



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MAY 27TH, 2014

Agenda Item 5D

Owner/Applicant

St Andrews Episcopal Academy Inc.

Representative

Trina Angelone, Head of Schools

Location

320 S Indian River Drive

Parcel

2410-808-0006-010-0

Historic Status

Non-contributing Structure within Downtown Historic District

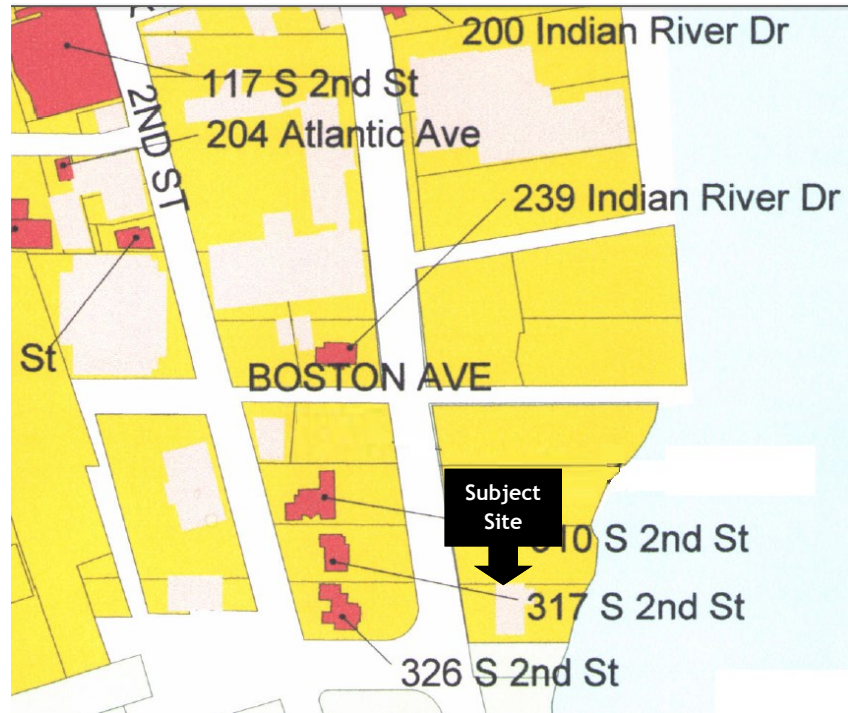
Requested Action

Enclose first floor to create an entrance lobby, construct a rear staircase (interior) for additional means of ingress/egress, and redesign the entrance to the open-air staircase.

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1983—Three-story office building constructed.
- 1990—Extensive remodeling completed
- 1995—Complete re-roof
- 1998—Additional remodeling and elevator replaced
- 2005—Complete re-roof
- 2007—Retaining wall constructed and parking lot repairs completed.
- 2001—The City of Fort Pierce Commission adopted Resolution 01-117 to create the Downtown historic district, establishing this structure as a non-contributing resource.

STAFF ANALYSIS

Architectural Significance

The waterfront office complex reflects a contemporary architectural style expressed with store front glass windows, hip roof overlaid with standing seam metal and an open first floor for parking. The exterior wall fabric is flat stucco and stone.

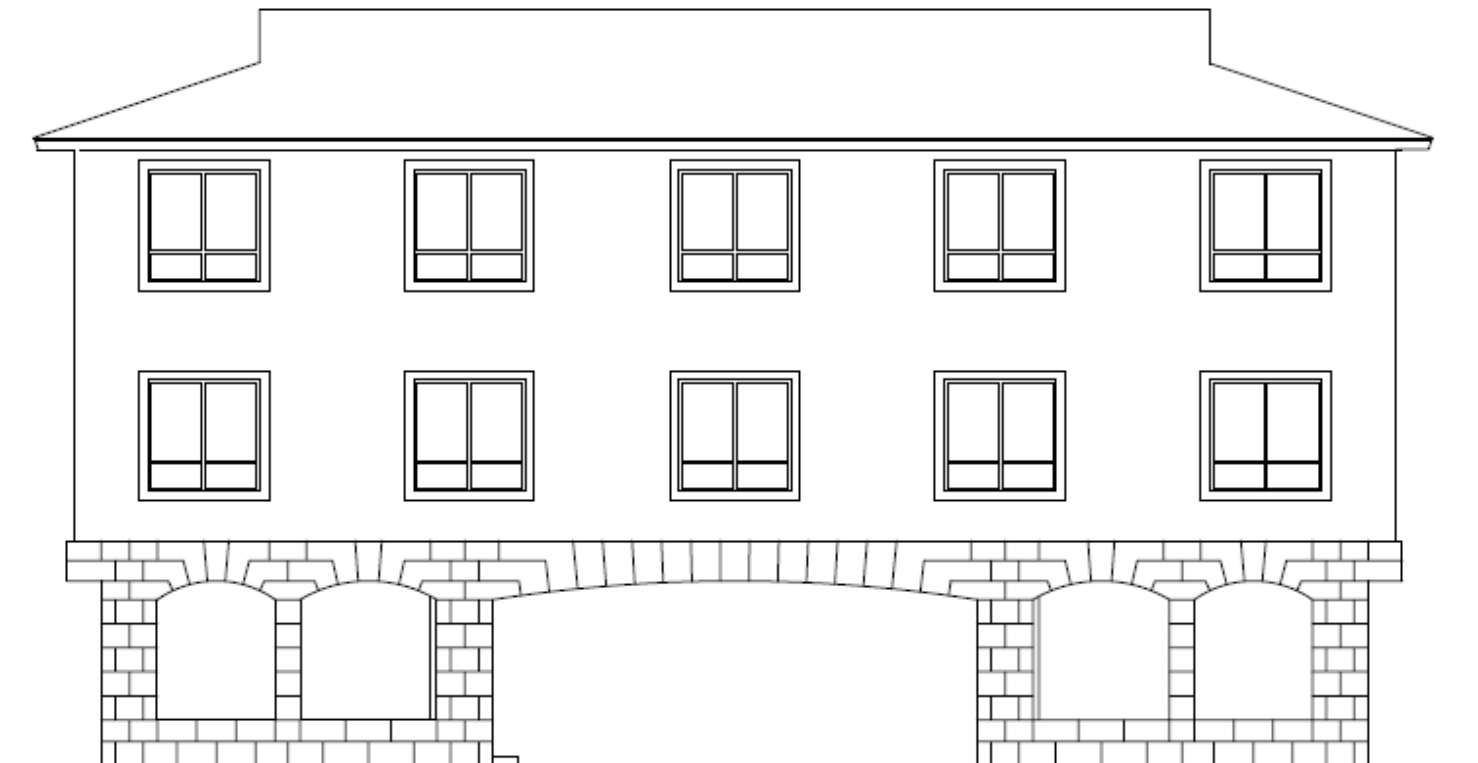
Request

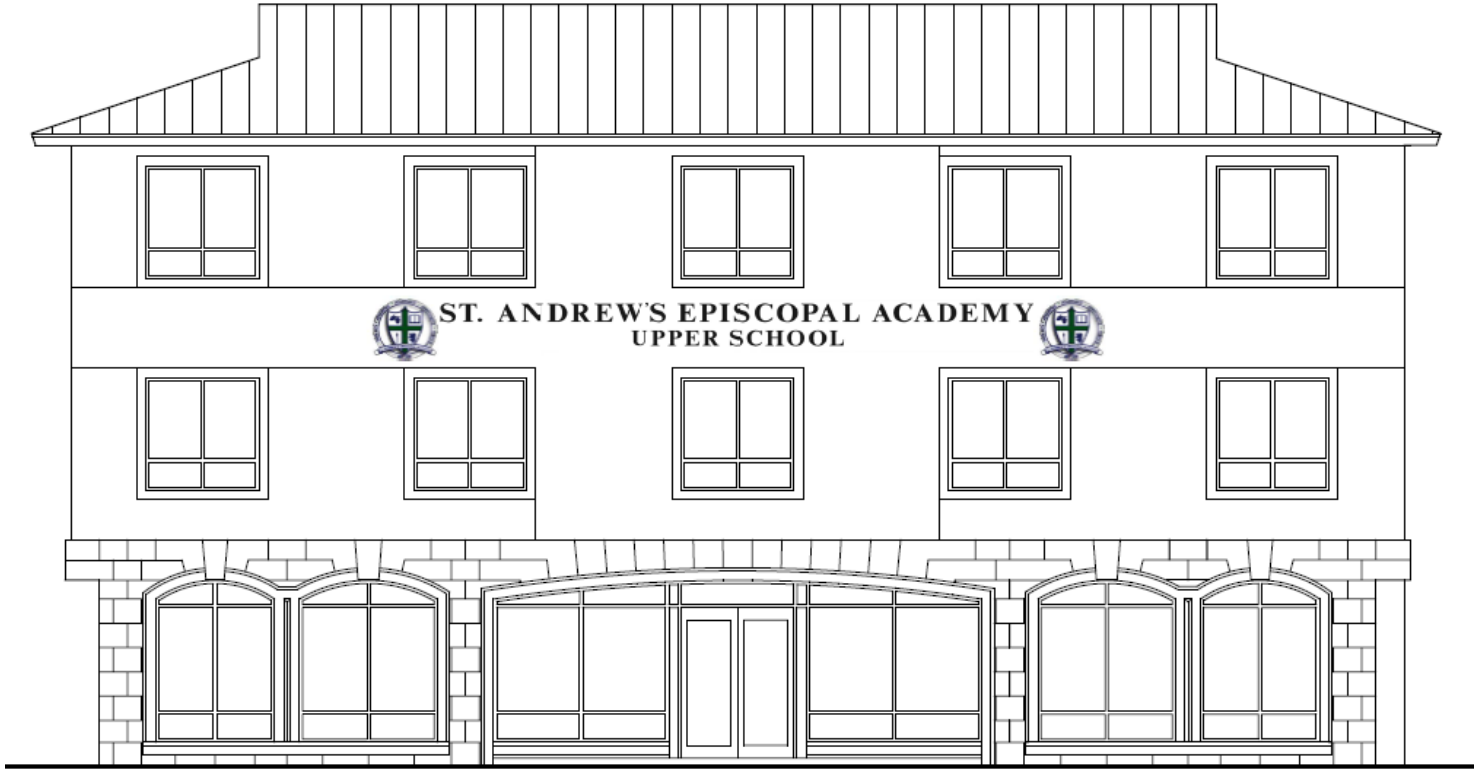
The applicant is seeking to convert the subject office building into a series of classrooms to support the St. Andrew's high-school expansion. The proposed plans incorporate enclosing the first floor to provide an entrance and lobby, as well as the construction of an enclosed staircase to the rear. The plans seeks to utilize existing architectural style and features, assimilating with the overall scheme established. This is presented with the addition of store front glass reflecting existing proportions.

Secretary of Interior Standards for Consideration

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.
10. New additions and adjacent or related new construction 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.

Existing Front Elevation





Proposed Front Elevation



Addition of Store front Doors and Windows consistent with the established design





Proposed Rear Elevation



Mark-up of Proposed Rear Elevation



Existing East & West Elevations



Redesigned entrance to first floor and open air staircase

New interior staircase to project east

Proposed East & West Elevations

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

The proposed plans seeks to provide floor area expansion through the utilization of the existing structural footprint and established architectural style and features. The additions and alterations assimilate with the established scheme with the exception of the proposed windows on the eastern elevation of the staircase.

The presented alterations meet Secretary of Interior Standards 9 & 10 guiding new additions and exterior alterations of historically designated sites, therefore Staff recommends **approval** of the requested alterations with the condition that the rear windows featured on the enclosed staircase addition are amended to reflect established proportions.