

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, July 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 June 27, 2022 meeting
5. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 22-34 - Building Addition - 911 Delaware Avenue
 - b. Certificate of Appropriateness 22-36 - Fence, Trellis, and Pavers - 419 N. 2nd Street
6. **NEW BUSINESS**
 - a. Administratively Approved Certificates of Appropriateness - June 2022
7. **COMMENTS FROM THE PUBLIC**
8. **CONSIDERATION OF ABSENCES**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Historic Preservation Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Historic Preservation Board

4. a.

Meeting Date: 07/25/2022

Information

REQUESTED ACTION

Minutes from the June 27, 2022 meeting

LOCATION

N/A

RESPONSIBLE STAFF

Planning Department

RECOMMENDATION

N/A

Attachments

Historic Preservation Board Minutes 6/27/22

Form Review

Form Started By: Alicia Rosenthal

Started On: 06/30/2022 10:02 AM

Final Approval Date: 07/06/2022

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JUNE 27, 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: Betty Jo Starke; Anthony Westbury; Minnie Spivey; KeAndrea Davis; Holly Theuns; Andrea Anicito; Charlie Hayek, Chairman

Staff Present: Kev Freeman, Planning Director
Tanya Earley, City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the April 25, 2022 meeting

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve the minutes from the April 25, 2022 meeting.

AYE: Anthony Westbury, Minnie Spivey, KeAndrea Davis, Holly Theuns, Andrea Anicito, Betty Jo Starke, Chairman Charlie Hayek

Passed

5. **PUBLIC HEARINGS**

a. **Tabled from April 25, 2022, meeting
Certificate of Appropriateness 22-22 - Tesla Solar Roof and Tesla Powerwall(s) - 718
Boston Avenue**

The clerk introduced Certificate of Appropriateness #22-22 for a Tesla Solar Roof and Tesla Powerwall(s) at 718 Boston Avenue.

Chairman Hayek asked the City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the City 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Spivey - yes
Ms. Davis - no
Ms. Theuns - no
Ms. Anicito - no
Ms. Starke - no
Mr. Westbury - no
Chairman Hayek - no

Chairman Hayek 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. 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 facade, an offset entrance, 1/1 double hung sash windows and drop siding exterior wall fabric. On April 25, 2022, the Historic Preservation Board tabled the Certificate of Appropriateness for the installation of the Tesla Solar Roof and Powerwalls due to the applicant's absence. The Historic Preservation Board requested additional information including samples of the material, color options, visual overlay and hurricane standards.

The Tesla solar roof has all 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.

Board questions for Staff: None

Applicant Presentation: Jose Alanis, sworn, explained that the original roof is on the house, and it was coated with silicone five years ago. He stated the wind rating on the Tesla roof is 180 mph and the glass panels are non-breakable and guaranteed for 25 years with an option for another 20 years. The powerwalls will generate electricity to provide power back up. Mr. Alanis noted that the materials for the roof are delayed from Ukraine.

Board questions for Applicant: Mr. Westbury asked if a lighter color roof is available other than black. Mr. Alanis said it is actually charcoal gray, and he is trying to get the lighter gray color. Ms. Anicito asked when the applicant will know what color option is available. Mr. Alanis explained that it could be a year or so due to the delayed materials from Ukraine.

Public comment: None

Staff final comments: Ms. Lewicka stated the Secretary of Interior Standards does not currently address Tesla roof panels. Ms. Lewicka also noted the roof requirements from insurance companies. She said the state prefers shingles to metal roofs and the Tesla roof is similar to shingles but not the same and the Tesla roof provides power.

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: Chairman Hayek asked if the Certificate of Appropriateness approval expires. Ms. Davis asked what will happen if the lighter color roof is not available.

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-22 for the installation of the Tesla Solar Roof and Powerwall(s) at 718 Boston Avenue with the lightest gray color. If the light gray color is not available and/or the Secretary of Interior Standards address the solar roof prior to the roof installation, the Certificate of Appropriateness application will need to come back to the Historic Preservation Board to discuss color options and incorporate the new information.

AYE: Minnie Spivey, KeAndrea Davis, Holly Theuns, Andrea Anicito, Anthony Westbury,
Chairman Charlie Hayek

NAY: Betty Jo Starke

Passed

b. Certificate of Appropriateness 22-30 - Duplex - 510 Dundas Court

The clerk introduced Certificate of Appropriateness #22-30 for a Duplex located at 510 Dundas Court.

Chairman Hayek asked the City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the City 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Davis - no
Ms. Theuns - no
Ms. Anicito - no
Ms. Starke - no
Mr. Westbury - no
Ms. Spivey - no
Chairman Hayek - no

Chairman Hayek 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The subject site is located in the Lincoln Park Historic District. The residence located on this site was demolished in year 1997 and the site has remained vacant. The applicant is requesting approval of a Certificate of Appropriateness for the construction of a duplex of approximately 2,720 square feet area with associated driveways, parking and landscaping.

The subject duplex is proposed on a prominent site in the Lincoln Park Historic District. Design of the new building meets the technical aspects of the Secretary of the Interior regarding size, scale, materials and massing. However, the architectural elements do not provide a continuity of character of the surrounding historic neighborhood. While the overall proposal is consistent with Secretary of the Interior standards, staff recommends the Historic Preservation Board approve the request with recommendation that additional architectural details, like decorative window shutters and decorative railings, be incorporated into the final

design to better comport with the character of the historic district, that as many trees as possible will be preserved, and parking dimensions conform to the requirements of Sec. 125-315 (c) Design Standards.

Board questions for Staff: Chairman Hayek asked how shutters will enhance the building.

Applicant Presentation: Terry Coley and Monikin Neal, sworn. Mr. Coley stated the duplexes will look like the other duplexes that were recently built on N. 9th Street. He said the trees will remain on the property and Ms. Neal stated there will be an overhang on the duplexes to accommodate the historical look.

Board questions for Applicant: Ms. Theuns asked if the features will be the same as the picture shown. Mr. Westbury asked if there will be a metal roof. Ms. Theuns asked if the parking can go in the rear of the building. Ms. Starke asked if the niceness of the landscape will be maintained if damaged by a hurricane.

Public comment: None

Staff final comments: None

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by KeAndrea Davis, and seconded by Betty Jo Starke to approve Certificate of Appropriateness 22-30 as presented by the applicant and staff for a duplex at 510 Dundas Court.

AYE: KeAndrea Davis, Holly Theuns, Andrea Anicito, Betty Jo Starke, Anthony Westbury, Minnie Spivey, Chairman Charlie Hayek

Passed

c. **Certificate of Appropriateness 22-28 - New Front and Rear Porch - 717 S. Indian River Drive**

The clerk introduced Certificate of Appropriateness #22-28 for a new front and rear porch located at 717 S. Indian River Drive.

Chairman Hayek asked the City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the City 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Theuns - no
Ms. Anicito - no
Ms. Starke - no
Mr. Westbury - no
Ms. Spivey - no
Ms. Davis - no
Chairman Hayek - no

Chairman Hayek 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The subject two-(2) story Colonial Revival Style wood frame residence is a contributing structure in the River's Edge Historic District. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1928 and the Florida Master Site File indicates 1905 as a construction date. Notable architectural features include a hip roof, a hip dormer, and enclosed entrance porch. Alterations consist of the material used to enclose the porch and asbestos shingle siding which has been installed over the original wooden exterior wall fabric.

The applicant is requesting approval of a Certificate of Appropriateness to allow for the removal of the existing entry and rear porches and the installation of a new front and rear porch.

The new design, proportions and architectural elements of the proposed porches compose well with the remaining part of the existing building. The new alterations enhance the property's overall appearance and its contribution to the historic character of the River's Edge district. The alterations are consistent with the Secretary of Interior Standards 5 and 9 and staff has no objection to the approval of the proposal as submitted.

Board questions for Staff: Ms. Theuns asked if there is another closed in porch on the right side of the house, and she asked if the windows were replaced with the same fenestration of the original windows. Chairman Hayek asked if the construction has already started.

Applicant Presentation: Eden Hall and Edward Clair, sworn. Mr. Hall explained a permit has been pulled for the interior remodel. The front and back porch were not on the original permit. The house was in dangerous condition with leaks and mold and that is when they decided to add the porches. They are unable to get the original Dade County pine, but they will be using cypress with an oil based primer to look as close as possible to the original pine. Mr. Clair stated there were lots of issues in keeping the foundation level. He said the house was not structurally safe, and the back porch floor had disintegrated and was on the verge of collapsing. He noted the front porch was not built to code and had to be torn down. Mr. Clair stated the glass and sash was removed from the original windows and replaced with hurricane impact glass and original trim. Mr. Clair highlighted that the farmhouse style porch with an open metal roof fits with the historical style of the home.

Board questions for Applicant: Mr. Westbury asked if the front elevation was accessible. Mr. Hayek asked how much siding was being replaced.

Public comment: None

Staff final comments: None

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: Ms. Starke commended the applicant on the cypress milling. Ms. Theuns noted that she restored a 1905 home. Chairman Hayek stated he did not have luck with cypress when restoring the Cider Works building.

Motion was made by Anthony Westbury, and seconded by Holly Theuns to approve Certificate of Appropriateness 22-28 for a new front and rear porch at 717 S. Indian River Drive.

AYE: Holly Theuns, Andrea Anicito, Betty Jo Starke, Anthony Westbury, Minnie Spivey, KeAndrea Davis, Chairman Charlie Hayek

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - April 2022
- b. Administratively Approved Certificates of Appropriateness - May 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

Mr. Hayek said he received a call from a reporter asking if the Jai Alai fronton demolition was brought to the Historic Preservation Board. Ms. Lewicka stated it is not historically designated.

Ms. Theuns asked Mr. Freeman, the new Planning Director, to tell the Board a little about himself.

8. CONSIDERATION OF ABSENCES

All members were in attendance.

9. ADJOURNMENT

Historic Preservation Board

5. a.

Meeting Date: 07/25/2022

Information

REQUESTED ACTION

Certificate of Appropriateness 22-34 - Building Addition - 911 Delaware Avenue

LOCATION

911 Delaware Avenue (Parcel ID: 2410-709-0017-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 07/18/2022 09:49 AM

Final Approval Date: 07/18/2022



JULY 25, 2022

COA 22-34

Owner

Women’s Care Center, Inc.

Representative

Michael Menard, Architectonic

Location

911 Delaware Ave. (500 S 10th St)

Parcel

2410-709-0017-000-3

Historic Status

Contributing structure located in the Oakland Park Historic District.

Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



FRONT FACADE

HISTORY

- 08/27/2018** COA application for a new roof was approved by the Historic Preservation Board.
- 12/14/2020** COA application for replacement of a front door, correction of the existing handicap ramp, exterior painting and a new ground sign was approved by the Historic Preservation Board.

ARCHITECTURAL SIGNIFICANCE

This is a one (1)-story Frame Vernacular building with gable roof built in 1920.

REQUESTED ACTION

The applicant is requesting COA approval for the following improvements:

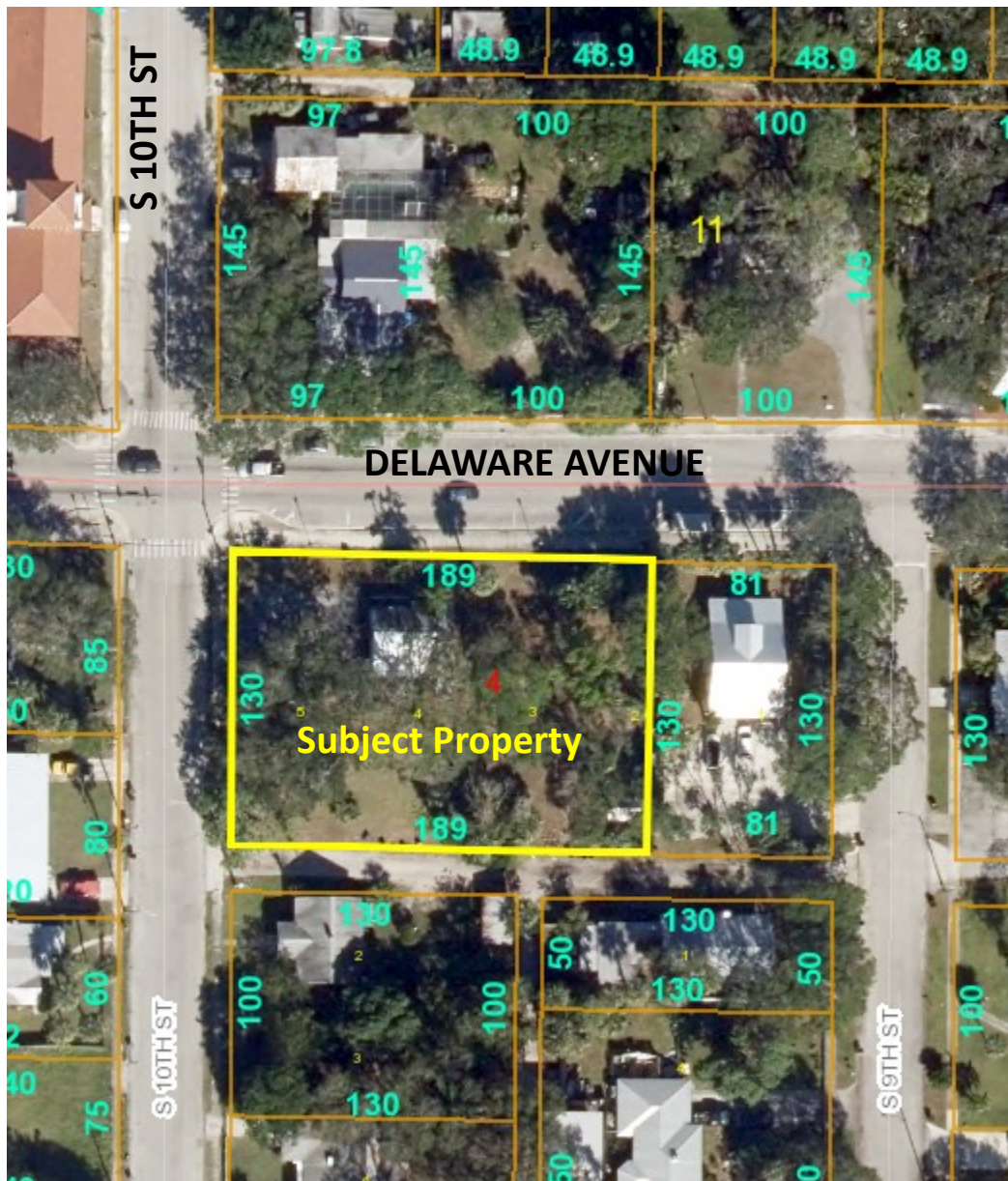
- 3042 sq. ft. addition to the existing facility
- New parking
- New landscaping



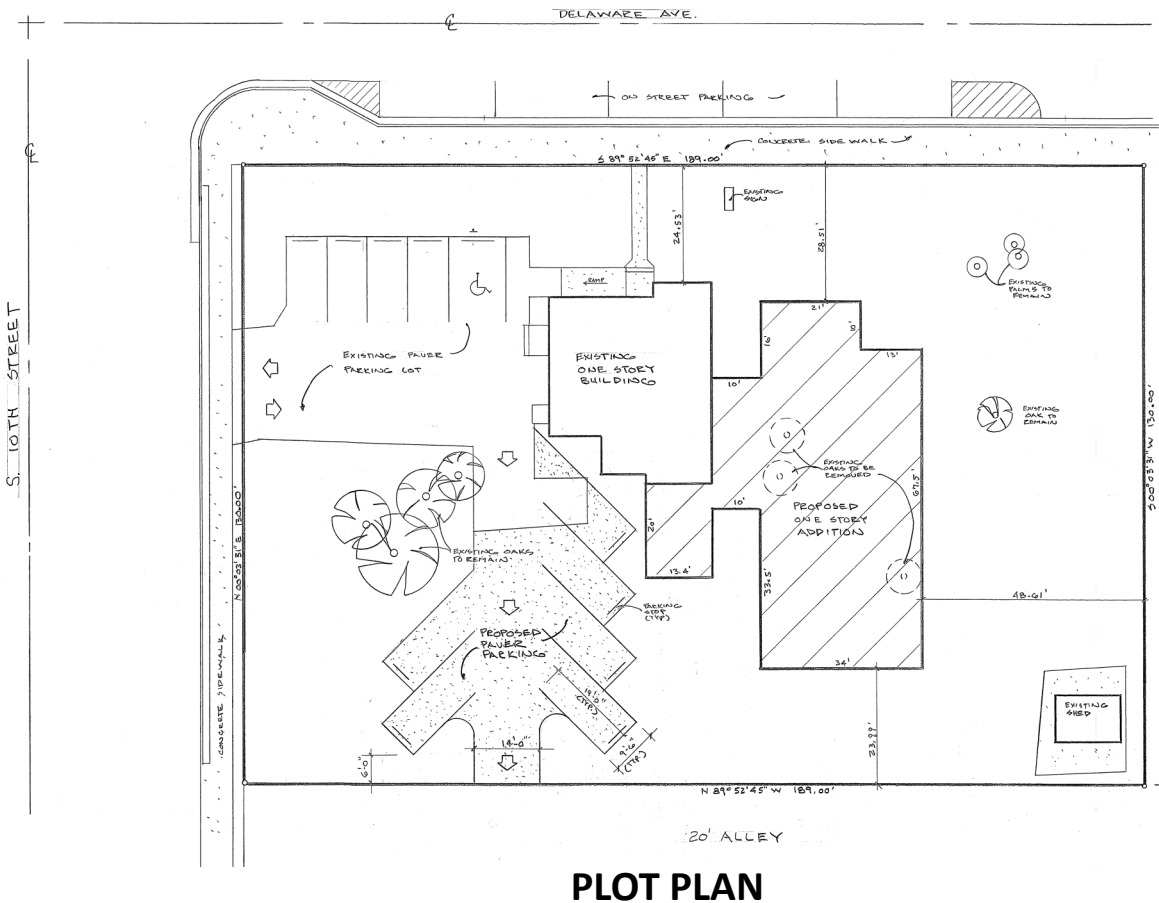
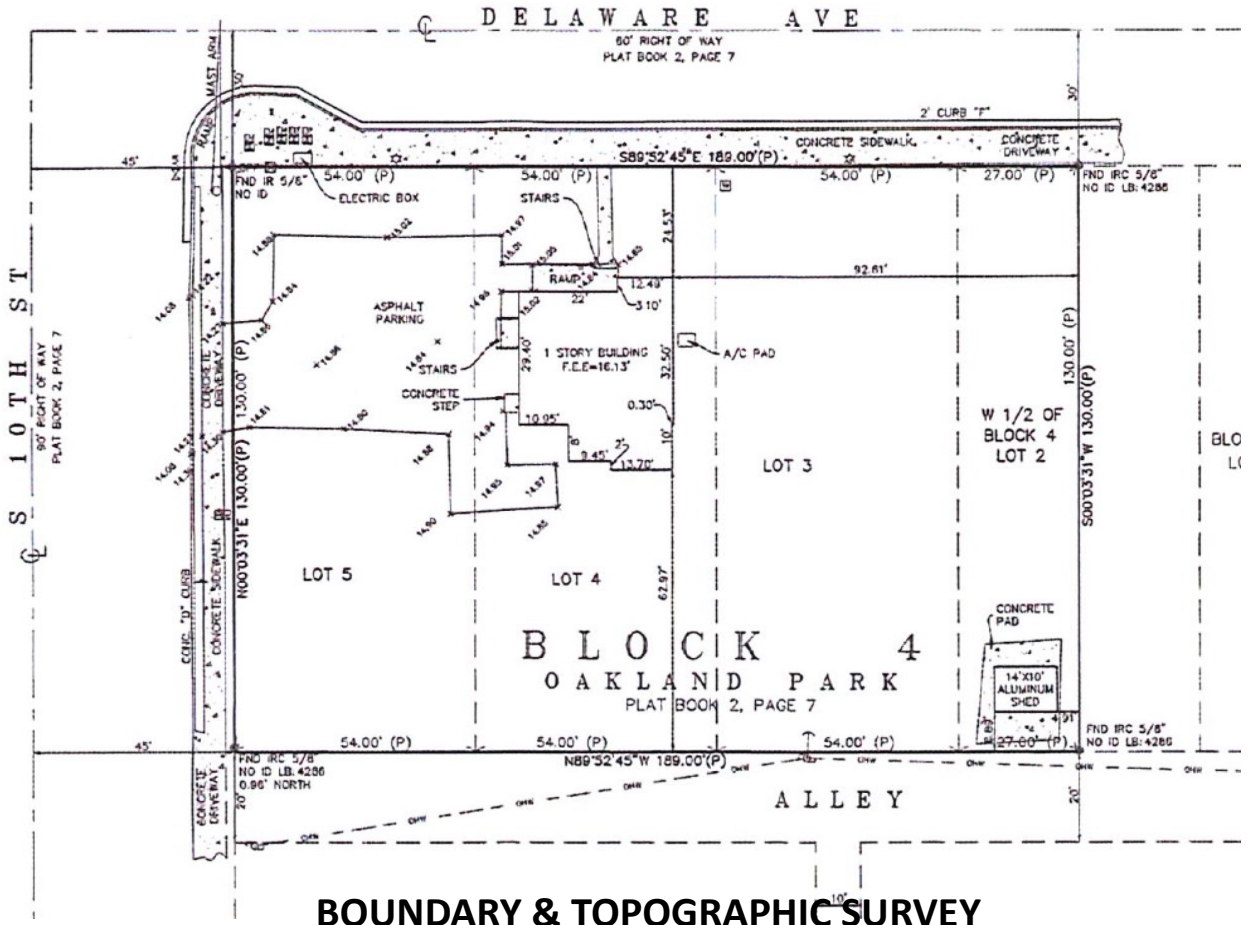
WEST SIDE FACADE

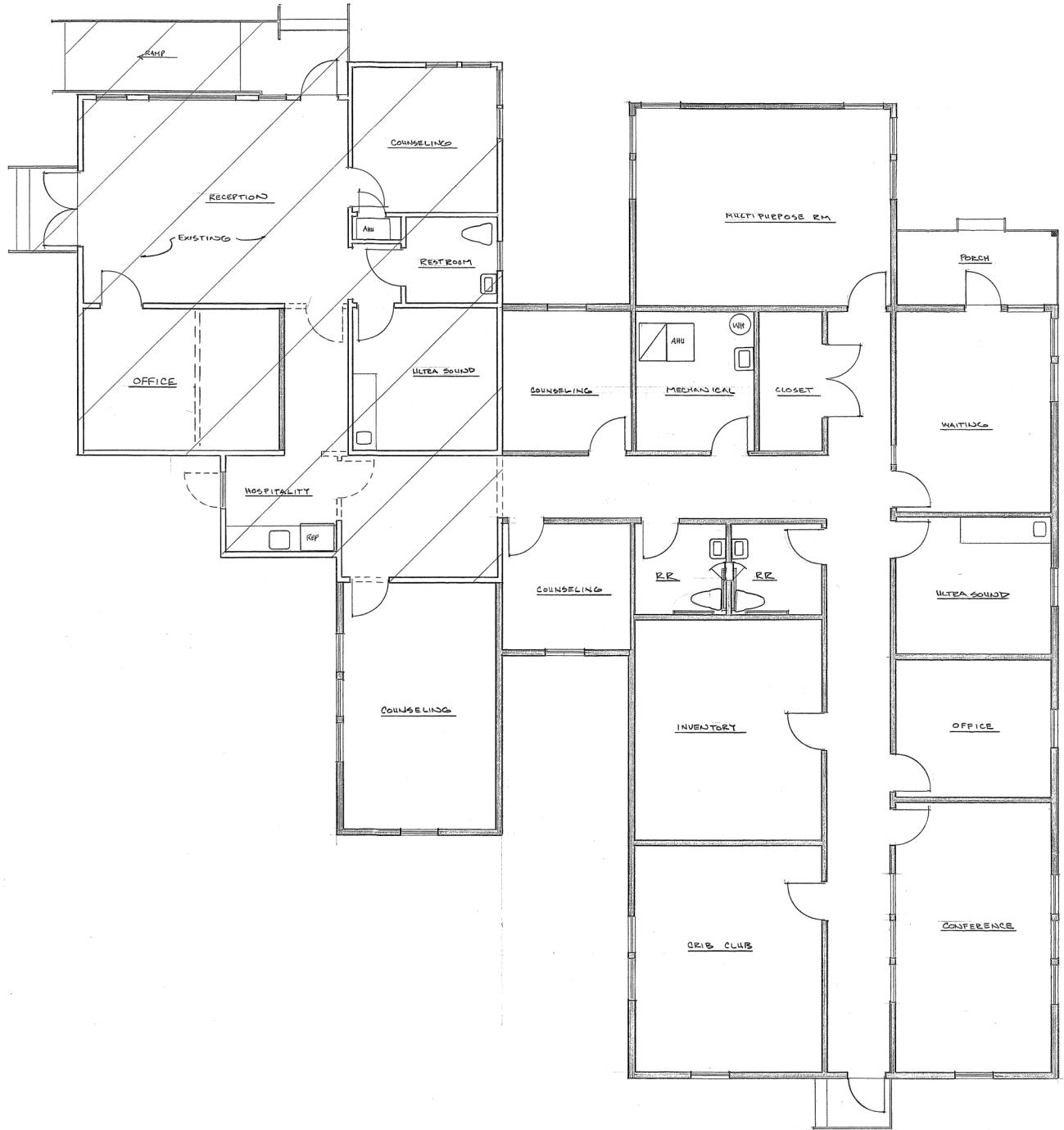
SECRETARY OF INTERIOR STANDARDS FOR CONSIDERATION

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 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.



SUBJECT PROPERTY - AERIAL PHOTO





PROPOSED FLOOR PLAN

STAFF RECOMMENDATION

One of the goals of historic preservation is to create new buildings designed in harmony with adjacent contributing structures as well as the close surroundings and the overall historic district development pattern.

The design scheme of the building addition is compatible with the architectural style of the existing building in massing, size, scale and continuation of 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 Oakland Park Historic District.

Based upon Secretary of Interior's Standard #5 and #9, staff recommends that the Board approve the request for the proposed additions including:

- 3042 sq. ft. addition to the existing facility
- New parking
- New landscaping



EXISTING TREES



Bldg. Permit # _____

COA# 22-34

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 911 Delaware Avenue, Fort Pierce, FL 34950
 Parcel ID #: 2410-709-0017-000-3
 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): Women's Care Center, Inc.
 Mailing Address: 360 N. Notre Dame Ave, South Bend, IN 46617
 Phone Number(s): (574) 234-0363 Email: annmanion13@gmail.com

Applicant

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

Representative

Name(s): Michael Menard, Architectonic
 Mailing Address: 806 Delaware Ave Ft. Pierce, FL 34950
 Phone Number(s): 772-460-7751 Email: mmenard@architectonicinc.com

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

I / We, Women's Care Center, Inc. as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

By: [Signature]
 Signature of Owner
President

6.29.2022
 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 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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) Building Addition and Parking

Other (describe) _____

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

Construct a 3042 s.f. addition to the existing facility, add parking, and landscaping

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): _____

125-315 Reduction In Off Street Parking

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.

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: Womens Care's Center



**ENVIRONMENTAL
ENGINEERING & SURVEYORS, INC.**
10250 VILLAGE PARKWAY
UNIT 201, FT. LAUDERDALE, FL 34887
PORT ST. LUCIE, FL 34887
TEL: 772-482-2465
FAX: 772-482-2465
WWW.EES-INC.COM

DATE	11/11/11
PROJECT	BOUNDARY & TOPOGRAPHIC SURVEY
CLIENT	WOMENS CARE'S CENTER
PREPARED BY	DAVID J. HARRIS
CHECKED BY	DAVID J. HARRIS
SCALE	AS SHOWN
PLAT BOOK	PLAT BOOK 2, PAGE 7

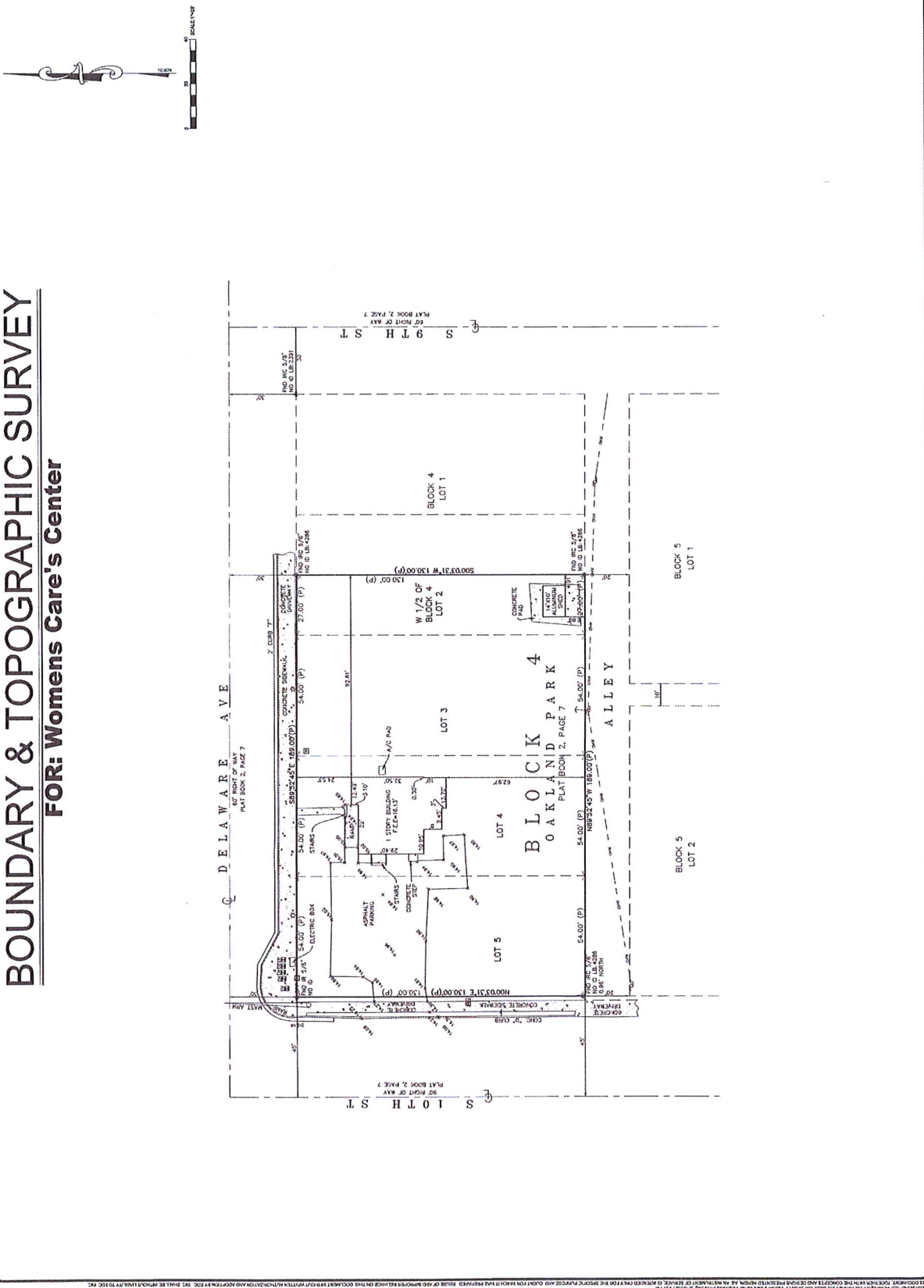
DATE	REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: Womens Care Center INC.
RECORD INFORMATION
SEC. 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA



**ENVIRONMENTAL
ENGINEERING & SURVEYORS, INC.**
10250 VILLAGE PARKWAY
UNIT 201, FT. LAUDERDALE, FL 34887
PORT ST. LUCIE, FL 34887
TEL: 772-482-2465
FAX: 772-482-2465
WWW.EES-INC.COM

21-139
2 OF 2



THIS DOCUMENT IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENVIRONMENTAL ENGINEERING & SURVEYORS, INC. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE.

ARCHITECT

Architectonic Inc

805 BELLAIR AVENUE
FORT PIERCE, FL 34939
1-772-469-7751
WWW.ARCHITECTONIC.COM

COPYRIGHT 2022

PROJECT

WOMEN'S CARE CENTER
ADDITION
FORT PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHELLE BEAL, AIA
ARCHITECT

REVISIONS

NO. DATE REVISION

SET PLAN

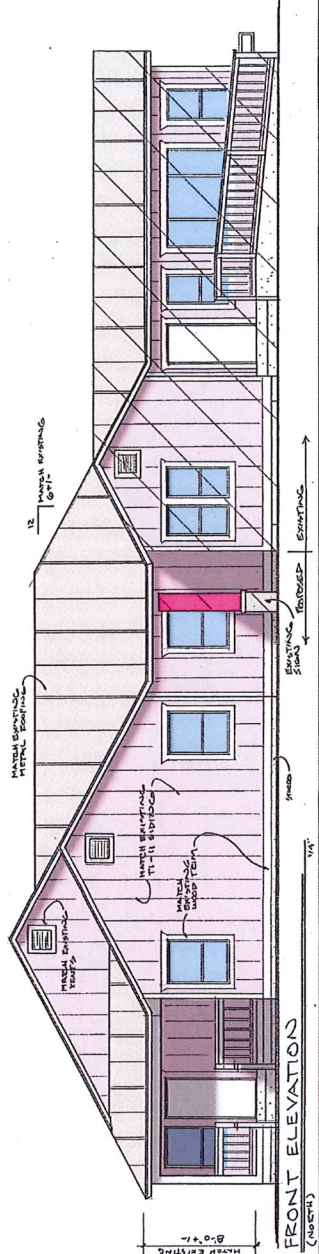
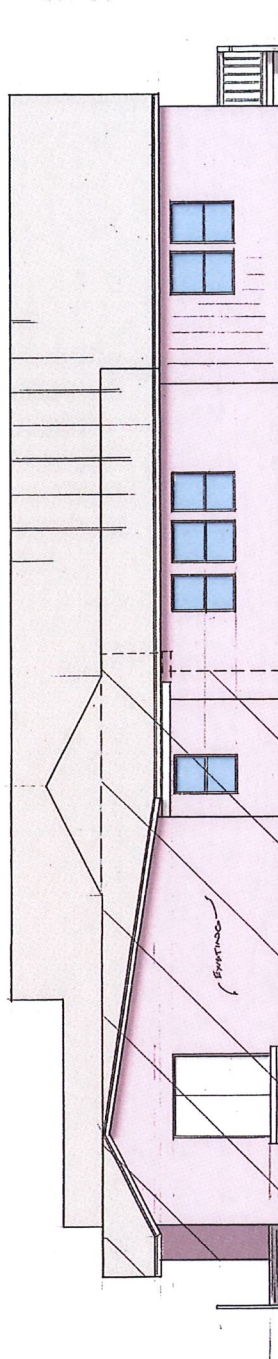
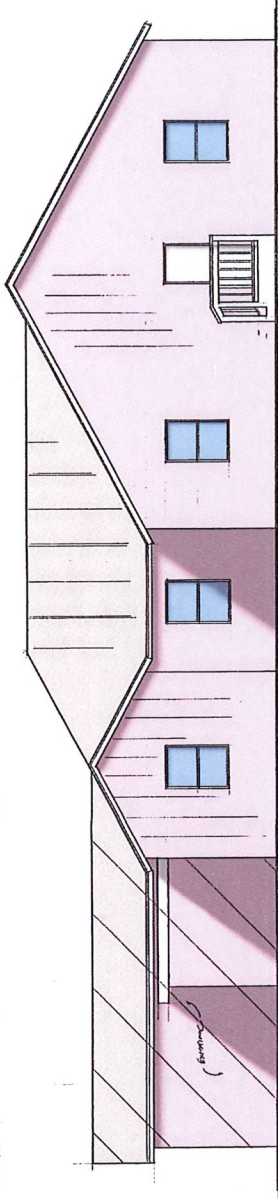
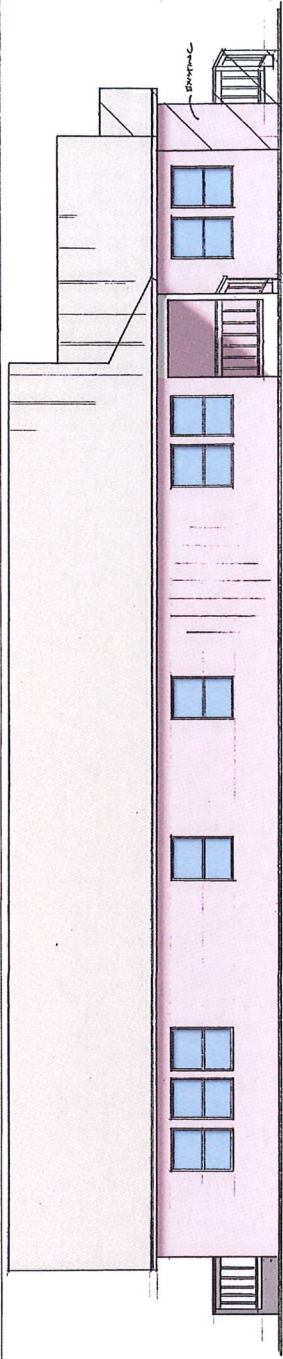
SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER C-210-356

DATE

UNIVERSITY CASE



Property Identification

Site Address: 500 S 10th ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2410-709-0017-000-3
 Jurisdiction: Fort Pierce

Use Type: 1700
 Account #: 23660
 Map ID: 24/10S
 Zoning: Office Co

Ownership

Women's Care Center Inc
 360 N Notre Dame AVE
 South Bend, IN 46617

Legal Description

OAKLAND PARK BLK 4 W 1/2 OF LOT 2 AND ALL LOTS 3, 4 AND 5
 (MAP 24/10F)

Current Values

Just/Market Value: \$100,100
 Assessed Value: \$100,100
 Exemptions: \$0
 Taxable Value: \$100,100



Total Areas

Finished/Under Air (SF): 1,243
 Gross Sketched Area (SF): 1,258
 Land Size (acres): 0.56
 Land Size (SF): 24,570

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.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 29, 2020	4502 / 2319	0002	WD	Lennon Ethan B	\$135,000
Dec 26, 2017	4082 / 0428	0001	WD	Pickering Keith C	\$75,000
Jul 23, 1996	1027 / 2412	XX01	WD	JEFFERSON BANK OF FLORIDA	\$31,000
Jun 6, 1995	0959 / 0903	XX01	CT	Jacqueline G Jones	\$100
Sep 29, 1991	0757 / 1983	XX01	QC	INDIAN RIVER LTD	\$100
Mar 1, 1987	0533 / 1080	XX01	CV		\$0
Oct 1, 1986	0521 / 0535	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 1,243 SF

Gross Sketched Area: 1,258 SF

Exterior Data

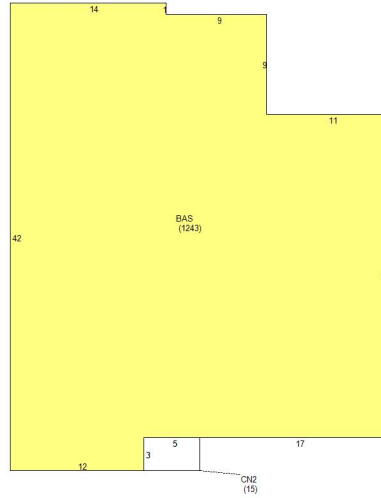
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: LROF	Year Built: 1920	Frame: Conc Blk
Grade: Y_D	Effective Year: 1920	Primary Wall: Wood/Sheath
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1243	1243	152
CN2	CANOPY	15	0	16

Special Features and Yard Items

Type	Qty	Units	Year Blt
Fen WoodSB 6'	1	87	1999
CONCRET RAMP	1	108	2021
CONCRETE LOW	1	356	2021
PatioBrckPav	1	2925	2021

Current Year Values


Current Values Breakdown

Building:	\$14,100
Land:	\$86,000
Just/Market:	\$100,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$100,100
Exemption(s):	\$0
Taxable:	\$100,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.7	Fort Pierce Stormwater Charge	\$117.30

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	\$100,100	\$100,100	\$0	\$100,100
2020	\$100,100	\$100,100	\$0	\$100,100
2019	\$100,600	\$100,600	\$0	\$100,600
2018	\$99,300	\$99,300	\$0	\$99,300

Permits

Number	Issue Date	Description	Amount	Fee
SH2003-26	Jun 12, 2003	Shed	\$1,967	\$100
0800000006	Jan 2, 2008	Air Conditioning Only	\$3,200	\$75
BP13-1526	Jul 1, 2013	Demolition	\$1,500	\$293
BP18-1736	Sep 11, 2018	Roof	\$4,000	\$0
BP18-1736	Nov 14, 2019	Roof	\$4,000	\$0
BP20-4201	Dec 21, 2020	Demolition	\$7,500	\$0
BP20-4202	Apr 8, 2021	Demolition	\$55,750	\$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.
 © Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-34 – New Addition, Parking and Landscaping. – 911 Delaware Avenue

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

NOTICE BY NEWSPAPER: July 15, 2022, COA

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 07/15/2022

Historic Preservation Board

5. b.

Meeting Date: 07/25/2022

Information

REQUESTED ACTION

Certificate of Appropriateness 22-36 - Fence, Trellis, and Pavers - 419 N. 2nd Street

LOCATION

419 N 2nd Street (Parcel ID: 2403-705-0118-000-7)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Property Card

Public Notification

Form Review

Form Started By: Maria Lewicka

Started On: 07/18/2022 10:12 AM

Final Approval Date: 07/18/2022



JULY 25, 2022

COA 22-36

Owner/Applicant

Holly Theuns

Location

419 N 2nd Street

Parcel ID

2403-705-0118-000-7

Historic Status

This Building is a contributing structure located in the Edgartown Historic District.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



SUBJECT RESIDENCE - FRONT FACADE

B A C K G R O U N D

The subject two-(2) story residence reflects a Colonial Revival Style with Florida Cracker influence. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1905 and the Florida Master Site File indicates 1900 as a construction date.

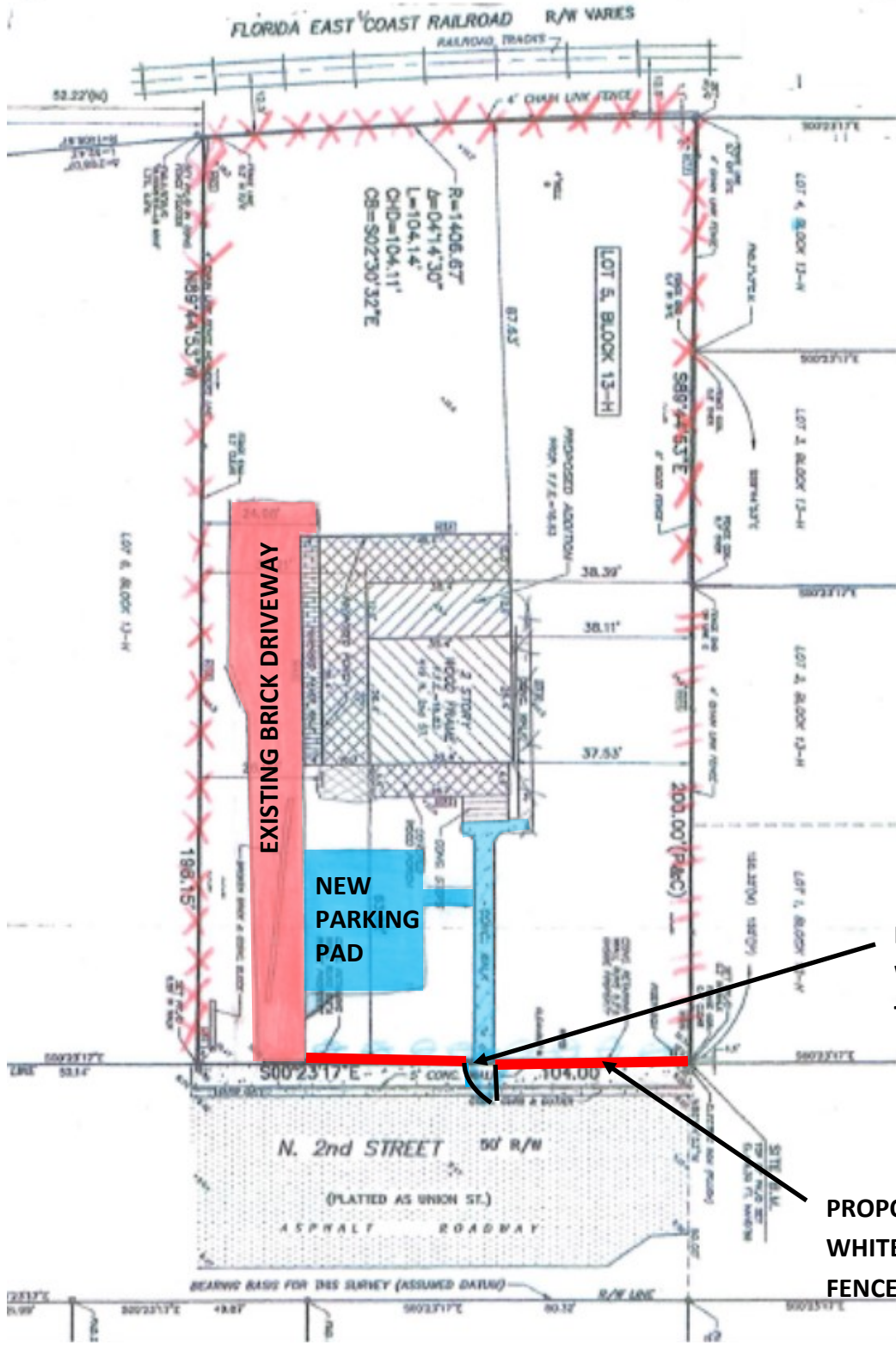
R E Q U E S T

The applicant is requesting approval of a COA to allow for the following additions:

- installation of a new 4 foot high white vinyl picket fence with 4 foot gate along front property line
- Installation of white trellis over the proposed gate
- Installation of a new paved 26 feet deep and 29 feet wide parking area
- Enhancing existing sidewalk with pavers to match new parking area



LOCATION OF THE SUBJECT RESIDENCE



SITE PLAN



FRONT OF THE HOUSE



PARKING PAD



PROPOSED FENCE AND GATE



PROPOSED OVER THE GATE TRELLIS



EXISTING DRIVEWAY



FRONT WALK

STAFF ANALYSIS

SECRETARY OF INTERIOR'S STANDARDS

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

S T A F F R E C O M M E N D A T I O N

The new additions to the historic property should be in harmony with existing subject structure as well as the close surroundings and the overall neighborhood development.

The subject residence is located within the Edgartown Historic District which consists of small scale commercial, and residential uses with various architectural styles and diversity of materials and colors.

The new architectural elements, fence, trellis and pavers, compose well with the existing building and neighborhood area. The new alternations enhance the property's overall appearance and its contribution to the historic character of the Edgartown district.

Based upon Secretary of Interior's Standard #9, staff recommends that the Board approve the request for the proposed additions including:

- installation of a new 4 feet high white vinyl picket fence with 4 feet gate along front property line
- Installation of white trellis over the proposed gate
- Paving new 26 feet deep and 29 feet wide parking area
- Enhancing existing sidewalk with pavers to match new parking area



EXAMPLE OF THE PROPOSED PAVERS



JUL 11 2022

COA# 22-36

Bldg. Permit # _____

CITY OF FORT PIERCE
PLANNING & ZONING

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 419 N 2nd St, Fort Pierce, FL 34950

Parcel ID #: 2403-705-0118-000-7

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

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): Holly Theuns

Mailing Address: 419 N 2nd St, Fort Pierce, FL 34950

Phone Number(s): 772-801-9509 Email: Hollytheuns@gmail.com

Applicant
Name(s): Same as owner

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative
Name(s): N/A

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

Signature of Owner

7/6/22
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) Create 29 ft wide by 26 ft deep parking pad on front yard, and dress cement walk with 5/8 in pavers
- Other (describe) add 4 ft white picket fence with 4 ft gate, and trellis over gate, along front property line

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

Parking area will be graded and pavers set, and walkway dressed with same paver by a paving contractor.

4 ft white vinyl picket fence with 4 ft gate and trellis over gate will be added along the

edge of the retaining wall along the front of the property. Color for parking pad and walk dressing is adobe - same as the driveway

Have other alterations been made to the site within the last 12 months? No Yes, 5 fence sections in rear

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.

VA



Gallery

Videos



Feedback

Smart Home
Security
Systems

Stream 4K
Video
in Every
Room

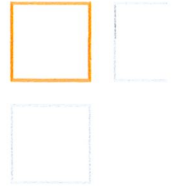
Amazon
Subscription

PillPack
Pharmacy

Amazon
Renewed

Pearington 1 Lattice Gard

Style: Square Latt





front of house



Parking area



front
walk



existing
driveway

Property Identification

Site Address: 419 N 2nd ST
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2403-705-0118-000-7
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 16023
 Map ID: 24/10N
 Zoning: Medium Den

Ownership

Holly A Theuns
 419 N 2nd ST
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 13-H- LOT 5 (MAP 24/10C) (OR 3375-2771; 3379-2995)

Current Values

Just/Market Value: \$255,700
 Assessed Value: \$176,215
 Exemptions: \$50,000
 Taxable Value: \$126,215



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.

Total Areas

Finished/Under Air (SF): 1,920
 Gross Sketched Area (SF): 2,974
 Land Size (acres): 0.48
 Land Size (SF): 20,800

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
Mar 30, 2012	3375 / 2771	0001	WD	Edgell Charles W	\$87,700
Mar 28, 2012	3379 / 2995	0111	PB	Theuns Holly A	\$0
Mar 28, 2012	3375 / 2767	0111	PB	Edgell (EST) Robert A	\$0
Aug 1, 1985	0473 / 2094	XX01	CV		\$0
Nov 1, 1977	0277 / 0137	XX00	CV		\$23,000
Nov 1, 1977	0277 / 0137	XX00	CV		\$23,000

Building Information (1 of 1)

Finished Area: 1,920 SF

Gross Sketched Area: 2,974 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Hip
 Building Type: HC+ Year Built: 1905 Frame:
 Grade: C+ Effective Year: 1980 Primary Wall: Hardwood Lap

Story Height: 2 Story

No. Units: 1

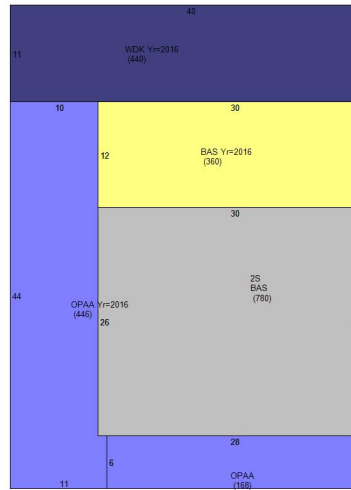
Secondary Wall:

Interior Data

Bedrooms: 3
 Full Baths: 2
 Half Baths: 1
 A/C %: 100%

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

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



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	780	780	112
BAS	BASE AREA	1140	1140	196
OPAA	Open Porch Attached Average	614	0	178
WDK	WOOD DECK	440	0	102

Special Features and Yard Items

Type	Qty	Units	Year Blt
Drive-BrkPav	1	1000	2016
Fen WoodSB 6'	1	200	2018

Current Year Values

Current Values Breakdown

Building:	\$114,900
Land:	\$140,800
Just/Market:	\$255,700
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$79,485
Assessed:	\$176,215
Exemption(s):	\$50,000


Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2021	2016	0500	Homestead Exemption	\$25,000
2021	2016	0550	Homestead Exemption over \$50,000	\$25,000

Taxable: \$126,215

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	\$255,700	\$176,215	\$50,000	\$126,215
2020	\$233,700	\$173,783	\$50,000	\$123,783
2019	\$234,900	\$166,651	\$50,000	\$116,651
2018	\$174,100	\$163,544	\$50,000	\$113,544

Permits

Number	Issue Date	Description	Amount	Fee
BP12-0774	May 1, 2012	Roof	\$8,250	\$92
BP14-2494	Oct 2, 2014	Demolition	\$11,950	\$165
BP14-0065	Mar 16, 2015	Residential New Construction	\$200,000	\$2,798
BP16-1942	Jul 20, 2016	Driveway	\$9,000	\$0
BP17-1151	Apr 21, 2017	Fence	\$1,500	\$0
BP18-2783	Aug 28, 2018	Concrete	\$11,390	\$0
BP21-2300	Apr 26, 2021	Plumbing	\$2,065	\$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.
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.



PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: COA 22-36 – New Fence, Trellis and Pavers. – 419 N 2nd Street.

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

NOTICE BY NEWSPAPER: July 15, 2022, COA

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Maria Lewicka

TITLE: Historic Preservation Planner

SIGNATURE:

DATE: 07/15/2022

Historic Preservation Board

6. a.

Meeting Date: 07/25/2022

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - June 2022

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Administrative COA Approvals, June 2022

Form Review

Form Started By: Maria Lewicka
Final Approval Date: 07/18/2022

Started On: 07/18/2022 09:39 AM

Administrative Certificates of Appropriateness

Attached are Certificates of Appropriateness issued administratively in June 2022.

- COA #22-31, 430 Means Court, Windows
- COA #22-32, 519 S 2nd Street, Shutters
- COA #22-33, 512 Means Court, Roof
- COA #22-35, 808 Atlantic Avenue, Demolition



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-³¹34 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 430 Means Court

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove and replace sixteen (16) windows. All openings remain the same. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

 Charles Hayek, Chairman
 Historic Preservation Board

 Date

Administrative Approval


 Maria Lewicka, AICP
 Historic Preservation Planner

06/17/22
 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 harrisfamily430@gmail.com
Applicant	Stonewater, Inc. 411 Central Park Drive Sanford, FL 32771	E-Mail erika.garcia@stonewaterinc.com



22-31

COA#

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 430 Means Court

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: harrisfamily430@gmail.com

Applicant
Name(s): Stonewater, Inc.

Mailing Address: 411 Central Park Drive, Sanford FL 32771

Phone Number(s): 407-783-6622 Email: erika.garcia@stonewaterinc.com

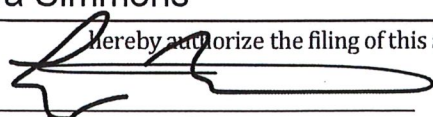
Representative
Name(s): _____

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

6.2.22
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 checked="" type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <hr/> | | | |
| <input checked="" type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) 16 size for size window replacement - Rebuild FL program

Other (describe) _____

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

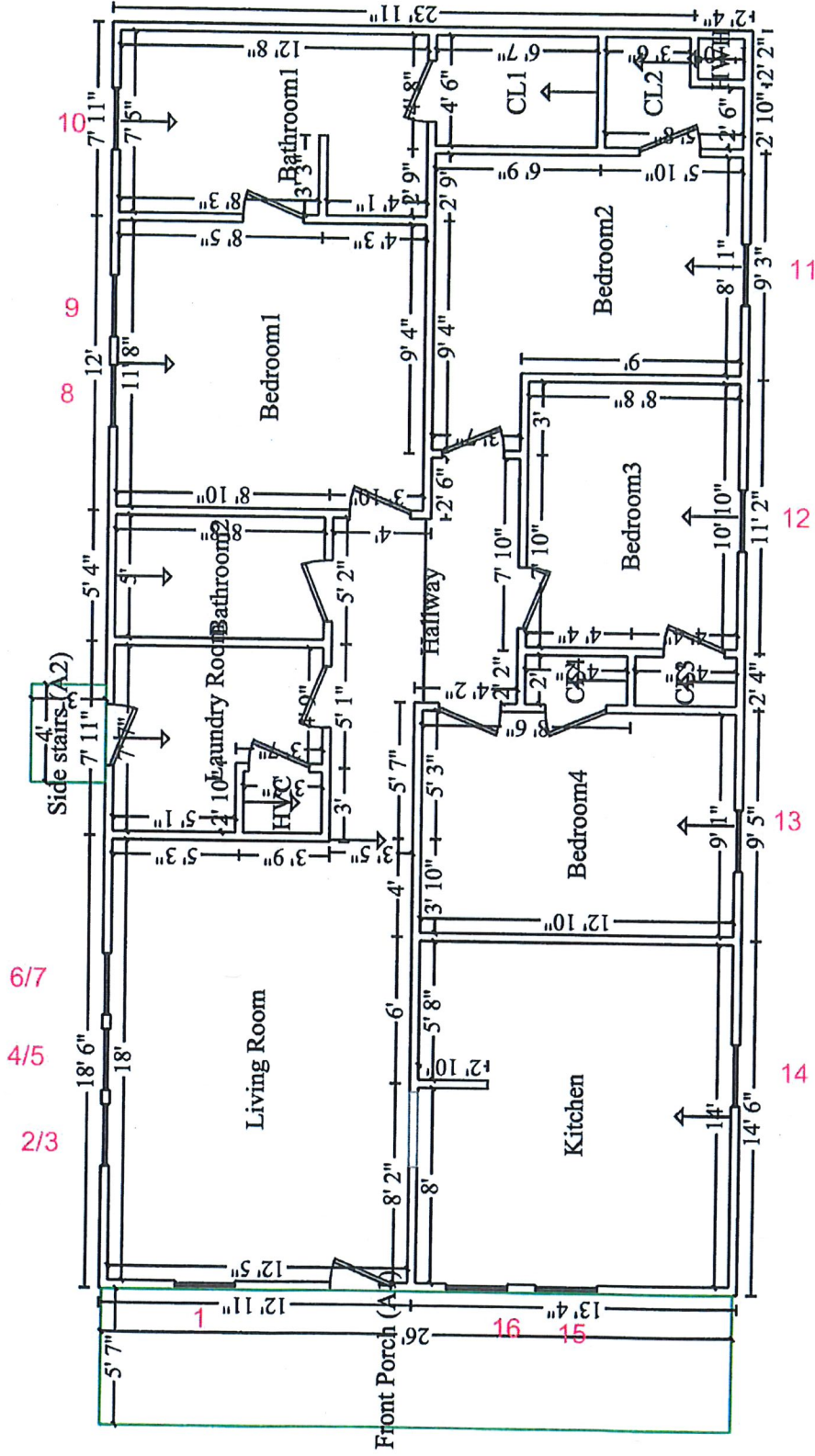
16 size for size window replacement under Rebuild FL DEO program

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.



Main Level



Jun 13, 2022 at 4:20:19 PM
430 Means C
Fort Pierce, FL 3495
United State



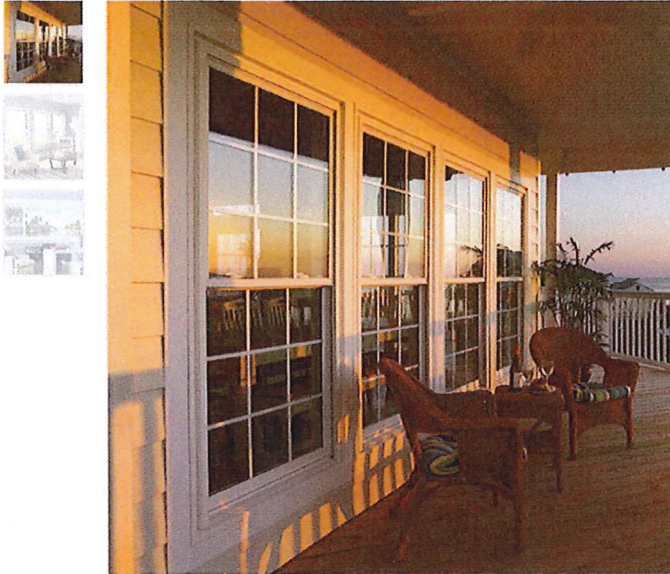
Jun 13, 2022 at 4:21:01 PM
430 Means Ct
Fort Pierce FL 34950
United States



Jun 13, 2022 at 4:22:21 PM
430 Means Ct
Fort Pierce FL 34950
United States

SWF02867/Simmons Proposed Windows:

Simonton StormBreaker Plus, 8000, PerfeXion Impact Vinyl Double Hung



SIMONTON

StormBreaker Plus Series

Designed for coastal homes in hurricane areas, StormBreaker Plus Impact-resistant windows deliver the ultimate in strength and durability with break-resistant laminated glass and reinforced profiles. Choose from a wide range of styles with built-in energy efficiency that can be tailored for your home.

Styles



Interior Colors



Exterior Colors



[FIND A HOME DEPOT](#)



CERTIFICATE OF APPROPRIATENESS
TO ALTER A DESIGNATED HISTORIC SITE

COA#22-32 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 519 S 2nd Street

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Install hurricane shutters (in place during storm), install new hurricane rated garage door, install metal gate across semi-enclosed courtyard. Please see attached.	Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.	Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

Charles Hayek, Chairman Date
Historic Preservation Board



Maria Lewicka, AICP Date
Historic Preservation Planner 06/17/22

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	John Essen 519 S 2 nd Street Fort Pierce, FL 34950	E-Mail visualight@sbcglobal.net



Bldg. Permit # _____

COA# 22-32

Certificate of Appropriateness Application

RECEIVED

JUN 15 2022

Building & Site Information

Address of the Site:

519 S 2ND ST

CITY OF FORT PIERCE
PLANNING & ZONING

Parcel ID #:

2410-810-0004-00010

Type of Designation:

Contributing Non-contributing Site within the RIVERS ^{EDGE} Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)

Name(s):

JOHN ESSEN

Mailing Address:

519 S 2ND ST

Phone Number(s):

773-726-7315

Email: VISUALIGHT @ SBCGLOBAL.NET

Applicant

Name(s):

SAME

Mailing Address:

Phone Number(s):

_____ Email: _____

Representative

Name(s):

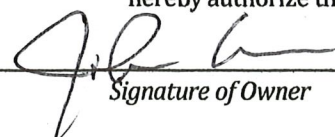
Mailing Address:

Phone Number(s):

_____ Email: _____

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

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


Signature of Owner

6/10/22
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: INSTALL HURRICANE SHUTTERS (IN PLACE DURING STORM), INSTALL NEW GARAGE DOOR, INSTALL METAL GATE ACROSS SEMI-ENCLOSED COURTYARD.

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

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.

I propose to have the following work done on 519 S 2nd St:

Install a white raised panel hurricane rated garage door across existing garage opening. As there is not enough room on the sides and the ceiling to accommodate the needed hardware the opening would have to be framed in approximately 6" on each side. This would be done as not to change the original side columns and arch and the new 6" additions would be painted white to match new door. As the garage is recessed on the south side of the building it cannot be seen from the front — 2nd st.

Install a black metal fence/gate across the semi-enclosed courtyard on the south side of building. To be approx. 7' high and similar to accompanying picture. The courtyard has patio doors on all 3 sides which have been boarded up for at least the last 25 years. Installation of gate would provide security and privacy allowing courtyard to be brought back to original use.

Install hardware for metal corrugated hurricane shutters over original wooden casement windows and upstairs balcony doors. Shutter hardware to be installed on all windows. The hardware would consist of a bronze 2"H header on the top which would be mostly obscured by existing original awnings and a 1 1/2" aluminum F track with studs every 12" placed under the concrete sill. The F track would be painted to match building color when the building is repainted in the next few years. Panels would only be in place when a major storm is forecast for area. Replacing original windows and balcony doors with storm proof aluminum windows and doors would cost in excess of \$75,000.

Install accordion type shutter over back egress door which is in enclosed back courtyard. (presently looking into an appropriate storm proof front door).

519 S 2ND ST

FRONT



519 S 2ND ST

SOUTH SIDE



ACCESSORY Building →

VERANDA →

GARAGE →

COURTYARD →

NEW GATE →

OPAA (32)

PATA (276)

OPAA (48)

OPAA (25)

CPAA (252)

NEW DOOR 21

BAS (552)

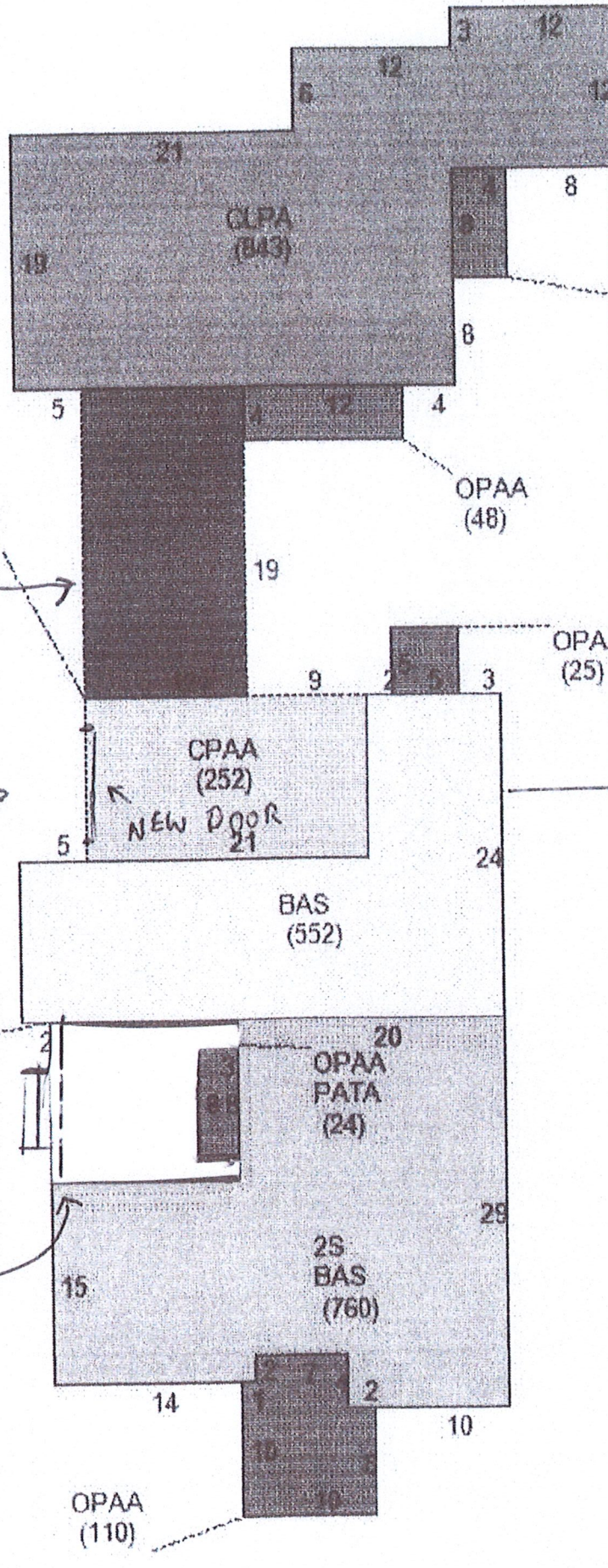
EXISTING FENCE ←

PATA (144)

OPAA PATA (24)

2S BAS (760)

OPAA (110)





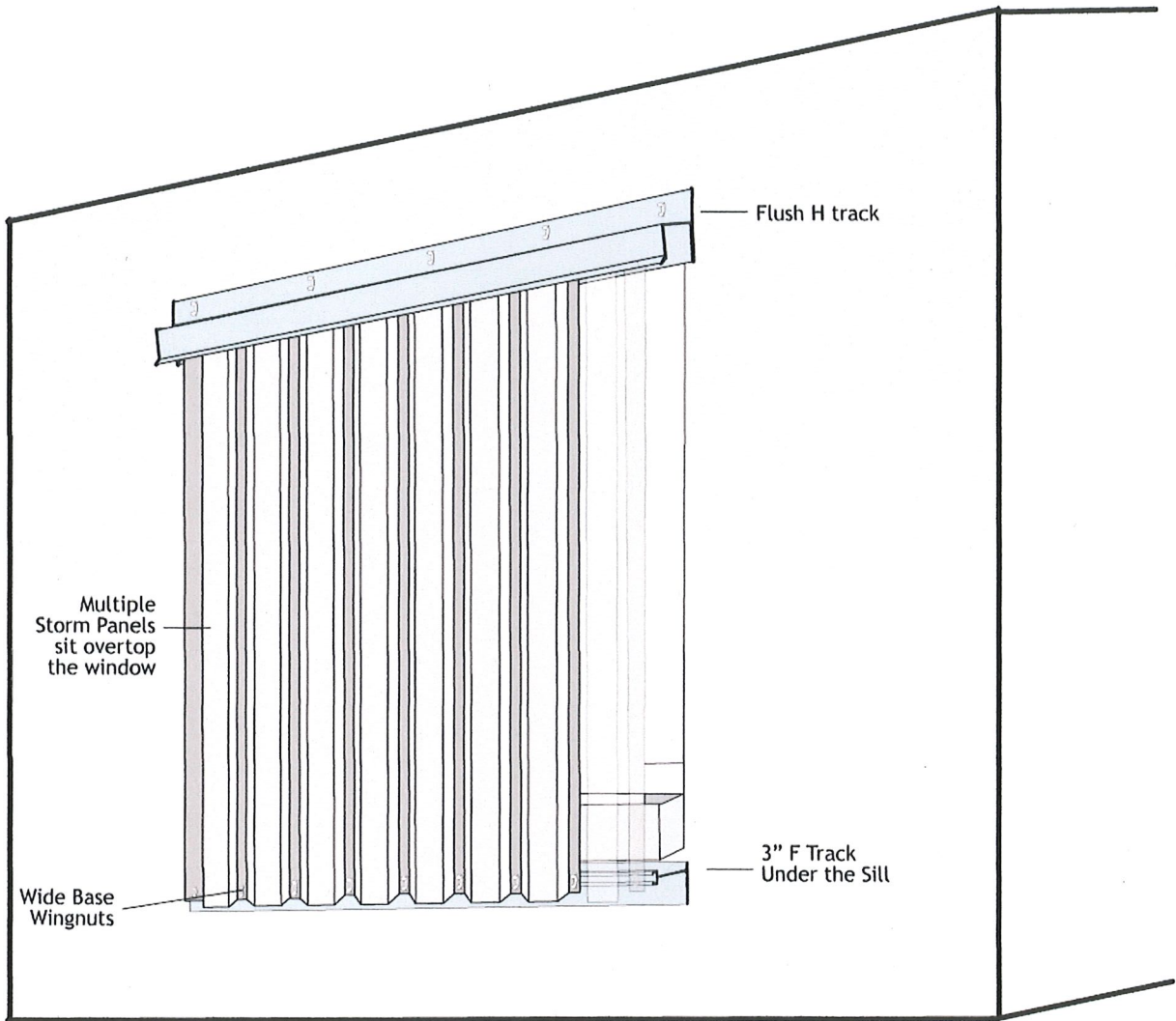






H TRACK

F TRACK



Multiple Storm Panels sit ovetop the window

Wide Base Wingnuts

Flush H track

3" F Track Under the Sill

Wall Illustration Showing Vertical Sill Build Out

- Panels will sit flush against the wall.
- Uses a bolt and wingnut for application
- Can use Aluminum, Lexan, or Combo

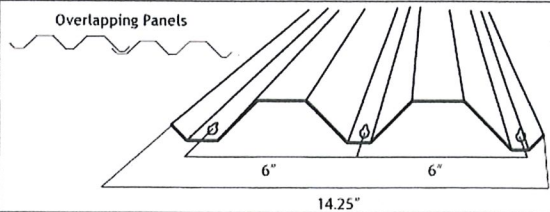


1/4-20 Widebase Wingnut



1/4-20 Widebase Wingnut

Overlapping Panels







Door similar to this but without windows



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-33 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 512 Means Court

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Remove existing roof. Install 5V Metal Roof System. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Vice-Chairman Date
 Historic Preservation Board


 _____ 06/17/22
 Maria Lewicka, MCP 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	Shade Holmes 512 Means Court Fort Pierce, FL 34950	E-Mail holmess1@hotmail.com
Applicant	Richard Colletti, Leak Busters Roof Repair 3420 25 th Street SW Vero Beach, FL 3498	E-Mail richiecolletti@gmail.com

Bldg. Permit # _____

COA# 12-33



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 512 Means Ct
Parcel ID #: 2409-501-0043-000-2
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): Shade Holmes
Mailing Address: 512 Means Ct Fort Pierce FL 34950
Phone Number(s): 772-882-1078 Email: holmess1@hotmail.com

Applicant
Name(s): Richard Colutti / Leakbustei S
Mailing Address: 3420 25th St SW Vero Beach FL 32908
Phone Number(s): 772-332-8450 Email: richcolutti@gmail.com

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

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

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

[Signature]
Signature of Owner

6/8/2022
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:

Remove existing roof down to deck, repair to code, install hi-temp underlayment, install 5V metal roof system to code.

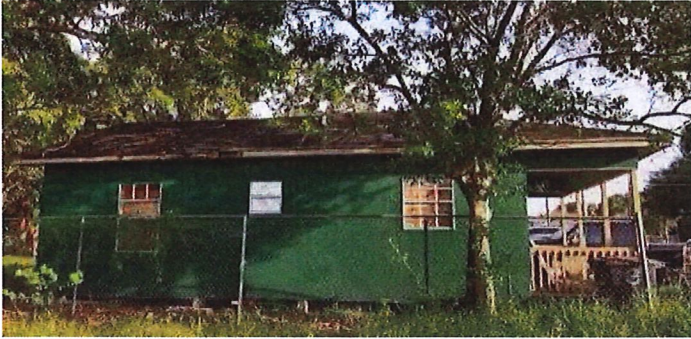
Have other alterations been made to the site within the last 12 months? No Yes, _____

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

Application Requirements

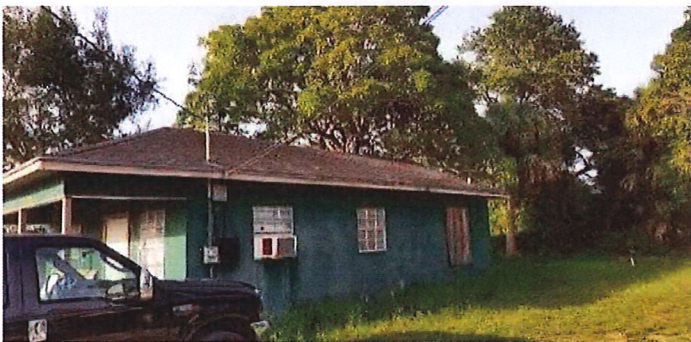
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main 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.

5



Project: Shade Holmes
Date: 6/16/2022, 8:45pm
Creator: Richie Colletti

6



Project: Shade Holmes
Date: 6/16/2022, 8:46pm
Creator: Richie Colletti

1



Project: Shade Holmes
Date: 6/16/2022, 8:45pm
Creator: Richie Colletti

2



Project: Shade Holmes
Date: 6/16/2022, 8:45pm
Creator: Richie Colletti

VMAX

5V CRIMP EXPOSED SEAM

METAL PANELS / EXPOSED FASTENERS / VMAX

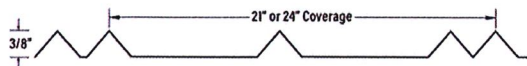
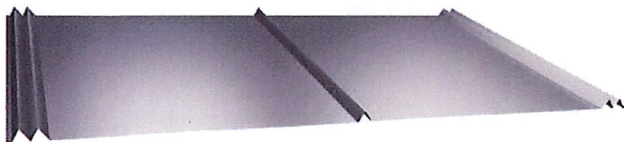


The Trusted Name in Quality and Performance Metal Panel Systems

Classic design plus value, VMAX is one of the most widely used metal panels for a reason. The V-shaped rib and low-profile style offer enduring strength and classic appeal. More cost-effective than most traditional roofing panel systems, VMAX is the answer when you need to keep an eye on budget, while maintaining attractiveness and versatility in form and function.

Product Features

- Residential, agricultural, architectural, commercial use
- Double "V" profile, 5V-crimp
- Heavy gauge for durability
- Low profile design
- Exposed fasteners
- 25+ colors
- Striated, double-ribbon bead, or flat panel
- Custom lengths to meet your specs
- Fast, easy installation
- No-charge onsite production
- Warranties on materials and finishes up to 40 years



Product Specifications

- **Material:** 24-, 26-gauge steel, .032, .040 aluminum
- **Slope:** 3:12 or greater
- **Support:** Wood deck of 15/32-inches or greater plywood or wood plank
- **Coverage:** 21-inches or 24-inches
- **Rib Height and Spacing:** 3/8-inch, 10-1/2 or 12-inches on center
- **Finish:** 70% PVDF (Kynar 500®), mill-finished MaxAlúme
- **Sustainability:** Energy Star® rated products available
- **Quality:** Keystone Quality Assurance Program, Miami-Dade Quality Assurance Program

Product Testing

- **Uplift Resistance:** UL 580, UL 1897, TAS 125
- **Wind-Driven Rain:** TAS 100
- **Tensile Strength:** ASTM E8



CERTIFICATE OF APPROPRIATENESS
 TO ALTER A DESIGNATED HISTORIC SITE

COA#22-35 HISTORIC PRESERVATION BOARD APPROVAL ADMINISTRATIVE APPROVAL

Site address: 110 North 10th Street, accessory building behind church.

Contributing Non-Contributing Individually Designated

SITE ALTERATIONS:

Request	Conditions	Applicable Standards
Complete demolition of small accessory building behind church due to a hazardous condition. Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standards 2 and 5.

APPROVED:

Board Approval

Administrative Approval

 Charles Hayek, Chair Date
 Historic Preservation Board


 _____ 07/05/2022
 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	Fort Pierce Redevelopment Agency 100 N US 1 Fort Pierce, FL 34950	E-Mail sharnage@cityoffortpierce.com
Applicant/Representative	L.E.B. Demolition & Consulting Contractors, Inc. Danielle Beckford 682 Rio Vista Drive Fort Pierce, FL 34882	E-Mail lwreckn@aol.com



RECEIVED

JUL 05 2022

CITY OF FORT PIERCE
PLANNING & ZONING

COA# 22-35

Bldg. Permit # _____

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 110 North 10th Street Accessory Building behind Church

Parcel ID #: 2410-604-0173-000-2

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): Fort Pierce Redevelopment Agency

Mailing Address: 100 North US 1, Fort Pierce, Florida 34950

Phone Number(s): 772-467-3034 Email: sharnage@cityoffortpierce.com

Applicant
Name(s): L.E.B. Demolition & Consulting Contractors, Inc.

Mailing Address: 682 Rio Vista Drive, Fort Pierce, Florida 34982

Phone Number(s): 772-461-4545 Email: iwreckn@aol.com

Representative
Name(s): Danielle Beckford

Mailing Address: 682 Rio Vista Drive, Fort Pierce, Florida 34982

Phone Number(s): 772-215-0481 Email: iwreckn@aol.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, Fort Pierce Redevelopment Agency as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

[Signature]
Signature of Owner

June 30, 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 type="checkbox"/> Roof |
| <input type="checkbox"/> Window(s) | <input type="checkbox"/> Signage | <input type="checkbox"/> Shutter(s) | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |

Site Improvements (describe) _____

Other (describe) _____

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

Complete demolition of small accessory building behind church.

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.



110

55

N 10th St

SUBJECT STRAUCAMER

21

145 +/-

125 +/-

22

23

125 +/-

24

25

26

125 +/-

20 20

200

Orange Ave

S 10th St

123

385

7

8

9

10

11

22

2

2

22

22

50

20

1

158

50

148

448

398

248

248





C:\417181\Baptist107

68

N 10th St

N 10th St

N 10th St

N 10th St

*SUBJECT
STRUCTURE*





Maria Lewicka

From: Kristie Kirstein
Sent: Thursday, June 30, 2022 1:28 PM
To: Maria Lewicka
Subject: Fw: 110 NORTH 10TH STREET

Good afternoon Maria

Thank you for taking the time and speaking with me regarding this property.

I wanted to forward you the request from Mr. Mimms requesting the demolition application process be expedited. If you could assist as quickly as your able to.

Thank you

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:
<http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73>

Kristie Kirstein | CRS Coordinator | City of Fort Pierce

Phone: 772.467.3198 Fax: 772.467-3849 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: Paul Thomas <pthomas@cityoffortpierce.com>
Sent: Thursday, June 30, 2022 1:19 PM
To: Kristie Kirstein <kkirstein@cityoffortpierce.com>
Subject: FW: 110 NORTH 10TH STREET

Kristie,
Please forward to Maria.

Thanks,
PT

From: Nick Mimms <nmimms@cityoffortpierce.com>
Sent: Thursday, June 30, 2022 10:00 AM
To: Paul Thomas <pthomas@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Edward Roseberry <eroseberry@cityoffortpierce.com>; Karen Murphy <kmurphy@cityoffortpierce.com>; Shyanne Harnage <sharnage@cityoffortpierce.com>
Subject: 110 NORTH 10TH STREET
Importance: High

Paul,

Good Morning!!

The FPRA has a structure in a hazardous condition that needs to be demolished as soon as possible. Our contractor (LEB) has completed the application for demolition and has a small window of opportunity to complete this demolition work next week prior to being redirected to another project for an extended period of time. Please expedite the completion of this demolition permit review so we may move forward with this public safety initiative.

Please contact me if you have any question or comments or experience any delays in this review.

THANKS!!!



Nicholas C. Mimms, P.E., ICMA-CM
City Manager

City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950
772.467.3793 • nmimms@cityoffortpierces.com

