

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, June 26, 2023 - 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 April 24, 2023 meeting
5. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness #23-26 - Open-Air Bar and ADA Restrooms - 239 S. Indian River Drive
6. **NEW BUSINESS**
  - a. Administratively Approved Certificates of Appropriateness - April 2023
  - b. Administratively Approved Certificates of Appropriateness - May 2023
  - c. Little Jim Bait and Tackle Discussion
7. **ELECTION OF CHAIR**

8. **ELECTION OF VICE-CHAIR**

9. **COMMENTS FROM THE PUBLIC**

10. **CONSIDERATION OF ABSENCES**

- a. Absences from the February and April 2023 meetings

11. **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: 06/26/2023

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Information

REQUESTED ACTION

Minutes from the April 24, 2023 meeting

SUMMARY

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Board Minutes 4/24/23

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 05/11/2023 04:28 PM

Final Approval Date: 05/12/2023

# DRAFT



CITY OF FORT PIERCE  
**HISTORIC PRESERVATION  
BOARD**

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## Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 24, 2023, 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: Anthony Westbury; Andrea Anicito; Betty Jo Starke; Holly Theuns; Charlie Hayek, Chairman

Absent: KeAndrea Davis; Minnie Spivey

Staff Present: Sara Hedges, Assistant City Attorney  
Maria Lewicka, Historic Preservation Planner  
Bridgette Romer, Growth Management Coordinator  
Marsha Commond, Redevelopment Specialist

**4. APPROVAL OF MINUTES**

- a. Minutes from the February 27, 2023, meeting

Motion was made by Betty Jo Starke, and seconded by Andrea Anicito to approve the minutes from the February 27, 2023 meeting.

AYE: Anthony Westbury, Andrea Anicito, Betty Jo Starke, Holly Theuns, Chairman Charlie Hayek

Passed

**5. PUBLIC HEARINGS**

a. **Certificate of Appropriateness #23-10 - Fence - 1011 Boston Avenue**

The clerk introduced Certificate of Appropriateness 23-10 for a fence located at 1011 Boston Avenue.

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

Before commencing this Quasi-Judicial Hearing, the Assistant 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. Anicito - no

Ms. Starke - no

Ms. Theuns - 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 the 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, stated the applicant is requesting approval of a Certificate of Appropriateness application to remove and replace an existing wood fence with a 6-foot-high white vinyl fence on the side, a 4-foot-high white vinyl picket fence around the front of the property and installation of two 5 foot wide gates. Ms. Lewicka noted the current white wooded fence is missing a portion of the fence. Although the proposed fence composes well with the existing building and neighborhood area and the new fence will enhance the property's overall appearance, wood picket fences were approved by the Historic Preservation Board as recommended for Fort Pierce Historic Districts.

Board questions for Staff: Mr. Westbury questioned the height of the fence. Chairman Hayek questioned the durability of the fence. Ms. Anicito questioned the approval of vinyl fencing instead of the look of a historical picket fence.

Applicant Presentation: none

Board questions for Applicant: none

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 Andrea Anicito, and seconded by Holly Theuns to approve Certificate of Appropriateness for a wooden 4-foot-high fence in the front yard and a wooden 6-foot-high fence in the backyard of 1011 Boston Avenue.

AYE: Andrea Anicito, Betty Jo Starke, Holly Theuns, Anthony Westbury, Chairman Charlie Hayek

Passed

b. **Certificate of Appropriateness #23-11 - Fence - 601 N. 7th Street**

The clerk introduced Certificate of Appropriateness 23-11 for a fence located at 601 N. 7th Street.

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. Starke - no

Ms. Theuns - no

Mr. Westbury - no

Ms. Anicito - 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 the 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, On February 27, 2023, the Historic Preservation Board approved a Certificate of Appropriateness application for an aluminum rail fence on the front and sides of the property with two walk gates and a rolling gate for the driveway. The applicant is requesting approval of a Certificate of Appropriateness to allow for the additions of an installation of a new 6-foot black vinyl chain link fence on the right side of the building to separate the business from the neighboring residence, installation of a 6-foot-high and 118 feet long black vinyl chain link fence, along the front and the left side of the building, installation of three gates with two walk gates 4 feet x 6 feet and a 12 foot x 6 foot gate for the driveway. Fences are important elements of the design and character of historic districts. The scale and character of a fence should be compatible with the neighboring structures. Surrounding properties consist of a variety of commercial, and residential uses with

various architectural buildings styles and diverse materials and colors. The subject proposal seeks to install a six (6) foot high, black vinyl chain link fence. The proposed fence, although not the right choice for the historic district, was already introduced to this particular location and this area.

Board questions for Staff: Chairman Hayek asked about landscaping inside the fence

Applicant Presentation: Sheena Heppern, sworn, informed the Board that kids are playing in the front lot and a child was almost hit. She also stated she has pictures of homeless people sleeping in the back of the building due to the open access of the property. Ms. Heppern said they have decided not to go with an aluminum fence due to the increased cost. Ms Heppern explained to the Board that they will be leaving the existing chain link fence in the back of the property until they turn that area into a parking lot.

Board questions for Applicant: Ms. Theuns asked about a landscaping strip on the non-parking lot side.

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 Holly Theuns, and seconded by Anthony Westbury to approve Certificate of Appropriateness 23-11 for the black chain link fence located at 601 N. 7th Street, with a landscape buffer addition to the left side of the building on the 5-foot strip that runs between the fence and the street. The owner will be allowed to maintain the existing chain link fence on the left side to the back property line and across the back property line until such time the area is made into a parking lot. The black vinyl chain link fence will continue and match with appropriate landscaping.

AYE: Betty Jo Starke, Holly Theuns, Anthony Westbury, Andrea Anicito, Chairman Charlie Hayek

Passed

**c. Certificate of Appropriateness #23-17 - Building Modifications - 326 S. 2nd Street**

The clerk introduced Certificate of Appropriateness 23-17 for building modifications located at 326 S. 2nd Street.

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. Starke - no

Ms. Theuns - no

Mr. Westbury - no

Ms. Anicito - 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 the 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, said the structure has been added-on to over the years. A Certificate of Appropriateness for renovations and additions to convert the existing office building back to a single family residence was approved by the Historic Preservation Board on October 24, 2022. The applicant is requesting approval of proposed changes to the previously approved Certificate of Appropriateness which include, removing the fire place and chimney; enclosing windows on the north and south façade, changing the approved French doors to a triple window on the east façade, and changing the French doors to sliding doors on the east façade. The design of the proposed modifications compose well with the existing building. The proposed building and site improvements will enhance the property's overall appearance and contribution to the historic character of the Downtown Historic District, as well as its functional efficiency. Chimneys are functional and decorative features important in defining the building's overall historic character. Removal of the chimneys results in diminished character of the building and is not recommended by the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

Board questions for Staff: none

Applicant Presentation: Marc McAteer, owner, sworn stated the chimney is in bad condition and not working properly. Mike Menard, applicant, sworn, said that keeping the chimney could cause foundation issues and if a chimney is recommended he suggested a faux chimney option.

Board questions for Applicant: Ms. Starke expressed concerns with removing the chimney as it appears that something is missing without it. Ms. Starke said the bricks are historical, and she suggested reusing the bricks or keeping them.

Public comment: none

Staff final comments: none

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

Comments by the Board: Chairman Hayek agreed with the faux chimney, and he stated it can be expensive to try and reuse or replace the bricks. Ms. Theuns suggested constructing a replica and commit to reusing the bricks as a patio or walkway. Mr. Westbury expressed concerns with approving a new chimney without any drawings and not knowing what it is going to look like. Ms. Starke and Ms. Anicito had concerns with the chimney repair.

Motion was made by Holly Theuns, and seconded by Betty Jo Starke to approve Certificate of Appropriateness 23-17 for 326 S. 2nd Street for the proposed modifications to the windows, window infills, and sliding glass doors as requested. Attempt to keep the chimney, but if when the restoration process begins, it is impossible for structural reasons to save the chimney, the chimney can be removed and a replica of the chimney would be added to the building and every effort would be made to use the historic bricks.

AYE: Betty Jo Starke, Holly Theuns, Anthony Westbury, Andrea Anicito, Chairman Charlie Hayek

Passed

**6. NEW BUSINESS**

- a. Administratively Approved Certificates of Appropriateness - February 2023
- b. Administratively Approved Certificates of Appropriateness - March 2023
- c. **Feedback from Board on Mural Designs - 500 Event Center - 500 Orange Avenue**

Ms. Commond, Redevelopment Specialist, gave a presentation on the mural designs for the 500 Event Center and asked for feedback from the Board. Ms. Commond stated there will be four designs on the windows of the building. The owner of the building chose artist Zoey Bridges mural, which she recreated postcards from the area. The murals are expected to be done by August 2023 and have a lifespan of three years. All the Board members supported and liked all the designs. Ms. Commond said the mural will be presented to the FPRA on May 9, 2023.

**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 Anthony Westbury to approve the absence of Ms. Spivey.

AYE: Holly Theuns, Anthony Westbury, Andrea Anicito, Betty Jo Starke, Chairman Charlie Hayek

Passed

**9. ADJOURNMENT**

**Historic Preservation Board**

**5. a.**

Meeting Date: 06/26/2023

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Information

**REQUESTED ACTION**

Certificate of Appropriateness #23-26 - Open-Air Bar and ADA Restrooms - 239 S. Indian River Drive

**SUMMARY**

The applicant is requesting consideration of approval for the following:

- Construction of the open air bar and ADA restrooms
- Outside tables and siting
- Walk in cooler
- Dumpster enclosure

**LOCATION**

239 S Indian River Drive (Parcel ID: 2310-803-0005-000-5)

**RESPONSIBLE STAFF**

Maria Lewicka, AICP, Historic Preservation Planner

**RECOMMENDATION**

Based on the Secretary of Interior Standards 2 and 9 the Historic Preservation Board may:

- Approve the proposed additions as requested
- Approve the proposed additions with conditions or recommendations
- Deny the proposed additions

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Attachments

Staff Report

Application

Property Card

Public Notification

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**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 06/20/2023

Started On: 06/15/2023 01:02 PM





JUNE 26, 2023

COA 23-26-61

**Owner**

Boston House of Ft Pierce LLC  
Martin Mohr

**Applicant**

Brandon Humphrey

**Location**

239 S Indian River Dr.

**Parcel**

2410-803-0005-000-5

**Historic Status**

National Register-Listed

**Requested Action**

Consideration of approval for construction of open air bar and ADA restrooms.

**Recommendations**

Approval/Approval with Conditions/Denial

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**PROPOSED NEW OPEN BAR—PERSPECTIVE**

**History:**

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

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

**Applicant Request:**

The applicant is requesting consideration of approval for the following additions:

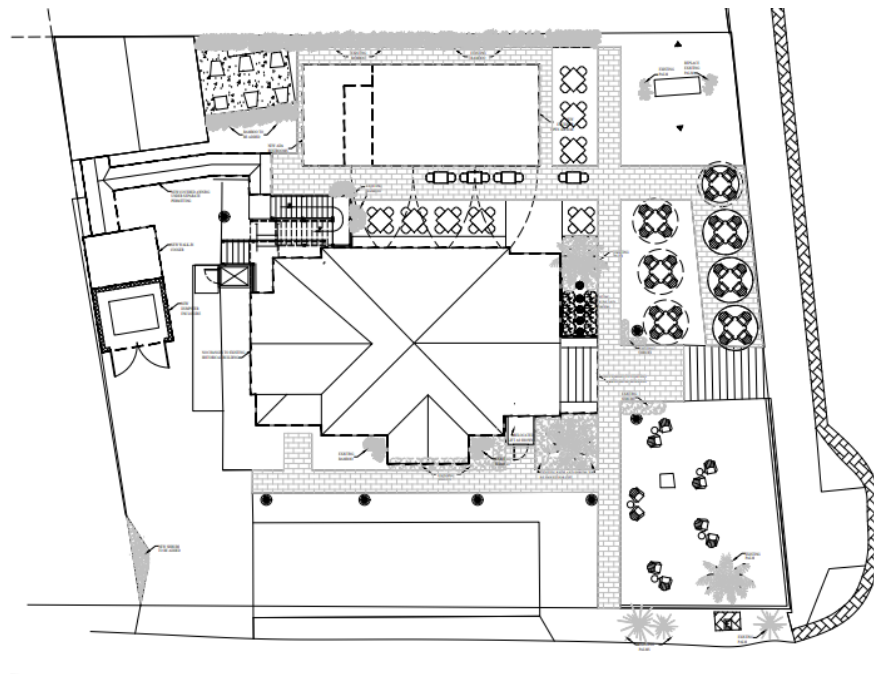
- Construction of the free standing open air bar
- Adding ADA compliant restrooms
- Outside tables and siting
- Walk in cooler
- Dumpster enclosure
- Covering Pathway
- Interior renovation including new lighting, bar and finishes



**BUILDING LOCATION – AERIAL PHOTO**



### SITE PLAN – PROPOSED ADDITIONS



### LANDSCAPE PLAN



**SOUTHEAST FAÇADE**



**PERSPECTIVE**



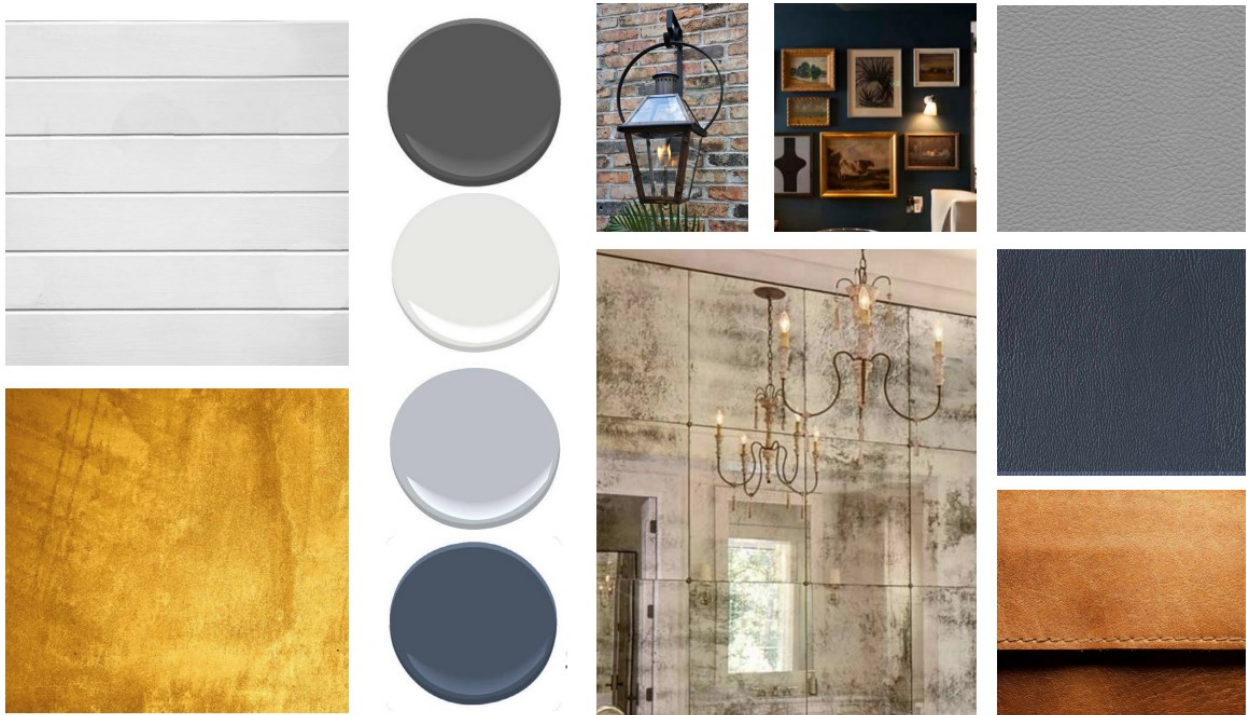
**EAST FAÇADE**



**PERSPECTIVE**



CONCEPT IMAGERY



**FURNITURE, FIXTURES + FINISHES**



## FURNITURE, FIXTURES + FINISHES

### Secretary of Interior's Standards 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 materials, features, size, scale, and proportions, and massing to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Staff Analysis

The addition of the bar and outside sitting will enhance and promote a new use of the building. It will attract residents and visitors alike to the new Boston House restaurant and will contribute to the vitality, redevelopment and preservation of the Downtown Historic District.

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

The proposed building is located at a prominent and unique downtown location on the water front along the pedestrian promenade. The design scheme of the proposed bar building shows an understanding of the characteristics of historic Boston House, incorporates them, and establishes a complementary relationship based on those characteristics. It is also compatible with the architectural style of downtown buildings in massing, size, scale, and color scheme.



**FRONT FAÇADE**

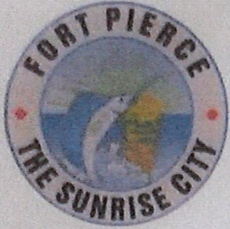
## Staff Recommendations

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10. The Historic Preservation Board may:

- **Approve the proposed modifications as requested**
- **Approve the proposed modifications with conditions or recommendations**
- **Deny the proposed modifications**



**EAST FAÇADE**



# 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: 239 S. Indian River dr  
Parcel ID #: 2410-803-0005-000-85  
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): Martin Mohr  
Mailing Address: 4560 S 25th St  
Phone Number(s): 954-665-4553 Email: twomohrweeks@gmail.com

Applicant Name(s): Brandon Humphrey  
Mailing Address: 682 NW Bayshore Blvd PSL 34983  
Phone Number(s): 772-519-8541 Email: thebostonhousefp@yahoo.com

Representative Name(s): Brandon Humphrey  
Mailing Address: 682 NW Bayshore Blvd PSL 34983  
Phone Number(s): 772-519-8541 Email: thebostonhousefp@yahoo.com

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

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

[Signature]  
Signature of Owner

6/8/23  
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: New construction of free standing open air bar and ADA restrooms. Interior renovation including new lighting, bar, and finishes. No change to exterior

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**

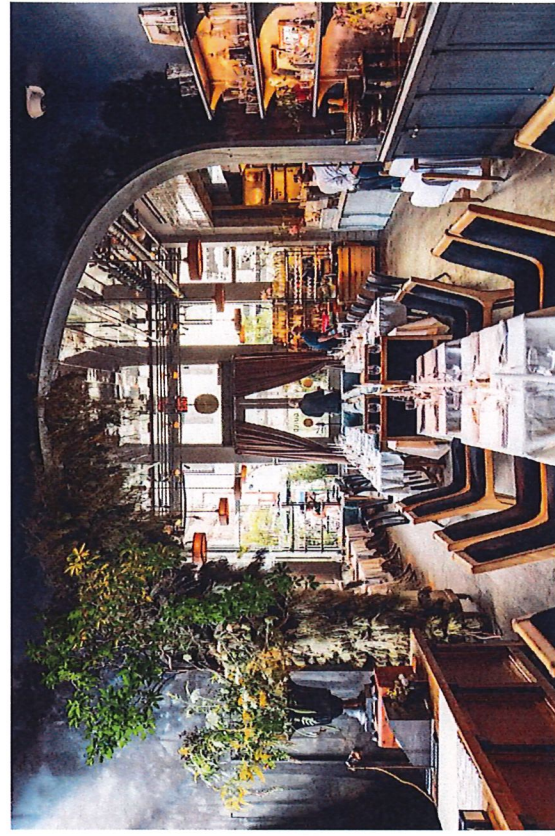
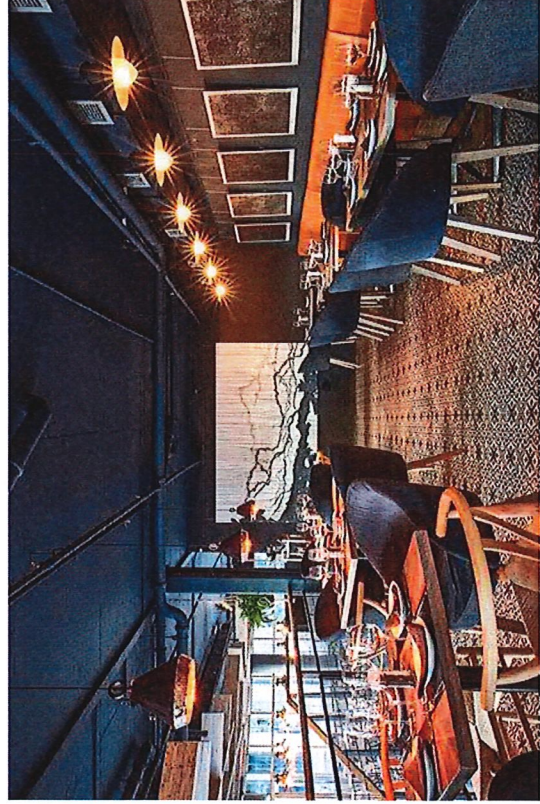
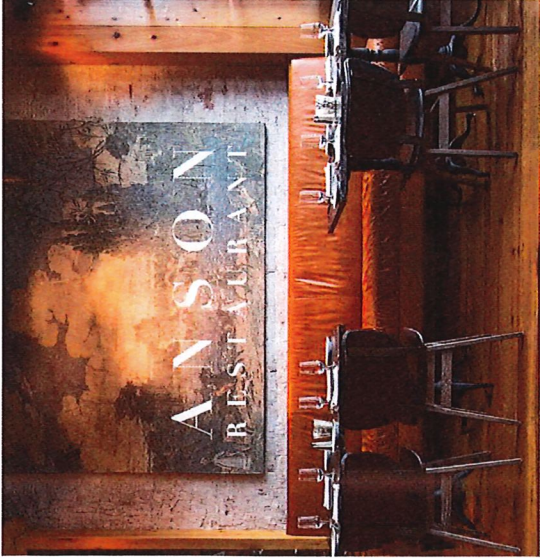
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
  - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
  - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the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

# THE BOSTON HOUSE

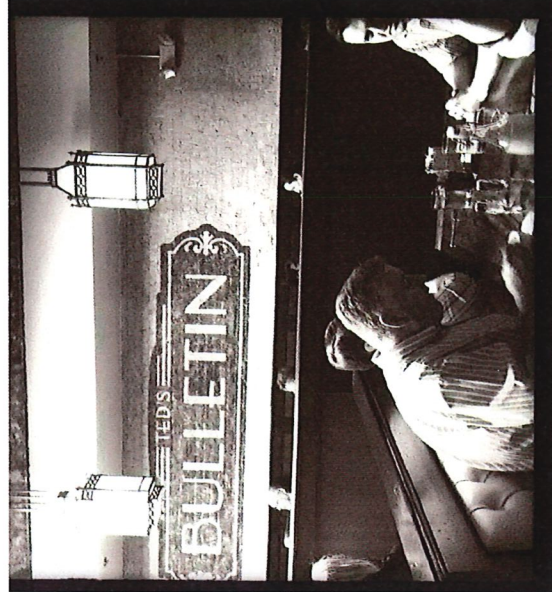
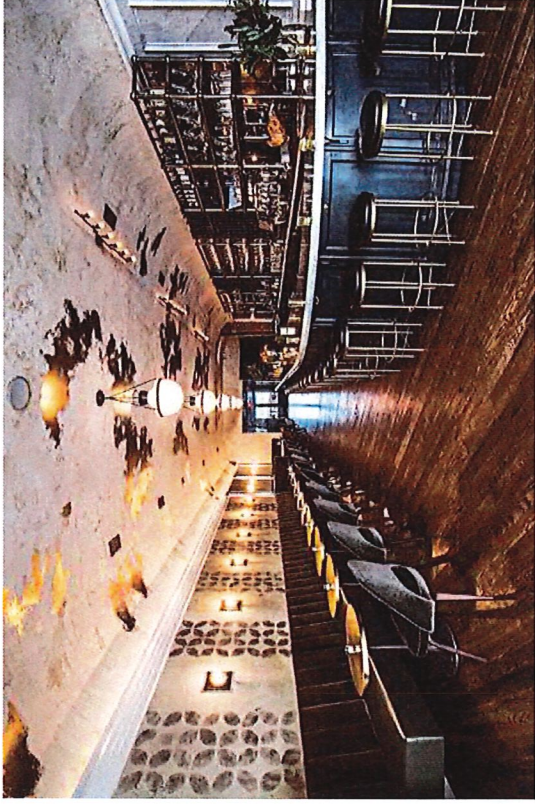
HISTORIC FORT PIERCE, FLORIDA

canvas  
architecture + design

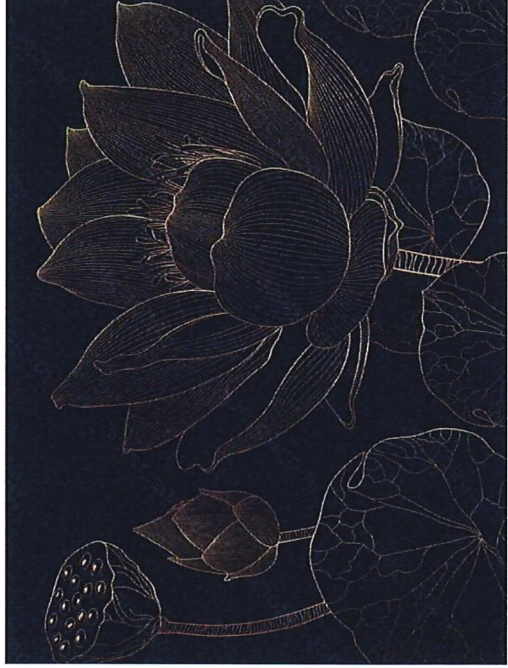
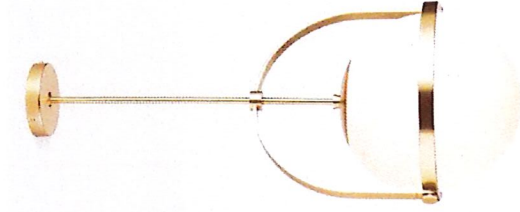
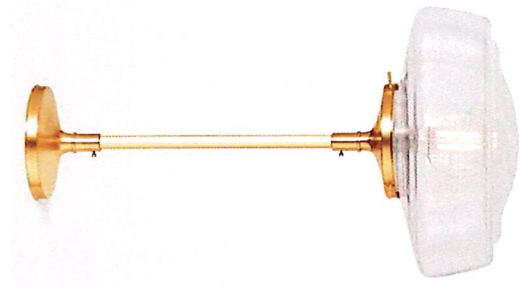
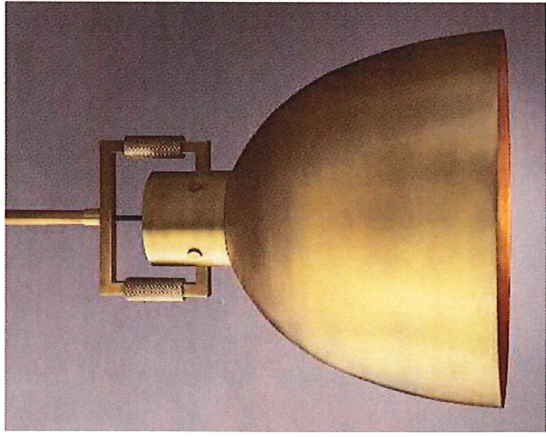
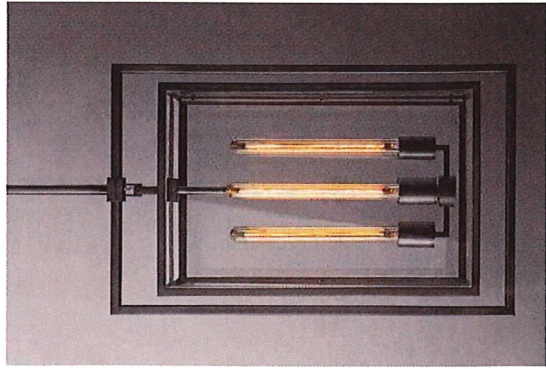
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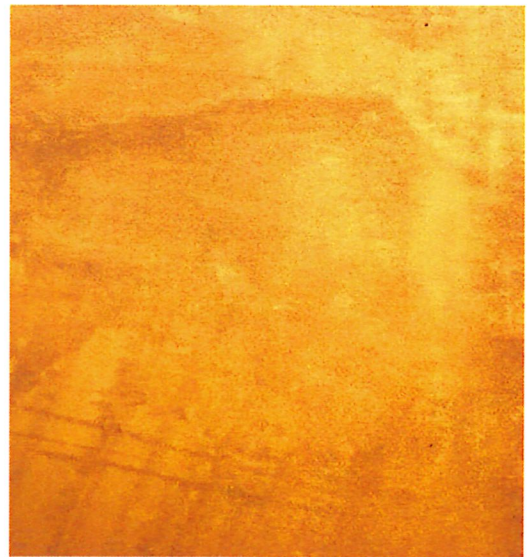
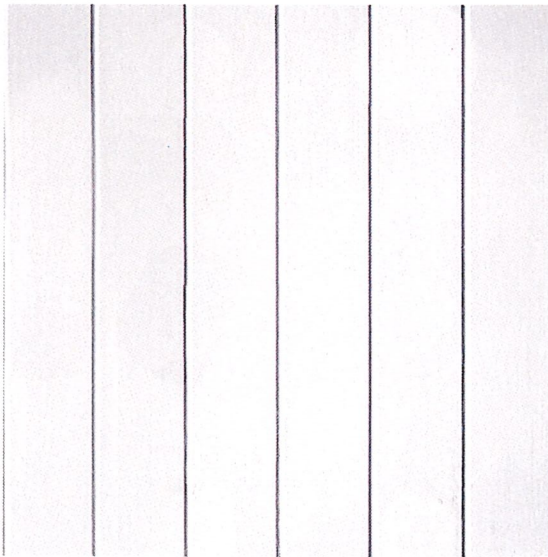
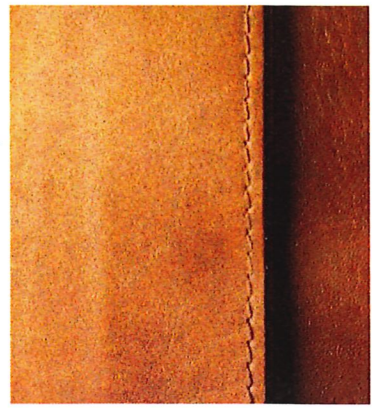
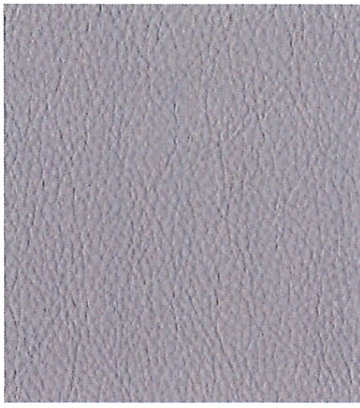
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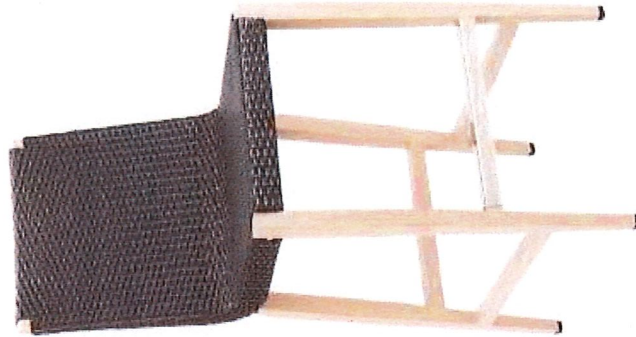
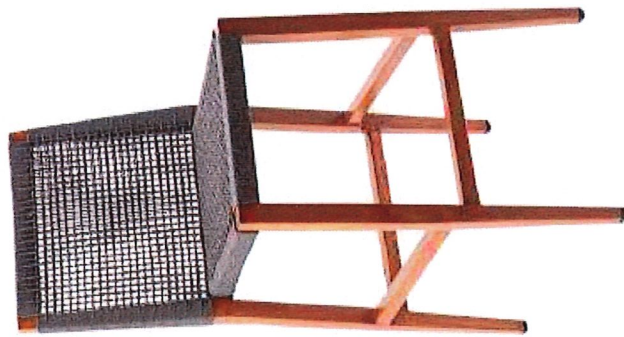
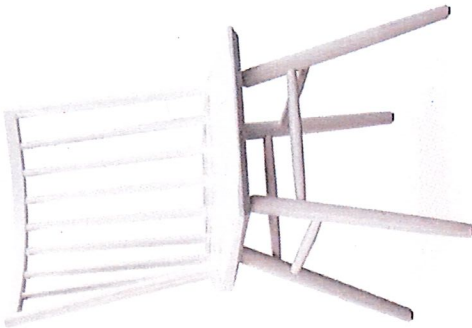
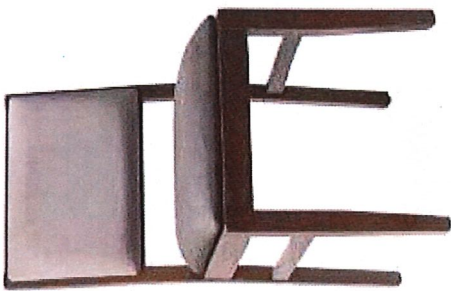
# FURNITURE, FIXTURES + FINISHES



CONTINUED...



CONTINUED...



# FLOORPLAN

NEW OPEN AIR  
BAR STRUCTURE

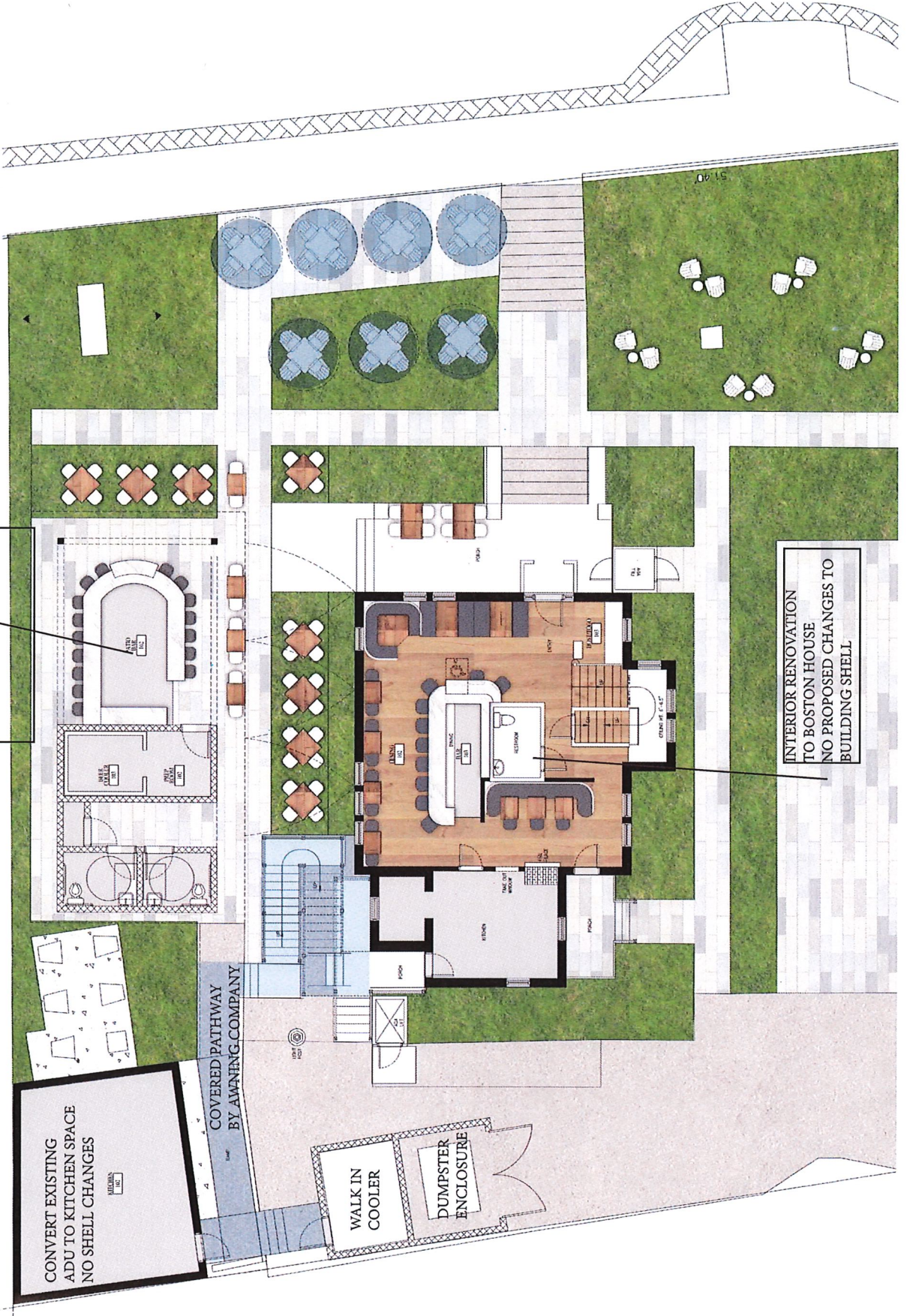
CONVERT EXISTING  
ADU TO KITCHEN SPACE  
NO SHELL CHANGES

COVERED PATHWAY  
BY AWNING COMPANY

WALK IN  
COOLER

DUMPSTER  
ENCLOSURE

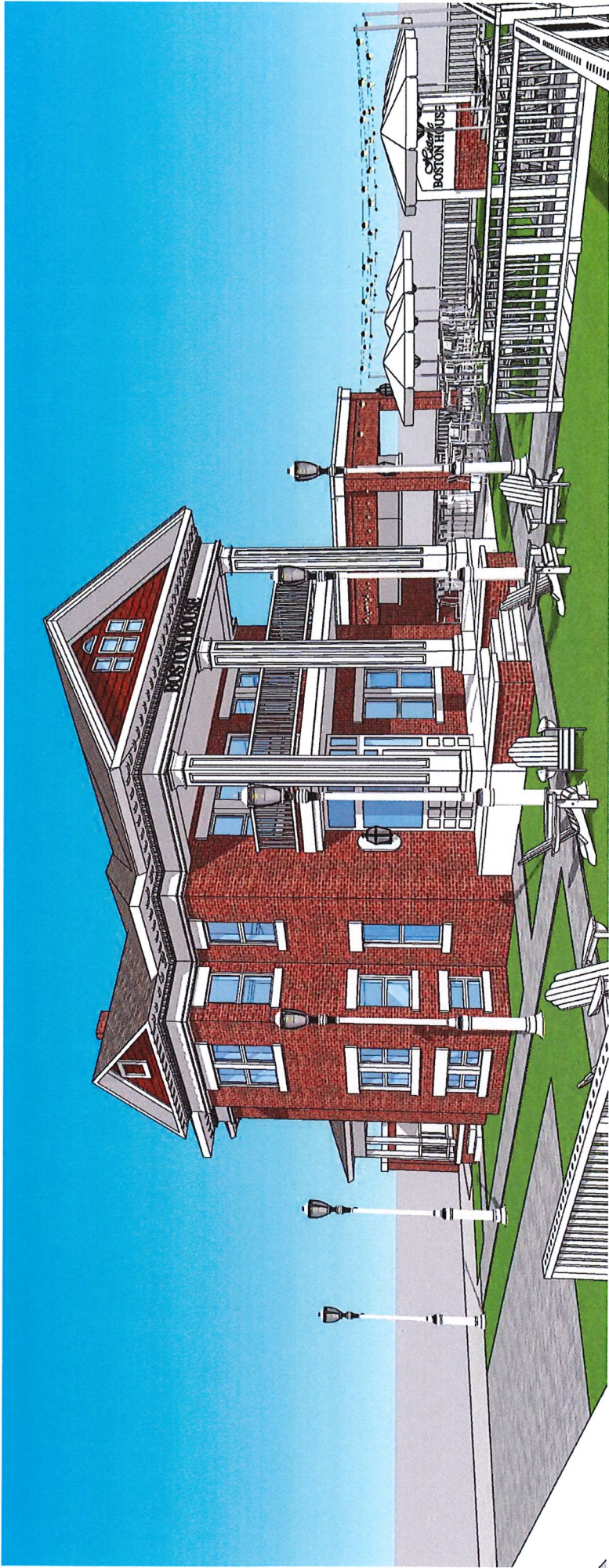
INTERIOR RENOVATION  
TO BOSTON HOUSE  
NO PROPOSED CHANGES TO  
BUILDING SHELL



# PERSPECTIVE 1



# PERSPECTIVE 2



# PERSPECTIVE 3





### Property Identification

Site Address: 239 S INDIAN RIVER DR  
Sec/Town/Range: 10/35S/40E  
Parcel ID: 2410-803-0005-000-5  
Jurisdiction: Fort Pierce

Use Type: 1800  
Account #: 23857  
Map ID: 24/10S  
Zoning: Central Co

### Ownership

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

### Legal Description

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

### Current Values

Just/Market Value: \$378,700  
Assessed Value: \$378,700  
Exemptions: \$0  
Taxable Value: \$378,700

### 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](#)



### Total Areas

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

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** COA 23-26 – New Construction – 239 S Indian River Drive

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

**NOTICE BY NEWSPAPER:** June 16, 2023

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Maria Lewicka

**TITLE:** Historic Preservation Planner

**SIGNATURE:**

**DATE:** 06/16/2023



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*



**Historic Preservation Board**

**6. a.**

Meeting Date: 06/26/2023

---

Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - April 2023

SUMMARY

Certificates of Appropriateness issued administratively in April 2023.

- COA #23-19, 315 South 7<sup>th</sup> Street – Roof
- COA #23-20, 808 Georgia Avenue – Shed.
- COA #23-21, 209 Avenue E - Roof

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Administrative COA Approvals, April 2023

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 06/15/2023

Started On: 06/15/2023 12:41 PM

## **Administrative Certificates of Appropriateness**

Certificates of Appropriateness issued administratively in April 2023.

- COA #23-19, 315 South 7<sup>th</sup> Street – Roof
- COA #23-20, 808 Georgia Avenue – Shed.
- COA #23-21, 209 Avenue E - Roof



**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-19  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 315 South 7<sup>th</sup> Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing metal shingle roofing and 5V Crimp metal roofing and install new 5V Crimp metal roofing.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Charles Hayek, Chairman  
 Historic Preservation Board

Date

\_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

04/20/23  
 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](mailto: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	Cook and Menard Architecture I 806 Delaware Avenue Fort Pierce, FL 34950	E-Mail <a href="mailto:mmenard@architectonicinc.com">mmenard@architectonicinc.com</a>
Applicant	WWW Enterprises & Son, Inc. 8833 Lonesome Pine Trail Fort Pierce, FL 34945	E-Mail <a href="mailto:wandagoahn@aol.com">wandagoahn@aol.com</a>



RECEIVED

APR 19 2023

COA# 23-19

CITY OF FORT PIERCE  
PLANNING & ZONING

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

## Certificate of Appropriateness Application

### Building & Site Information

Address of the Site: 315 South 7th St.

Parcel ID #: 2410-705-003-010-3

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): Cook And Menard Architecture I

Mailing Address: 806 Delaware Ave Ft. Pierce, Florida 34950

Phone Number(s): 772 528-0897 Email: mmenard@architectonicinc.com

Applicant Name(s): Cook And Menard Architecture I

Mailing Address: 806 Delaware Ave. Ft. Pierce, Florida

Phone Number(s): 772 528 0897 Email: mmenard@architectonicinc.com

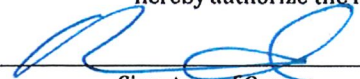
Representative Name(s): William Lagahn & Son, Inc

Mailing Address: 8833 Laneville Pine Trch, Ft. Pierce, FL

Phone Number(s): 772-465-9373 Email: wl@lagahn+son.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, MICHAEL MENARD as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

  
\_\_\_\_\_  
Signature of Owner

3/29/23  
\_\_\_\_\_  
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           |
| <hr/>                                   |   |                                     |  |
| <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: \_\_\_\_\_  
 remove existing metal shingle roofing and 5 vcrimp metal roofing and renail roof sheathing,  
 install peel n stick dry-in and new 5 v crimp metal roofing

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:** Michael Menard <mmenard@architectonicinc.com>  
**Sent:** Tuesday, April 18, 2023 3:47 PM  
**To:** Maria Lewicka; Lynnsea Torralbo; Planning Department  
**Cc:** wandagohn@aol.com  
**Subject:** RE: DPCR 23-20000424  
**Attachments:** 20230418\_142247.jpg; 20230418\_142307.jpg; 20230418\_142340.jpg; 20230418\_142408.jpg; 20230418\_142426.jpg; 20230418\_142455.jpg

**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. .

Attached are the pictures of the façade and roof along with a picture of the 5 v crimp metal roofing to be installed. The main roof is the original roof to the best of my knowledge (1916) the front porch and rear porch roofs were redone around 2007 and the main roof has been pressure cleaned and painted several times over the years and still continues to leak at the vent stack, chimney and roof intersections. Please process this as soon as you can so the roof can get done before hurricane season.

Thanks

**Michael Menard**  
Principal

**Architectonic Inc**  
772-460-7751  
[www.architectonicinc.com](http://www.architectonicinc.com)  
[Ft. Pierce Office](#)  
[Satellite Beach Office](#)

---

**From:** Maria Lewicka <mlewicka@cityoffortpierce.com>  
**Sent:** Tuesday, April 18, 2023 9:32 AM  
**To:** Lynnsea Torralbo <ltorralbo@cityoffortpierce.com>; Planning Department <planning@cityoffortpierce.com>  
**Cc:** wandagohn@aol.com; Michael Menard <mmenard@architectonicinc.com>  
**Subject:** RE: DPCR 23-20000424

Good morning,

The referenced DPCR is denied. Thank you for your COA application. Please provide required attachments (pictures of facades of the building, pictures of the roof showing the existing damage, pictures of the proposed roof including color) and application fee.

Regards,

**Maria Lewicka, AICP | Historic Preservation Planner | City of Fort Pierce**  
Planning Department

**From:** Lynnsea Torralbo <[ltorralbo@cityoffortpierce.com](mailto:ltorralbo@cityoffortpierce.com)>  
**Sent:** Friday, April 14, 2023 11:10 AM  
**To:** Planning Department <[planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com)>  
**Cc:** [wandagohn@aol.com](mailto:wandagohn@aol.com)  
**Subject:** DPCR 23-20000424

Good Morning,

**Reviewers:** The attached application/plan(s) have been submitted for your review. Paper plans, if applicable, have been routed via inter-office mail. Upon completion of your review, enter your approval, approval with conditions, or rejection with comments into Naviline. Also, "Reply All" to this email with your approval, approval with condition(s), or rejection with comments. Please do not return any paper plans to the Building Department.

**Applicant:** This email is being provided for your information and tracking purposes. All the review agencies above will reply to this email with their approval, approval with conditions, or rejection with comments. Upon approval from all required departments, you'll receive a final approval email from the Building Department advising of the status of your review and ability to apply for the building permit. In the event of a rejection, please wait until you receive all review comments before submitting revisions.

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>

**Lynnsea Torralbo | Permit Specialist | City of Fort Pierce**

772-467-3710

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."*



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**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-20  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 808 Georgia Avenue

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Install new 8' x 12' shed.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Charles Hayek, Chairman  
 Historic Preservation Board

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

04/25/23  
 \_\_\_\_\_  
 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](mailto: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

Carolyn Bennett  
 808 Georgia Avenue  
 Fort Pierce, FL 34950

E-Mail

[Cb941@bellsouth.net](mailto:Cb941@bellsouth.net)



# 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: 808 Georgia AVE Fort Pierce, FL 34950

Parcel ID #: 2410-710-0015-000-3

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): Carolyn B Bennett

Mailing Address: 808 Georgia AVE Fort Pierce, FL 34950

Phone Number(s): (772) 216-2815 Email: cb941@bellsouth.net

Applicant  
Name(s): Carolyn B Bennett

Mailing Address: 808 Georgia AVE Fort Pierce, FL 34950

Phone Number(s): (772) 216-2815 Email: cb941@bellsouth.net

Representative  
Name(s): I

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

Carolyn Bennett  
Signature of Owner

4/24/23  
Date

Carolyn Bennett

**Description of Requested Work**

Please indicate the type of work requested:

- |   |  |                                     |                                     |
|---|--|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Fence          | <input checked="" 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) \_\_\_\_\_

Other (describe) \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

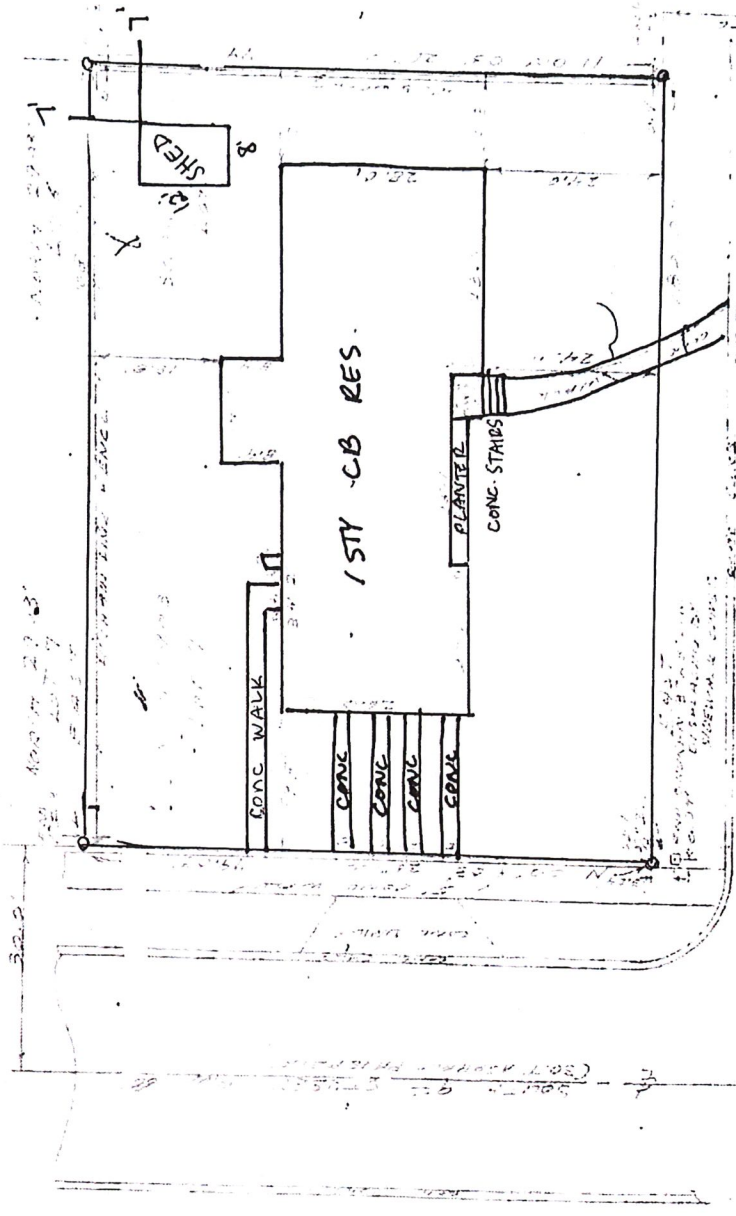
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

\_\_\_\_\_

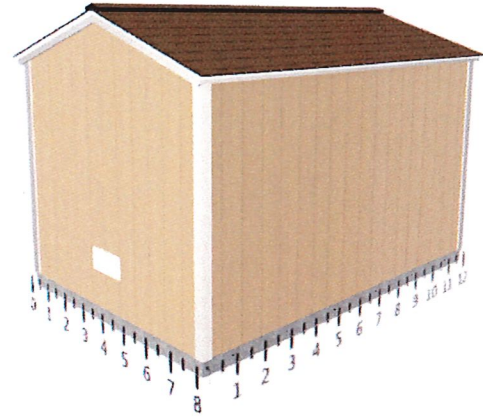
**Application Requirements**

- \$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.

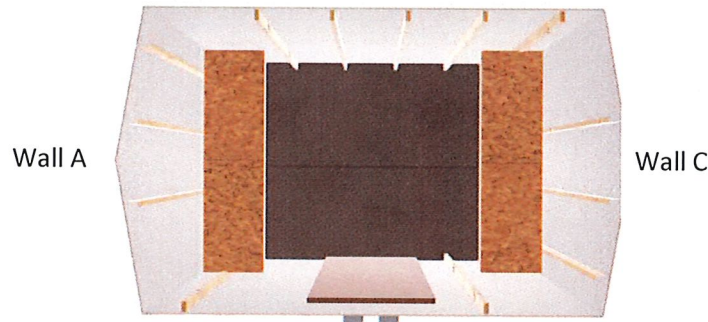
1" = 20'  
8x12 site built  
shed  
7' - side  
7' - rear







Wall D



Wall B

**Base Details**

**Building Size & Style**

Premier Ranch - 8' wide by 12' long

**Door**

4' x 6'2" Single Shed Door, Left Hinge Placement, Steel Ramp (pair) with Special Sill Nose

**Paint Selection**

Base: Ponytail, Trim: Delicate White

**Roof Selection**

Shakewood Dimensional Premium Shingle

**Drip Edge**

White

**Is a permit required for this job?**

Yes

**Who is pulling the permit?**

Tuff Shed

**Options Details**

**High Wind**

High Wind - Retail

**Roof**

12 Lin Ft Ridge Vent

**Floor and Foundation**

4 Ea Shed Anchor into Dirt - Auger or MR88

**Interior**

16 Lin Ft Shelving - 24" deep

**Vents**

2 Ea 16"x8" Wall Vent - White

**Shelving Locations**

Shelving on Side A, Side C at 39".

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Grass

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**CERTIFICATE OF APPROPRIATENESS**  
TO ALTER A DESIGNATED HISTORIC SITE

COA#23-21  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 209 Avenue E

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing shingle and low slope roofing and install new standing seam metal roofing and for the low slope modified bitumen roofing.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Charles Hayek, Chairman  
Historic Preservation Board

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

04/25/23  
\_\_\_\_\_  
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](mailto: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	Donald & Sandra Root 4321 S Indian River Drive Fort Pierce, FL 34982	E-Mail <a href="mailto:Sandyroot4321@aol.com">Sandyroot4321@aol.com</a>
Applicant	Larry Neese LLC. 3401 S US 1 Fort Pierce, FL 34982	E-Mail <a href="mailto:larryneesecat@gmail.com">larryneesecat@gmail.com</a>



# 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: 209 Avenue C Ft. Pierce, FL  
Parcel ID #: 2403-705-0071-000-5  
Type of Designation:  Contributing  Non-contributing Site within the \_\_\_\_\_ Historic District  
 Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

#### Property Owner/ Applicant Information

Property Owner(s)  
Name(s): Donald Root, Sandra Root 34982  
Mailing Address: 4321 S Indian River Dr. Ft. Pierce, FL  
Phone Number(s): 772-979-2987 Email: sandyroot4321@aol.com

Applicant  
Name(s): Larry Neese LLC  
Mailing Address: 3401 S US 1 Ft. Pierce, FL 34982  
Phone Number(s): 772-361-6580 Email: Larryneeseccat@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, Donald Root Sandra Root as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.  
Donald E Root Sandra Root Signature of Owner 1-22-23 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)

Re-Roof

Other (describe)

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

Tear off existing roof & replace w/ standing seam metal & deal & stick underlayment for the low slope roof. tear off existing & replace w/ modified bitument

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.

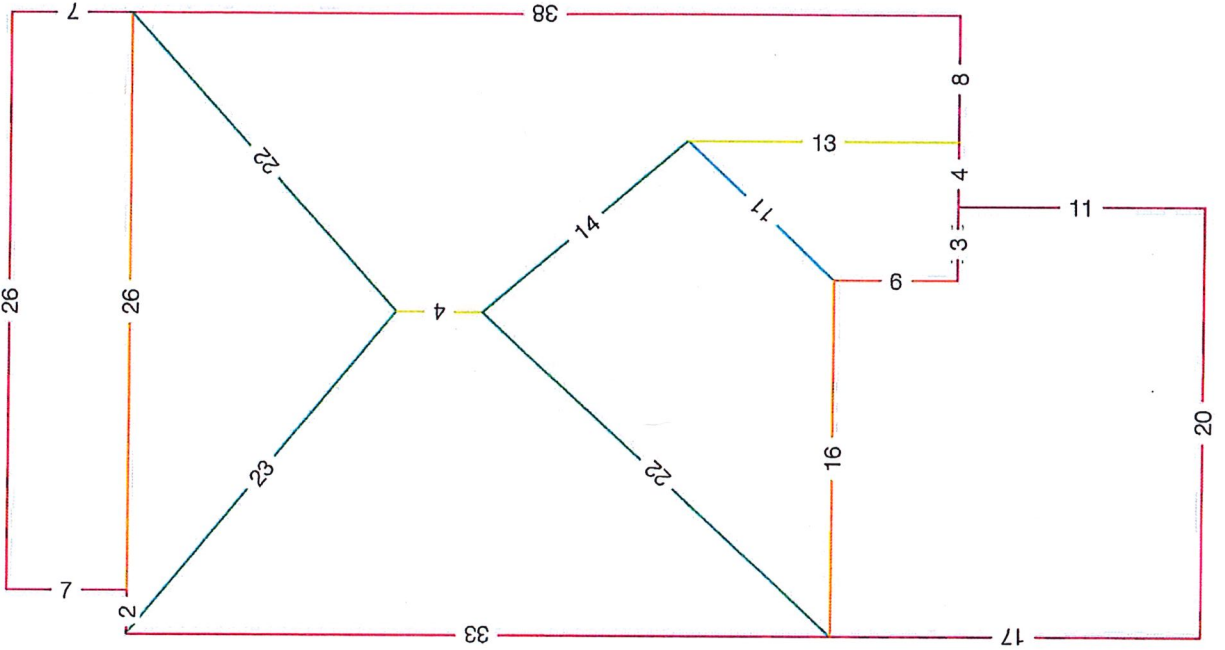
Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

Material(s) specifications and/or sample(s)

Color samples.

Demolition – Plans for what will be taking the demolished structure’s place should be submitted.

**ROOF AREA**  
 RUST - 209 AVENUE E  
 FORT PIERCE, FL 34950, USA



**Ridge**  
 16' 6"

**Hip**  
 76' 8"

**Valley**  
 9' 3"

**Rake**  
 30' 4"

**Eave**  
 147' 3"

**Flashing**  
 52' 11"

**Step Flashing**  
 \_



**Appropriateness Application:**  
209 Ave E  
Fort Pierce, FL 34950

**LARRY NEESE LLC**  
3401 S. US Highway 1  
Fort Pierce, FL 34982  
**(772) 361-6580 Office**  
(772) 361-6581 Fax  
(844) 772-ROOF Toll Free



Elevation of Proposed Home



Elevation of Similar Home on Street with Same Proposed Roof Type  
New Roof will be Brighter as this Roof has Patina from Age.

**Historic Preservation Board**

**6. b.**

Meeting Date: 06/26/2023

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Information

REQUESTED ACTION

Administratively Approved Certificates of Appropriateness - May 2023

SUMMARY

Certificates of Appropriateness issued administratively in May 2023.

- COA #23-22, 521 N 12<sup>th</sup> Street – Windows
- COA #23-23, 527 N 10<sup>th</sup> Street - Roof
- COA #23-24, 430/428 N 15<sup>th</sup> Street - Addition

LOCATION

Various

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

---

Attachments

Administrative COA Approvals, May 2023

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 06/15/2023

Started On: 06/15/2023 12:53 PM

## **Administrative Certificates of Appropriateness**

Certificates of Appropriateness issued administratively in May 2023.

- COA #23-22, 521 N 12<sup>th</sup> Street – Windows
- COA #23-23, 527 N 10<sup>th</sup> Street - Roof
- COA #23-24, 430/428 N 15<sup>th</sup> Street - Addition



**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-22  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 521 N 12th Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove and replace 11 windows.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

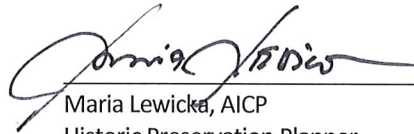
**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Charles Hayek, Chairman  
 Historic Preservation Board

\_\_\_\_\_  
 Date

  
 Maria Lewicka, AICP  
 Historic Preservation Planner

05/10/23  
 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](mailto: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

Janelle L Howard  
 521 N 12<sup>th</sup> Street  
 Fort Pierce, FL 34950

E-Mail

[Janelle-endy@yahoo.com](mailto:Janelle-endy@yahoo.com)

Applicant

Paradise Exteriors  
 1918 Corporate Drive  
 Boynton Beach, FL 33426

E-Mail

[permits.paradiseext@gmail.com](mailto:permits.paradiseext@gmail.com)



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

RECEIVED

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

MAY 09 2023

CITY OF FORT PIERCE  
PLANNING & ZONING

### Certificate of Appropriateness Application

#### Building & Site Information

Address of the Site: 521 N 12<sup>th</sup> St Fort Pierce FL 34950

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): Janelle Howard

Mailing Address: 521 n 12th st Ft Pierce FL 34950

Phone Number(s): (772) 206-9705 Email: janelle-edy@yahoo.com

Applicant  
Name(s): Paradise Exteriors

Mailing Address: 1918 corporate ave Boynton Beach FL 33426

Phone Number(s): (561) 572 9707 Email: permits.paradiseext@gmail.com

Representative  
Name(s): Daniel Beckner / Paradise Exteriors

Mailing Address: 1918 corporate ave Boynton Beach

Phone Number(s): (561) 572 9707 Email: permits.paradiseext@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, Daniel Beckner as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Daniel Beckner  
Signature of Owner

5/4/23  
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) Window replacement

Other (describe) \_\_\_\_\_

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

We are to replace 11 windows  
Manufactured by SW

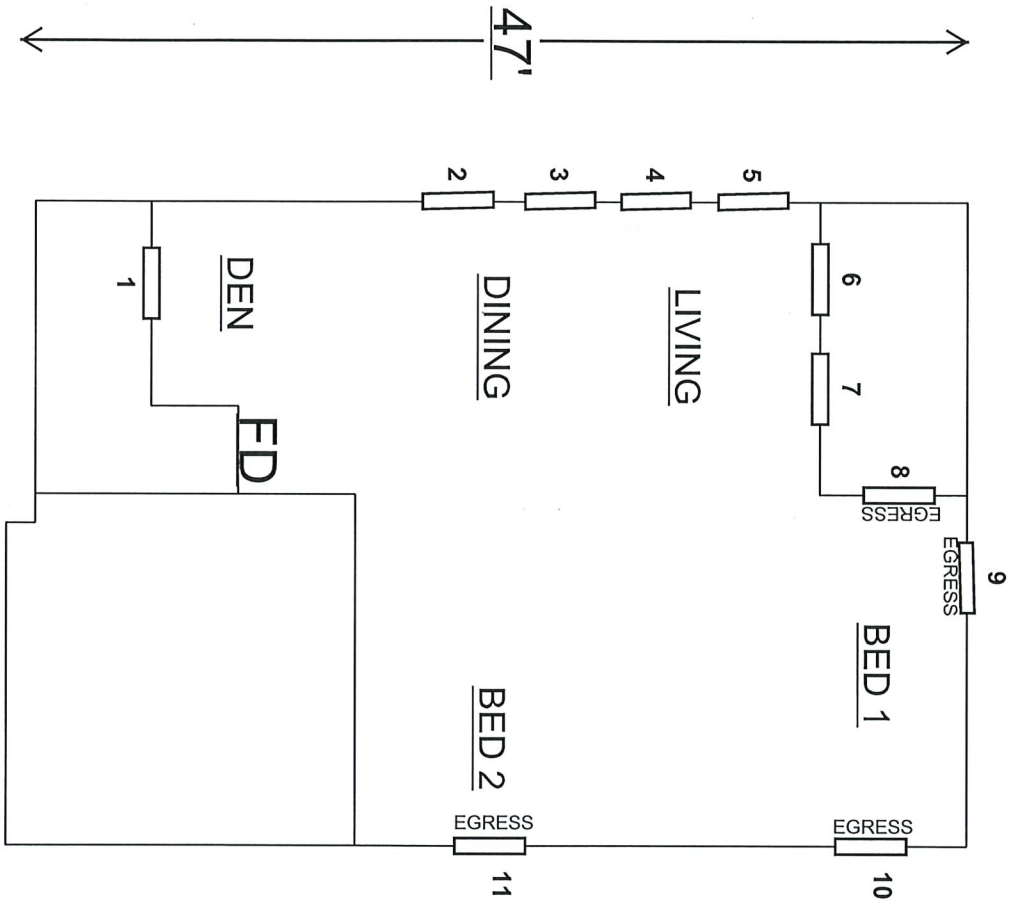
Have other alterations been made to the site within the last 12 months?  No  Yes, \_\_\_\_\_

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.

Opening	Size (W x H)
1. FL22250.1 (SINGLE HUNG)	29 x 58
2. FL22250.1 (SINGLE HUNG)	29 x 58
3. FL22250.1 (SINGLE HUNG)	29 x 58
4. FL22250.1 (SINGLE HUNG)	29 x 58
5. FL22250.1 (SINGLE HUNG)	29 x 58
6. FL22250.1 (SINGLE HUNG)	29 x 58
7. FL22250.1 (SINGLE HUNG)	29 x 58
8. FL22250.1 (SINGLE HUNG)	29 x 58
9. FL22250.1 (SINGLE HUNG)	35 x 58
10. FL22250.1 (SINGLE HUNG)	35 x 58
11. FL22250.1 (SINGLE HUNG)	35 x 58



MRH = 12'

**PARADISE EXTERIORS**

"Building Our Quality Reputation  
One Customer At A Time"

SCC131150472

**JANELLE HOWARD**

521 N 12TH ST.  
FORT PIERCE, FL 34950

COPYRIGHT ESTIMOTICON

SCALE: NOT TO SCALE

DATE: Mar 10, 2023

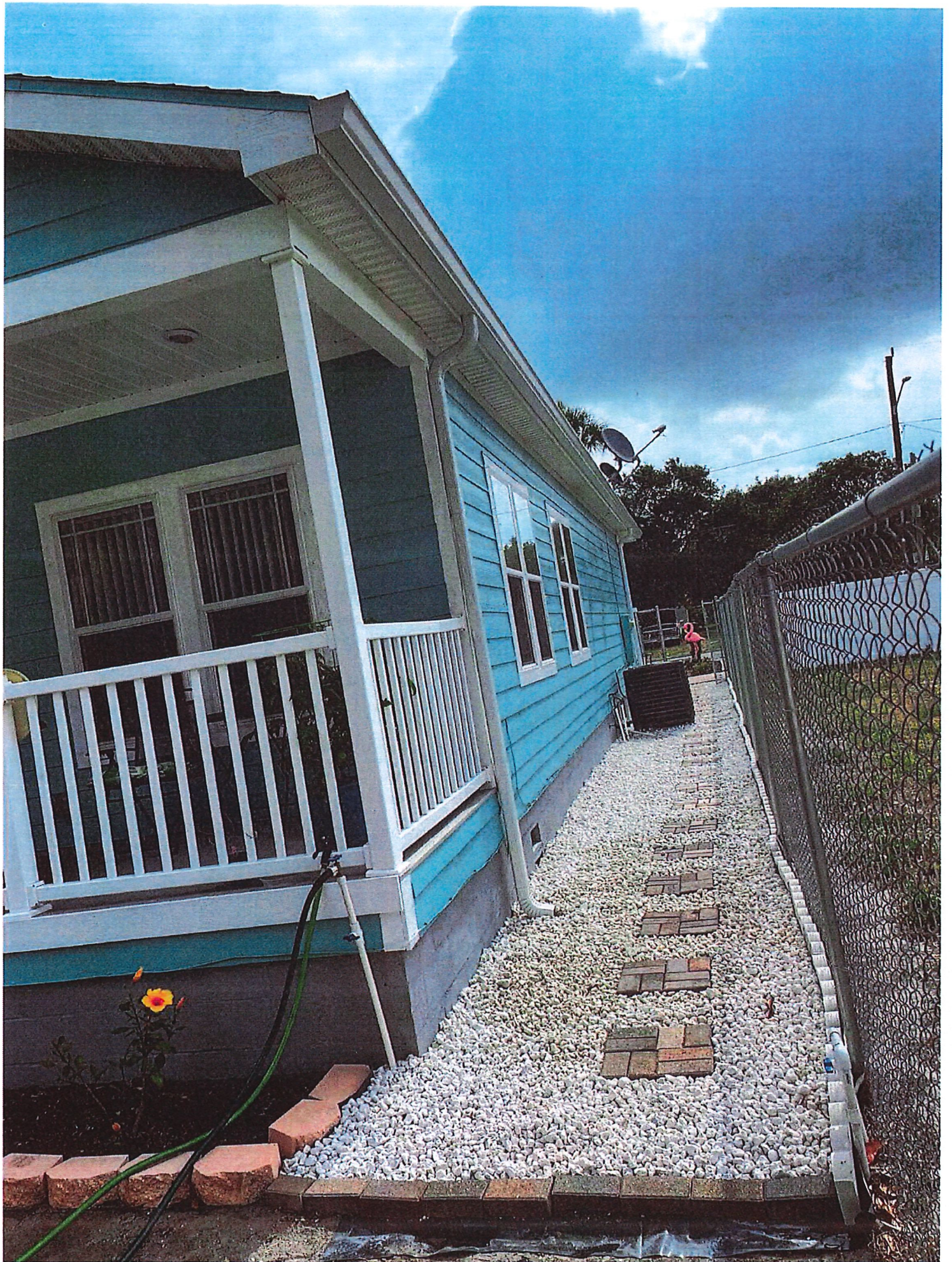
PAGE DESCRIPTION: Site Plan

PAGE: 1 of 1

























**CERTIFICATE OF APPROPRIATENESS**  
TO ALTER A DESIGNATED HISTORIC SITE

COA#23-23  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 527 N 10<sup>th</sup> Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Remove existing shingle roof and install self-adhered underlayment and new shingle roof.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
Charles Hayek, Chairman  
Historic Preservation Board

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Maria Lewicka, AICP  
Historic Preservation Planner

05/17/23

\_\_\_\_\_  
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](mailto: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	Jake Seamons 4854 N Shady Bend Lane Lehi, UT 84043-5690	E-Mail
Applicant	Native Roofing Solutions LLC. P.O. Box 1513 Fort Pierce, FL 34954	E-Mail <a href="mailto:info@nativeroofingsolutions.com">info@nativeroofingsolutions.com</a>



# 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: 527 N 10<sup>th</sup> Street  
Parcel ID #: 240950101530006  
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): Jake Seamons  
Mailing Address: 41854 N. Shady Bend Ln Lehigh 84043  
Phone Number(s): 801 860 0931 Email: Seamons55ter@gmail.com

Applicant  
Name(s): Native Roofing Solutions LLC  
Mailing Address: P.O. Box 1513 Fort Pierce 34954  
Phone Number(s): 772 801 5492 Email: Info@NativeRoofingSolutions.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, Jake Seamons as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Jake Seamons  
-0EC1D4CF34FD408...  
Signature of Owner

5/17/23  
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) Tear off existing roof + install Shingle roof

Other (describe) \_\_\_\_\_

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

Tear off existing Shingle roof, reroof to code, install self adhered underlayment, install new Shingle roof

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.



# DUKATIUM SIUKKI

SHINGLES



FAVORITES (0)

FIND A CONTRACTOR

- Colors
- Gallery
- Features
- Technical Information
- Related Items
- Inspiration

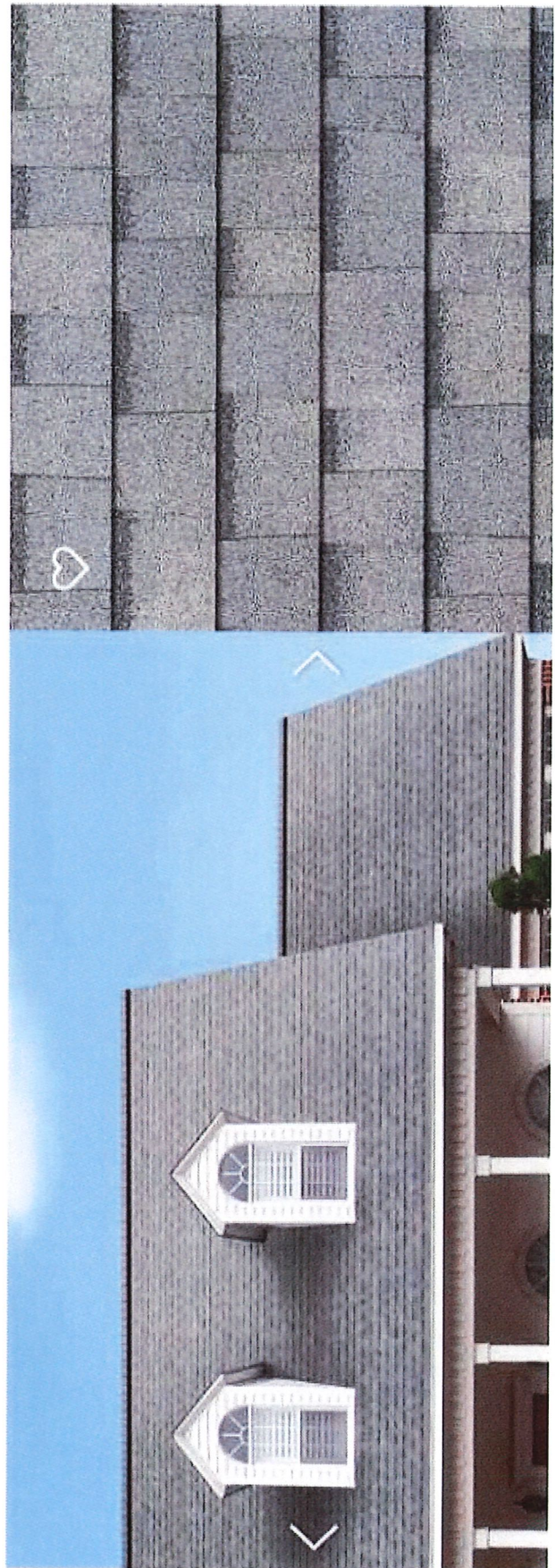
This product is not available in your location (34950). [Change Location](#) or [Browse Products](#)



## AMERICA'S MOST RECOMMENDED™ ROOFING PRODUCTS

Owens Corning® is honored to have earned the 2018-2023 Women's Choice Award® as America's Most Recommended™ Roofing Products. This award is given by women for women. It is based on a national survey that measures brand preference by female consumers.

## COLORS





**CERTIFICATE OF APPROPRIATENESS**  
 TO ALTER A DESIGNATED HISTORIC SITE

COA#23-24  HISTORIC PRESERVATION BOARD APPROVAL

ADMINISTRATIVE APPROVAL

Site address: 428-430 N 15<sup>th</sup> Street

Contributing

Non-Contributing

Individually Designated

**SITE ALTERATIONS:**

Request	Conditions	Applicable Standards
Room addition on the rear (east) side of the property. The proposed paint colors will match the existing house.  Please see attached.		Secretary of the Interior's Standards for Rehabilitation of Historic Properties, Standard 9.

**APPROVED:**

*Board Approval*

*Administrative Approval*

\_\_\_\_\_  
 Charles Hayek, Chairman  
 Historic Preservation Board

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Maria Lewicka, AICP  
 Historic Preservation Planner

05/17/23  
 \_\_\_\_\_  
 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](mailto: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	Sylena Rosher Chester 2108 Canal Ter Fort Pierce, FL 34950	E-Mail <a href="mailto:sylen@net.com">sylen@net.com</a>



# 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: 430 N 15<sup>th</sup> Street - Fort Pierce, FL 34950

Parcel ID #: 2409-503-0035-000/9

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

Individually Designated Site, City Commission Resolution No. \_\_\_\_\_

**RECEIVED**

#### Property Owner/ Applicant Information

MAY 17 2023

Property Owner(s) Name(s): Sylena Rober Chester

Mailing Address: 2108 Canal Terr - Fort Pierce FL 34950

Phone Number(s): 772-333-2801 Email: \_\_\_\_\_

CITY OF FORT PIERCE  
PLANNING & ZONING

#### Applicant

Name(s): \_\_\_\_\_

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, Sylena R Chester as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Sylena R Chester  
Signature of Owner

3-27-2023  
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) ~~For Lot 7~~ a room to be added on the east side

Other (describe) \_\_\_\_\_

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

~~For Lot 7~~ a room to be added on the back

The color will match the extend house.

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

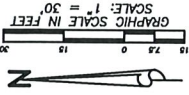
Will the proposed work require a Zoning Variance?  No  Yes, Code Section(s): \_\_\_\_\_

**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.

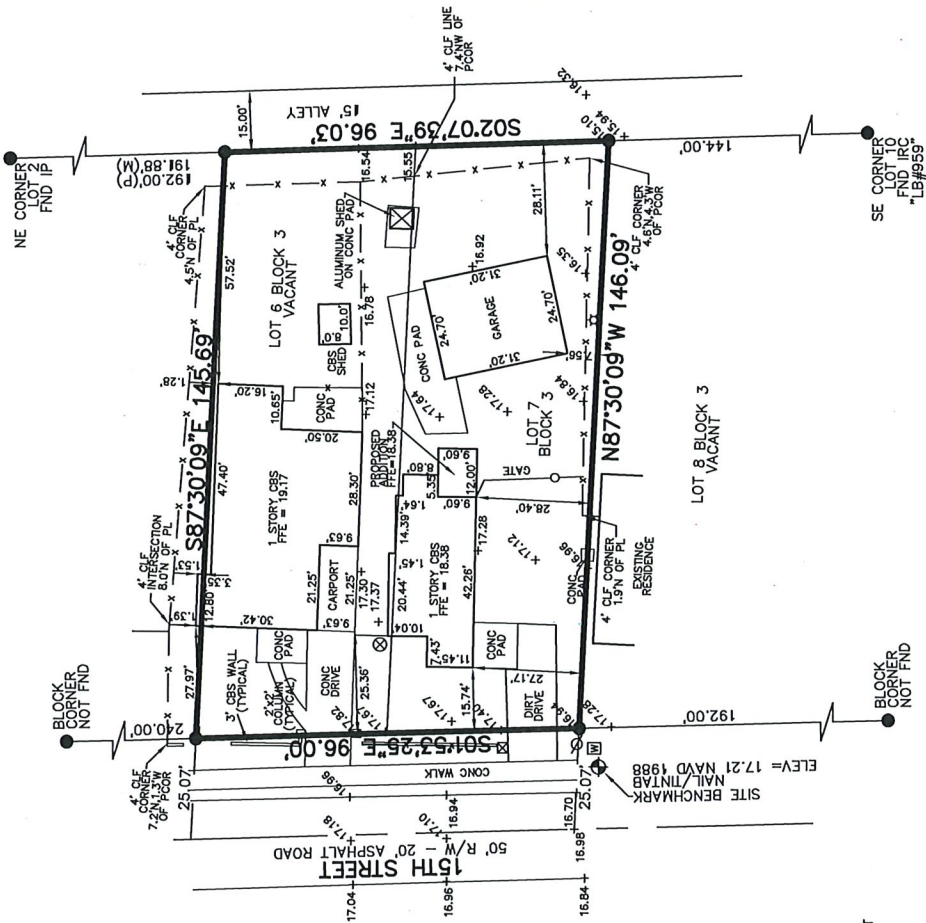


**LEGAL DESCRIPTION:**

LOTS 6 AND 7 IN BLOCK 3 OF GOLDSMITH'S S/D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 49 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**SURVEY NOTES:**

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
3. LOCATED UNDERGROUND UTILITIES OR IMPROVEMENTS WERE NOT DETECTED UNLESS OTHERWISE SHOWN.
4. THIS IS A BOUNDARY SURVEY WITH ONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12111C0179 K EFFECTIVE DATE FEBRUARY 19, 2020.
5. SURVEYOR AND IS PROVIDED AS AN INTERPRETATION BY THE FLOOD ZONE SHOWN HEREON AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 7 ASSUMED TO BEAR S02°07'39"E.
7. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
8. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
9. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. FLOOD ZONE MAP DELIVERED TO THE SURVEYOR MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



- SYMBOLS:**
- ☐ = GUY WIRE ANCHOR
  - ☐ = CABLE TELEVISION BOX
  - ☐ = CATCH BASIN
  - ☐ = CATCH BASIN INLET
  - ☐ = CLEANOUT
  - ☐ = ELECTRIC BOX
  - ☐ = TELEPHONE BOX
  - ☐ = SIGN
  - ☐ = SANITARY MANHOLE
  - ☐ = STORM MANHOLE
  - ☐ = NUMBER OF PARKING SPACES
  - ☐ = FIRE HYDRANT
  - ☐ = LIGHT POLE
  - ☐ = CONCRETE POWER POLE
  - ☐ = BACKFLOW PREVENTOR
  - ☐ = WALL BOX
  - ☐ = IRRIGATION VALVE
  - ☐ = GAS VALVE
  - ☐ = SEWER VALVE
  - ☐ = WATER VALVE
  - ☐ = WELL
  - ☐ = WATER METER
  - ☐ = WOOD POWER POLE

**LEGEND:**

- (C) = CALCULATED
- (M) = MEASURED
- (A) = ADJUSTED
- (P) = PROPERTY CORNER
- CAP = CORRUGATED METAL PIPE
- CNS = CONCRETE NOT SET
- CNC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND
- IP = 1" IRON PIPE
- IR = 5/8" IRON REBAR "NO IDENTIFICATION"
- IRC = 5/8" IRON REBAR WITH PLASTIC CAP
- PCP = PERMANENT CONTROL POINT
- PUP = PUBLIC UTILITY
- R/W = RIGHT-OF-WAY
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- SF = SQUARE FOOT
- Δ = DELTA OF CURVE
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

CERTIFIED TO:  
SYLENA CHESTER

428 N. 15TH STREET

TYPE OF SURVEY: BOUNDARY PLOT PLAN U/C TIE IN FINAL TOPOGRAPHIC

COMPLETED ON: 11-7-22 3-29-23

LAST FIELD DATE: 3-14-23

CAD	K:\BUILDERS\DWG2022\22-9598.DWG
REF	K:\
FLD	BF/DG
OFF	AMP
CKD	AJP
FB	54
PC	15
JOB	22-9598
DATE	3-17-23
DWG	C-2140
SHEET	1 OF 1

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting

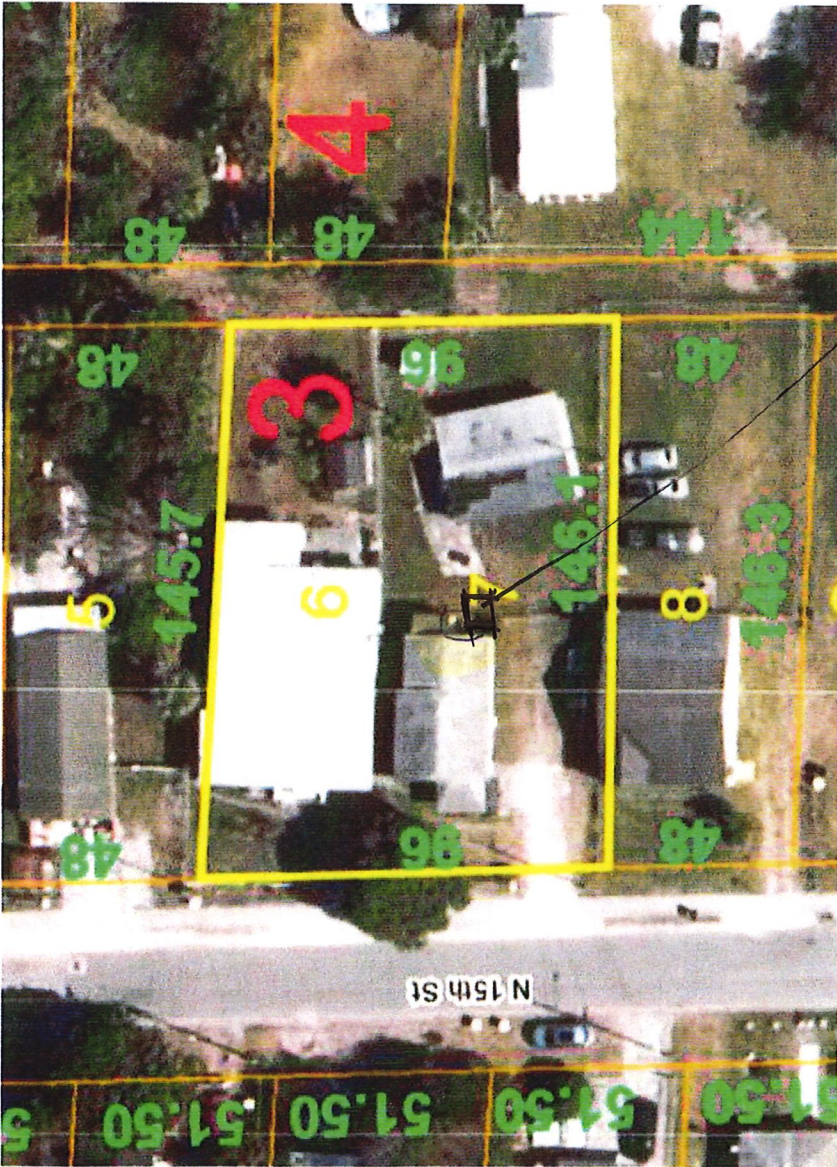


619 SW Baltimore Street  
Port St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250

REVISIONS:

BY:

Digitally signed by Alexander J. Piazza  
DN: cn=AJP, ou=Florida  
Alexander J. Piazza  
18278, cn=Alexander J. Piazza  
Date: 2023.03.29 15:11:04 -0400  
ALEXANDER J. PIAZZA  
Professional Surveyor & Mapper  
Florida Certificate No. 6330



LOCATION OF  
THE PROPOSED  
ADDITION



