



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

SEPTEMBER 22ND, 2014

Agenda Item 5B

Owner

RFMD Investments LLC

Applicant

Melinda McLaughlin & Eric Byrd

Location

108 N 2nd Street

Parcel

2410-503-0069-000-0

Historic Status

Non-contributing

Requested Action

Remove existing mural, create new rear opening, installation of railing, and application of various signage and artwork on secondary façade. Install double door on primary façade facing 2nd Street.

Recommendation

Approval with Conditions

Staff

Kori Benton
 Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1954 Structure was built.
- 1992 Structure was remodeled
- 1999 City Commission Designated the Downtown District as the Historic Downtown District.
- 2000 Structure was remodeled, including exterior improvements and alterations
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2010 Business tax license for the previous tenants were inactivated, leaving the majority of the structure vacant.
- 11/2013 The HPB granted conditional COA approval of minor exterior alterations to the structure.
- 5/2014 Staff administratively approved stucco repair/resurfacing of existing stuccoed walls.
- 6/2014 The HPB granted conditional COA approval of the request to alter the eastern elevation.
- 8/18/2014 The City Commission directed the HPB to consider additional information and exhibits generated by the property owner with regards to COA 14-23.
- 8/25/2014 The HPB reaffirmed their decision to conditionally approve COA 14-23 after considering additional information and exhibits .

STAFF ANALYSIS

Requested Alterations

The applicant is requesting a collection of exterior alterations centered on the prospects of a new restaurant proposed for the space. The exterior improvements include the installation of an additional door at the primary entrance to create a double door system on the primary façade facing 2nd Street, the overlay of the existing mural on the secondary (eastern) façade in order to create new rear opening, installation of protective railing, and application of various signage and artwork on secondary façade.

Mural Removal

The mural, painted in 1995 by local artist Greg Kuklinski, features a maritime scene which presents a paddle steamer executing a cargo delivery to what appears to be the old Fort Pierce marina. The mural was commissioned by the former Harbor Federal Bank group, and painting during a decade of preparation and downtown revitalization in conjunction with our City's Centennial Celebration. The mural contributes to the City of Fort Pierce's Art in Public Places mission and initiatives. The mural was present on the structure when the City Commission adopted resolution 99-95, Designating the Downtown District as the Historic Downtown District, and also at the time of reauthorization of the Downtown Historic District in 2001. The property was acquired by the current owner in 2010, inheriting the present artwork.

It is indicated that currently, moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks. The permeation of moisture into the structure, if facilitated through the subject wall of the structure, should be addressed to alleviate the negative impacts to the structure.

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

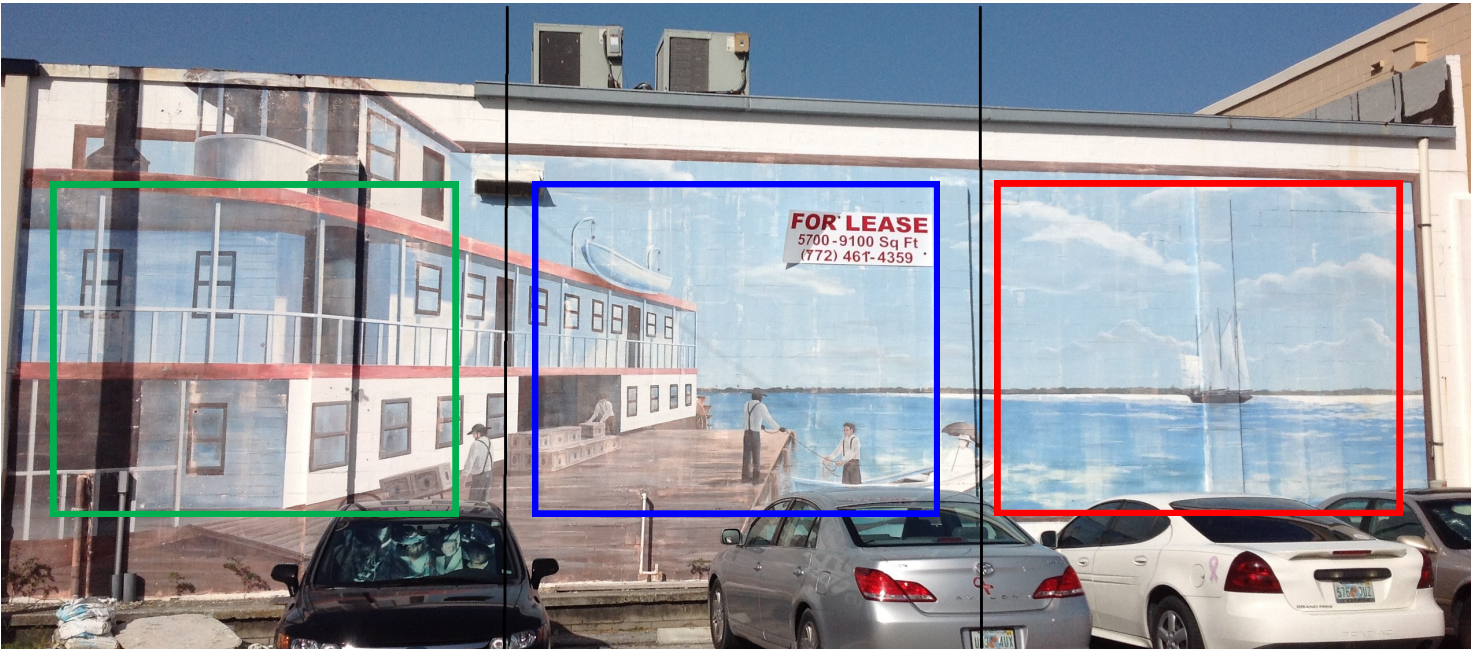
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

Review of Compliance

Primary Façade : The requested alterations on the North 2nd Street elevation are very minimal, encompassing the removal of a panel of fixed storefront glass and the replacement of the glass with a second door, in order to create a double door system for improved access and function. The existing and proposed doors are of metal composition and would match the existing design scheme present on this façade. This alteration on the main façade is coupled with a request to place a wall sign on above the existing awning, with similar size and scale of the existing wall signs of 7-Eleven and Taylor Creek Optical adjoining this space to the south. These requested alterations are consistent with the Secretary of Interior Standards for Consideration.

Secondary Façade : The requested alterations on the rear elevation are more substantial, including the overhaul of the existing artwork present, the removal of roughly a third of the exterior wall in order to create an open-air dining area recessed into façade, as well as the integration of various artwork exhibits and a sign to compliment the façade.

The primary alteration to this wall would create a large opening in this bare wall, which faces the City owned “JC Penney’s Parking Lot”. This proposal redirects attention to the rear of the structure, which historically has been passive, with the exception of the present mural, with the absence of function or use. The concept facilitates a unique use of space centered on providing natural light, features of an open air environment, and the attraction of a another façade, beyond the traditional nature of a mechanical wall.



The open air seating would be accented and protected by a railing, in alignment with the wall framing, and a roll down gate to seal the building during non-business hours. In order to alleviate the presence of a bare security gate during off hours, the proposal includes the application of artwork upon the gate to provide visual appeal. The plans further incorporate the placement of artwork in the center third of this façade, intending to provide exhibits of historic sites and structure from Fort Pierce’s past. The remaining portion of the façade is proposed to feature a sign advertising the establishment, in line with the allowable sign area for secondary wall faces. The elevation would further contain accent lighting from a series of cantilever lights. A future phase would incorporate a railing upon the roof to allow roof top access and viewing from the establishment. The alterations as a whole present a dynamic approach to adaptively reuse a portion of this non-contributing structure Downtown. There are concerns present which regards to the future use or potential for development upon the abutting parking lot property, however adjustments may be contemplated by the subject property at that time.

Staff Recommendation

The proposed alterations and improvements to the non-contributing structure are compliant with the Secretary of Interior Standards for consideration, which the exception of Standard 4, based upon the Board’s determination that the existing mural is of historic value. Staff recommends that the Historic Preservation Board consider the proposes integration of artwork proposed on the rear façade which would encompass historic structures and sites. The Historic Preservation Board is encouraged to consider the historic significance of the existing mural with respect to the proposal for replacement and reproduction of new features. Staff recommends approval of the request with the condition that the Board delegate authority to the Historic Preservation Officer to review and approve the final historic scenes presented on the rear façade, and the materials and design utilized for the roll-down gate, railings, and lights.

Existing Elevation—N 2nd Street



Proposed Elevation—N 2nd Street

Proposed Sign—
"Drift Wood" Design



*Light Fixtures con-
tained/hidden under
Awning

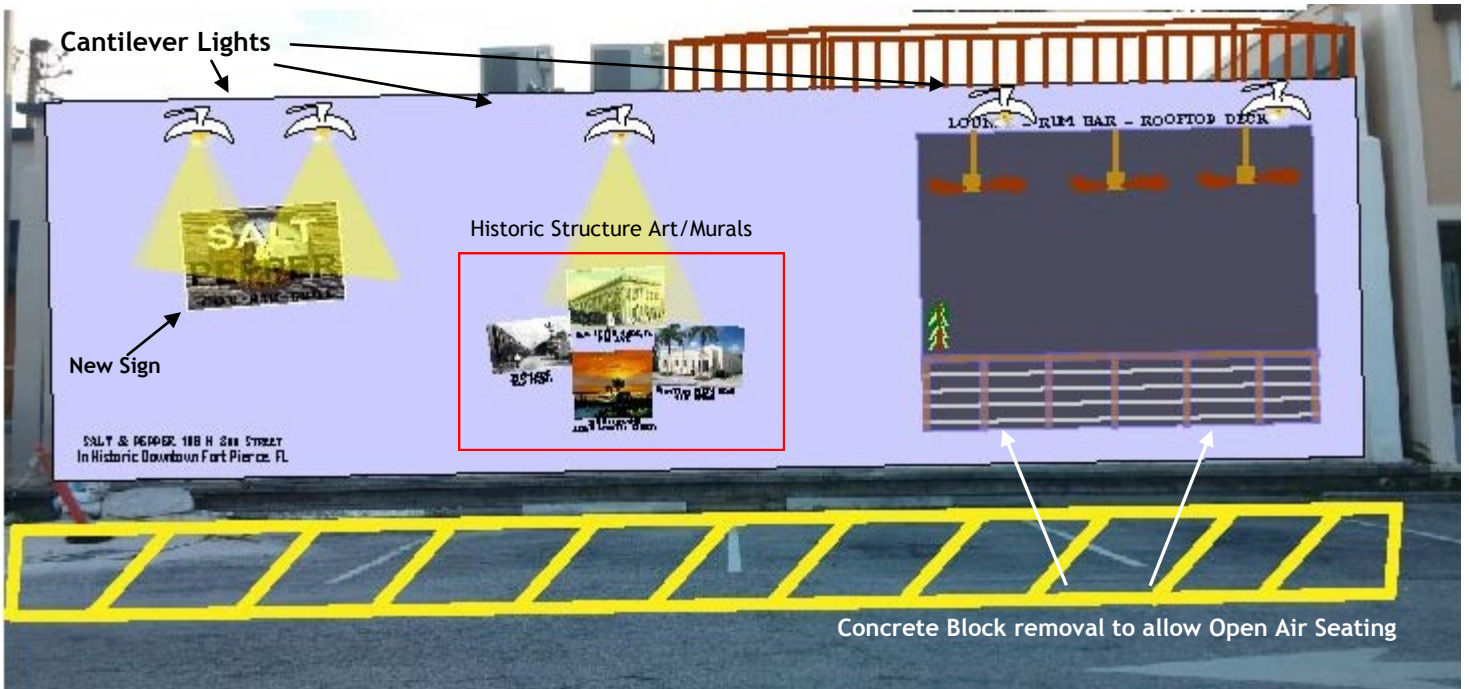
Existing Storefront Elevation—N 2nd Street



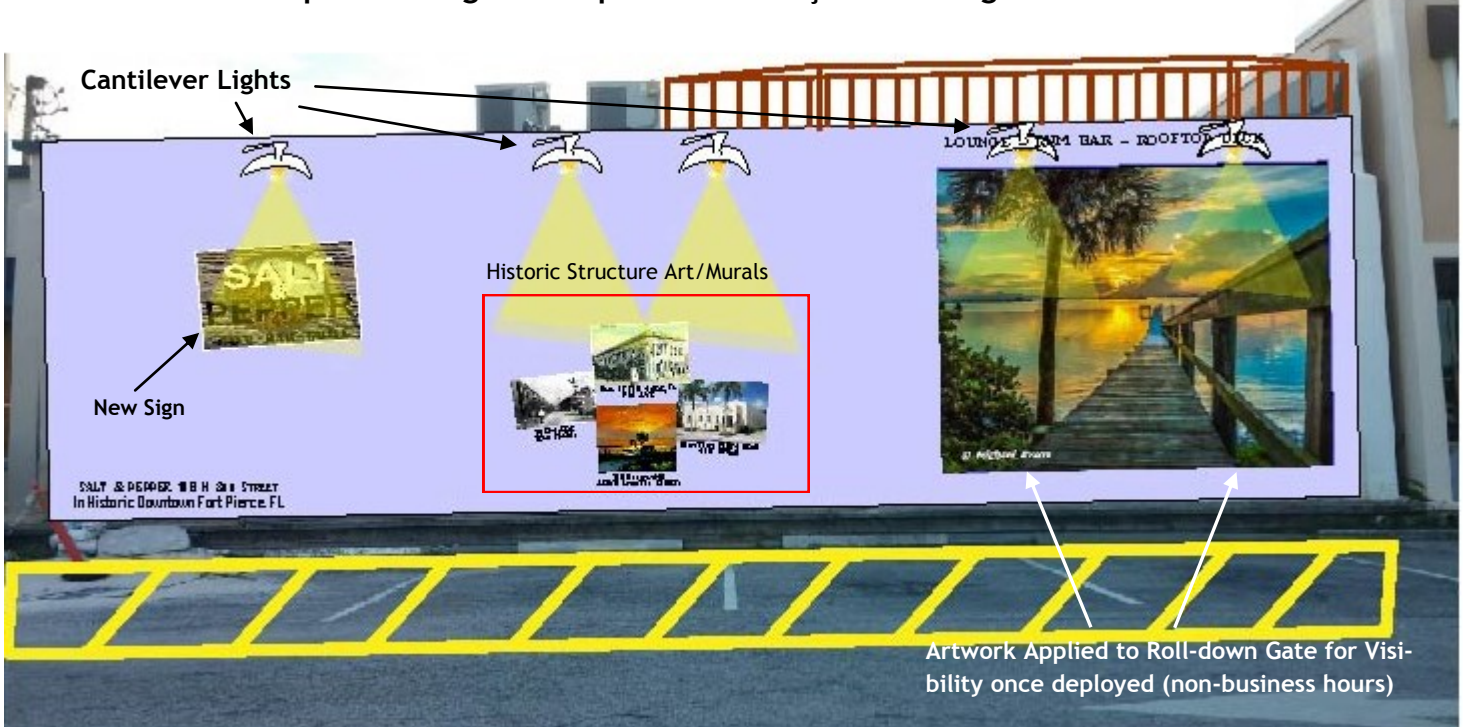
Representation of Proposed Storefront Elevation—N 2nd Street



Proposed Design Concept for Rear Façade—Facing East



Proposed Design Concept for Rear Façade—Facing East



Artwork Applied to Roll-down Gate for Visibility once deployed (non-business hours)

With Roll-down Gate Deployed



Existing Mural at Rear of 102 N 2nd Street— Painted 1995



During

After

Recent Stucco Repair/Replacement on Southern Façade - Now Completed

