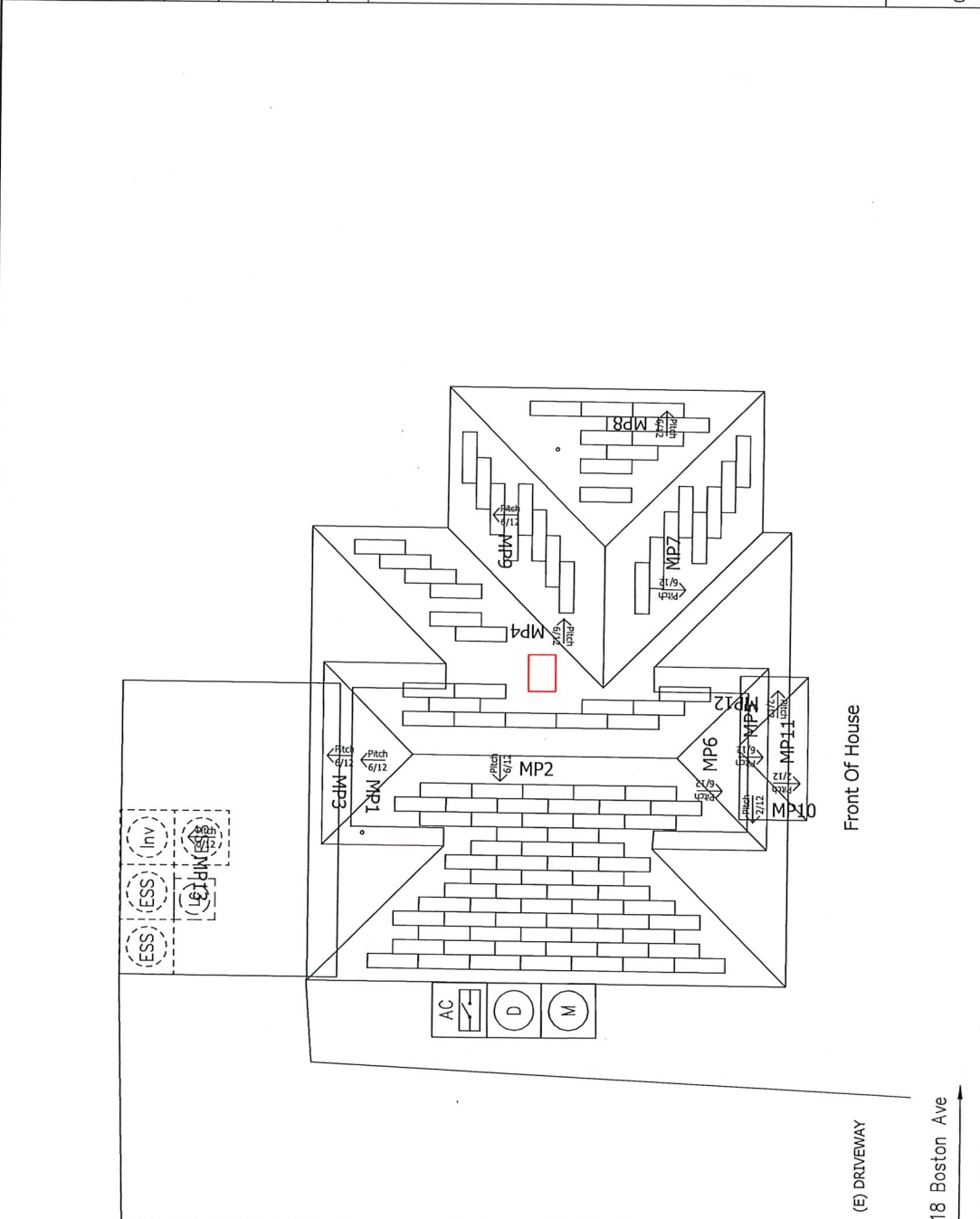
- (E) UTILITY METER & WARNING LABEL
- INVERTER W/ INTEGRATED DC DISCO & WARNING LABELS
- DC DISCONNECT & WARNING LABELS
- AC DISCONNECT & WARNING LABELS
- DC JUNCTION/COMBINER BOX & LABELS
- DISTRIBUTION PANEL & LABELS
- LOAD CENTER & WARNING LABELS
- DEDICATED PV SYSTEM METER
- RAPID SHUTDOWN
- STANDOFF LOCATIONS
- CONDUIT RUN ON EXTERIOR
- CONDUIT RUN ON INTERIOR
- GATE/FENCE
- HEAT PRODUCING VENTS ARE RED
- INTERIOR EQUIPMENT IS DASHED

SITE PLAN

Scale: 1/8" = 1'



DESIGNER: Mike Haugon
 REVISION: 2
 DATE: 10/7/2021



DESCRIPTION: 7.45368 KW PV ARRAY
 40.5 KWH ENERGY STORAGE SYSTEM
 PAGE NAME: SITE PLAN

CUSTOMER: Jose clanis
 718 Boston Ave
 Fort Pierce, FL 34950

JOB NUMBER: JB-349083 00
 MAINING SYSTEM: TESLA SOLAR ROOF
 MODULES: (104) 1547745-80-A
 INVERTER: Powerwall+ Tesla Inc [240V] # 1850000-00-B 7.6 kW / 13.5 kWh

CONFIDENTIAL - THE INFORMATION HEREIN IS THE PROPERTY OF TESLA INC. AND IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TESLA INC.

Property Identification

Site Address: 718 BOSTON AVE
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-704-0011-000-6
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 23549
 Map ID: 24/10S
 Zoning: SF Moderat

Ownership

Jose Alanis
 8400 Orange AVE
 Fort Pierce, FL 34945

Legal Description

SAMPLE'S RE-S/D OF BECK'S S/D LOT 11 AND 10 FT VA ALLEY ADJ
 ON W (MAP 24/10E) (OR 2303-77)

Current Values

Just/Market Value: \$112,600
 Assessed Value: \$80,382
 Exemptions: \$0
 Taxable Value: \$80,382



Total Areas

Finished/Under Air (SF): 2,278
 Gross Sketched Area (SF): 2,812
 Land Size (acres): 0.28
 Land Size (SF): 12,000

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 9, 2005	2303 / 0077	XX02	WD	Conroy Michael	\$423,500
Sep 21, 2004	2080 / 0828	XX00	WD	Pike Stephen H	\$300,000
Jul 14, 1995	0966 / 0816	XX02	QC	Pike Stephen H	\$100
Nov 20, 1991	0764 / 2390	XX02	WD	Barbara H Sample	\$45,000

Building Information (1 of 1)

Finished Area: 2,278 SF

Gross Sketched Area: 2,812 SF

Exterior Data

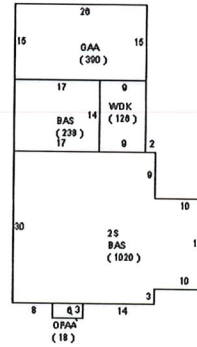
View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: HC-	Year Built: 1926	Frame:
Grade: C-	Effective Year: 1960	Primary Wall: Wood/Sheath
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4
 Full Baths: 3
 Half Baths: 0
 A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1020	1020	136
BAS	BASE AREA	1258	1258	198
GAA	Garage Attached Average	390	0	82
OPAA	Open Porch Attached Average	18	0	18
WDK	WOOD DECK	126	0	46

Special Features and Yard Items

Type	Qty	Units	Year Blt
Fen WoodSB 6'	1	80	1999
UTILITY AVG	1	80	1999

Current Year Values


Current Values Breakdown

Building:	\$89,200
Land:	\$23,400
Just/Market:	\$112,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$32,218
Assessed:	\$80,382
Exemption(s):	\$0
Taxable:	\$80,382

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$69.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$112,600	\$80,382	\$0	\$80,382
2020	\$97,600	\$73,075	\$0	\$73,075
2019	\$103,900	\$66,432	\$0	\$66,432
2018	\$91,200	\$60,393	\$0	\$60,393

Permits

Number	Issue Date	Description	Amount	Fee
RF2003-256	Jun 25, 2003	Roof	\$1,600	\$75
BP13-0515	Feb 4, 2013	Electric	\$450	\$109
BP20-3573	Oct 27, 2020	Electric	\$4,600	\$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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PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-22 – Solar Roof – 718 Boston Avenue

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37. Public Hearings (a)

NOTICE BY NEWSPAPER: April 15, 2022

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 04/15/2022

Historic Preservation Board

6. a.

Meeting Date: 04/25/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - February 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA February 2022

Form Review

Form Started By: Maria Lewicka

Started On: 04/18/2022 09:02 AM

Final Approval Date: 04/18/2022

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in February 2022.

- COA #22-08, 531 N 2nd Street – Siding
- COA #22-10, 906 Delaware Avenue – Renovation



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-08 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 531 N 2nd Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace rotted wood siding with Hardie board prime plank lap siding. New siding will be painted pink (current color). Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board


 _____ 02/7/22
 Maria Lewicka, AICP Date
 Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner/Applicant	MaryBeth Goosman 531 N 2 nd Street Fort Pierce, FL 34981	E-Mail meagoose@aol.com

RECEIVED

FEB 07 2022



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CITY OF FORT PIERCE
PLANNING & ZONING

COAH# 22-08

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 531 N. 2nd Street, Fort Pierce, FL 34950

Parcel ID #: 2403-705-0070-000/8

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s) Name(s): MaryBeth Goosman

Mailing Address: 531 N. 2nd Street, Fort Pierce, FL 34950

Phone Number(s): 301-928-8182 Email: meagoose@aol.com

Applicant Name(s): MaryBeth Goosman

Mailing Address: 531 N. 2nd Street, Fort Pierce, FL 34950

Phone Number(s): 301-928-8182 Email: meagoose@aol.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.

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

MaryBeth Goosman
Signature of Owner

2/3/2022
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) Replace rotted siding.

Other (describe) _____

Please provide a detailed description of the proposed work to be performed:
Replace rotted wood siding with Hardie board prime plank lap siding. Will paint Hardie board in current color pink.

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.

















COLOR AND DESIGN

WHY HARDIE?

PRODUCTS

PROJECT RESOURCES

PRODUCT SUPPORT

Home > All Products > Hardie® Plank Lap Siding

Hardie® Plank Lap Siding

[Download the Product Catalog >](#)

[Request a Sample >](#)

[Request a Quote](#)

Traditional and timeless. Sleek and strong. Hardie® Plank lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast.

HARDIE® PLANK LAP SIDING PRODUCTS



The products you'll see below are readily available for zip code 34950. Not your zip code? [Update it now.](#)

HARDIE® PLANK LAP SIDING

SELECT CEDARMILL®

Our natural cedar look has a soft texture that mimics wood.

THE STATEMENT COLLECTION™

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

	Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in		5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet		360	308	252	230	190	152
ColorPlus Pcs/Pallet		324	280	252	210	—	—
Pcs/Sq		25.0	20.0	16.7	14.3	12.5	9.3

SELECT CEDARMILL®



SELECT CEDARMILL®

	Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
STATEMENT COLLECTION™				✓			
DREAM COLLECTION™		✓	✓	✓	✓		
PRIME		✓	✓	✓	✓	✓	✓

SMOOTH



SMOOTH

	Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
STATEMENT COLLECTION™							
DREAM COLLECTION™		✓	✓	✓	✓		
PRIME		✓	✓	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED SMOOTH



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in	
Exposure	7 in	
Prime Pcs/Pallet	240	STATEMENT COLLECTION™ _____
ColorPlus Pcs/Pallet	210	DREAM COLLECTION™ ✓
Pcs/Sq	14.3	PRIME ✓

CUSTOM COLONIAL ROUGHSAWN®



CUSTOM COLONIAL SMOOTH®



CUSTOM COLONIAL ROUGHSAWN® & CUSTOM COLONIAL SMOOTH®

Width	8 in	
Exposure	6.75 in	
Prime Pcs/Pallet	240	STATEMENT COLLECTION™ _____
ColorPlus Pcs/Pallet	216	DREAM COLLECTION™ ✓
Pcs/Sq	14.9	PRIME ✓



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-10 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 906 Delaware Avenue

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
New impact resistant windows (the same size, proportion and orientation), exterior wall and door color, stainless cable and rail system, struck block foundation planter and roof screening for roof-mounted A/C unit. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair
 Historic Preservation Board

 Date



 Maria Lewicka, AICP
 Historic Preservation Planner

02/08/22

 Date

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner/Applicant	Dr. Rhaina Smeds, PsyD, Inc 100 Avenue A, Suite 2D Fort Pierce, FL	E-Mail drsmeds@att.net
Representative	Leslie Olson, District Planning Group 130 S Indian River Drive, Suite 202 Fort Pierce, FL	E-Mail leslie@districtplanninggroup.com

RECEIVED

FEB 08 2022



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CITY OF FORT PIERCE
PLANNING & ZONING

Bldg. Permit # _____

COA# 22-10

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 906 Delaware Avenue

Parcel ID #: 2410-705-0017-000-1

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Dr. Rhaina Smeds, PsyD, Inc

Mailing Address: 100 Avenue A Suite 2D

Phone Number(s): (772) 485-4008 Email: drsmeds@att.net

Applicant
Name(s): Dr. Rhaina Smeds

Mailing Address: 100 Avenue A Suite 2D

Phone Number(s): (772) 485-4008 Email: drsmeds@att.net

Representative
Name(s): Leslie Olson, District Planning Group

Mailing Address: 130 S. Indian River Drive Suite 202

Phone Number(s): (772) 882-5811 Email: leslie@districtplanninggroup.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, Rhaina A. Smeds as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Rhaina Smeds
Signature of Owner

2/7/2022
Date

Description of Requested Work

Please indicate the type of work requested:

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

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) _____

Other (describe) Windows, foundation planter, roof screening for roof-mounted A/C unit, stainless cable rail

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

Please see attachment.

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

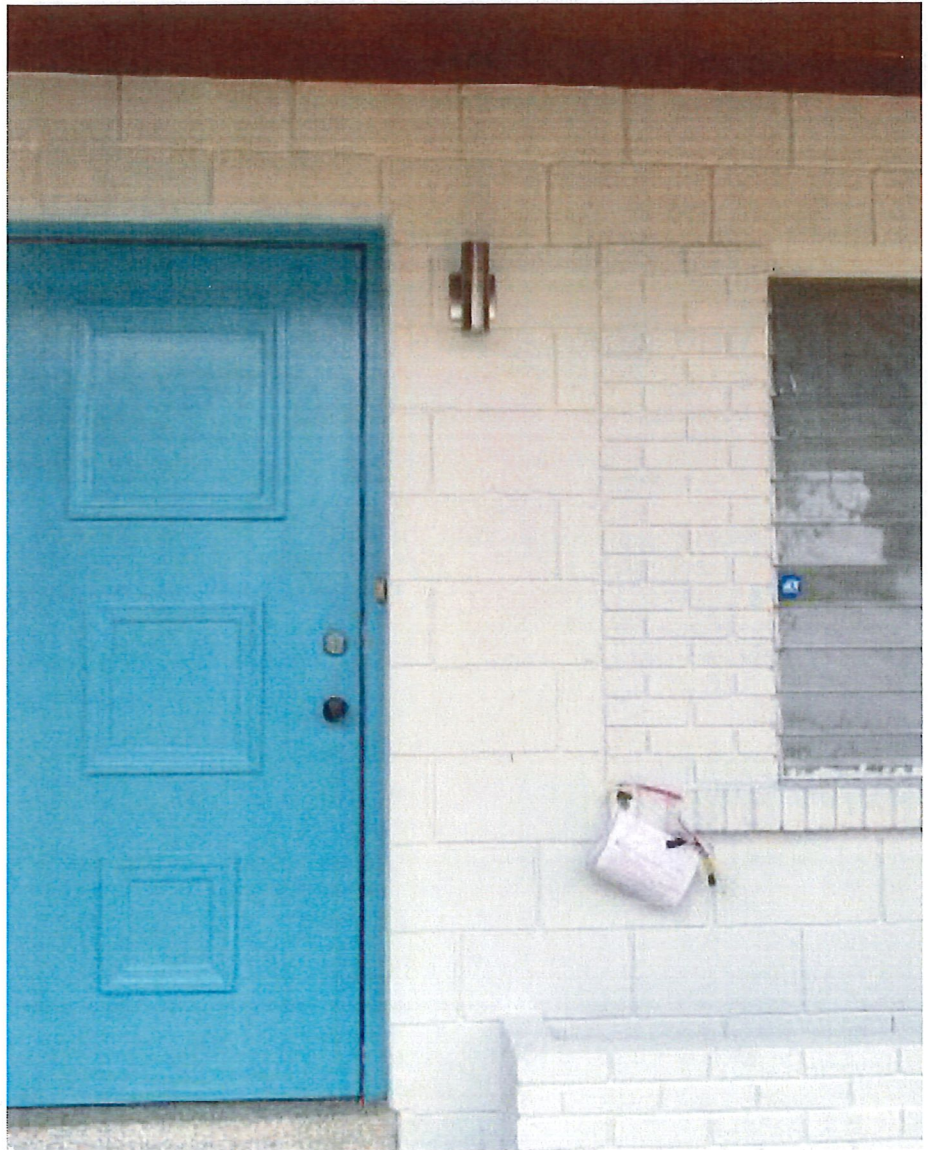
Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

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.

906 DELAWARE AVENUE

CERTIFICATE OF APPROPRIATENESS: APPLICATION SUPPLEMENT



January 24, 2022



906 DELAWARE AVENUE: SEPTEMBER 2021

ASSESSMENT OF HISTORIC SIGNIFICANCE

906 Delaware Avenue is a non-contributing structure in the Sample Oaks Historic District. Built in 1954, the architectural design is midcentury modern, and outside the period of significance for the District. The midcentury modern exterior design elements of the structure include struck block wall fabric, flat roof, horizontal window orientation, an integrated brick planter on the shallow front porch, and parking in the front of the building.

It is the intent of this rehabilitation to preserve these design elements and make careful alterations as needed to enhance the simple midcentury modern design.

January 24, 2022



Exterior Wall:
Behr Tinsmith

Exterior Wall:
Behr Tinsmith

COLORS

The midcentury modern structure will be clad with a period-appropriate light neutral wall color (Behr Tinsmith) and a bright accent on the front door.

These colors will also be incorporated into the monument sign, in addition to stainless steel, and deep gray letters.

The brushed aluminum rail and cable system will blend with the silvery tinsmith color of the walls behind the porch rail.

REHABILITATION SCOPE

Structure: Exterior Work

1. New exterior wall and door color
2. Replace Minimal Traditional porch railing with midcentury modern-appropriate stainless cable and rail system
3. Replace inoperable and insecure jalousie windows with clear pane white slider (impact resistant) windows of the same size, proportion and orientation.
4. Build struck block foundation planter on east side of structure with architectural feature reaching up and over roof to screen the new roof-mounted AC unit and ducts. (Currently looks like an alien is trying to eat the structure.)



WINDOWS

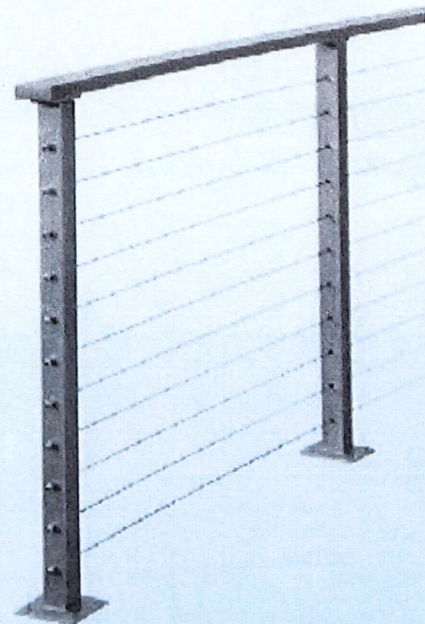
Impact-rated white (vinyl) horizontal slider windows are the most appropriate replacement windows for the original jalousie windows. Not only are replacement parts for jalousies impossible to find, they are insecure, inefficient and fragile. Therefore we sought out operable replacement options with the same proportion and orientation as the original windows and found the CWS Windpact Plus 8200 horizontal sliders:

<https://www.cws.cc/products/windpact-plus-series-8200-vinyl-impact-resistant-horizontal-slider/>

PATIO RAIL

The structure was purchased with a Minimal Traditional style rail on the patio entrance. This will be replaced with a more Midcentury Modern-appropriate brushed aluminum rail and cable system.

The brushed aluminum rail and cable system will blend with the silvery tinsmith color of the walls behind the porch rail.



February 7, 2022



EAST PLANTER AND ROOFTOP SCREENING RENDERING

PLANTER AND ROOF SCREENING

An additional design element that will be added to the structure is a struck block planter that runs along the eastern wall to bring relief between the structure and the paved vehicular use area. Extending up out of the planter, mid-building, is a midcentury trellis that extends up the wall to the flat roof overhang.

The screening of the air conditioning unit and ductwork will come from that trellis appearing to extend through the roof and across the roof in a linear east-to-west line, obscuring the prominent ducts and mechanical unit.

January 24, 2022

Historic Preservation Board

6. b.

Meeting Date: 04/25/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - March 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, March 2022, Part I

Administrative COA Approvals, March 2022, Part II

Form Review

Form Started By: Maria Lewicka

Started On: 04/18/2022 09:29 AM

Final Approval Date: 04/18/2022

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in March 2022.

- COA #22-11, 920 Georgia Avenue, Pavers
- COA #22-12, 716 S 10th Street, Pavers
- COA #22-14, 531 N 2nd Street – Siding
- COA #22-15, 308 Avenue A – Partial roof
- COA #22-16, 914 Avenue D – Door
- COA #22-17, 417 S Indian River Drive, Pavers
- COA #22-18, 430 Means Court, Roof
- COA #22-19, 518 N 2nd Street, Windows



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-11 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address 920 Georgia Avenue
 Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	+Applicable Standards
Install driveway pavers. Grey/beige paving stones. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board


 _____ 3/29/22
 Maria Lewicka, ALCP Date
 Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityofft Pierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner/Applicant	Kara Y. Wood 20 Orange Avenue, PH 6 Fort Pierce, FL 34950	E-Mail karawoodplanning@gmail.com

Bldg. Permit # _____

COA# 22-11



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

FEB 09 2022

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

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 920 Georgia Ave.

Parcel ID #: 2410-710-0019-000-1

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

Property Owner / Applicant Information

Property Owner(s) Name(s): Kara Y. Wood

Mailing Address: 20 Orange Ave. PHU

Phone Number(s): 305-778-6117 Email: Karawoodplanning@gmail.com

Applicant

Name(s): Same

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): Same

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Kara
Signature of Owner

02-09-22
Date

Description of Requested Work

Please indicate the type of work requested: *N/A*

- | | | | |
|---|---|-------------------------------------|-------------------------------------|
| <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 type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

- Site Improvements (describe) driveway pavers
- Other (describe) _____

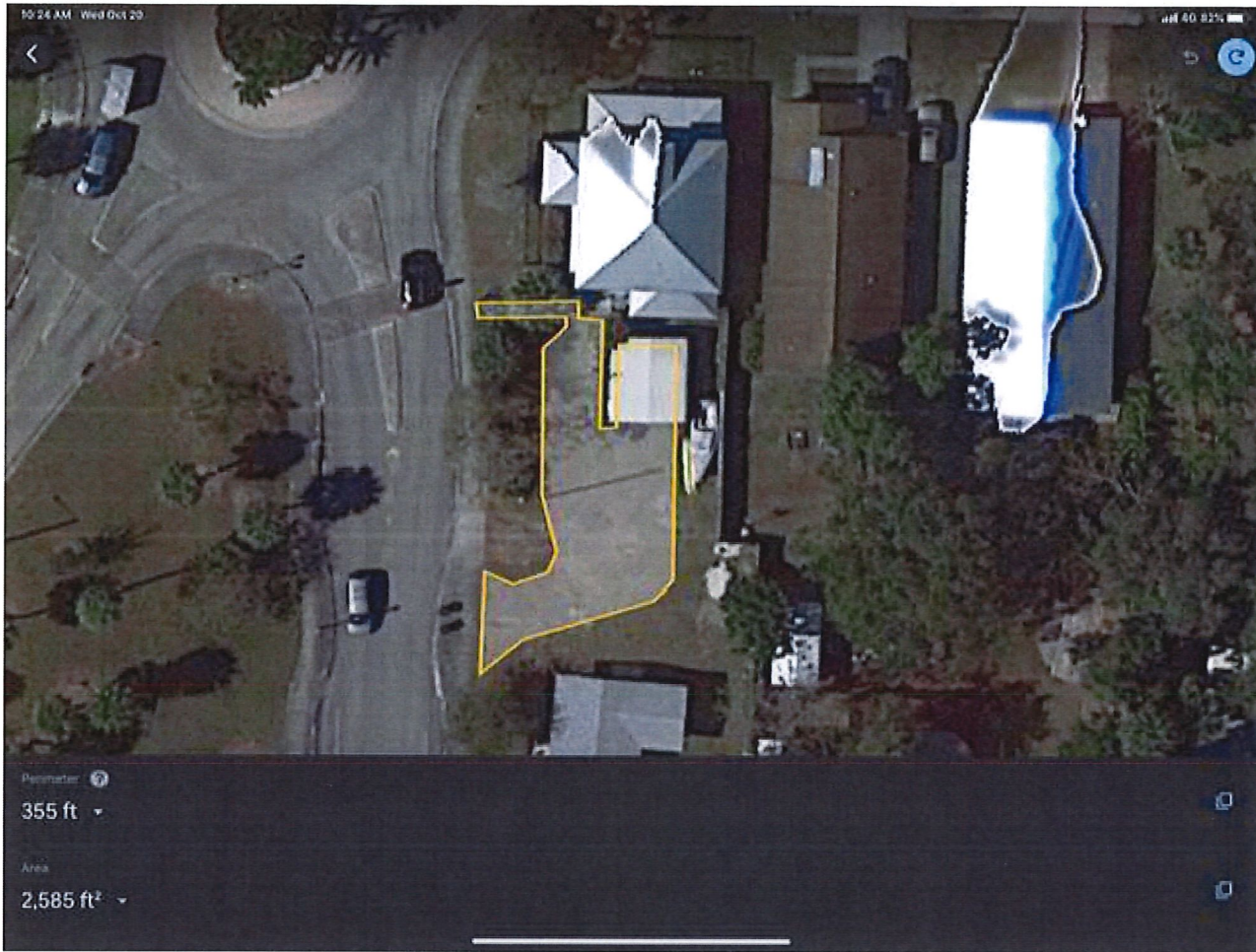
Please provide a detailed description of the proposed work to be performed: This COA is needed to accompany a driveway permit, which is only required for the few feet of improvements between the property line and the existing poured concrete driveway apron.

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. - See related driveway permit
- 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) Grey/berge paving stones
- Color samples.
- Demolition – Plans for what will be taking the demolished structure’s place should be submitted.



On Feb 11, 2022, at 11:46 AM, Maria Lewicka <mlewicka@cityoffortpierce.com> wrote:

Kara,
Please provide amended drawing showing dimensions of the driveways and provide a picture of the proposed pavers.
Thank you,
Maria

From: Kara Wood <karawoodplanning@gmail.com>
Sent: Wednesday, February 9, 2022 12:46 PM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>
Cc: paul.k.hes@gmail.com; Alicia Rosenthal <arosenthal@cityoffortpierce.com>; Latasha Carey <lcarey@cityoffortpierce.com>
Subject: Re: DPCR #22-20000045, 716 S 10th Street & DPCR #22-20000046, 920 Georgia Avenue

Some people who received this message don't often get email from karawoodplanning@gmail.com. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

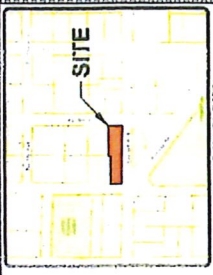
716 S 10th St

910 Georgia Ave

LOT SPLIT SURVEY FOR: KARA WOOD

Interlocking
Pavers

Existing
Approach



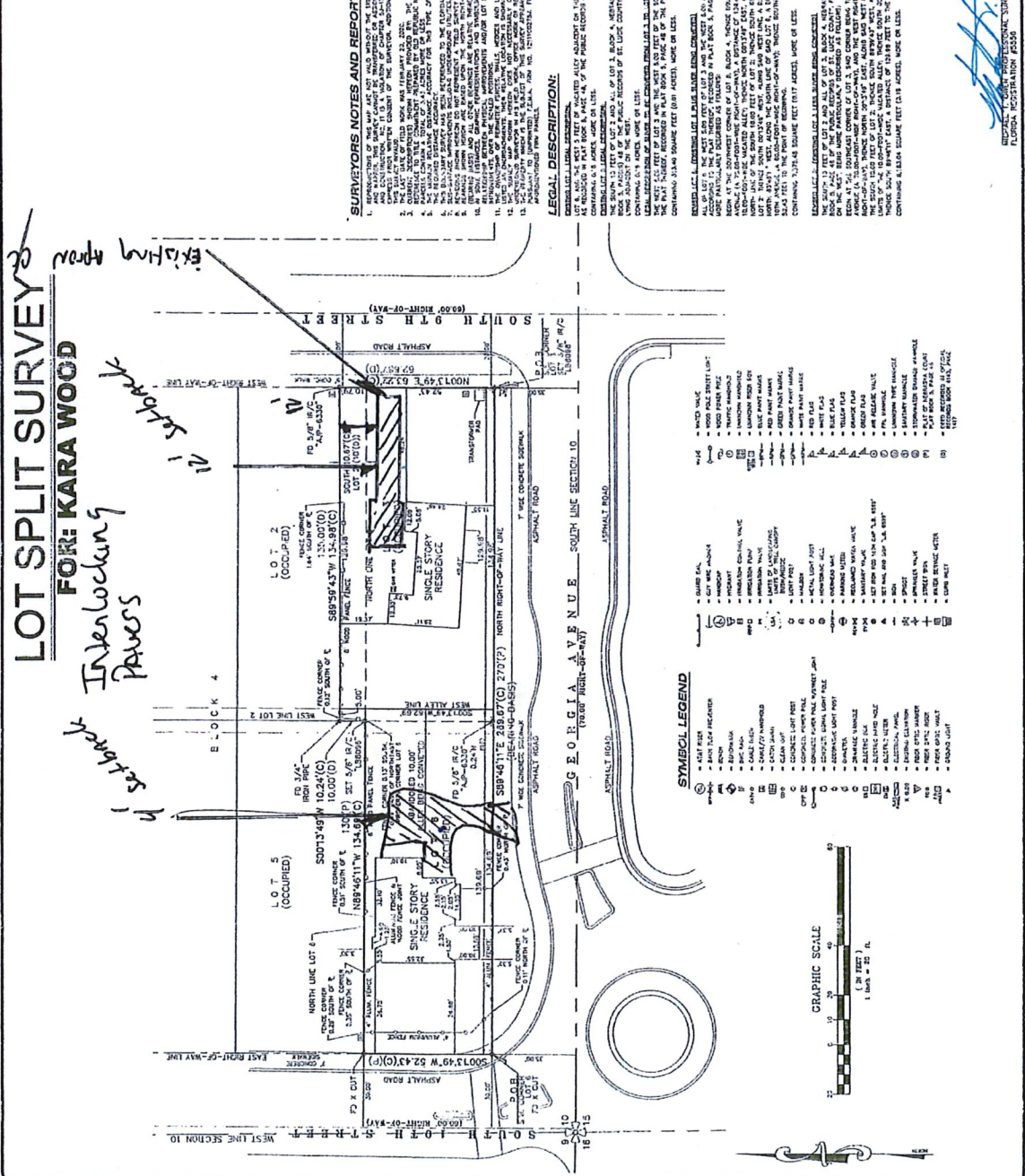
FOR: KARA WOOD
BLOCK 4 OF NEBRASKA COURT
SEC. 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LOT SPLIT SURVEY

10209 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
www.odd-bldg.com

20-133

1 OF 1



SURVEYORS NOTES AND REPORT:

1. THE SURVEY WAS MADE FROM THE CORNER OF THE NEBRASKA COURT AND ORIGINAL BOUNDARY OF A FLORIDA LICENSED SURVEYOR AND THE CORNER OF THE NEBRASKA COURT AND ORIGINAL BOUNDARY OF A FLORIDA LICENSED SURVEYOR.
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13. THE SURVEY WAS MADE FROM THE CORNER OF THE NEBRASKA COURT AND ORIGINAL BOUNDARY OF A FLORIDA LICENSED SURVEYOR AND THE CORNER OF THE NEBRASKA COURT AND ORIGINAL BOUNDARY OF A FLORIDA LICENSED SURVEYOR.

LEGAL DESCRIPTION:

LOT 5, BEING 500'13.49' W 52.43'(C) OF THE NEBRASKA COURT, ACCORDING TO THE PLAT THEREOF, CONTAINS 0.6 ACRES, MORE OR LESS.

LOT 2, BEING 588'58.45' W 134.89'(C) OF THE NEBRASKA COURT, ACCORDING TO THE PLAT THEREOF, CONTAINS 0.6 ACRES, MORE OR LESS.

THE PLAT THEREOF, ACCORDING TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINS 33.00 ACRES, MORE OR LESS.

SYMBOL LEGEND

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- 343. 420000000000000000000" IRON PIPE
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- 346. 600000000000000000000" IRON PIPE
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- 351. 1200000000000000000000" IRON PIPE
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- 383. 96000000000000000000000" IRON PIPE
- 384. 108000000000000000000000" IRON PIPE





CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-12 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address 716 S 10th Street
 Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	+Applicable Standards
Install driveway pavers. Grey/beige paving stones similar to the existing house color. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board

_____ 3/29/22
 Maria Lewicka, AICP Date
 Historic Preservation Planner

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

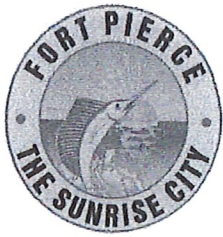
Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@city-ftpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Milka Properties, LLC 20 Orange Avenue, PH 6 Fort Pierce, FL 34950	E-Mail karawoodplanning@gmail.com
Applicant	Kara Wood 20 Orange Avenue, PH 6 Fort Pierce, FL 34950	E-Mail karawoodplanning@gmail.com

Bldg. Permit # _____

COA# 22-12



CITY OF FORT PIERCE

PLANNING DEPARTMENT

RECEIVED

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

FEB 09 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 716 S 10th St.

Parcel ID #: 2410-710-0022-000-5

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

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Milka Properties, LLC
Mailing Address: 20 Orange Ave. PHe
Phone Number(s): 305-778-6117 Email: Karawoodplanning@gmail.com

Applicant
Name(s): Kara Wood
Mailing Address: 20 Orange Ave. PHe
Phone Number(s): 305-778-6117 Email: Karae district planning group.com

Representative
Name(s): Same
Mailing Address: _____
Phone Number(s): _____ Email: _____

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

I / We, Kara Wood, milka Properties LLC as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

02/09/22
Date

Description of Requested Work

Please indicate the type of work requested: *N/A*

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

- Site Improvements (describe) *driveway pavers*
- Other (describe) _____

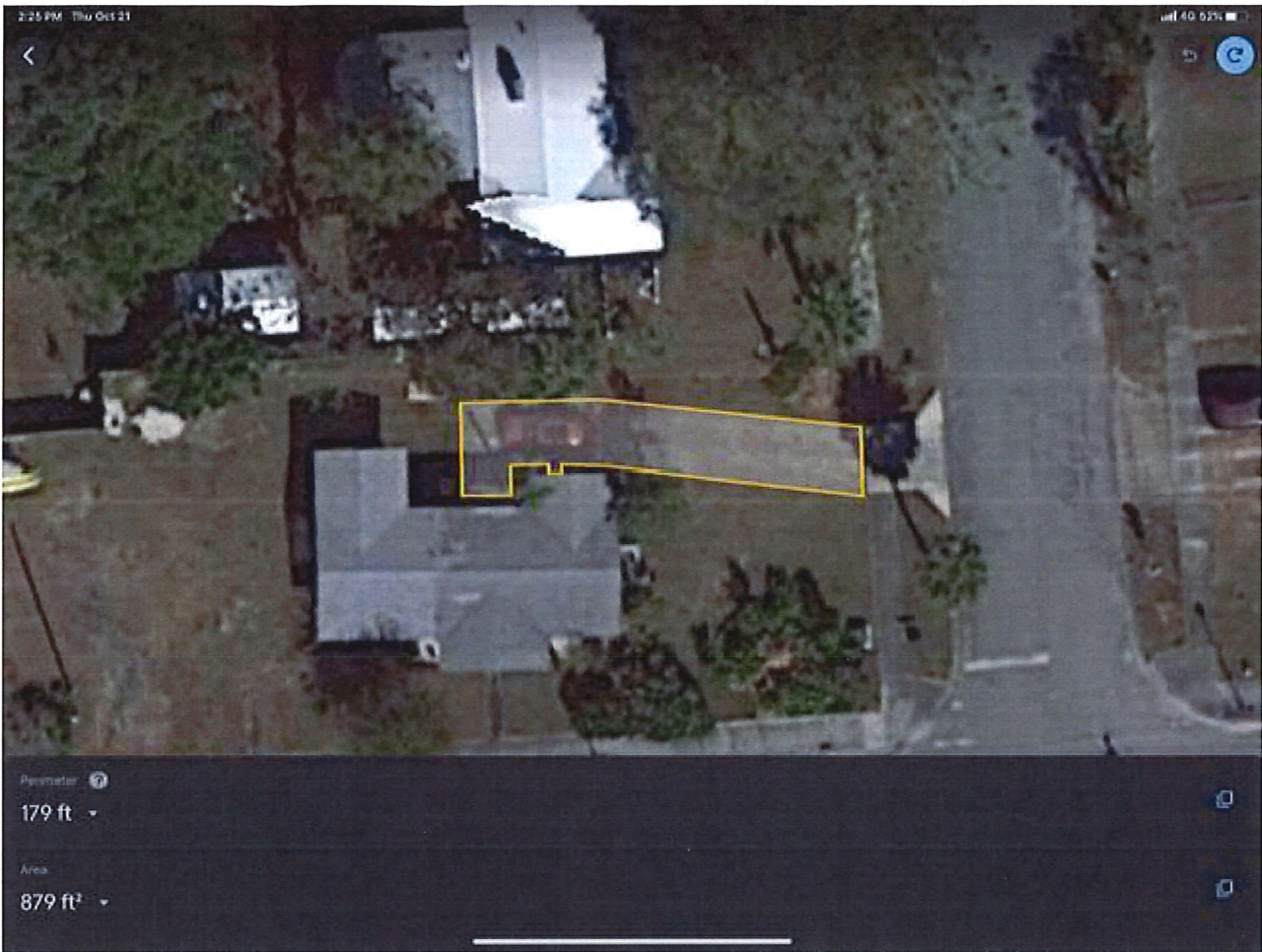
Please provide a detailed description of the proposed work to be performed: *This LOT is needed to accompany a driveway permit, which is only required for the few feet of improvements between the property line and the existing poured concrete driveway apron.*

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. *- See related driveway permit*
- 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) *- Grey/beige paving stones similar to existing house color*
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.







CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-14 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 904 Avenue E

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove old shingles and replaced them with new shingles in Wood Bind Gray color. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Suzanne Boardman, Chair Date
 Historic Preservation Board


 _____ 03/11/22
 Maria Lewicka, AICP Date
 Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner/Applicant	Aremintha V Edwards 1860 NW 24 Terrace Ft. Lauderdale, FL 33311	E-Mail wealth785@aol.com
Representative	Johnny Johnson 4504 Avienda Avenue Fort Pierce, FL 34946	E-Mail J.245Johnson@gmail.com



Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 904 Avenue E, Ft. Pierce, FL 34950

Parcel ID #: 2410-601-0113-00/5

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): Aremintha V. Edwards

Mailing Address: 1860 NW 24 Terrace, Ft. Lauderdale, FL 33311

Phone Number(s): (954) 735-8517 Email: Wealth785@aol.com

Applicant
Name(s): Aremintha V. Edwards

Mailing Address: 1860 NW 24 Terrace, Ft. Lauderdale, FL 33311

Phone Number(s): (954) 735-8517 Email: Wealth785@aol.com

Representative
Name(s): Johnny Johnson

Mailing Address: 4504 Avienda Avenue, Ft. Pierce, FL 34946

Phone Number(s): (772) 672-4353 Email: J.245Johnson.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, Aremintha V. Edwards as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Signature of Owner

3/10/2022

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

Site Improvements (describe) Replace roof

Other (describe) _____

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

P.S: If you need property pictures, call Mr. Johnny Johnson, and he can bring the photographs. Permits at the building department for the roof, has the dimensions for 904 Avenue E, and product approvals to be used.

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.

Maria Lewicka

From: Packnet II <packnet2@yahoo.com>
Sent: Tuesday, March 8, 2022 1:27 PM
To: Planning Department; WEALTH785@AOL.COM; J245JOHNSON@GMAIL.COM
Subject: RE EDWARDS 904 AVE E

Some people who received this message don't often get email from packnet2@yahoo.com. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

ROOF COLOR WOOD BIND GRAY





CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-15 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 308 Avenue A

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing tile mansard roof and install a new metal, pre-weathered, galvalume mansard roof. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Suzanne Boardman, Chair
Historic Preservation Board

Date



Maria Lewicka, AICP
Historic Preservation Planner

03/24/22
Date

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	East Coast Land Holdings, LLC 308 Avenue A Fort Pierce, FL 34982	E-Mail tpinkston@eastcoasthumber.com
Applicant	Faith Mason All Area Roofing & Construction 3921 S US Highway 1 Fort Pierce, FL 34982	E-Mail agriffis@allarearroofing.com faith@allarearroofingftp.com



Bldg. Permit # 22-0000246

COA# 22-15

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 308 Ave A Ft Pierce, FL 34950

Parcel ID #: 2410 - 503 - 0027 - 000-4

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): East Coast Land Holdings LLC

Mailing Address: 308 Ave A Ft Pierce, FL 34950

Phone Number(s): 772-461-5940 Email: tpinkston@eastcoastlumber.com

Applicant Name(s): All Area Roofing & Construction / Andrew Griffiths

Mailing Address: 3921 S US Hwy 1 Ft Pierce, FL 34982

Phone Number(s): 772-444-6800 Email: agriffis@allarearroofing.com

Representative Name(s): Faith Mason

Mailing Address: 3921 S US Hwy 1 Ft Pierce, FL 34982

Phone Number(s): 772-444-6800 Email: faith@allarearroofingftp.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, * P Allen Osteen as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

* [Signature]
 Signature of Owner

* 3/15/22
 Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) _____

Other (describe) Remove existing tile mansard roof & install a new metal mansard roof

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

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

NA Site Plan with dimensions.

NA 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) Extreme 1" .032 (Pre weathered Galv) ^{Color:}

Color samples.

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

Environmentally Smart Colors – Designed Energy Efficient

				
TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
				
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SIERRA TAN
				
REGAL RED *	HEMLOCK GREEN *	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
				
BURGUNDY *	HARTFORD GREEN *	SLATE BLUE	SLATE GRAY	MANSARD BROWN
				
MATTE BLACK	EVERGREEN	REGAL BLUE *	CHARCOAL GRAY	DARK BRONZE

Metallic Colors

				
SILVER *	COPPER *	CHAMPAGNE *	PRE-WEATHERED * GALVALUME	ACRYLIC COATED GALVALUME®

Weathered Colors

			
GALV-TEN™ RAW *	COPPER-TEN™ RAW *	COR-TEN AZP® RAW *	VINTAGE®

* Available at a slight price premium * Also available in Robust

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with Kynar 500® or Hylar 5000® resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver.



PRODUCT DESCRIPTION

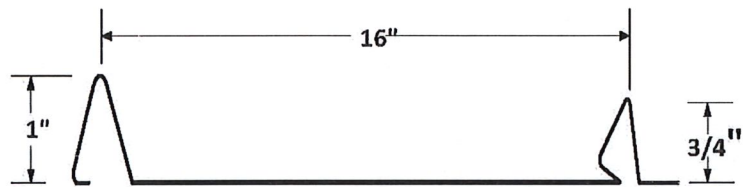
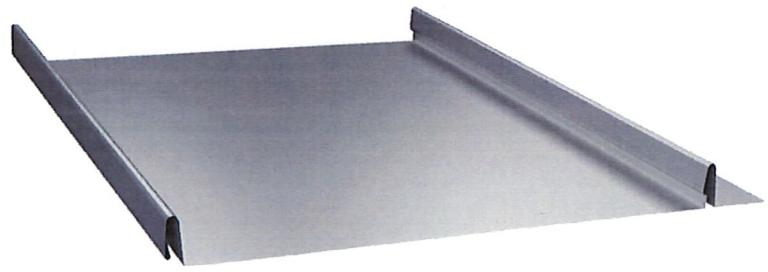
SnapMax

SNAPMAX

1" NAIL STRIP SNAP-LOCK STANDING SEAM

YOUR METAL SOLUTION IN A SNAP

Simple installation with quality and durability you expect from a high-performance metal panel, SnapMax pleases everyone. Architects love the aesthetics; contractors love its quick installation. Clients appreciate the durability, longevity and slotted nail strip.



All dimensions are nominal.

PRODUCT FEATURES AND SPECIFICATIONS

- **Description:** 1-inch nail strip snap-lock standing seam
- **Material:** 24-, 26-gauge steel or .032, .040 aluminum
- **Slope:** 2:12 or greater
- **Support:** 15/32-inch or greater wood deck or plywood
- **Coverage:** 16-inch standard, non-standard widths available
- **Finish:** Kynar 500®, Mill-finished Maxalúme (Galvalume Plus)
- **Sustainability:** Energy Star® rated products available
- **Quality Assurance:** Keystone Quality Assurance Program
- **Other:** Available with striated, pencil bead, ribbon bead, or traditional flat seam

PANEL TESTING

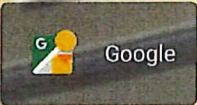
- **Uplift Resistance:** UL 580, TAS 110, TAS 125
- **Wind-Driven Rain:** TAS 100
- **Tensile Strength:** ASTM E8
- **Fire Rating:** UL 790
- **Accelerated Coating:** ASTM G152
- **Salt Spray Coating:** ASTM B117
- **Florida Building Code:** Approved HVHZ/Non-HVHZ
- **Miami-Dade County:** Product Control Approved

3/15/2022

Google Earth

Before

← 308 Avenue A Fort Pierce, Florida



Google Earth

© 2022 Google

Camera: 5 m

3/15/2022

Google Earth

After

← 308 Avenue A Fort Pierce, Florida







THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Bldg. Permit # 22-20000199

COA# 22-16

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 914 Ave D

Parcel ID #: _____

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/Applicant Information

Property Owner(s) Name(s): 914 Ave D LLC
 Mailing Address: 10225 Green Bridge Ln. Palm City FL 34990
 Phone Number(s): 861-301-0600 Email: dan@hauve.com

Applicant Name(s): RA Luchte Const.
 Mailing Address: 130 Disk Way Ft Pierce FL 34945
 Phone Number(s): 954-818-6394 Email: ral-const@hotmail.com

Representative Name(s): Ray Luchte J.
 Mailing Address: 130 Disk Way Ft Pierce FL 34945
 Phone Number(s): 954-818-6394 Email: ral-const@hotmail.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, Nine Thousand Avenue D By: [Signature] as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

By: [Signature], mgr mbr
 Signature of Owner

3/16/22
 Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

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

Replace existing damaged door with same.

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
- N/A* Site Plan with dimensions.
- N/A* 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) *Permit # 22-20000199*
- N/A* Color samples.
- N/A* Demolition - Plans for what will be taking the demolished structure's place should be submitted.





CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-17 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 417 S Indian River Drive

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install full size pavers around east and north side of home for driveway, and on west and south side for walkway. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

 Suzanne Boardman, Chair
 Historic Preservation Board Date

Administrative Approval


 _____ 03/24/22
 Maria Lewicka, AICP Date
 Historic Preservation Planner

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner/Applicant	Ronald and Kamela Lyman 417 S Indian River Drive Fort Pierce, FL 34950	E-Mail kiplyman@aol.com
Representative	Paul Kuhn Heritage Contracting Services, Inc. 4900 Conley Place Fort Pierce, FL 34951	E-Mail Paul.k.hes@gmail.com



Bldg. Permit # _____

COA# 22-17

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 417 S. Indian River Drive; Fort Pierce, FL

Parcel ID #: _____

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

Property Owner / Applicant Information

Property Owner(s)

Name(s): Ron and Kip Lyman
Mailing Address: 417 S. Indian River Drive; Fort Pierce 34950
Phone Number(s): 561-452-6638 Email: KipLyman@aol.com

Applicant

Name(s): Kip Lyman
Mailing Address: 417 S. Indian River Drive; Fort Pierce
Phone Number(s): 561-452-6638 Email: KipLyman@aol.com

Representative

Name(s): PAUL KUHN (Heritage Contracting Sves Inc.
Mailing Address: 4900 Conley Place Ft. Pierce 34951
Phone Number(s): 772-216-6612 Email: paul.k.hes@gmail.com

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

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


Signature of Owner

3/3/22
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 type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) Paver Installation

Other (describe) _____

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

Install full size pavers around east and north side of home for driveway

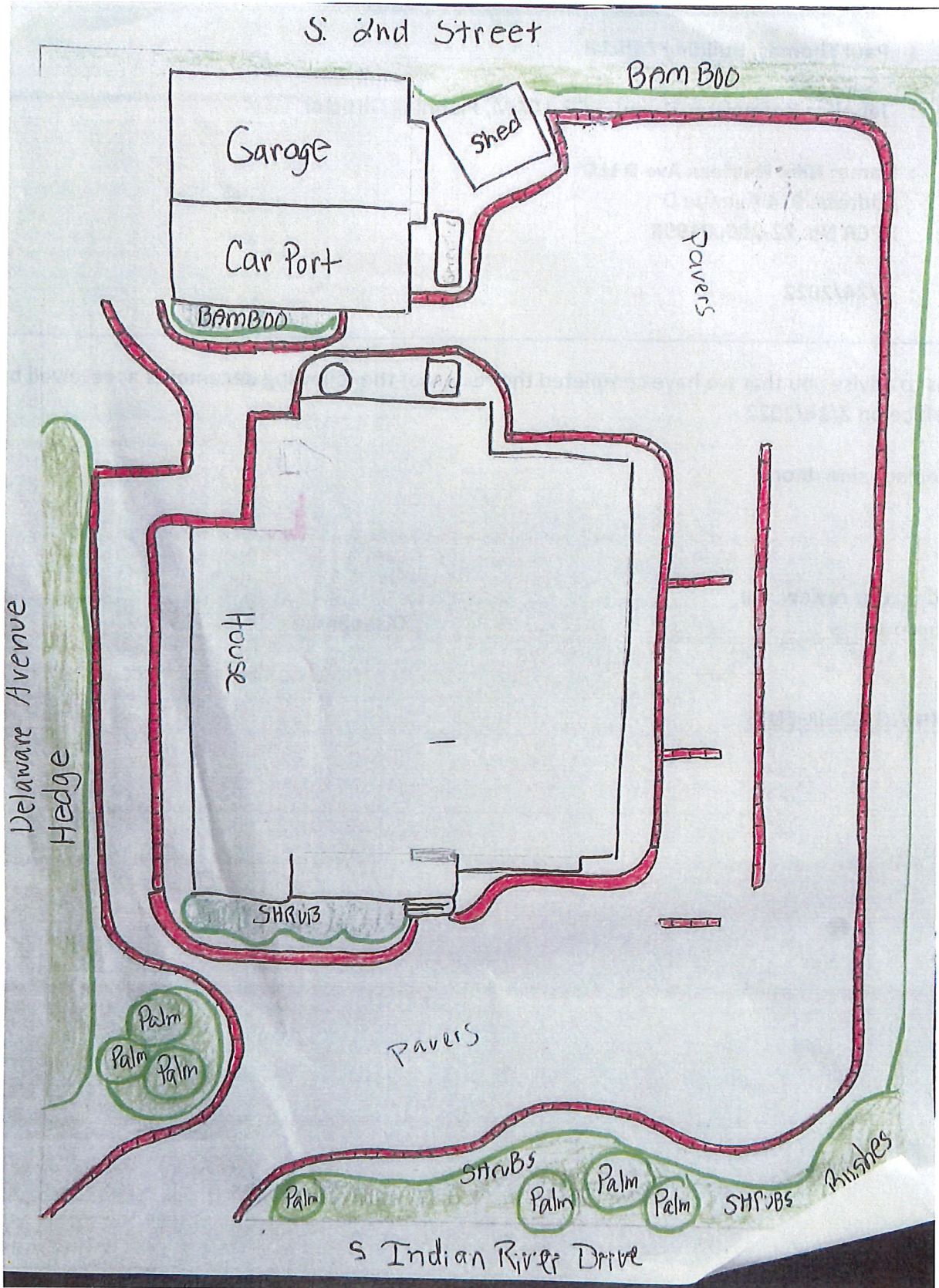
Install full size pavers on west and south side for walkway

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.



S. 2nd Street

BAMBOO

Garage

shed

Car Port

Pavers

BAMBOO

House

Delaware Avenue
Hedge

SHRUBS

Palm
Palm
Palm

Pavers

Palm

SHRUBS

Palm

Palm

Palm

SHRUBS

Bushes

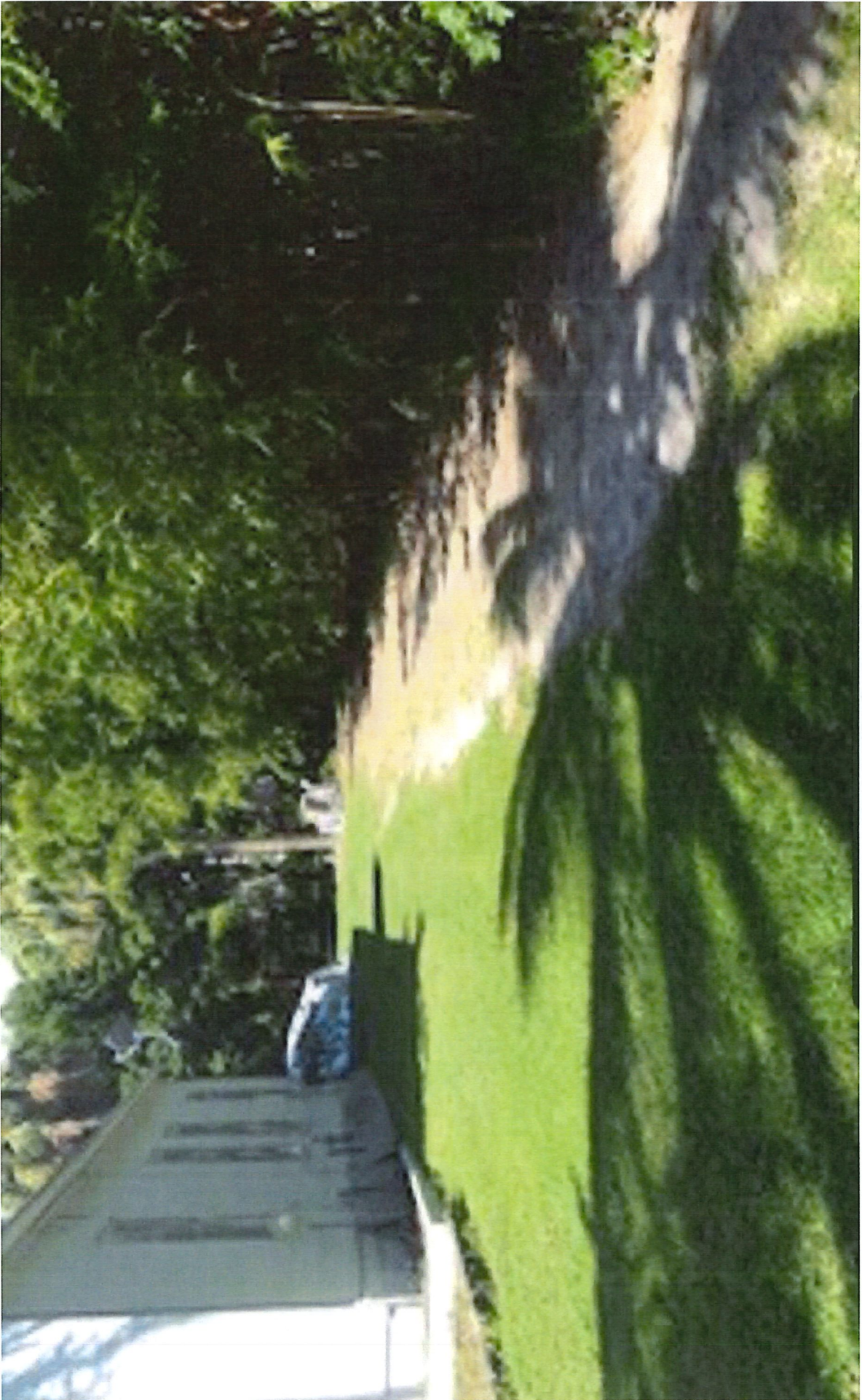
S Indian River Drive

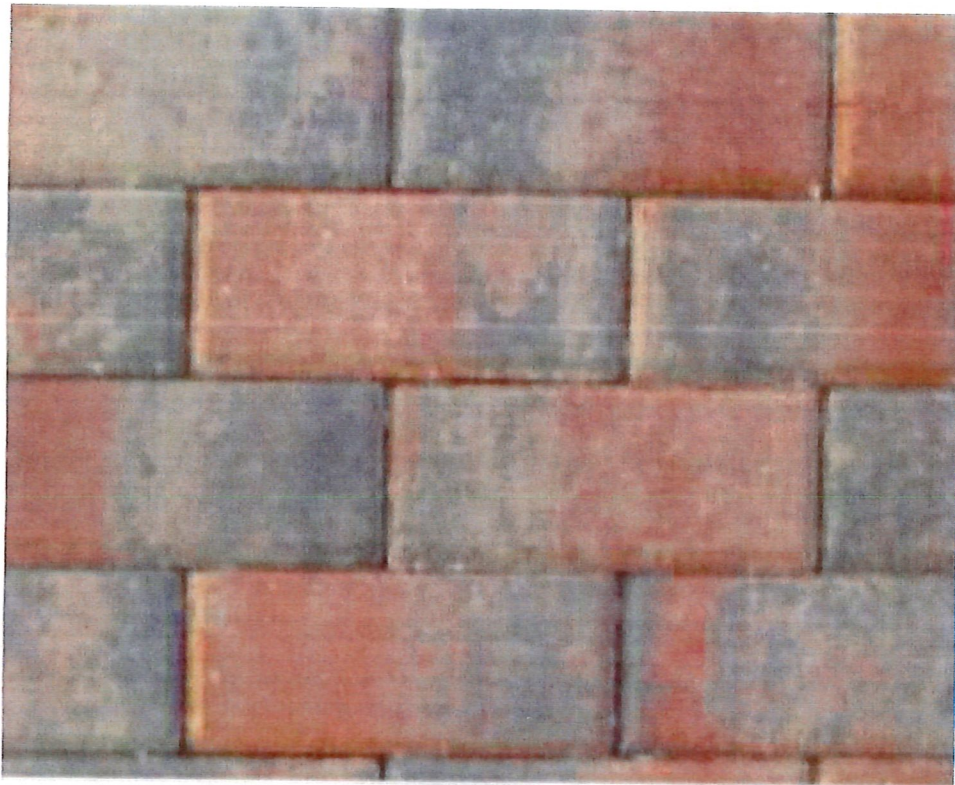




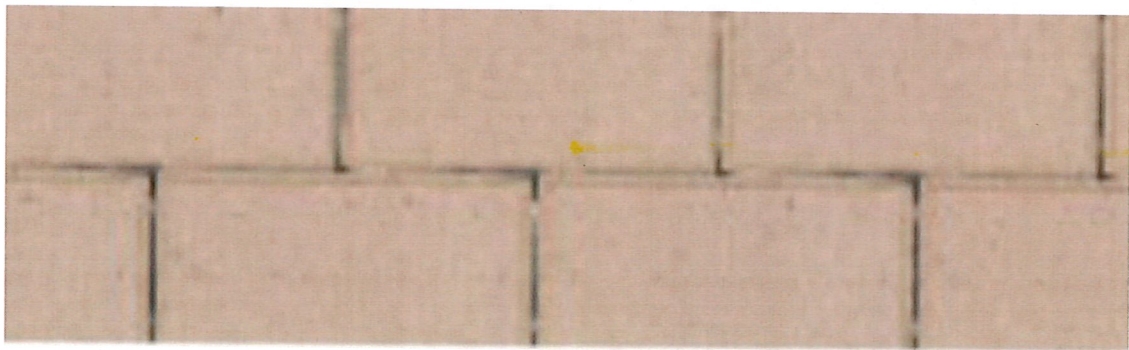








Red Buff Charcoal



Buff*



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-18 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 430 Means Court

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove old shingles and replaced them with new shingles in "Moire Black" color. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Historic Preservation Board


Historic Preservation Planner

03/25/22
Date

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

Should you have any further questions or concerns, contact Maria Lewicka, Historic Preservation Planner, at (772) 467-3738 or via e-mail at mlewicka@cityoffortpierce.com.

Thank you for your efforts to preserve and redevelop historic Fort Pierce through your participation in the Certificate of Appropriateness Application process. Staff looks forward to working with you in the future to preserve and rehabilitate our historic neighborhoods and structures.

Provided to:	Name/Address	Via
Owner	Latonya Simmons 430 Means Court Fort Pierce, FL 34950	E-Mail
Applicant	Juan Morales 1350 Tropic Park Drive Sanford, FL 32773	E-Mail office@jcmroofing-restoration.com



Bldg. Permit # 22-20000203

COA# 12-18

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 430 Means Court Fort Pierce, FL 34950
Parcel ID #: 2409-501-0250-000-6
Type of Designation: Contributing Non-contributing Site within the Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

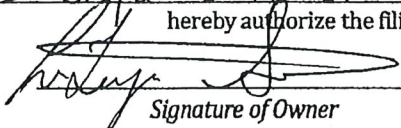
Property Owner(s)
 Name(s): Latonya Simmons
 Mailing Address: 430 Means Court Fort Pierce, FL 34950
 Phone Number(s): (772) 801-1882 Email: _____

Applicant
 Name(s): Juan Morales
 Mailing Address: 1350 Tropic Park Drive Sanford, FL 32773
 Phone Number(s): 407-878-6648 Email: office@jcmroofing-restoration.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, Latonya Simmons as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.



 Signature of Owner

3-14-22

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

Site Improvements (describe) _____

Other (describe) Residential Reroof

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

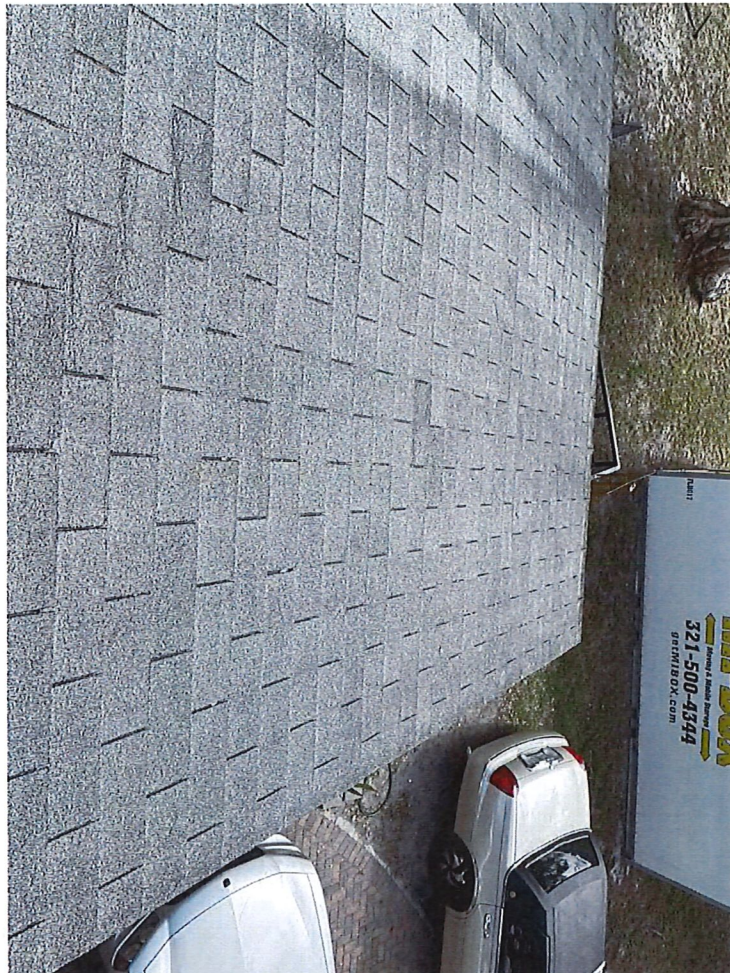
Residential reroof: tear off old roof and install new asphalt shingle roof with synthetic underlayment.

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

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

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- 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.







117: Stonewater Latonya Simmons

Job Location: 430 Means Court Fort Pierce, FL 34950



117: Stonewater Latonya Simmons

Job Location: 430 Means Court Fort Pierce, FL 34950

LANDMARK® COLOR PALETTE



Atlantic Blue



Birchwood



Burnt Sienna



Cottage Red



Driftwood



Georgetown Gray



Moire Black



Pewterwood



Resawn Shake



Bldg. Permit # 751

COA# 22-19

Certificate of Appropriateness Application

Building & Site Information

Address of the Site:

518 N. 2nd street

Parcel ID #:

2403-705-0069-000/8

Type of Designation:

Contributing Non-contributing Site within the Edgar town Historic District

Individually Designated Site, City Commission Resolution No. _____

MAR 29 2022

CITY OF FORT PIERCE
PLANNING & ZONING

Property Owner/ Applicant Information

Property Owner(s)

Name(s):

Robin Bezuidenhout

Mailing Address:

522 n. 2nd Street

Phone Number(s):

954-562-1819

Email:

robinkgb@yahoo.com

Applicant

Name(s):

Same as above

Mailing Address:

Phone Number(s):

Email:

Representative

Name(s):

Lyedon Jackson / Home Depot

Mailing Address:

2880 SW 42 Ave Palm City FL 34956

Phone Number(s):

cell -> (347) 776 3707

Email:

Lyndon - B - Jackson@homedepot.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,

Robin Bezuidenhout

as Owner(s) of the subject property do

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

[Signature]
Signature of Owner

1/24/2022
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) _____

Other (describe) _____

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

Replace Rotten Windows with Storm Impact Windows
Downstairs (Upstairs already approved & completed)
Unable to patch/repair/rebuild

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.
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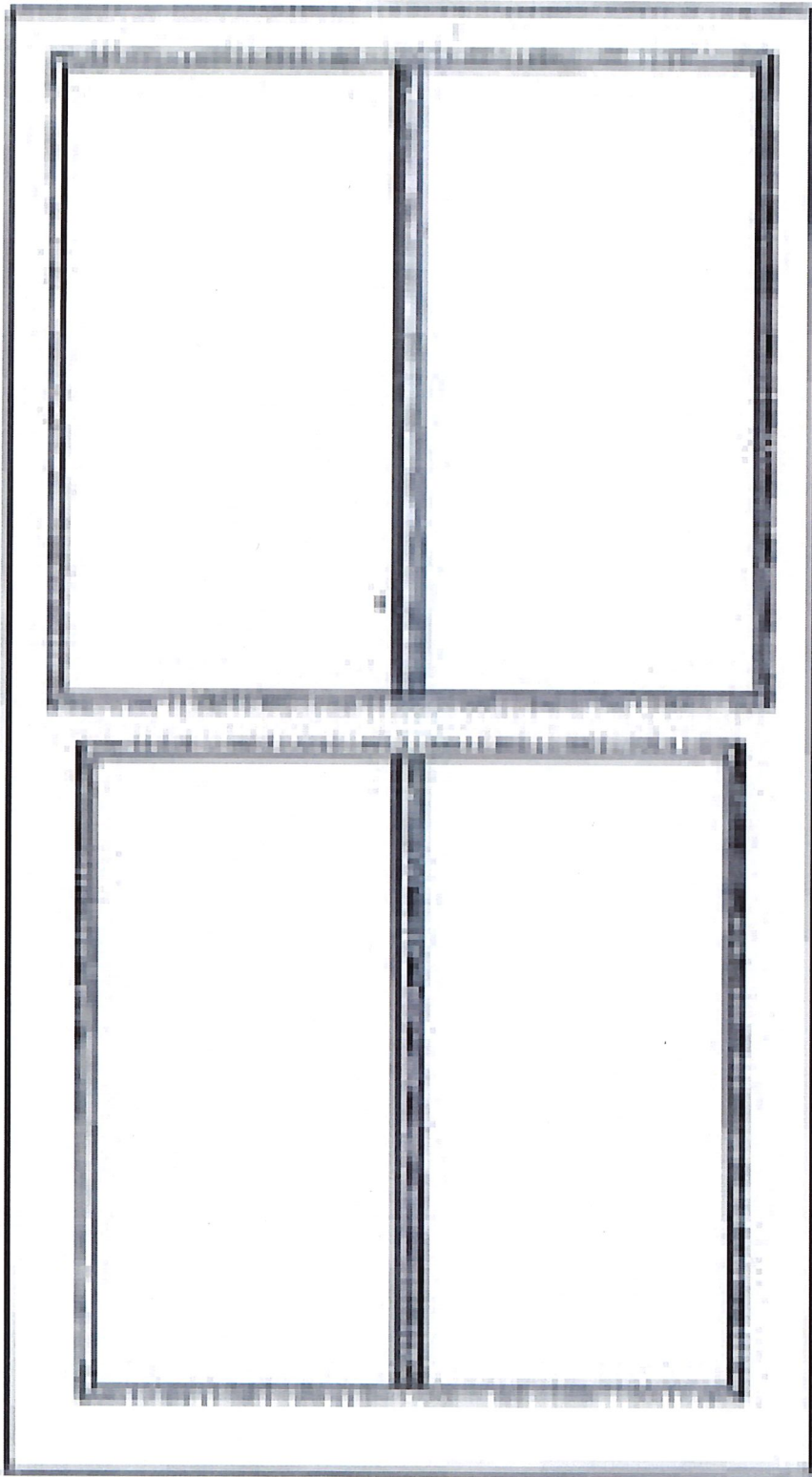
held together with brackets



most windows won't open

Resten through





11