

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, May 26, 2014 - 6:00 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 of March 24, 2014 meeting**
 - b. Minutes of April 28, 2014 meeting
5. **PUBLIC HEARINGS**
 - a. Construction of a second ground sign for Big Brothers. Big Sisters
 - b. Addition of an ADA walkway to the rear entrance from the Boston Avenue ROW. Request is coupled with a petition for variance from several Sections of the City's Landscape & Parking Code Requirements
 - c. Certificate of Appropriateness 14-22 - Exterior Alterations to a Non-contributing structure
6. **NEW BUSINESS**
7. **CONSIDERATION OF ABSENCES**
8. **ADJOURNMENT**

Any person seeking to appeal the decision of the Historic Preservation Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the

proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

4. a.

Meeting Date: 05/27/2014

Re: Historic Preservation Board Minutes 3/24/2014

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

Information

SUBJECT:

Minutes of March 24, 2014 meeting

Attachments

[HPB 3/24/14 Minutes](#)

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/29/2014 10:05 AM

Final Approval Date: 05/06/2014

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, MARCH 24, 2014, 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: Vice-Chair Peggy Harris; Annie Kate Jackson; Paul Sampson; Suzanne Boardman; Jean-Ellen Wilson; Active Alternate Holly Theuns; Alternate Charlie Hayek

Absent: Chair Sonja M. Gates; Brad Culverhouse

Staff Present: Kori Benton, Historic Preservation Officer
Karen Emerson, Assistant City Attorney
Alicia Rosenthal, Administrative Assistant

4. **APPROVAL OF MINUTES**

a. **Minutes of February 24, 2014 meeting**

Motion was made by Paul Sampson, and seconded by Suzanne Boardman

AYE: Annie Kate Jackson, Paul Sampson, Suzanne Boardman, Jean-Ellen Wilson, Active Alternate Holly Theuns, Vice-Chair Peggy Harris

Passed

5. **PUBLIC HEARINGS**

- a. **Certificate of Appropriateness 14-06** - Exterior Alterations to 531 N 2nd Street
Screen the existing porch with the provision of screened wood doors for access. Expansion of the existing rear balcony and installation of a wood staircase for access from ground level.

Mr. Benton gave an overview of the application. Mike Menard of Cook & Menard Architecture and Charlie Stublely, Owner, commented. Ms. Boardman inquired about the balcony going over to the roof line and the screen material. Mr. Menard responded.

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to approve Certificate of Appropriateness 14 - 06 - Exterior Alterations to 531 N 2nd Street to screen the existing porch with the provision of screened wood doors for access. Expansion of the existing rear balcony and installation of a wood staircase for access from ground level based on Secretary of Interior Standards 2, 5, 9 and 10 with the condition that staff approval will be needed if not using the doors presented.

AYE: Annie Kate Jackson, Paul Sampson, Suzanne Boardman, Jean-Ellen Wilson, Active Alternate Holly Theuns, Vice-Chair Peggy Harris

Passed

- b. **Certificate of Appropriateness 14-07** - Exterior Alterations to 211 Orange Avenue Removal of one original window on a secondary façade and the installation of two new windows on a secondary façade.

Mr. Benton gave an overview of the application. Mr. Sampson inquired about the location of the window to be installed. Ms. Wilson inquired about additions done to the building. Mr. Benton responded.

Motion was made by Paul Sampson, and seconded by Annie Kate Jackson to approve Certificate of Appropriateness 14-07 - Exterior Alterations to 211 Orange Avenue. Removal of one original window on a secondary façade and the installation of two new windows on a secondary façade based on Secretary of Standards 2 and 9 with the condition that the window is of wood construction.

AYE: Paul Sampson, Suzanne Boardman, Jean-Ellen Wilson, Active Alternate Holly Theuns, Annie Kate Jackson, Vice-Chair Peggy Harris

Passed

- c. **Certificate of Appropriateness 14 - 08** - Requesting partial demolition of one (1) non-contributing structure with no plans for new construction.

Mr. Benton gave an overview of the application. Ms. Wilson asked if this was one of the last remaining structures of its kind on Avenue D. Mr. Benton responded. Ms. Theuns inquired about the property owner, zoning and no presence of neighbors at the meeting. Mr. Benton responded. Mr. Sampson inquired the demolition request and current code enforcement violations. Ms. Boardman asked if the interior of the house is totally stripped. Mr. Benton responded.

Motion was made by Jean-Ellen Wilson, and seconded by Annie Kate Jackson to approve requesting demolition of the eastern structure, designated as 716 Avenue D, a one story concrete block non-contributing structure that was constructed in 1958 with the condition that the property owner resolve the existing code enforcement violations, prior to the release of the demolition permit being issued.

AYE: Suzanne Boardman, Jean-Ellen Wilson, Active Alternate Holly Theuns, Annie Kate Jackson, Paul Sampson, Vice-Chair Peggy Harris

Passed

- d. **Certificate of Appropriateness 14 - 09** - Repair Existing Parking Lot, Placement of Wood Fencing, Installation of Informational Kiosk Signs, and Installation of Shrubs Around Base of Ais Burial Mound

Motion was made by Suzanne Boardman, and seconded by Paul Sampson to approve the repair of Existing Parking Lot, Placement of Wood Fencing, Installation of Informational Kiosk Signs, and Installation of Shrubs Around Base of Ais Burial Mound for Phase 1.

AYE: Jean-Ellen Wilson, Active Alternate Holly Theuns, Annie Kate Jackson, Paul Sampson, Suzanne Boardman, Vice-Chair Peggy Harris

Passed

6. NEW BUSINESS

- a. Distribution of Administrative Certificates of Appropriateness

7. CONSIDERATION OF ABSENCES

Motion was made by Suzanne Boardman, and seconded by Annie Kate Jackson to excuse Chairwoman Gates and Mr. Culverhouse.

AYE: Annie Kate Jackson, Paul Sampson, Suzanne Boardman, Jean-Ellen Wilson, Active Alternate Holly Theuns, Vice-Chair Peggy Harris

Passed

8. ADJOURNMENT

Historic Preservation Board

4. b.

Meeting Date: 05/27/2014

Re: HPB Minutes 4/28/14

Submitted For: Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

Information

SUBJECT:

Minutes of April 28, 2014 meeting

Attachments

[HPB 4/28/14 Minutes](#)

Form Review

Form Started By: Alicia Rosenthal

Started On: 05/08/2014 09:22 AM

Final Approval Date: 05/08/2014

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD
HELD ON MONDAY, APRIL 28, 2014 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: Paul Sampson; Suzanne Boardman; Holly Theuns; Vice-Chair Peggy Harris

Absent: Sonja M. Gates; Annie Kate Jackson; Brad Culverhouse; Charlie Hayek;
Jean-Ellen Wilson

Staff Present: Karen Emerson, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. APPROVAL OF MINUTES

a. Minutes of March 24, 2014 meeting

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to table the minutes to the next meeting.

AYE: Paul Sampson, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris
Passed

5. PUBLIC HEARINGS

6. NEW BUSINESS

- a. Placement of a pre-fabricated shed in the rear yard.

Mr. Benton gave an overview of the application. Joseph Dunbar, Property Owner, commented.

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to approve the pre-fabricated shed in the rear yard citing Interior standards 1, 2, 9 and 10 with the conditions that the homeowner maintains the shrubs as stated in the staff recommendation.

AYE: Paul Sampson, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris
Passed

- b. Discussion of Florida Trust for Historic Preservation Grant Application

Mr. Benton gave an overview of the grant and asked for comments on how to use the funding. Ms. Theuns asked about old photographs from the Harry Hill photography concern that haven't been adequately cataloged and made available to the city. Mr. Benton responded. Ms. Boardman asked about an alternative use for the Ft. Pierce Magnet School of the Arts on Delaware Avenue. Mr. Benton responded. Vice-Chair Harris mentioned setting up a library on the western side of the school. Mr. Sampson asked about hiring temporary help to get the photographs scanned and cataloged. Mr. Benton responded. Vice-Chair Harris suggested we used some of the funds to help freshen up the park on Indian River Drive or set up a Ft. Pierce History month. Mr. Sampson asked about the exact funding the city would receive for the grant. Mr. Benton responded. Vice-Chair Harris suggested we set up a St. Lucie County school fun week at the Ft. Pierce Historical Museum. Mr. Benton responded. Mr. Sampson expressed his concern about spreading the money too thin. Mr. Benton responded. Ms. Theuns mentioned combining existing oral history with the photographs.

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to direct staff to go ahead with the intent of getting photographic historic record cataloged and placed on the web.

AYE: Paul Sampson, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris
Passed

7. CONSIDERATION OF ABSENCES

Motion was made by Paul Sampson, and seconded by Holly Theuns to excuse the absence of Chairwoman Gates, Ms. Wilson and Mr. Hayek and to not excuse the absence of Mr. Culverhouse and Ms. Jackson.

AYE: Paul Sampson, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris
Passed

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to direct staff to send a record of said absences to the city commission.

AYE: Paul Sampson, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris

Passed

8. ADJOURNMENT

Any person seeking to appeal the decision of the Historic Preservation Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

5. a.

Meeting Date: 05/27/2014

Information

REQUESTED ACTION

Construction of a second ground sign for Big Brothers. Big Sisters

LOCATION

403 N US Highway 1

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

Form Review

Form Started By: Kori Benton

Started On: 05/21/2014 08:49 AM

Final Approval Date: 05/21/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MAY 27TH, 2014

Agenda Item 5A

Owner/Applicant

Hoyt C Murphy Jr.

Representative

Rachel Heddings
Big Brothers Big Sisters

Location

403 N US HWY 1

Parcel

2410-603-0017-000-8

Historic Status

Non-contributing Structure within the Avenue D Historic District

Requested Action

Construct a second ground sign at the subject site

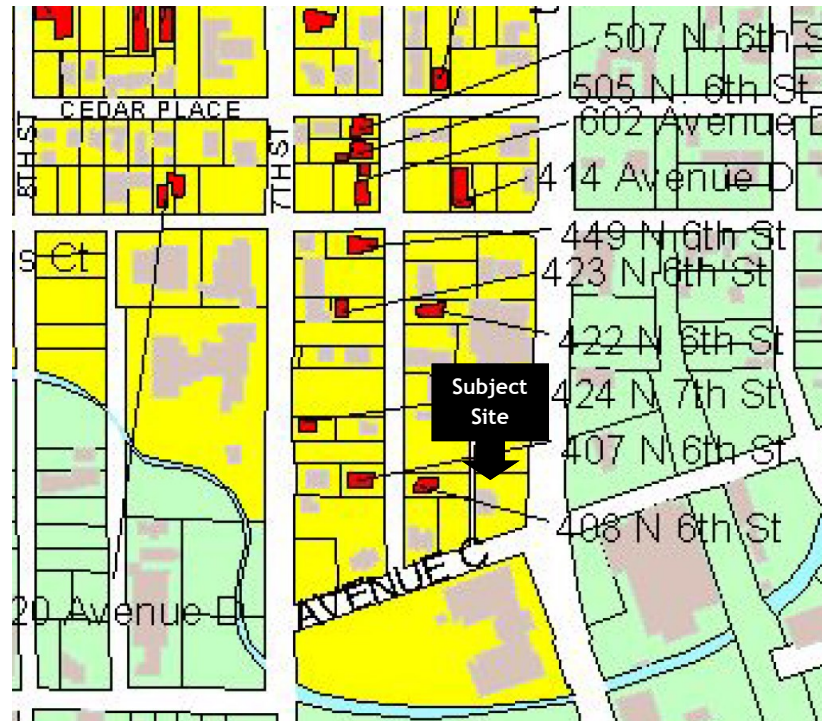
Recommendation

Approval with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1911—Saunders house constructed.
- 1924—House re-oriented on same lot
- 1984— Structure extensively remodeling, eliminating most of the historical integrity of the structure
- 1989—Further additions completed
- 2001—The City of Fort Pierce Commission adopted Resolution , creating the Avenue D historic district, establishing this structure as a non-contributing resource.
- 2005—Roof shingles replaced and shutters installed
- 2005—Existing monument sign constructed
- 2013—Administrative COA granted to install ADA lift system

STAFF ANALYSIS

Historical Significance

Constructed in 1911, the Saunders House was built for the honorable D.H. "Banty" Saunders, who served Florida as a State Representative from 1946 to 1952. Originally facing the southeast, this structure was re-oriented on its lot around 1924. Threatened with demolition, the approximately 2,000 square foot house was converted into the real estate office of Hoyt c. Murphy in 1984. During the renovation to the building, roughly 2,000 square feet of space, aluminum siding, metal windows, and a full height portico was added to the original structure. The recent changes to the building eliminated much of the historical integrity of the original house.

Architectural Significance

This two-story wood frame commercial building is located features neoclassical styling is expressed by a gable roof, overhead balustrade, symmetrical facade, center entrance, and a full height portico. Fenestration consists of 6/9 and 9/9 double-hung sash windows. The exterior wall fabric is aluminum siding. The Neoclassical style appearance of this building is the result of significant alteration to the original structure. The historic character, integrity, and appearance of the original dwelling house has been lost.

Request

The applicant is seeking to construct a second ground sign on-site for Big Brothers, Big Sisters, the new tenant of the structure. The request is coupled with a variance request to deviate from City Code Section 15-8(5)a. 3. to permit a second ground sign where the Code only permits one sign.

The existing monument sign was constructed in 2005 after hurricanes Frances & Jeanne destroyed the signs previously on-site. The existing sign which has a sign area of approximately 68 sq. ft. was erected between the 403 N US Highway 1 & 411 N US Highway 1, to advertise Hoyt C. Murphy Realty (Currently Coldwell Banker) which previously occupied the adjoining sites. The site features main street frontage on US Highway 1 totaling 118' and 116' of secondary frontage on Avenue C. The existing spatial relationship of neighboring structure, elevation change, and bend of US Highway 1 at the intersection of US Highway 1 and Avenue C present various obstacles in achieving visibility for the existing facility without a designated ground sign.

The existing ground sign, although technically off the premises of the Coldwell Banker offices immediately to the north, has been *guaranteed* in Coldwell Banker for advertising purposes. The existing ground sign, independent of this indicated arrangement, could be refaced for advertising benefit of Big Brothers, Big Sisters. This action is strongly encouraged by Staff, to provide greater advertising capacity for the new tenant of 403 N US Highway 1, however the request is to place a second ground sign on-site exclusively for their use.

The proposed sign is approximately nineteen (19) sq. ft., represented by a principal face totaling sixteen (16) sq. ft. and an interchangeable sign at the bottom totaling three (3) sq. ft. The overall height is approximately seven and one-half (7-1/2) ft. The proposed materials have not been determined, however the design is indicative of wood construction or a faux wood composite. The sign is located towards the center of the parking lot, setback five (5) ft. from the right-of-way. The sign would necessitate the removal of a small portion of existing concrete and the installation of 3 ft. of landscaping around the base. The proposed sign increases visibility for traffic upon US Highway 1, however, as noted the existing site characteristics and setback distance of the sign limit the presence of the sign.

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.

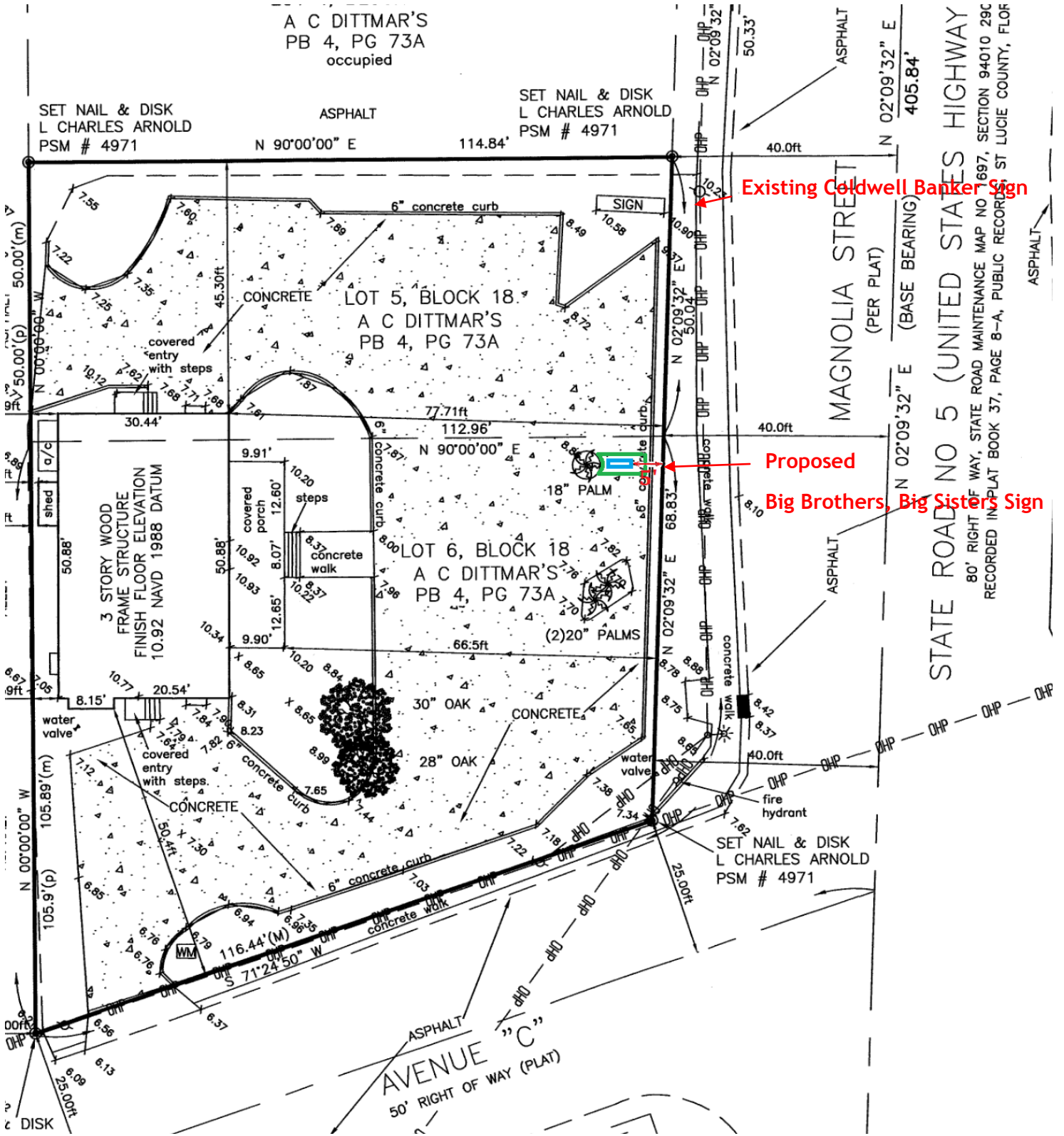
STAFF RECOMMENDATION

The request incorporates numerous factors which present hardship for the new tenants of this site. The present proposal is consistent with Secretary of Interior Standards 9 & 10 as the new addition does not destroy historic materials that characterize the property, is compatible with the massing, size, scale, and architectural features on site, if the sign is removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Staff recommends that the Historic Preservation Board grant approval of the requested construction and variance in order to provide limited advertising capacity for the tenant of the structure with the condition that the sign is removed if Coldwell Banker relinquishes use of the existing monument sign at the site.

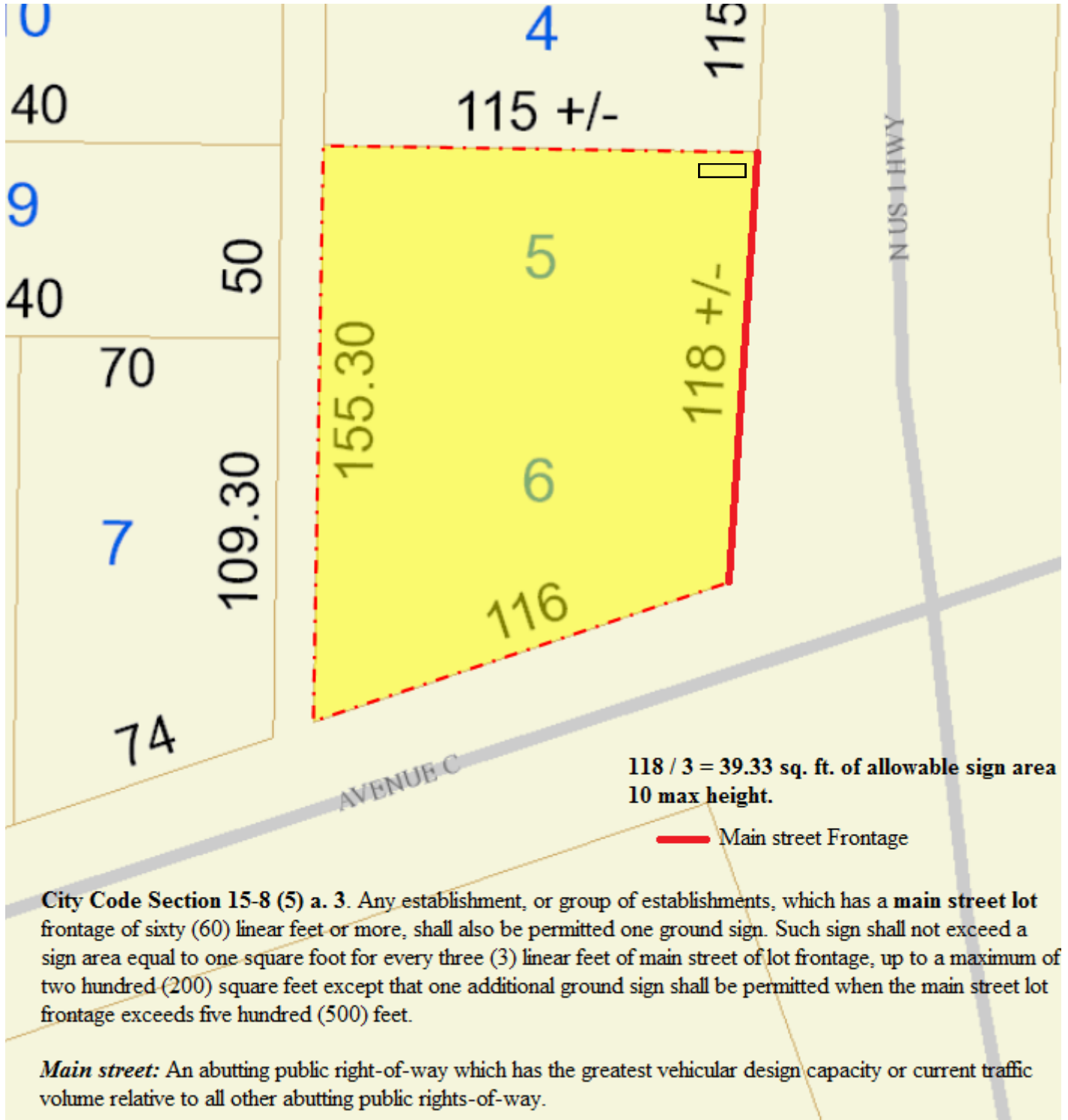
Proposed Sign



Existing Site & Proposed Sign Location



Sign Allowance & Variance Request



Variance Request: Deviation from City Code Section 15-8 (5)a. 3. in order to place a second ground sign on a lot which does not feature the required minimum main street frontage for the placement of a second ground sign. The proposed second sign is a total of nineteen (19) square feet.

Existing Signs Along the Corridor



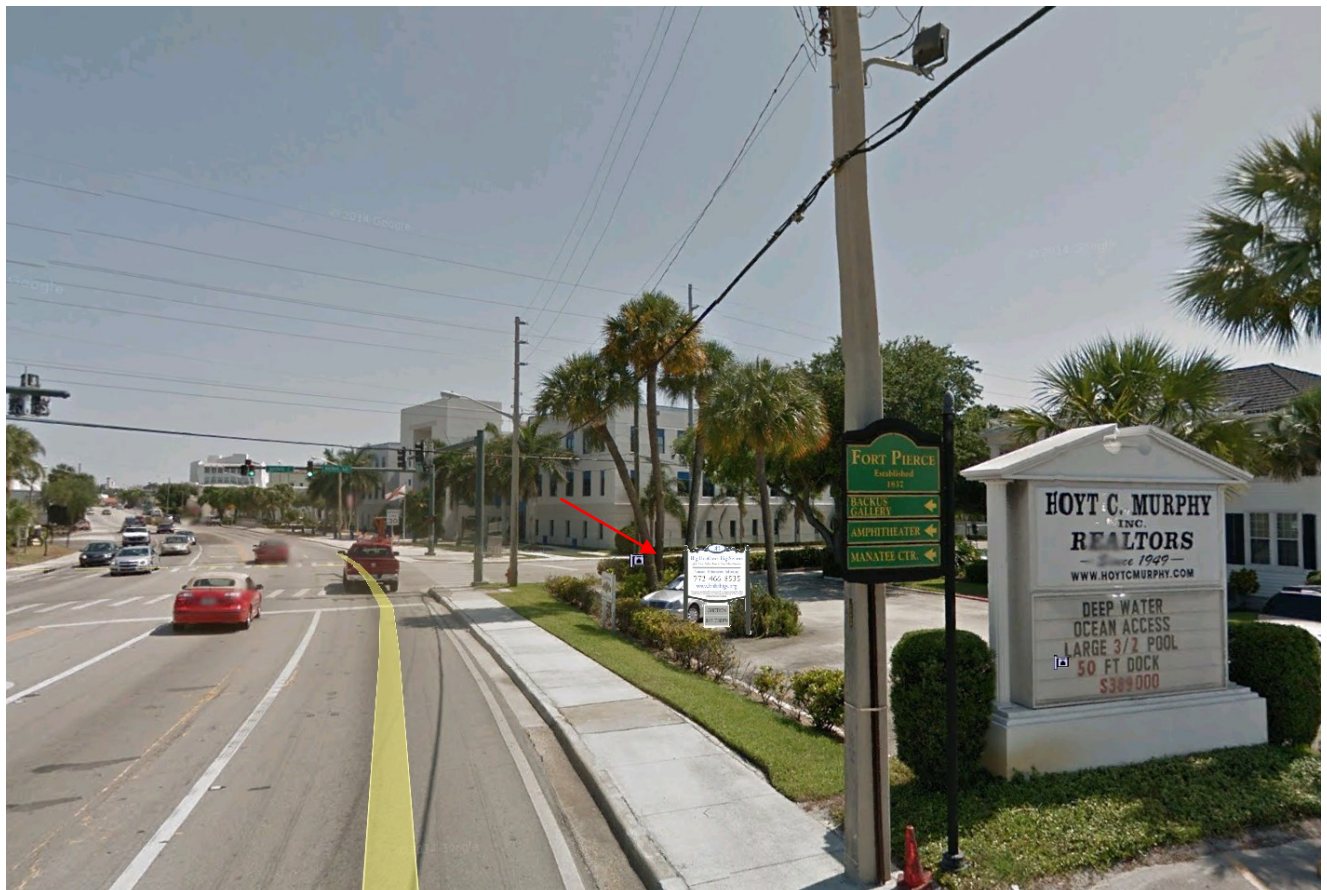
Site Photos



Conceptual Exhibits



Facing North



South Bound View

Historic Preservation Board

5. b.

Meeting Date: 05/27/2014

Information

REQUESTED ACTION

Addition of an ADA walkway to the rear entrance from the Boston Avenue ROW. Request is coupled with a petition for variance from several Sections of the City's Landscape & Parking Code Requirements

LOCATION

301 S US Highway 1

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

Revised Plan - 301 S US 1

Form Review

Form Started By: Kori Benton

Started On: 05/21/2014 08:39 AM

Final Approval Date: 05/21/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MAY 27TH, 2014

Agenda Item 5B

Owner

Linda Kroon

Applicant

Mike Menard

Location

301 S US Highway 1

Parcel ID

2410-701-0102-000-2

Historic Status

Individually Designated

Site Name

The Antique Emporium

Requested Action

Addition of an ADA walkway to the rear entrance from the Boston Avenue ROW. Request is coupled with a petition for variance from several Sections of the City's Landscape & Parking Code Requirements

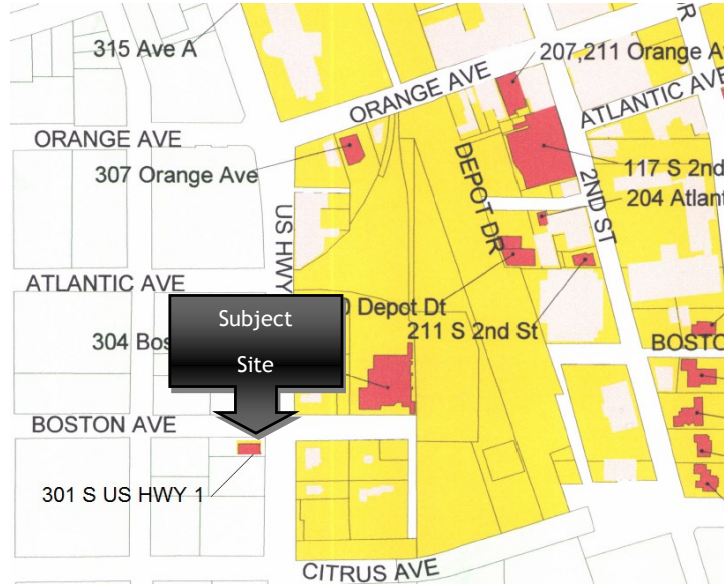
Recommendation

Approval with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1910c / 1901—Subject structure constructed on site.
- 2010—Site is individually designated by the City Commission.
- 2010—Historic Preservation Board approved COA 10-12 for the rehabilitation of the site, with offices/retail use.
- 2013—Historic Preservation Board approved COA 13-12 for the construction of a parking lot coupled with several variances from landscaping and parking dimension requirements.
- 2010-2014—Property Owners engaged in an effort to rehabilitate and adaptively reuse the historic structure from a single-family home into an office or boutique retail store.

REQUESTED ACTION

The applicant is seeking to construct a 3 ft. wide ADA accessible sidewalk along the western property line within an already reduced landscape strip, coupled with the reconfiguration of parking spaces to retain the approved landscape strip abutting the southern property line. The request is subsequent to the construction of a new parking lot which features five (5) regular parking spaces and one (1) handicap parking spaces located to the rear of the facility.

STAFF ANALYSIS

Previously Approved Alterations	Applicable Secretary of the Interior's Standards for Rehabilitation	Staff Analysis	Staff Recommendation
<p>Construction of a new, six space parking lot at the rear of the structure.</p>	<p>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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</p> <p>10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>	<p>The proposed parking lot assimilates well with the existing site, efficiently utilizing the available space to produce the Code required quantity of parking spaces and meets the general intent of the landscaping regulations, incorporating the required hedge and quantity of trees. The proposed driveway entrance is not situated perpendicular to the parking spaces which presents operational and safety concerns for vehicles maneuvering the lot. The existing driveway apron is extensively damaged, therefore the opportunity to align the driveway rests with the ability to relocate the existing FPUA light pole on the subject property.</p>	<p>Approve with the condition that the driveway apron is adjusted to provide improved alignment for a safer means of entrance and exit of the parking lot.</p> <p>The Historic Preservation Board granted approval with no conditions.</p>

The previous approval granted the construction of a new, six space parking lot at the rear of the structure with the following variances:

- Deviation from City Code Section 22-60(c)(5)b.2. to reduce the required combined aisle and stall width for two-way traffic, with stalls on both sides at ninety (90) degrees from 64 feet to 58 feet.
- Deviation from City Code Section 22-61(b)(3) to reduce the required driveway width for a two-way commercial driveway from 24 feet to 22 feet.
- Deviation from City Code Section 22-187(4)a. to reduce the width of the required landscape strip between the street right-of-way and vehicular use for the subject site, from six (6) feet to three (3) feet.
- Deviation from City Code Section 22-187(6)(a) to reduce the width of the required landscaped strip between the vehicular use area and the abutting property to the south and west boundaries of the site, from ten (10) feet to three (3) feet.

The current request seeks to further deviate from various sections of the City Code as follows:

- A request to deviate from City Code Section 22-187(6)(a) to reduce the width of the required landscaped strip between the vehicular use area and the abutting property to the west boundaries of the site, from ten (10) feet to zero (0) feet.
- A request to deviate from City Code Section 22-60 (c)(1) to reduce the required width of vehicular parking stalls from nine and one-half (9½) feet to nine (9) feet for four (4) spaces on site.

The proposed 3ft. wide sidewalk connection to the parking lot is presented as a in order to meet Federal & Florida Accessibility Regulations which require an accessible route from the right-of-way to an entrance to the commercial structure. The elevation differential between the right-of-way and the property presents many variables in meeting the requirements for the slope of accessible sidewalks, or the provision of handrails and spacing for ramps. The proposal seeks to minimize the appearance of such features, however the presented plan completely eliminates a section of required landscaping which has already been reduced by previously approved variances. Staff has worked with the applicant and representative to minimize the loss of landscaping by rearranging the parking spaces, though the resulting plan overs no buffer between the parking area and the neighboring property. Alternative options have been explored, however they over additional hurdles such as the relocation of air conditioning condensers, substantial alterations to the paved parking area, and/or the construction of ramps which the applicant suggests are cost prohibitive. The Board should consider the negative impacts the elimination of the entire landscape buffer between the new parking lot and the adjacent property, potential alternatives and their impacts, as well as potential conditions of approval which may limit these impacts.



Before Rehabilitation



After Rehabilitation



Rear Yard— Prior to Parking Lot Construction



2013 Photos of the Rear Yard

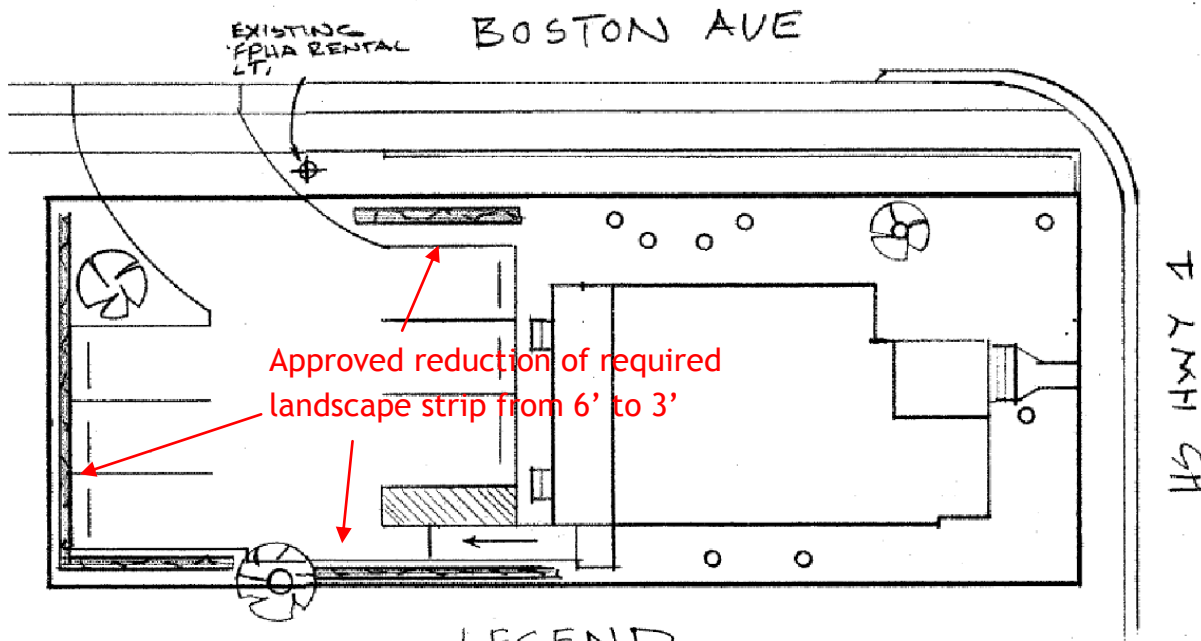
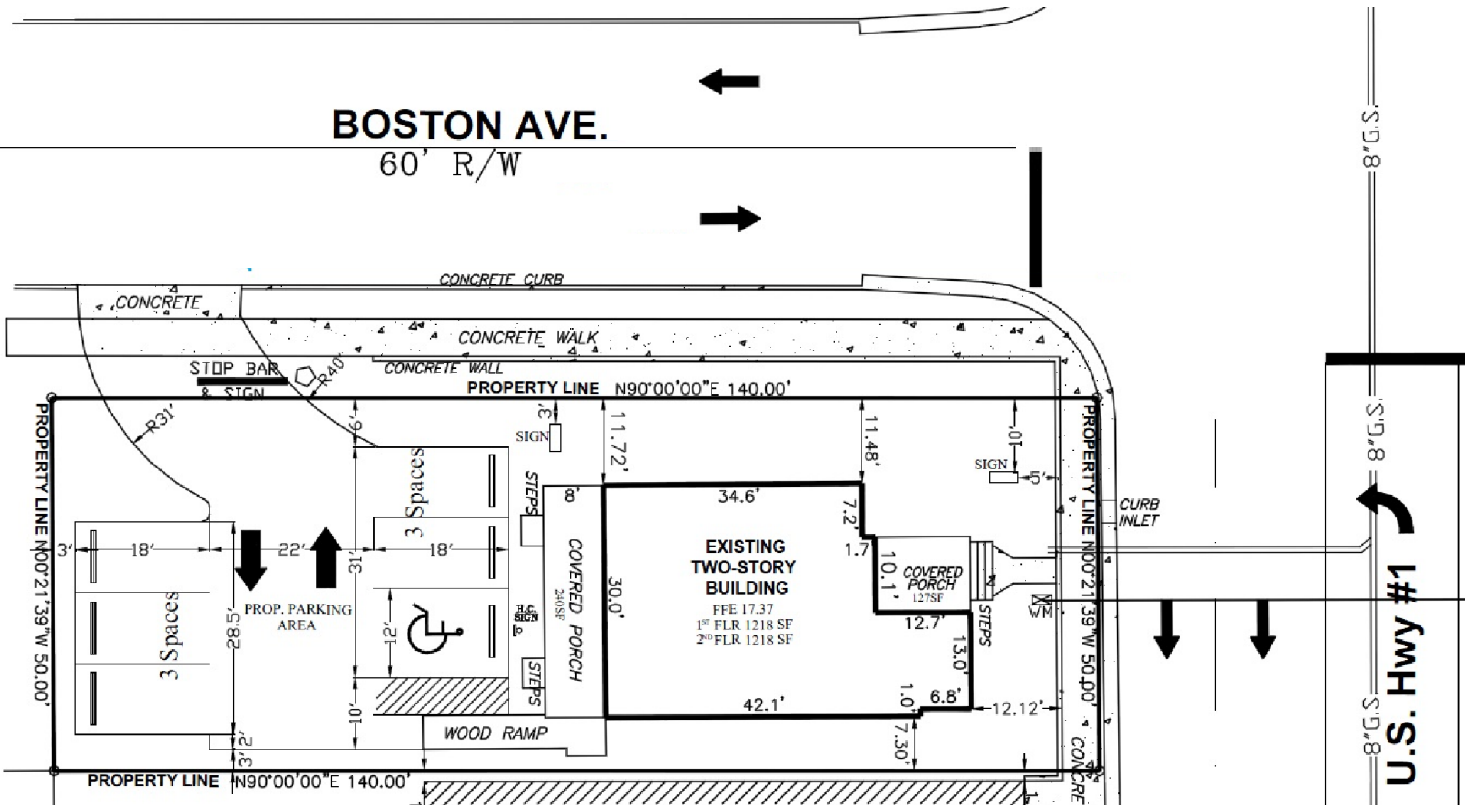


**Completed Parking Lot Per Previously Approved Plans
(Without Landscape Installation)**







From Boston Avenue

Previously Approved Parking & Landscape Plans

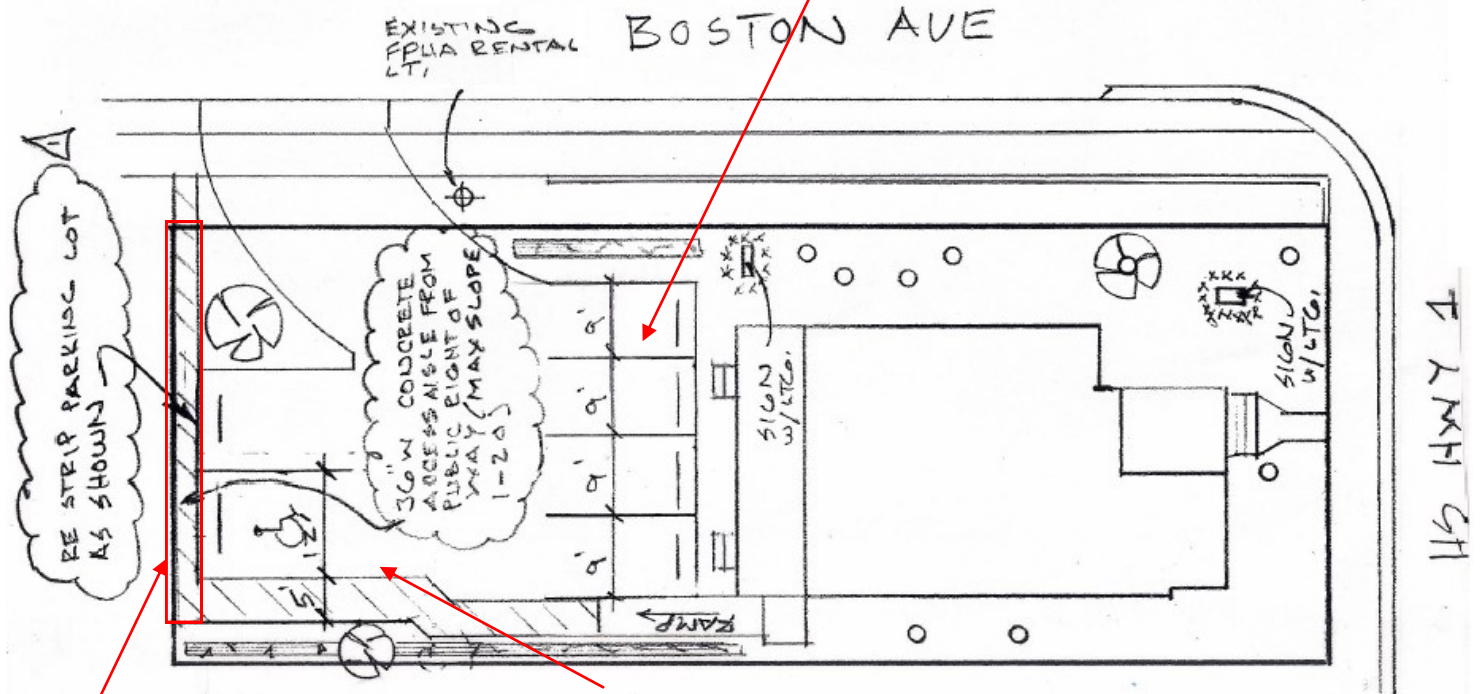


LEGEND

-  EXISTING OAK TO REMAIN
-  EXISTING CABBAGE PALM TO REMAIN
-  PROPOSED OAK
-  PROPOSED LIGUSTRUM HEDGE

Current Proposal with ADA Sidewalk

Reconfigured striping to maintain six (6) parking spaces, however the four (4) spaces on the east side are proposed at nine feet (9') in width



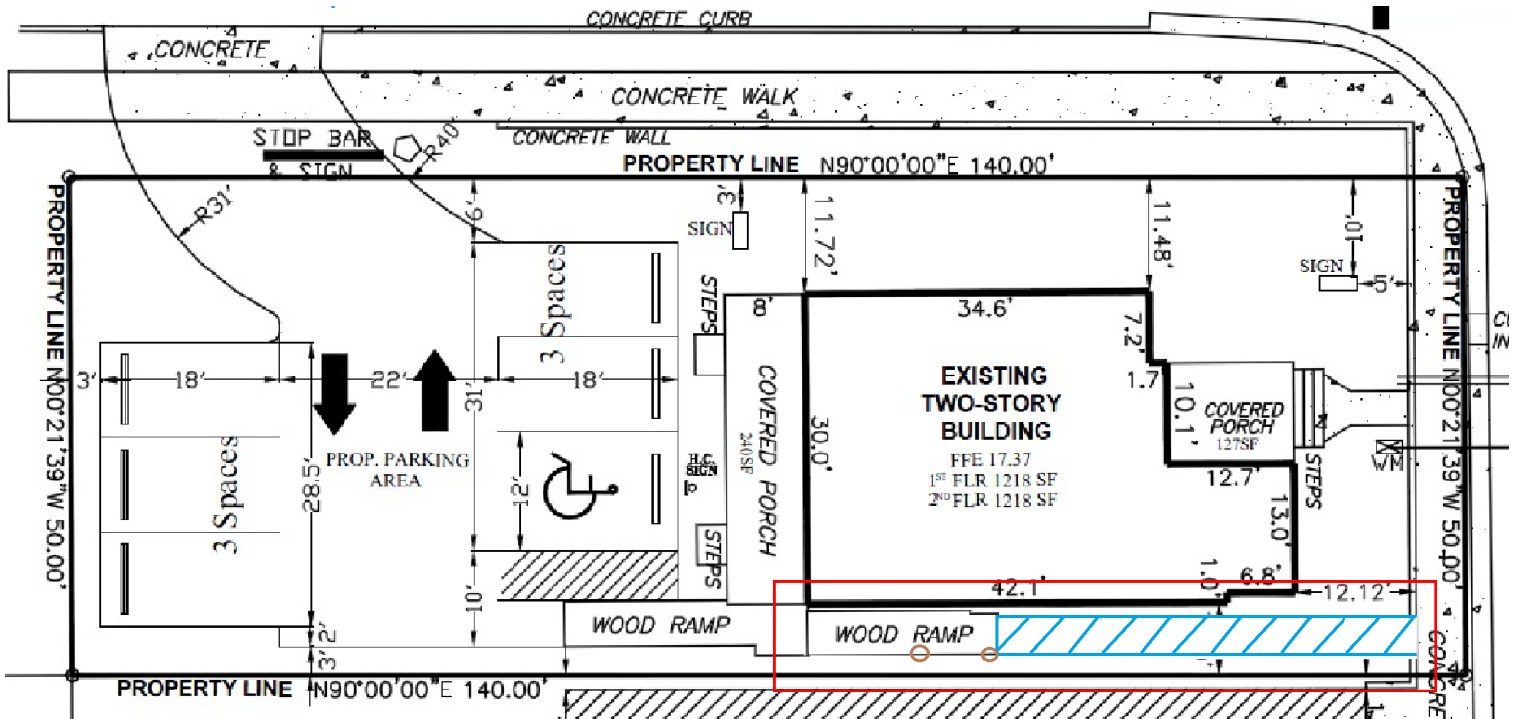
Request to eliminate landscape strip reduced from 6' to 3'.

ADA space shifted to west side of parking lot to retain southern landscape strip and level of parking provided.

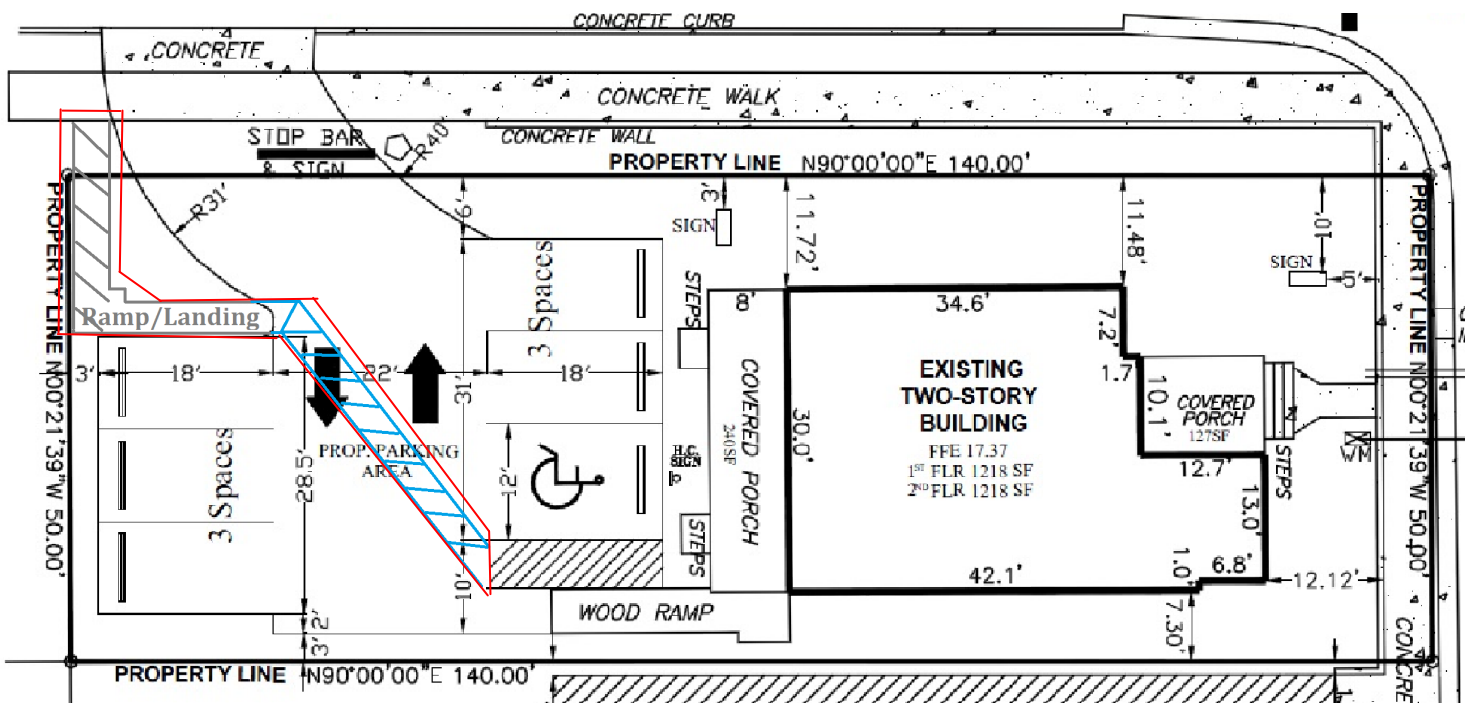
Marked-up Panoramas Indicating the Affected Areas



Mark-ups with ADA Sidewalk



Alternative 1: Requires construction of additional ramp, removal of two palms, and removal of a portion of the retaining wall at the US 1 sidewalk

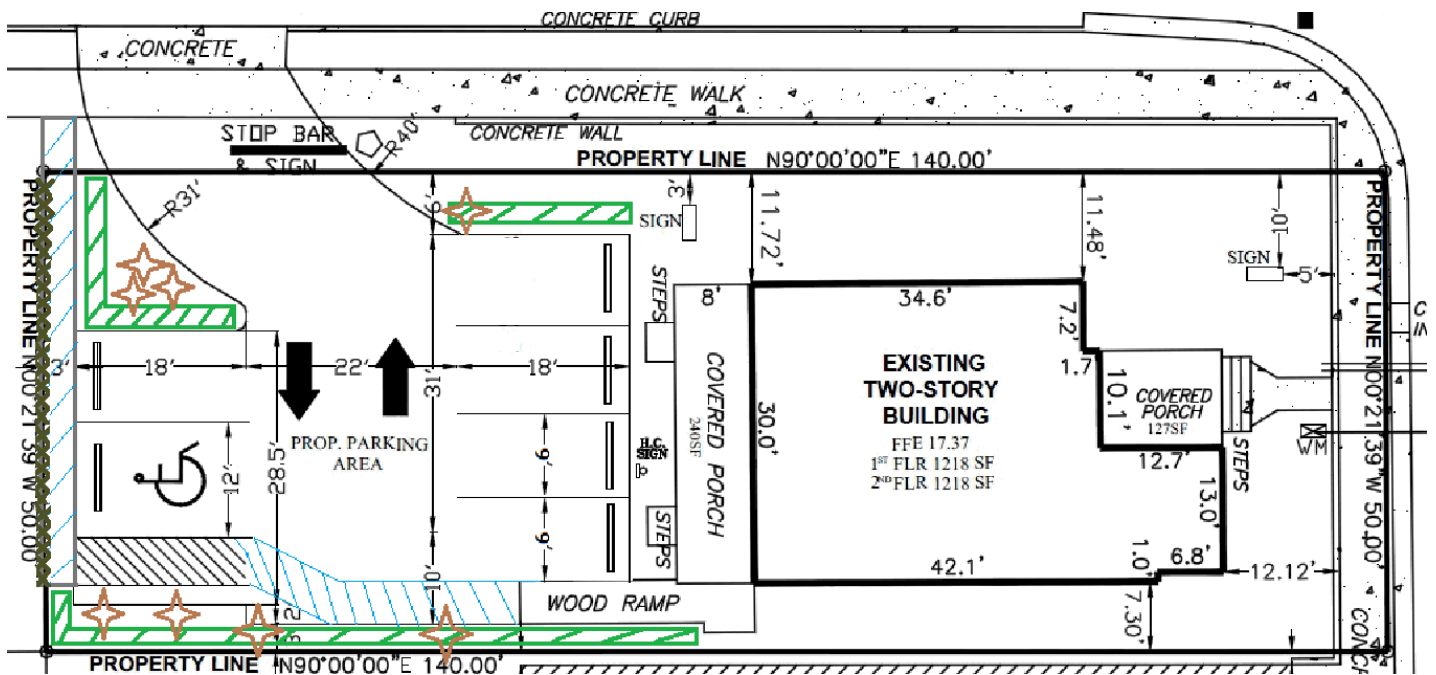





Alternative 2: Requires construction of additional ramp/landing with hand rails due to the change in elevation, further placing the accessible pathway across the center of the parking area.

STAFF RECOMMENDATION

The presented 3 ft. ADA accessible sidewalk is proposed in order to comply with Federal & Florida Accessibility regulations which require an accessible route from the right-of-way to an entrance to the commercial structure. The elevation differential present at the site limits potential options in fulfilling established requirements for the slope of accessible sidewalks, and/or provisions for handrails and spacing for ramps. The proposal seeks to minimize the appearance of such features, utilizing a 1:20 slope to negate the need for handrails, and places the route to the rear of the property, however the design requires the elimination of an approximately a 28' section of required landscaping which has already been reduced by variances previously approved by the Historic Preservation Board. The elimination of this section of landscaping is not recommended, however based upon potential alternatives, this proposed plan limits adverse impacts to this historically designated structure and its unique character. Staff recommends that the Historic Preservation Board approve the application and requested variances with the following conditions:

- 1) The proposed reduction of landscaping and oak tree removal is mitigated through the planting of six (6) trees in addition to those presented on the submitted plan; and
- 2) The applicant install a 3' tall fence or lattice system along the property line to provide a visual and noise buffer between the new parking area and the structure to the west.



-  - Trees
-  - Hedge/Shrubs
-  - Potential Fence/Vine Buffer

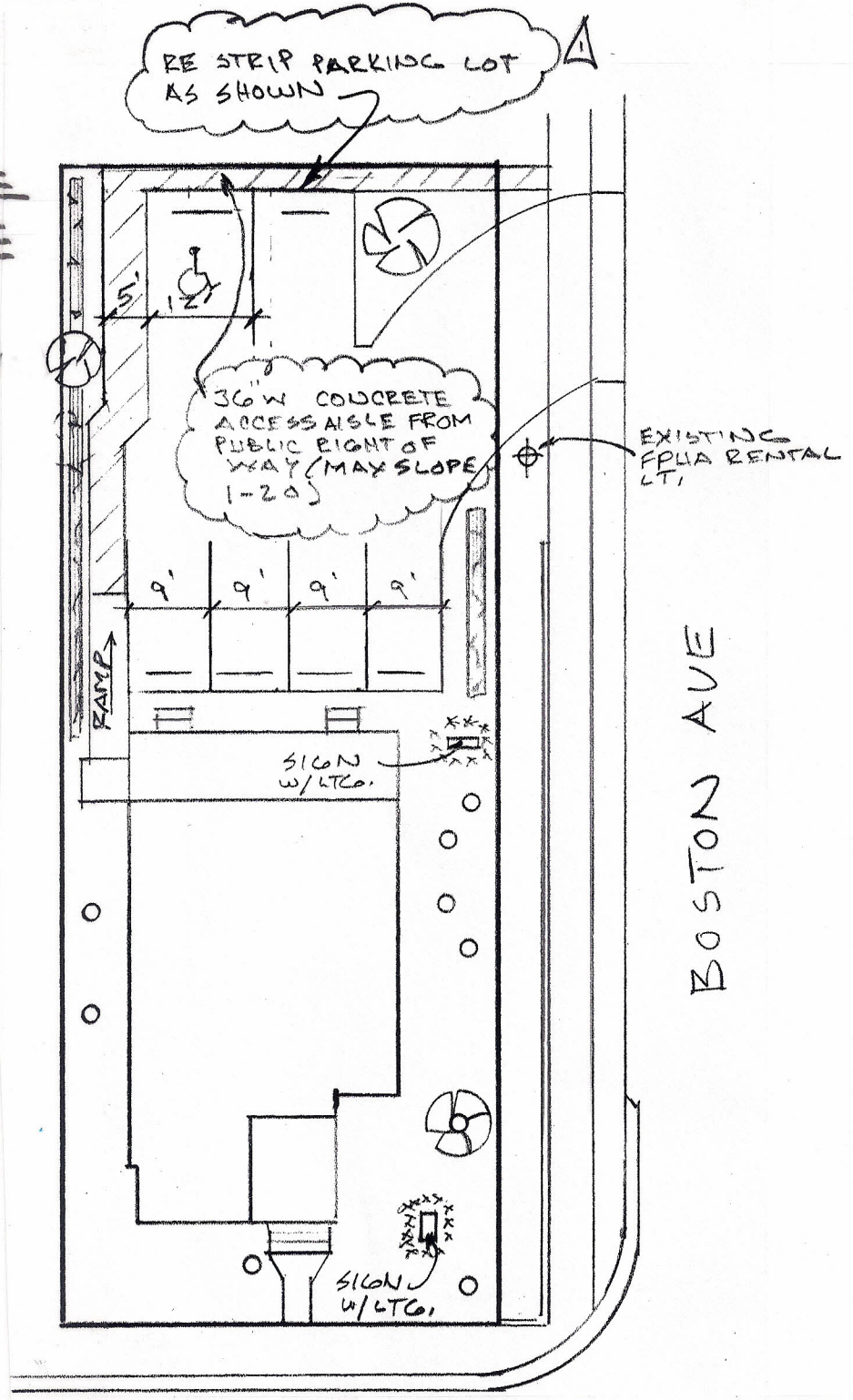
COOK & MENARD ARCHITECTURE INC.

806 Delaware Avenue, Ft. Pierce, Florida 34950

Phone; (772)460-7751 or (772) 460-4244

Email Address: cookmenard@yahoo.com

REVISED ACCESSIBLE
ROUTE & LANDSCAPE
PLAN 1"=20'
KROON REHAB
301 S. US # 1
FT PIERCE, FL



Historic Preservation Board

5. c.

Meeting Date: 05/27/2014

Information

REQUESTED ACTION

Certificate of Appropriateness 14-22 - Exterior Alterations to a Non-contributing structure

LOCATION

320 S Indian River Drive

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

Existing & Proposed Floor Plans

Form Review

Form Started By: Kori Benton

Started On: 05/20/2014 11:13 AM

Final Approval Date: 05/20/2014



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

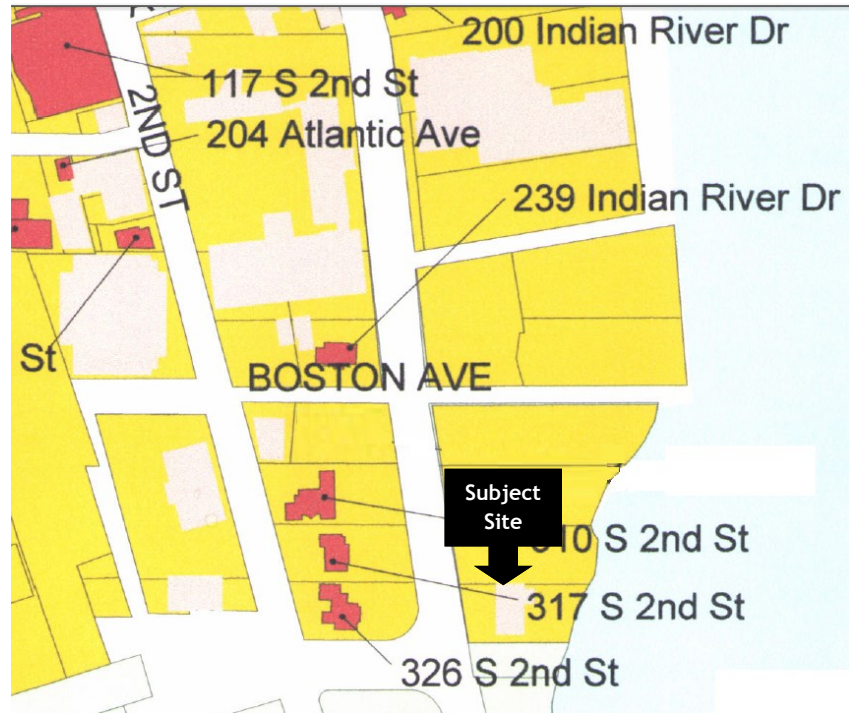
Requested Action

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.

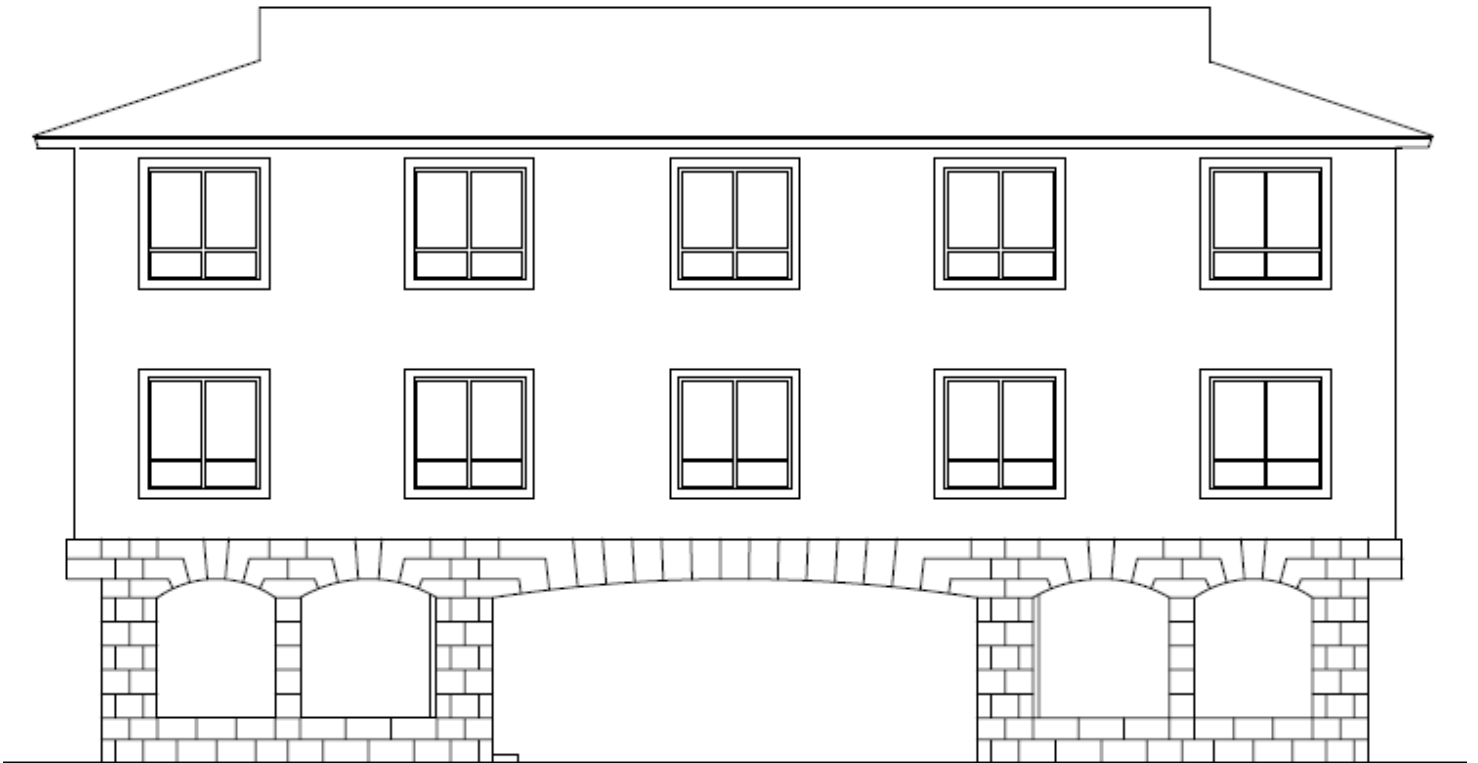
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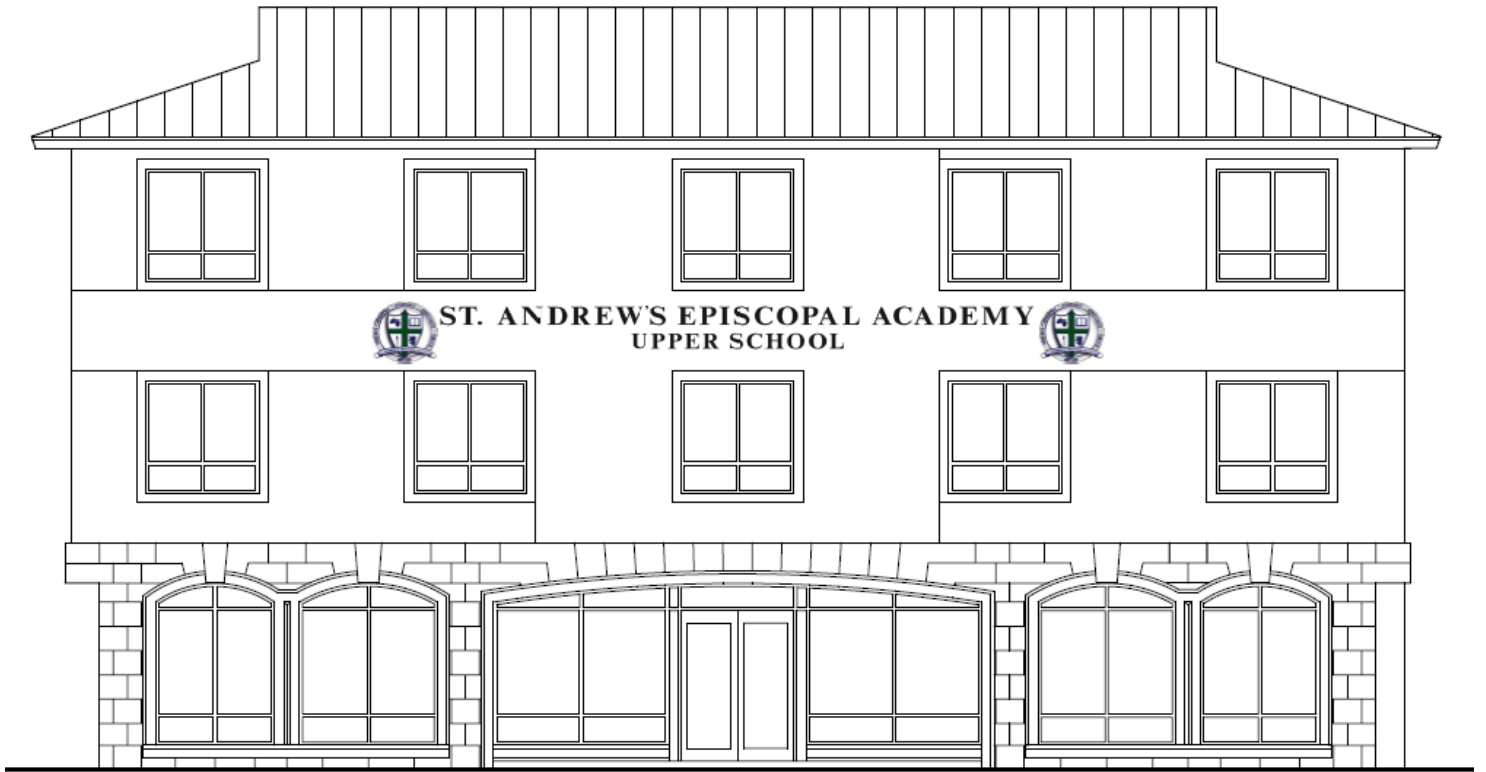
The applicant is seeking to convert the subject office building into a series of classrooms to support the St. Andrew's high-school expansion. The proposed plans incorporate enclosing the first floor to provide an entrance and lobby, as well as the construction of an enclosed staircase to the rear. The 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



Potential Window Amendment to provide greater consistency.

Mark-up of Proposed Rear Elevation



Existing East & West Elevations



Redesigned entrance to first floor and open air staircase

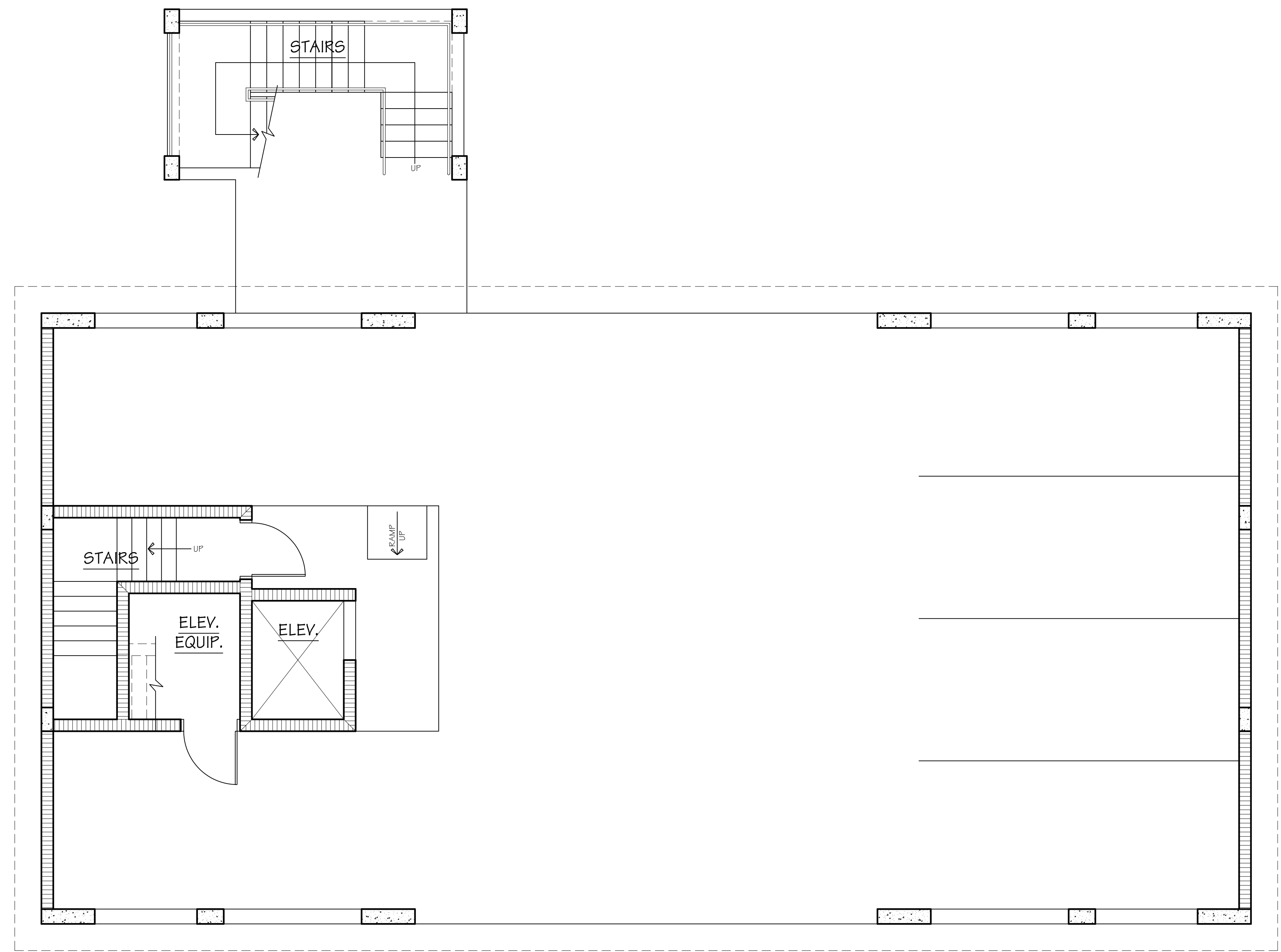
New interior staircase to project east

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.



01 EXISTING FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

Project:

Proposed Improvements
for

St. Andrews
School

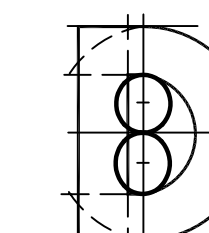
FT. PIERCE, FLORIDA

Key Plan:

Issues:

No.:	Date:	Description:
A.	05/05/14	COA REVIEW

Architect:



DONADIO
& Associates, Architects P.A.

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Vero Beach, FL 32960
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Fax: 772/562-8600
License No. AA0002226
www.donadio-arch.com

Consultant:

Drawing Title:

EXISTING FIRST FLOOR PLAN

Reference North



Dwn:	Dwg. File:
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Chd:	
AJD	
Project No.:	Plot File:
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Sheet No.:	

Cert. No.: 12,456

Date Signed:

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Project:

Proposed Improvements
for

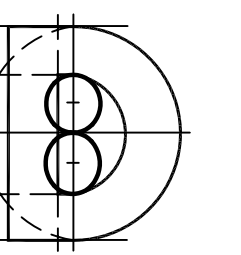
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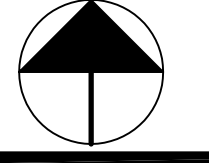
DONADIO
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Consultant:

Drawing Title:

PROPOSED GROUND FLOOR PLAN

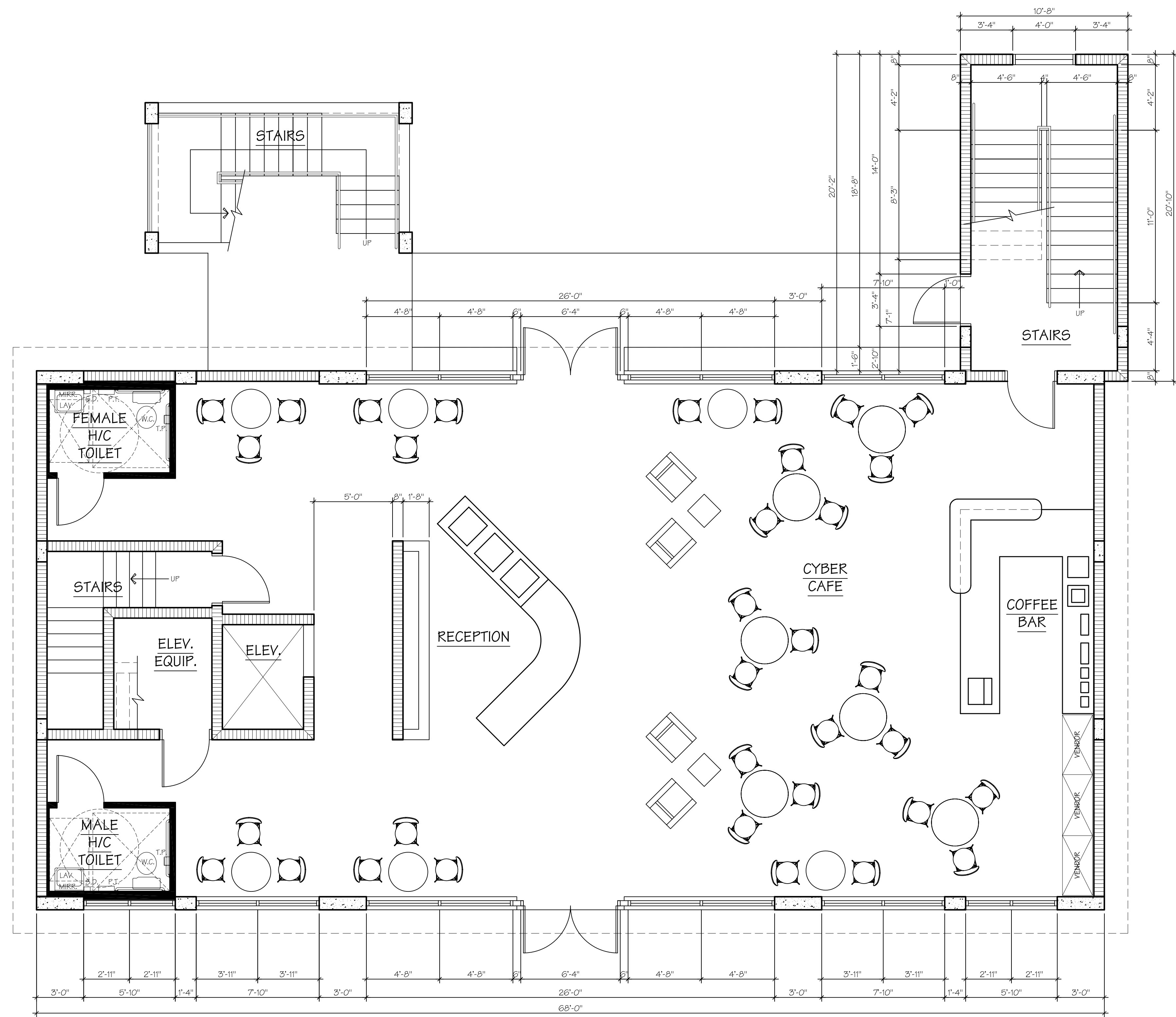
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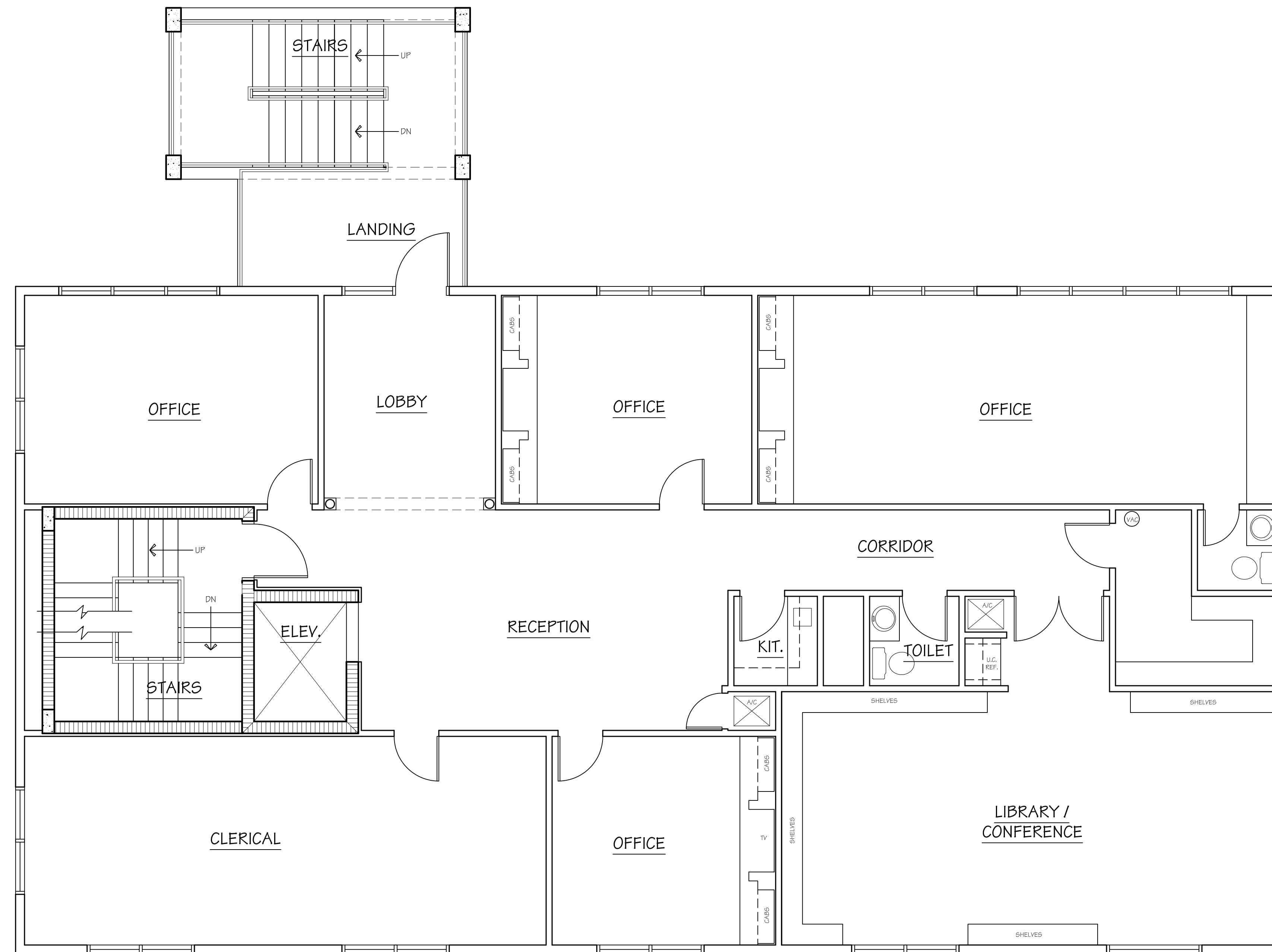
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01 PROPOSED GROUND FLOOR PLAN

Scale: 1/4" = 1'-0"



01 EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

Project:

Proposed Improvements
for

St. Andrews
School

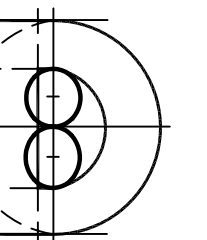
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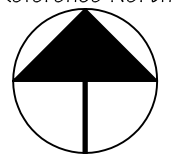
609 17th Street
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Fax: 772/562-8400
License No. AA00022266
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Consultant:

Drawing Title:

EXISTING FIRST FLOOR PLAN

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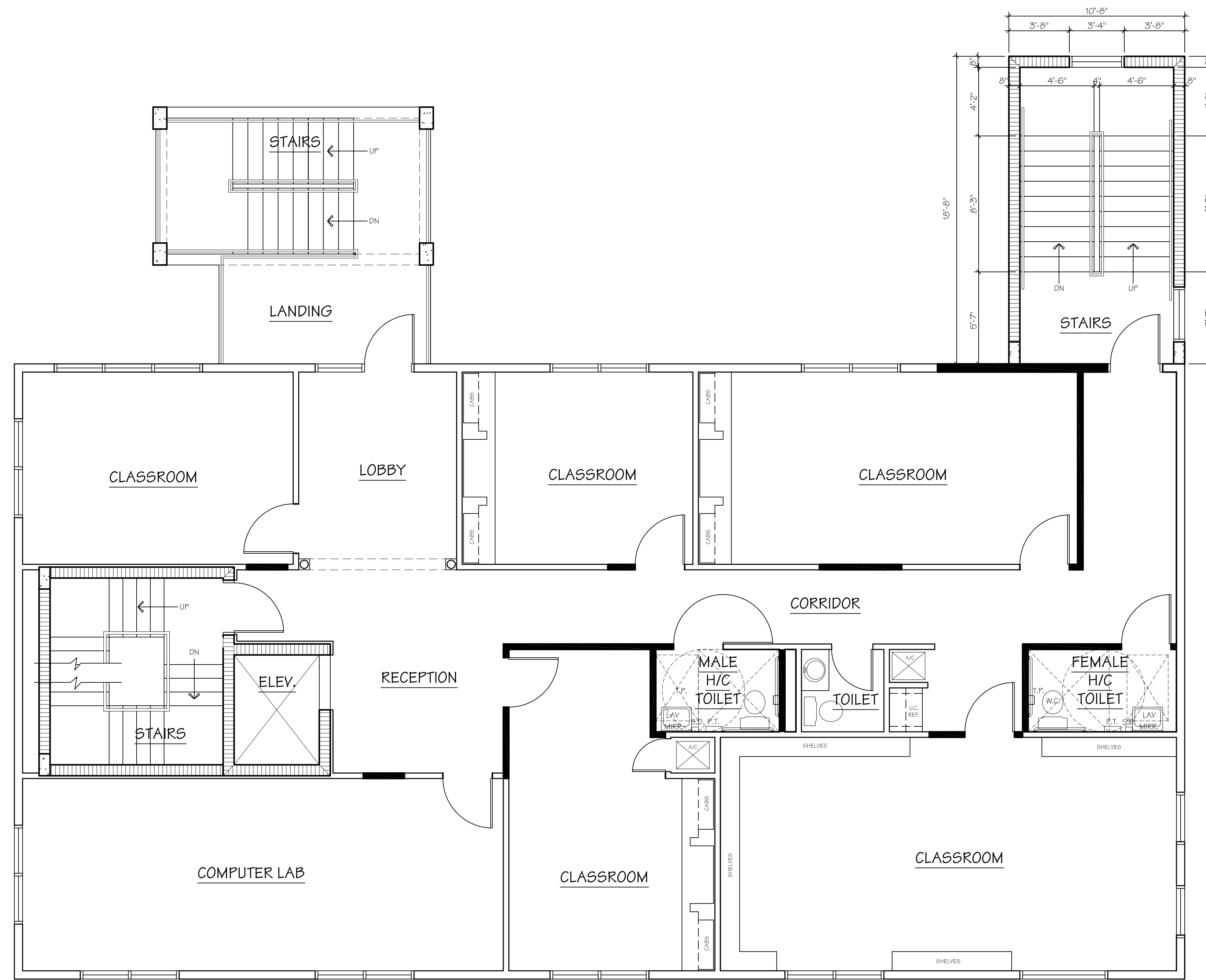


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2014-21	
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O1 PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

Project:

Proposed Improvements
for

St. Andrews
School

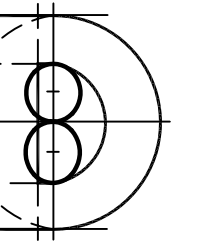
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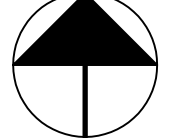
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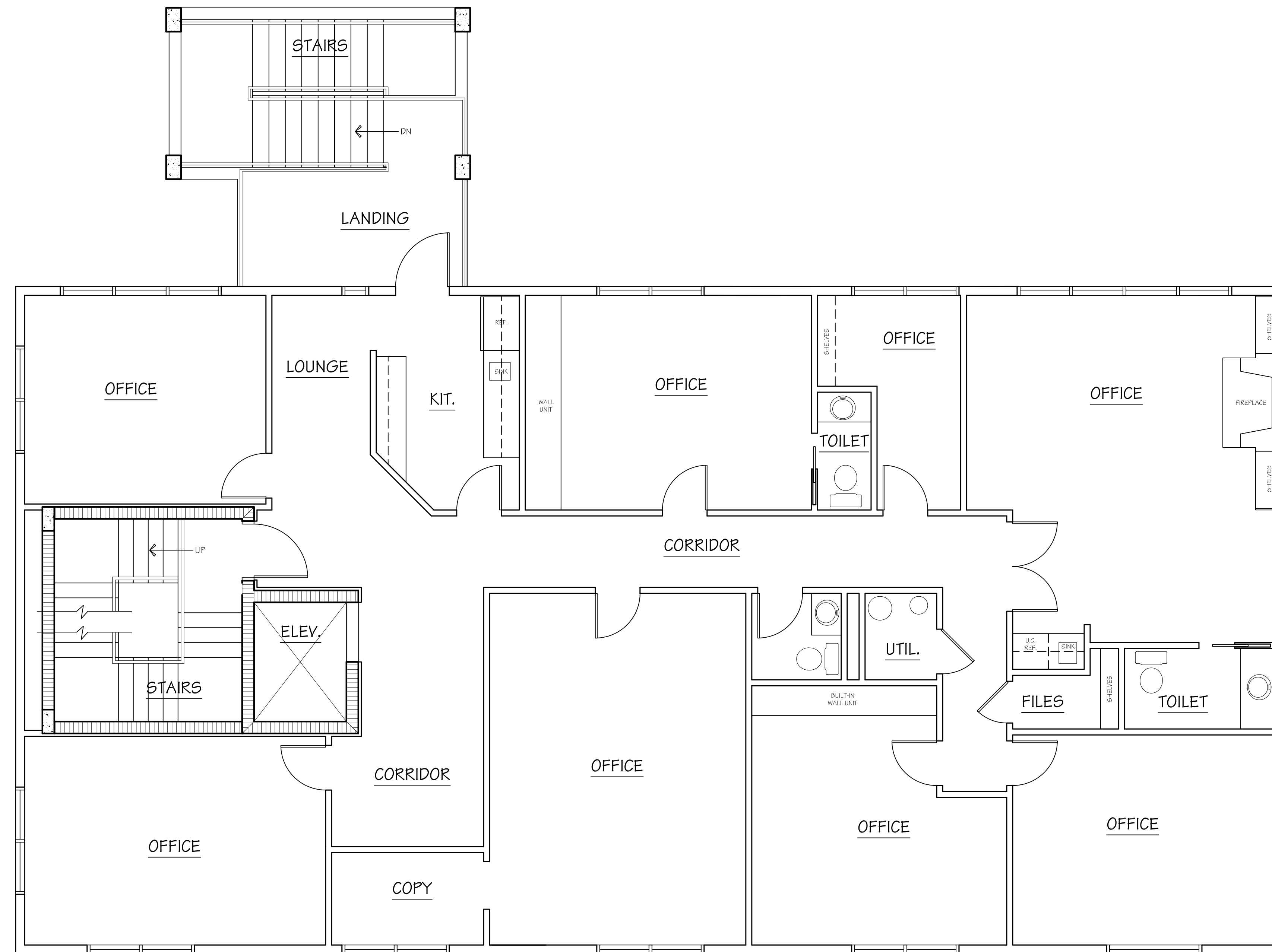


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01 EXISTING THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"

Project:

Proposed Improvements
for

St. Andrews
School

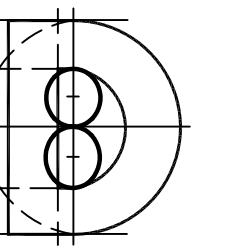
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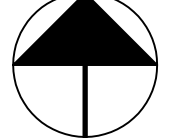
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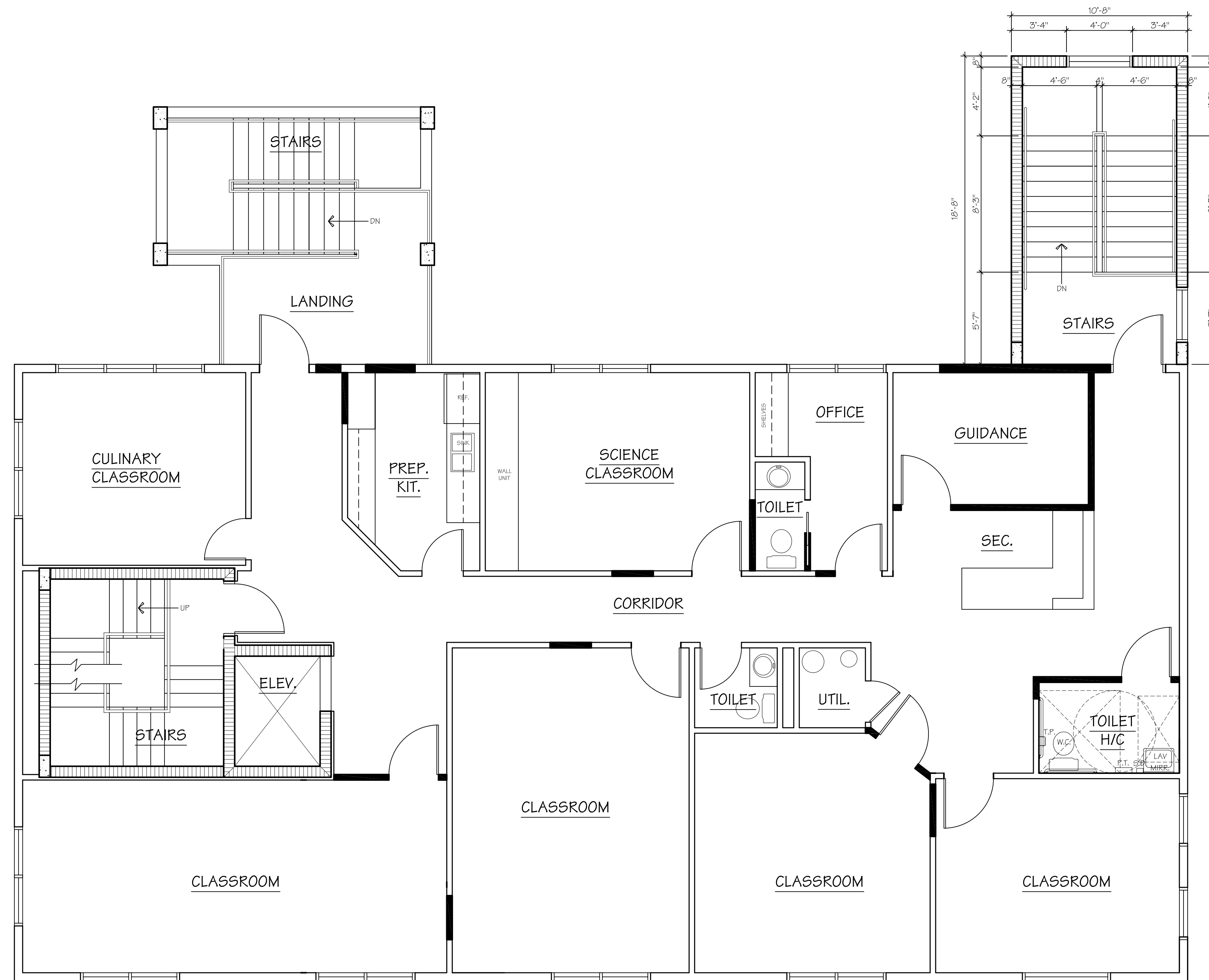


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Sheet No.:	

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Date Signed:

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O1 PROPOSED THIRD FLOOR PLAN

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School

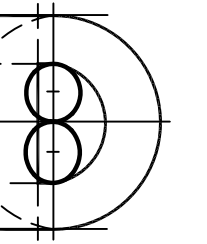
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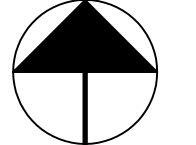
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www.donadio-arch.com

Consultant:

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PROPOSED SECOND FLOOR PLAN

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