



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

SEPTEMBER 22, 2014

Agenda Item 5A

Owner/ Applicant

Galleria at Downtown Fort Pierce LLC

Representative

Mike Menard
Cook & Menard Architecture

Location

100 S 2nd Street
(Southeast corner of Orange Ave & 2nd Street)

Parcel

2410-503-0108-000-6

Historic Status

Non-contributing

Requested Action

Installation of new store front systems, wall signs, columns, and gates for additional retail suites and courtyard seating for future restaurant(s)

Recommendation

Approval with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1957 Structure was built.
- 1999 Structure was extensively remodeled
- 1999 City Commission Designated the Downtown District as the Historic Downtown District.
- 2000 Additional improvements were completed.
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2007 HPB delegated review authority to the Historic Preservation Officer for exterior signs
- 2009 ATM Awning Installed.
- 2013 PNC terminated their operations in this structure

STAFF ANALYSIS

The applicant is extensively renovate the former PNC Bank Office in order to offer a variety of retail, office, and restaurant spaces within the structure. The requested alterations to the exterior of this non-contributing historic structure include the installation of several new store front systems, wall signs for future tenants, columns, and gates for additional retail suites and courtyard seating for prospective restaurant(s).

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.
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.

The collection of exterior alterations proposed seek to adaptively reuse the PNC Bank building by implementing additional access points, store front, and functionality to existing space. The proposal to install three new storefront systems on Orange Avenue & 2nd Street, if undertaken with manner consistent with the existing architectural scheme and design, provides great opportunity to utilize the space within the structure. Since the previous use encompassed a single tenant, with the desire for limited access points (security for the former bank), there are sections of blank wall space that can be altered to incorporate new fenestration and attraction. The additional store front systems should follow the established massing, size, scale, and architectural features of the structure.

The plans further incorporate the replacement of the existing landscaping which accents the primary façade with a series of sliding glass doors, a courtyard seating area, accenting columns and gates, along with light landscaping for screening of the seating. These alterations seek to assimilate the new fenestration with existing design. The retention of landscaping is encouraged to complement the structure and seating area. The proposed columns and wrought iron fencing accentuates the proposed seating area, however the proposed heights of 6' and 8', should be consistent with human scale as they directly abut the pedestrian way. The specific design of the fence sections is imperative to ensure maintenance visibility and optimum integration with surrounding environment.

The submitted drawings incorporate an overall sign design scheme consistent with the Orange Avenue corridor, however, until store fronts are assigned and leased areas are finalized, the Board may contemplate the overall scheme and delegate individual review authority to Staff for compliance with Code and consistency of design.

The plans present a minor feature, represented as a landing or ramp, which extends into the City's right-of-way and pedestrian access way. This projection must be reviewed a considered by the Engineering & Building Departments beyond the review of the Historic Preservation Board. The Board should consider the interaction of this feature with the established access way, as well as potential alternatives such as an internal ramp or reverse landing.

Staff Recommendation

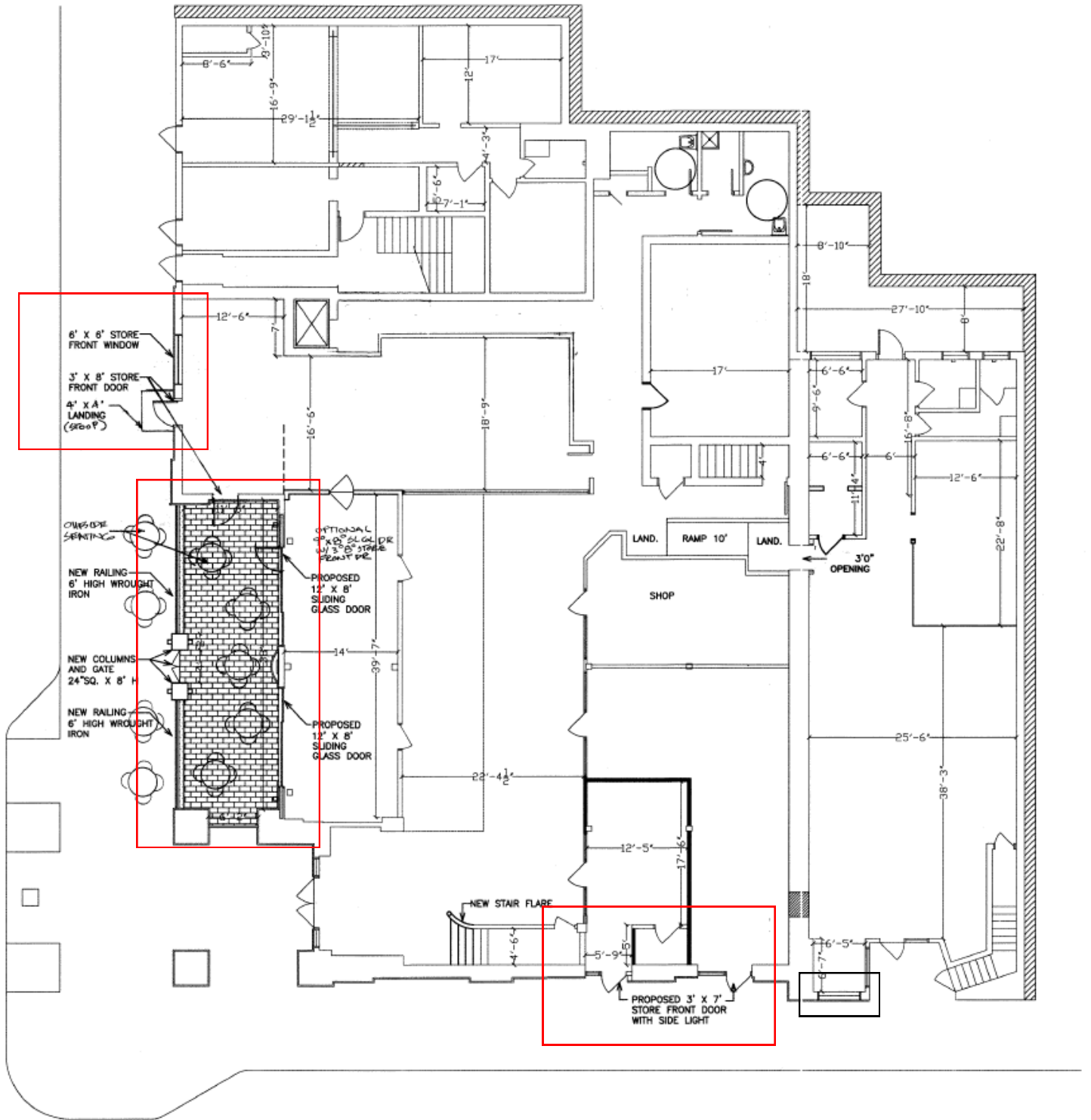
The overall proposal and design are consistent with the Secretary of Interior Standards for consideration, contingent upon final orientation of fenestration and materials utilized for the proposed store fronts. Staff recommends that the Historic Preservation Board approve the request with the following conditions:

- 1) The new storefront systems are accomplished by use of similar design and materials of established doors and windows;
- 2) The approval of the final design for the proposed 8' tall columns and 6' tall wrought iron fence to be installed around the courtyard is delegated to Staff to ensure consistency with human scale;
- 3) The approval of the presented sign scheme is delegated to Staff upon submittal of dimensions of leased space and sign area, to ensure consistency with the overall design scheme and City Code;
- 4) Accenting landscaping is retained or reinstalled, as presented in the conceptual exhibit, to retain the presence of green area and open space on site; and
- 5) The final consideration of the exterior landing area or ramp is deferred to the affected departments, if supported by the Board.

Conceptual Rendering of Completed Improvements

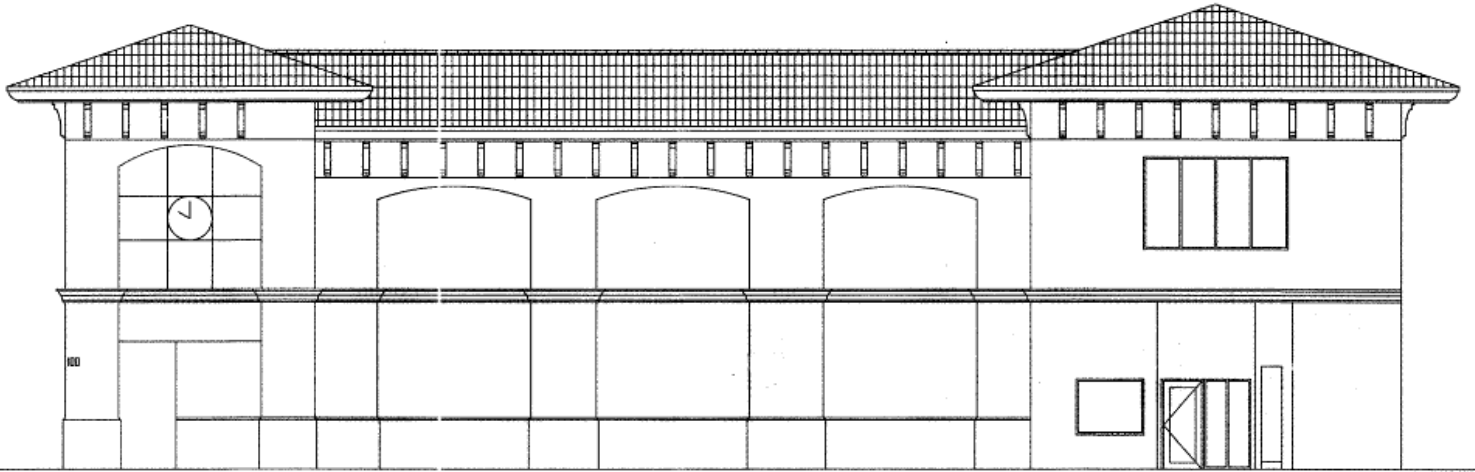


Plan View— Proposed Exterior Alterations

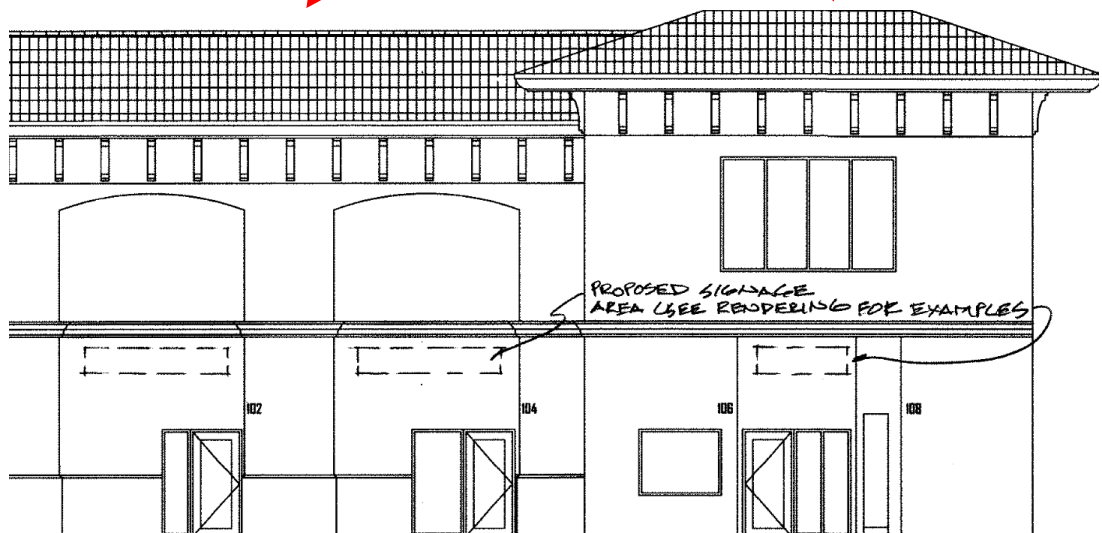
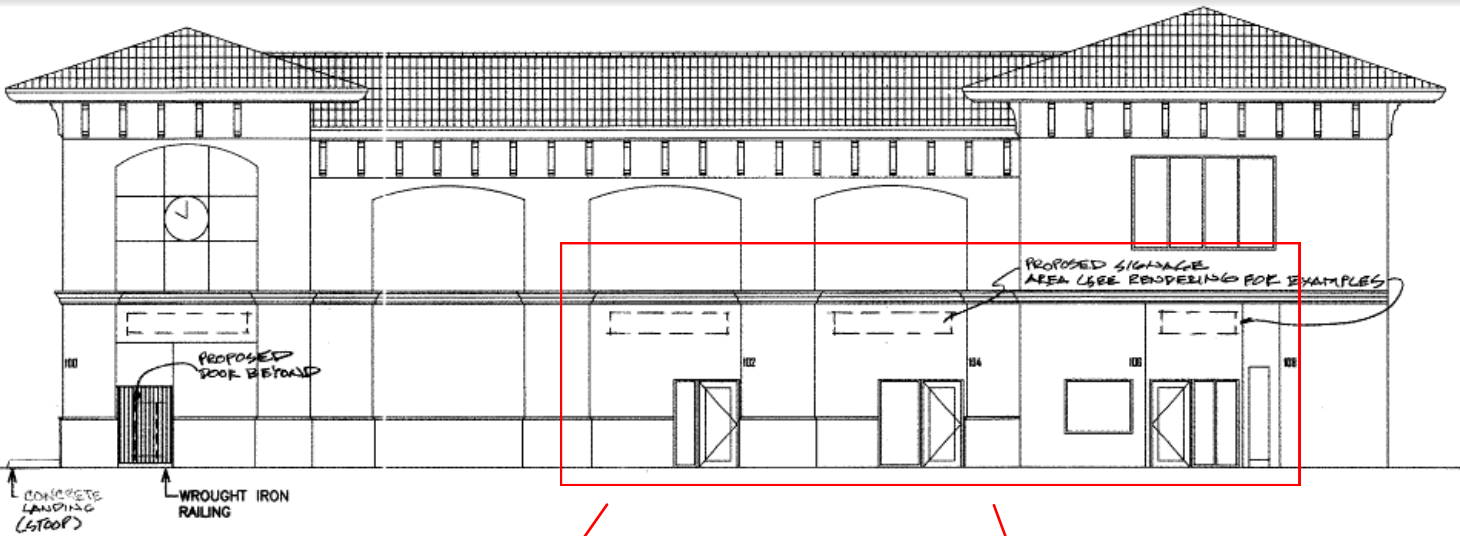


Addition of Three Store Front Systems, Courtyard Seating Area, & Infill of Store Front Glass in former ATM space.

Existing Western Elevation—2nd Street

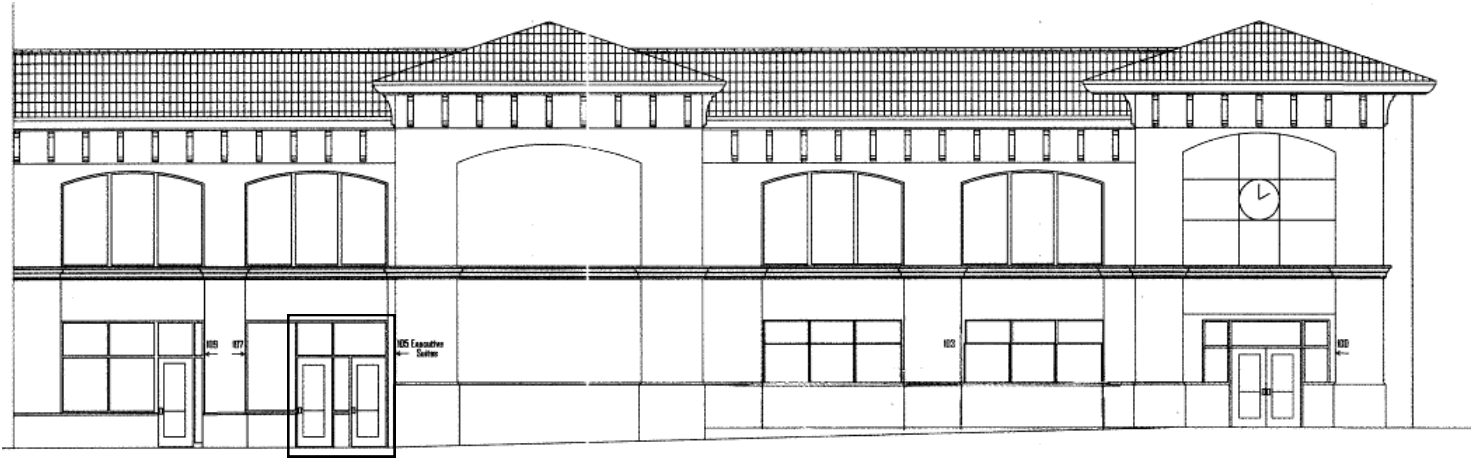


Proposed Western Elevation—2nd Street

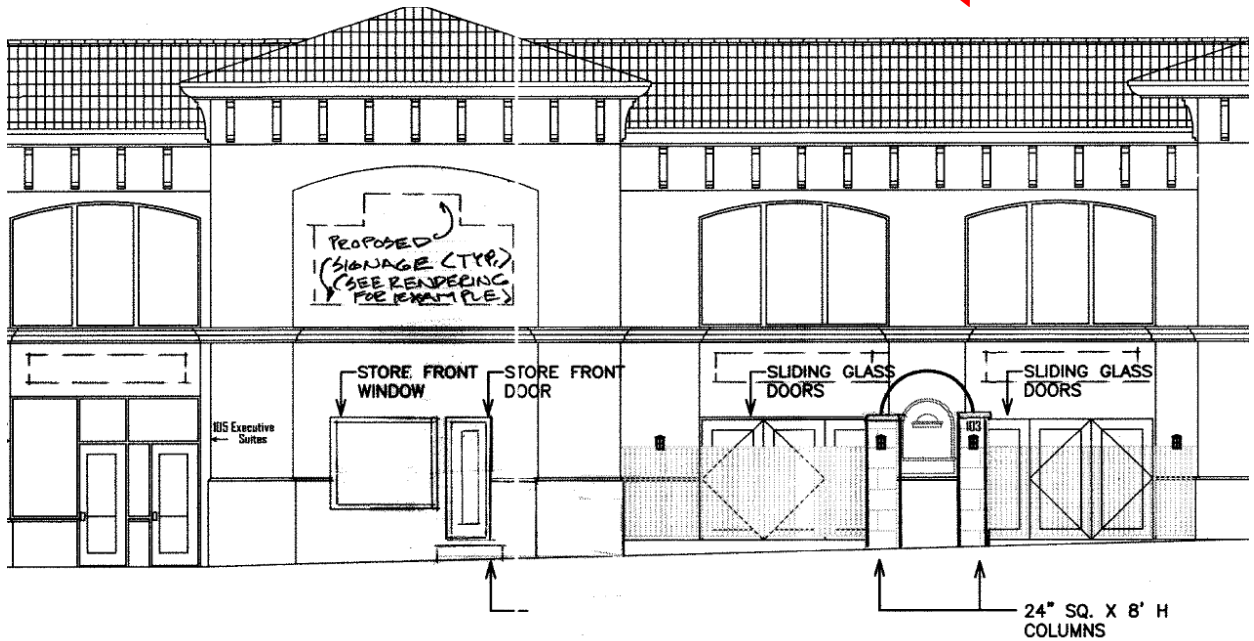
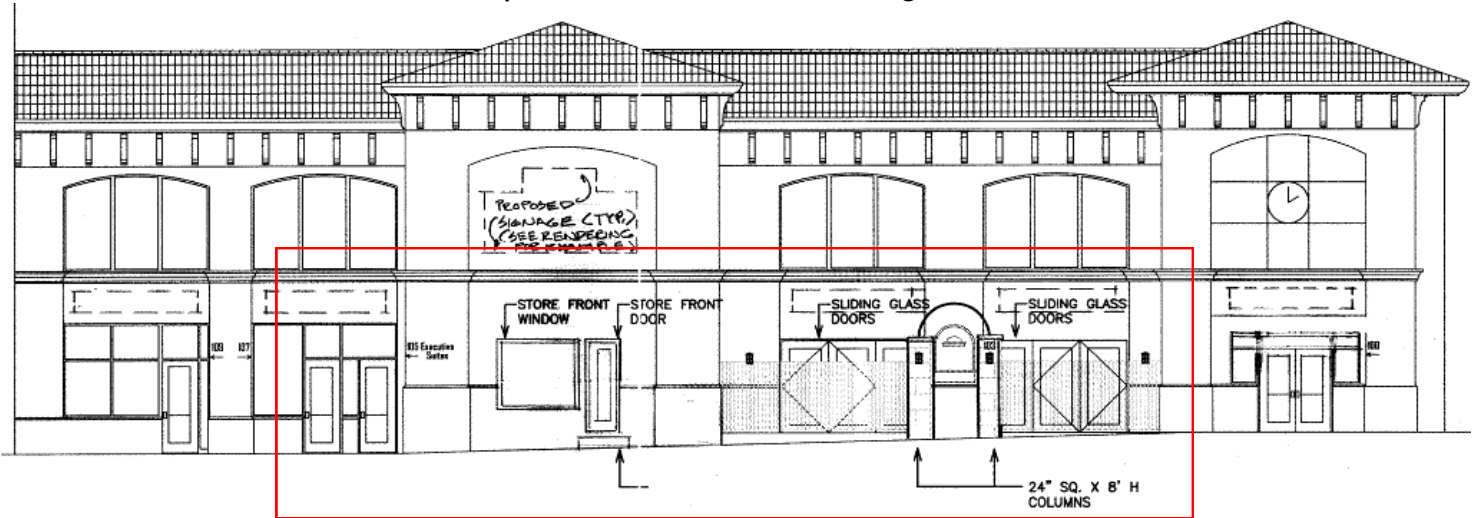


Close-up of Proposed Western Elevation—2nd Street

Existing Northern Elevation—Orange Avenue



Proposed Northern Elevation—Orange Avenue



Close-up of Proposed Northern Elevation—Orange Avenue



Photo of 100 S 2nd Street- After Extensive Reconstruction in 1999



Existing Site Photos



Proposed Courtyard Seating Area





Proposed Landing or
Ramp Access