

**HISTORIC PRESERVATION BOARD
BOARD AGENDA**

Historic Preservation Board Regular Meeting - Monday, November 24, 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. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **CONSIDERATION OF ABSENCES**
6. **APPROVAL OF MINUTES**
 - a. Minutes of October 27, 2014 meeting
7. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 14-37, an application submitted by the Property Owner(s), Rast Properties LLC, for a conceptual redevelopment plan for a contributing historic site located at 715 Orange Avenue.
 - b. Certificate of Appropriateness 14-36 - A request to deviate from City Code Section 22-187(6)(a) to reduce the width of the required landscape strip between the established vehicular use area and the property to the north, from ten (10) feet to eight feet and seven inches (8.67') .
8. **NEW BUSINESS**
 - a. All Aboard Florida
9. **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.

Historic Preservation Board

6. a.

Meeting Date: 11/24/2014

Information

REQUESTED ACTION

Minutes of October 27, 2014 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 10/27/14

Form Review

Form Started By: Alicia Rosenthal

Started On: 11/17/2014 01:36 PM

Final Approval Date: 11/17/2014

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD
HELD ON MONDAY, OCTOBER 27, 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: Peggy Harris; Brad Culverhouse; Suzanne Boardman; Annie Kate Jackson;
Charlie Hayek; Holly Theuns; Chairman Paul Sampson

Absent: Jean-Ellen Wilson; Sonja M. Gates

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

Ms. Harris entered the meeting after roll call.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
Mr. Hayek and Ms. Theuns were made active members for the meeting.

6. **APPROVAL OF MINUTES**

- a. Minutes of September 22, 2014 meeting

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to
approve the minutes of the September 22, 2014 meeting.

AYE: Peggy Harris, Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson,
Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

7. PUBLIC HEARINGS

- a. 715 Orange Avenue and 702 Atlantic Avenue - Certificate of Appropriateness 14-35, an application submitted by the Property Owner(s), Rast Properties LLC, for the demolition of two contributing historic structures.

Mr. Benton gave an overview of the application and answered questions. John Foster, Architect representing the applicant, commented and answered questions. Steven Tarr, applicant, commented and answered questions.

Motion was made by Holly Theuns, and seconded by Peggy Harris to approve the demolition of 702 Atlantic Avenue based upon consideration of the established criteria in City Code Section 23-49 that the structure has been allowed to deteriorate beyond reasonable expectations of re-use or re-conditioning.

AYE: Peggy Harris, Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson, Holly Theuns, Chairman Paul Sampson

NAY: Charlie Hayek

Passed

Motion was made by Suzanne Boardman, and seconded by Peggy Harris to approve the demolition application **when we receive a conceptual site plan** without an application for abandonment of the alley way based on the criteria in City Code Section 23-49, that the structure is not one of the last remaining examples of its kind in the city and the retention of the structure does not promote the general welfare of the city by providing an opportunity for study of local history, architecture and design.

AYE: Holly Theuns, Charlie Hayek, Annie Kate Jackson, Suzanne Boardman, Brad Culverhouse, Peggy Harris, Chairman Paul Sampson

Passed

- b. 1023 Citrus Avenue - Application for Preliminary Historic Designation submitted by the Property Owner, Gholamreza Torkaman, to designate the structure located as locally significant.

Mr. Benton gave an overview of the application.

Motion was made by Brad Culverhouse, and seconded by Suzanne Boardman to accept the preliminary application for designation submitted by the applicant and direct staff to complete the designation report and notify the proper parties of the public hearing.

AYE: Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson, Charlie Hayek, Holly Theuns, Peggy Harris, Chairman Paul Sampson

Passed

- c. 301 S US Highway 1 - An application for a Historic Preservation Tax Exemption submitted by the Property Owner, Linda Kroon, to provide an exemption of City assessed taxes upon improvements to a contributing historic structure.

Mr. Benton gave an overview of the application.

Motion was made by Holly Theuns, and seconded by Brad Culverhouse to forward a recommendation of approval to the City Commission of this Historic Preservation tax exemption based upon eligibility and compliance with local and federal regulations for rehabilitation of a historic structure.

AYE: Suzanne Boardman, Annie Kate Jackson, Charlie Hayek, Holly Theuns, Peggy Harris, Brad Culverhouse, Chairman Paul Sampson

Passed

- d. The Historic Preservation Board at their September 22, 2014 requested a follow-up discussion regarding the established density and height restrictions and requirements in the Downtown Historic District.

Mr. Benton discussed the density and height restrictions in the Downtown Historic District and Edgartown Settlement. Mr. Benton suggested looking at existing examples of built environments, separating the downtown in corridors or sections, and looking at doing a ratio or percentage height cap guideline in downtown or looking for an overall peak height guideline.

Chairman Sampson asked for input from the board to look at examples of built environments that will work for the City of Ft. Pierce.

8. NEW BUSINESS

Motion was made by Holly Theuns, and seconded by Brad Culverhouse to ask staff to proceed with a letter of protest to All Aboard Florida on the behalf of the Historic Preservation Board to be approved and signed by the Chairman.

AYE: Annie Kate Jackson, Charlie Hayek, Holly Theuns, Peggy Harris, Brad Culverhouse, Suzanne Boardman, Chairman Paul Sampson

Passed

9. CONSIDERATION OF ABSENCES

Motion was made by Brad Culverhouse, and seconded by Charlie Hayek to move Consideration of Absences to the end of the agenda.

AYE: Suzanne Boardman, Peggy Harris, Holly Theuns, Charlie Hayek, Brad Culverhouse, Annie Kate Jackson, Chairman Paul Sampson

Passed

Motion was made by Suzanne Boardman, and seconded by Annie Kate Jackson to excuse the absence of Ms. Wilson.

AYE: Brad Culverhouse, Charlie Hayek, Holly Theuns, Peggy Harris, Suzanne Boardman, Annie Kate Jackson, Chairman Paul Sampson

Passed

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to excuse the absence of Ms. Gates.

AYE: Peggy Harris, Brad Culverhouse, Suzanne Boardman, Annie Kate Jackson, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

10. **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.

Historic Preservation Board

7. a.

Meeting Date: 11/24/2014

Information

REQUESTED ACTION

Certificate of Appropriateness 14-37, an application submitted by the Property Owner(s), Rast Properties LLC, for a conceptual redevelopment plan for a contributing historic site located at 715 Orange Avenue.

LOCATION

715 Orange Avenue

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Acceptance

Attachments

Staff Report

Conceptual Redevelopment Plan & Support Documents for 701 Orange Avenue Rehabilitation Plan

Marked-Up Conceptual Plan - Dimensions & Landscaping

Form Review

Form Started By: Kori Benton
Final Approval Date: 11/17/2014

Started On: 11/17/2014 03:40 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

NOVEMBER 24TH, 2014

Agenda Item 5A

Owner

RAST Properties, Inc.

Applicant

Steven Tarr

Representative

John Foster, Architect

Location

715 Orange Avenue

Parcels

2410-703-0002-000-7, 2410-703-0001-000-0, 2410-703-0008-000-9

Historic Status

Contributing Structure within the Sample Oaks Historic District

Requested Action

Approval of Conceptual Development Plan in order to proceed with the demolition of 715 Orange Avenue

Recommendation

Acceptance

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

715 ORANGE AVENUE

1920- Date of Construction per Florida Master Site File

c1930-1940—Suggested date of construction.

7/21/2003 City Commission adopts the Sample Oaks Historic District. This structure is listed as a contributing site.

4/21/2004 Structure purchased by current owners.

9/23/2013- Historic Preservation Board granted conditional approval of a redevelopment plan to adaptively reuse 715 Orange Avenue. No action has been taken.

10/9/2014— Property sold to new owner.

10/27/2014—HPB Conditionally approved the demolition of the structure, pending approval of a Conceptual Site Plan.

STAFF ANALYSIS

The request submitted by the new property owner, RAST Properties, Inc., is for approval of a Conceptual Development Plan for 715 Orange Avenue, a contributing site within the Sample Oaks Historic District. The previous property owners controlled the sites for nearly a decade, completing very minimal maintenance tasks, allowing further deterioration and degradation of the existing structure on site.

The Historic Preservation Board, at their July

22nd, 2013 meeting, voted unanimously to approved a demolition request for 702 Atlantic Avenue upon the proposal to adaptively reuse the structure at 715 for a restaurant. Subsequently, the previous owner(s) and their representative received conditional approval of a conceptual site plan for the redevelopment of the subject property and neighboring properties. No actions were taken by the former owners and applicant to pursue compliance with all conditions of approval to move forward with the demolition of 702 Atlantic Avenue or rehabilitation and reuse of 715 Orange Avenue.

The new property owner, RAST Properties, Inc garnered ownership of the collection sites in early October, 2014. The President of RAST Properties, Inc, Steve Tarr, is President of Bunwin, Inc., the property owner of 701 Orange Avenue, the art deco structures abutting to the east. Collectively, RAST Properties, Inc and Bunwin, Inc. own six parcels neighboring this corner of the Orange Avenue corridor, totaling 47,000 sq. ft. of commercial space, excluding the two residential structures at 702 Atlantic & 715 Orange. The majority of these commercial structures are vacant, however Mr. Tarr is pursuing prospective tenants and coordinating with City Staff to explore potential business initiatives for the sites.

The Historic Preservation Board at their October 27th, 2014 meeting, reviewed and considered the demolition requests of structures located at 702 Atlantic Avenue and 715 Orange Avenue. After discussion, the Board passed a motion to approve the demolition request for 702 Atlantic Avenue, and conditionally approve the demolition of 715 Orange Avenue upon the review of a Conceptual Site Plan without use of the City's Alleyway.

The applicant has revised the conceptual plan and submitted it for review by the Board. The plan further includes elevation plans for rehabilitation of 701 Orange Avenue to the east.

Conceptual Plan Review

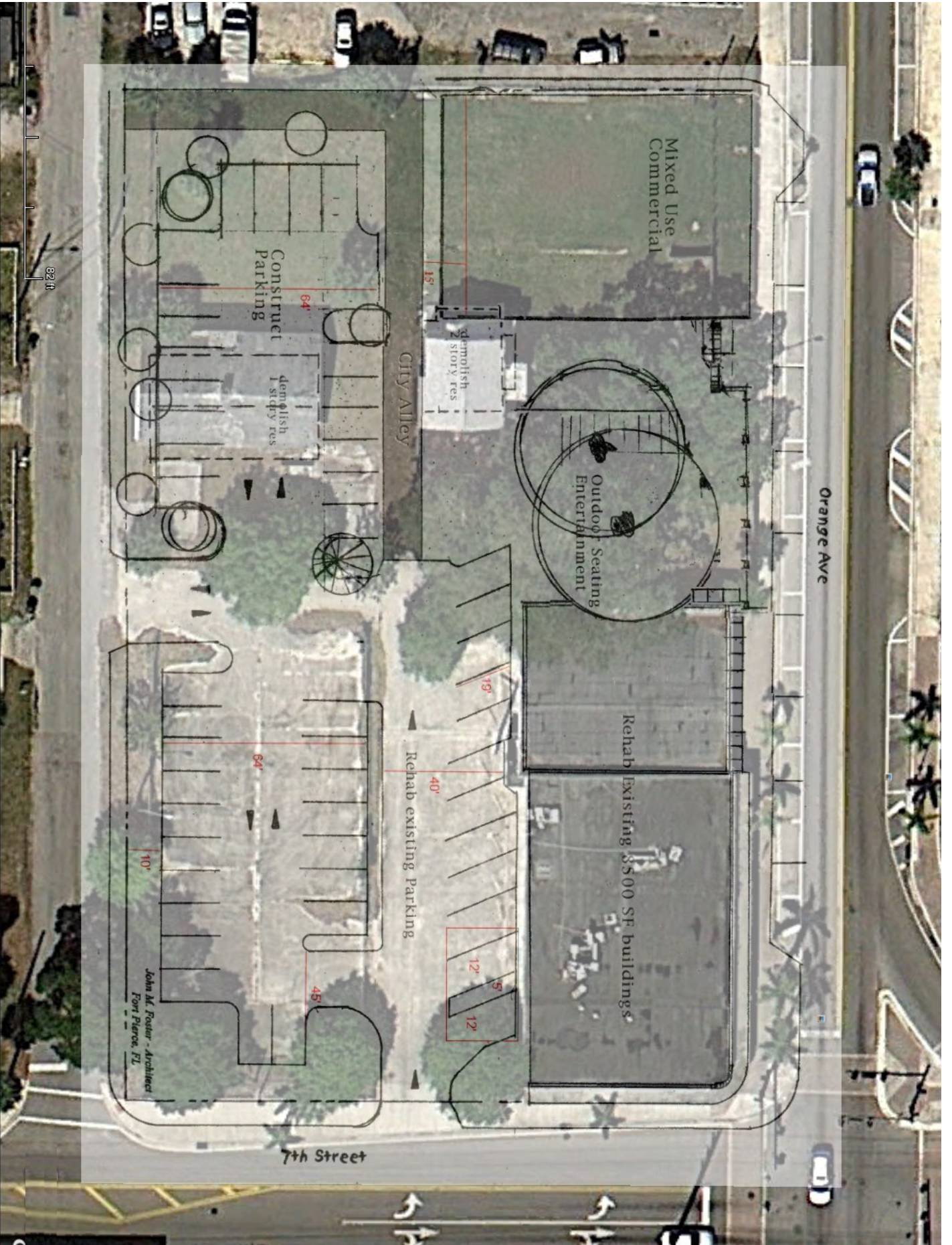
The plan submitted seeks to redevelop this portion of the block through the rehabilitation of 701 Orange Avenue, improve and expand the parking lot along Atlantic Avenue, as well as reserve space for the future construction on a mixed-use structure and outdoor seating area along Orange Avenue. The application does not include specifics related to the timeline for initiation or the prospective building size, style, or height.

The plan presents a total of forty-nine (49) parking spaces once to support 701 Orange and the future structure, landscape strips to provide a buffer for the residences to the south, and interior landscape islands. The plan incorporates the preservation of the two large oak trees present on site, which further the concept of outdoor seating and entertainment as noted. The Plan does not present specific dimensions to determine whether the parking plan meets the City Code requirements for stall and drive-aisle widths, however the general layout and concept appears to align with design standards. The presented building pad for the future structure will need to be adjusted to reflect the fifteen (15) foot setback requirement from the public right-of-way, slightly reducing the building footprint. Furthermore, the Plan should incorporate the installation of sidewalks along Atlantic Avenue, bicycle parking spaces, stop bars, and parking lot lighting, as required by the City Code. Collectively, the Plan offers insight into future opportunities for infill and development within an important segment of the City's midtown area.

STAFF RECOMMENDATION

The presented conceptual plan presents the foundation for prospective redevelopment of the property in conjunction with common holdings to the east, 701 Orange Avenue, which have the capacity to positively impact the district and this prominent corridor. Staff recommends acceptance of the proposed Conceptual Plan.

Aerial with Redevelopment Plan



Orange Ave

Mixed Use Commercial

Outdoor Seating Entertainment

Rehab Existing 8500 SF buildings

demolish 2 story res

City Alley

Rehab existing Parking

Construct Parking

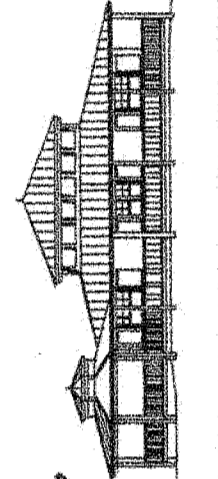
demolish 1 story res

7th Street

John M. Foster - Architect
Fort Pierce, FL

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Date	By	Description
10/27/14	JMF	Issued for Review



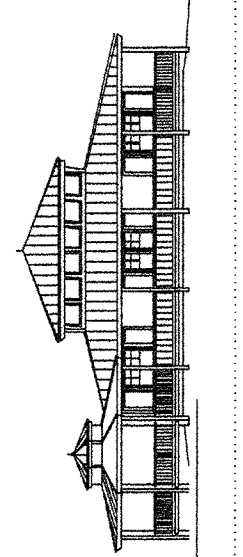
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jmfarc@gmail.com

Schematic Site Sketch
701 - 715 Orange Ave
Ft. Pierce, Florida

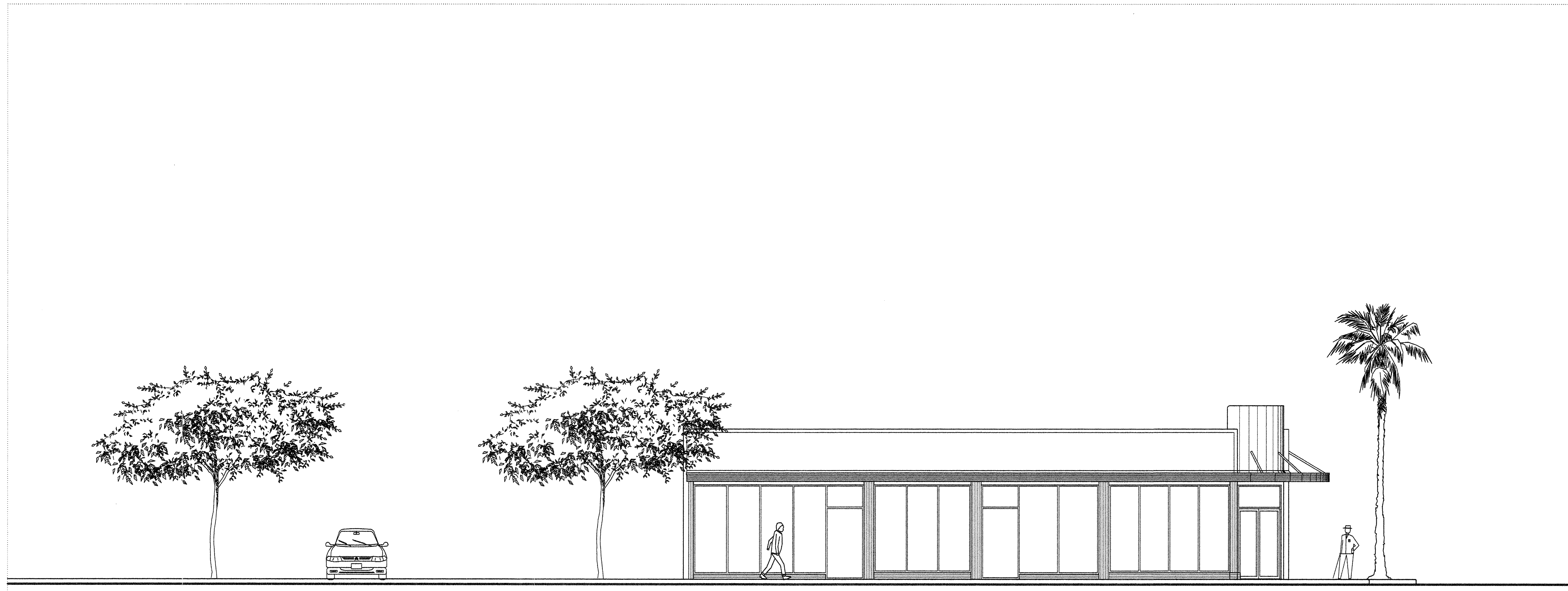
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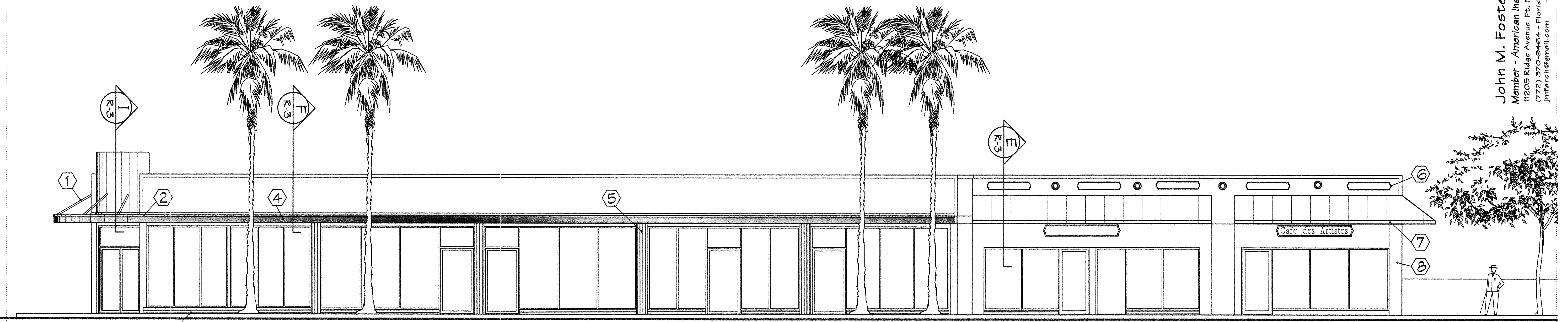
Date	By	Description
11/10/14	JMF	Issued for Facade Grant



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 jmfarch@gmail.com



South 7th Street Elevation Scale - 3/16" = 1' 0"



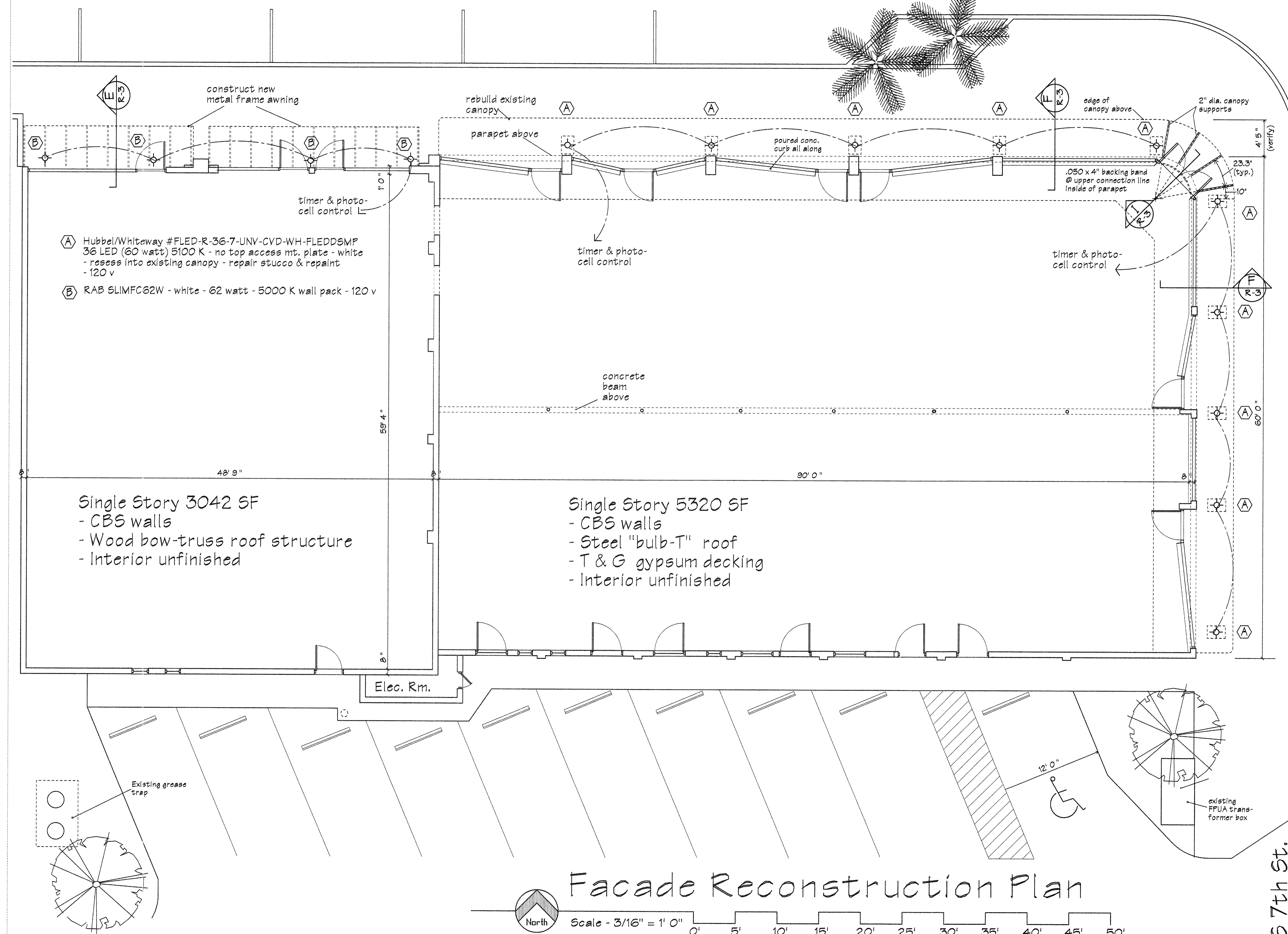
Orange Avenue Elevation Scale - 3/16" = 1' 0"

- ① 2" dia. powdercoated alum. support bars per Details on R-3
- ② rehabilitate wooden "eyebrow" w/ sloped, self-adhered roofing & new "Deco" aluminum fascia to match original
- ③ clean & repoint existing Roman brick & pour nominal 8 x 8" concrete curb along interior
- ④ reinforce existing wood sub-fascia - install custom fabricated clear anodized alum. horizontal groove fascia
- ⑤ install custom fabricated clear anodized alum. vertical groove column covers
- ⑥ repair parapet stucco, install stucco raised details
- ⑦ install 4' wide Class "A" fabric & alum. awning
- ⑧ remove existing horizontal wood siding, repair existing 4" x 4" tile facade, regout as required

Rehabilitation of Facade :
Peacock Arts Center
 701 Orange Avenue, Ft. Pierce, Florida

Sheet
R-1
 of 3

Orange Avenue



- (A) Hubbel/Whiteway #FLED-R-36-7-UNV-CVD-WH-FLEDDSMF
36 LED (60 watt) 5100 K - no top access mt. plate - white
- recess into existing canopy - repair stucco & repaint
- 120 v
- (B) RAB SLIMFC62W - white - 62 watt - 5000 K wall pack - 120 v

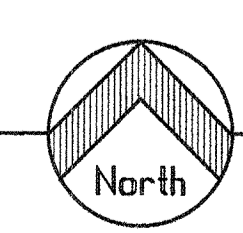
Single Story 3042 SF
 - CBS walls
 - Wood bow-truss roof structure
 - Interior unfinished

Single Story 5320 SF
 - CBS walls
 - Steel "bulb-T" roof
 - T & G gypsum decking
 - Interior unfinished

Elec. Rm.

Existing grease trap

existing FPUA transformer box



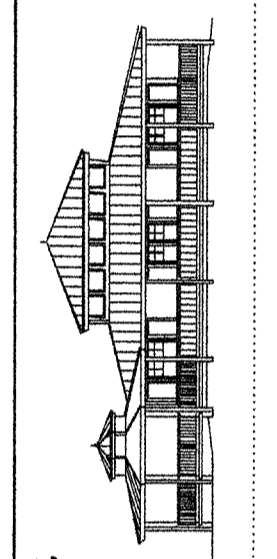
Facade Reconstruction Plan

Scale - 3/16" = 1' 0"

S 7th St.

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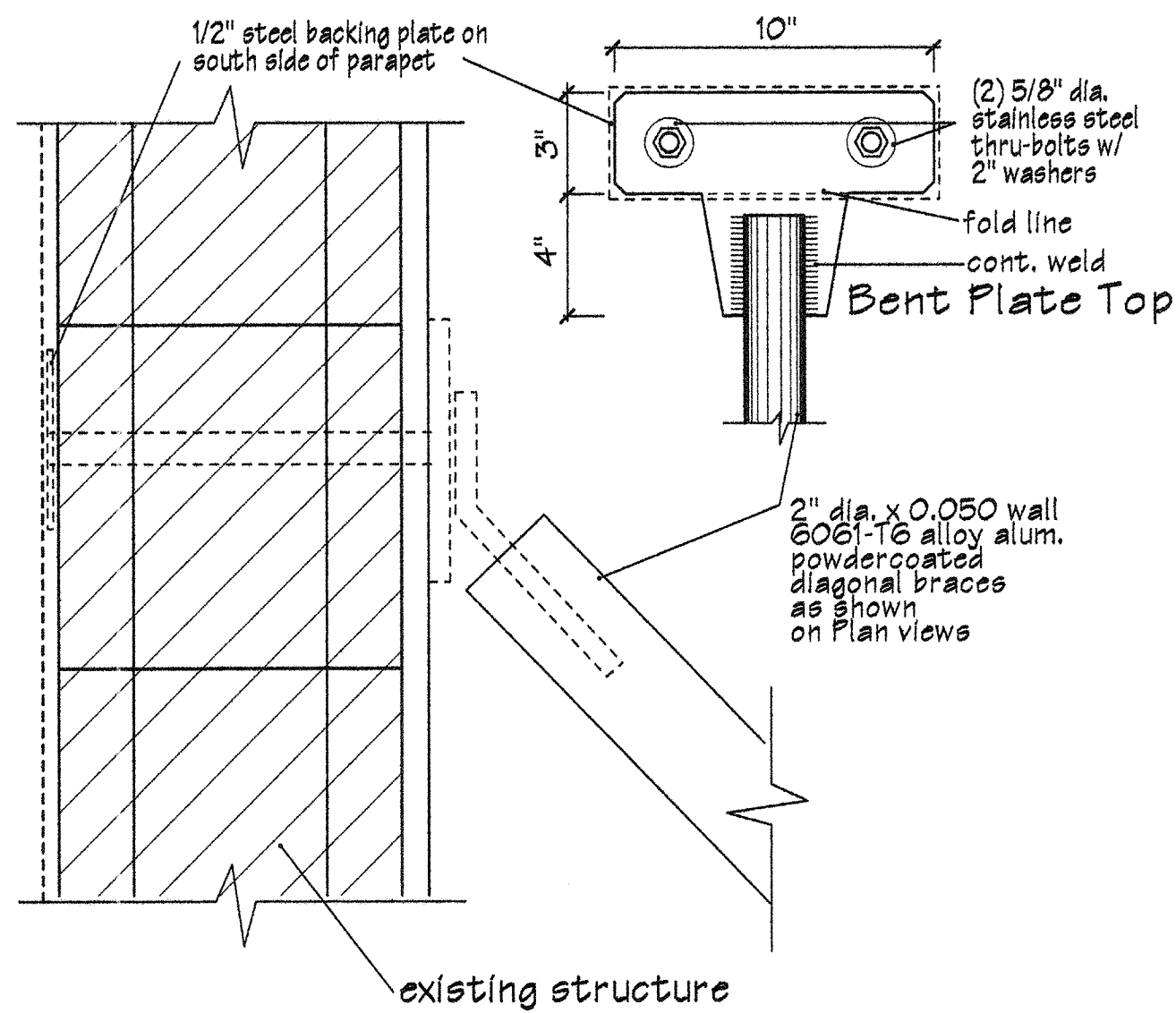
Date	By	Description
11/10/14	JMF	Issued for Facade Permit



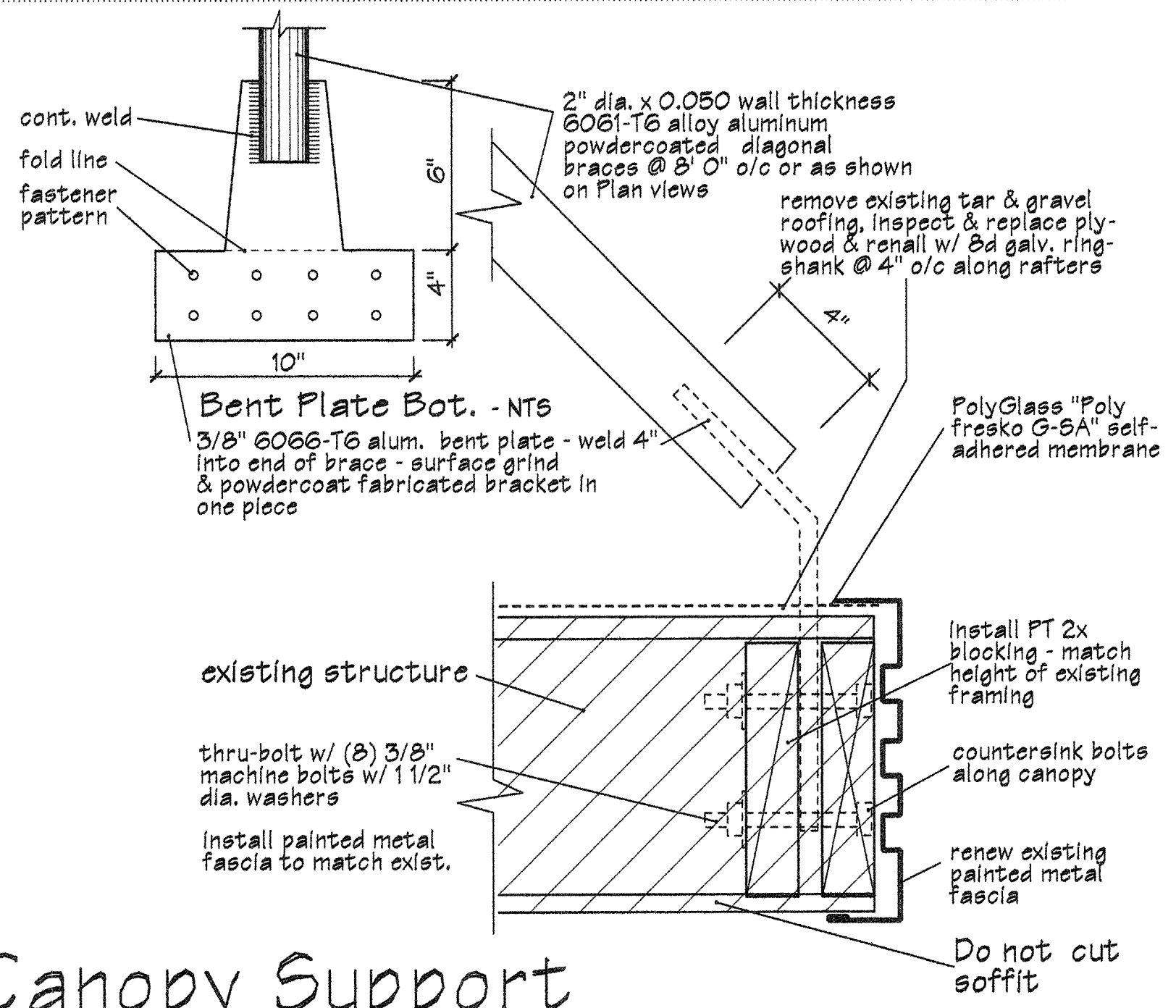
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 (772) 370-8464 - Florida Registration No. 2811
 jmf@architectlink.net

Rehabilitation of Facade:
PEACOCK ARTS CENTER
 701 Orange Avenue, Ft. Pierce, Florida

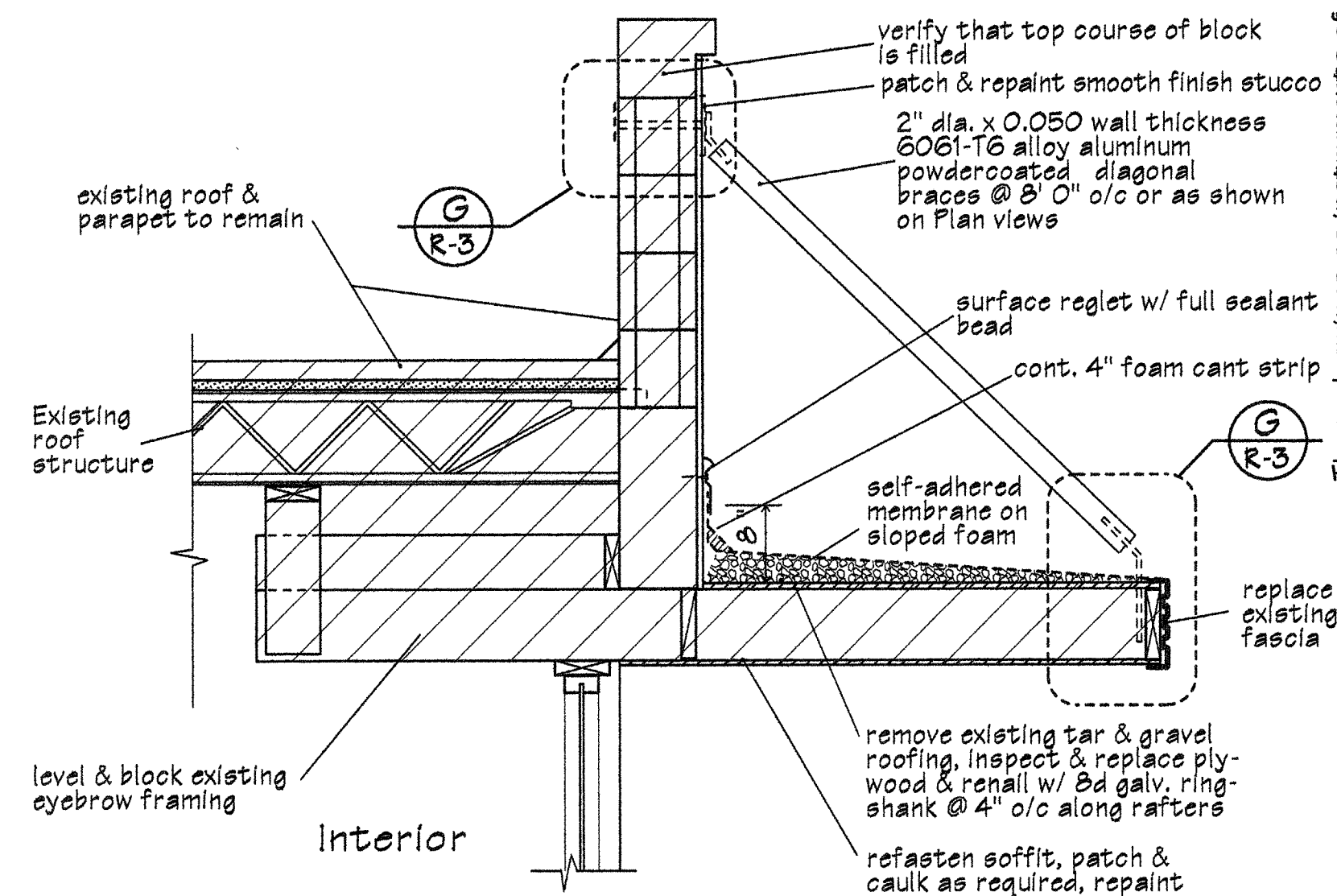
Sheet
R-2
 of 3



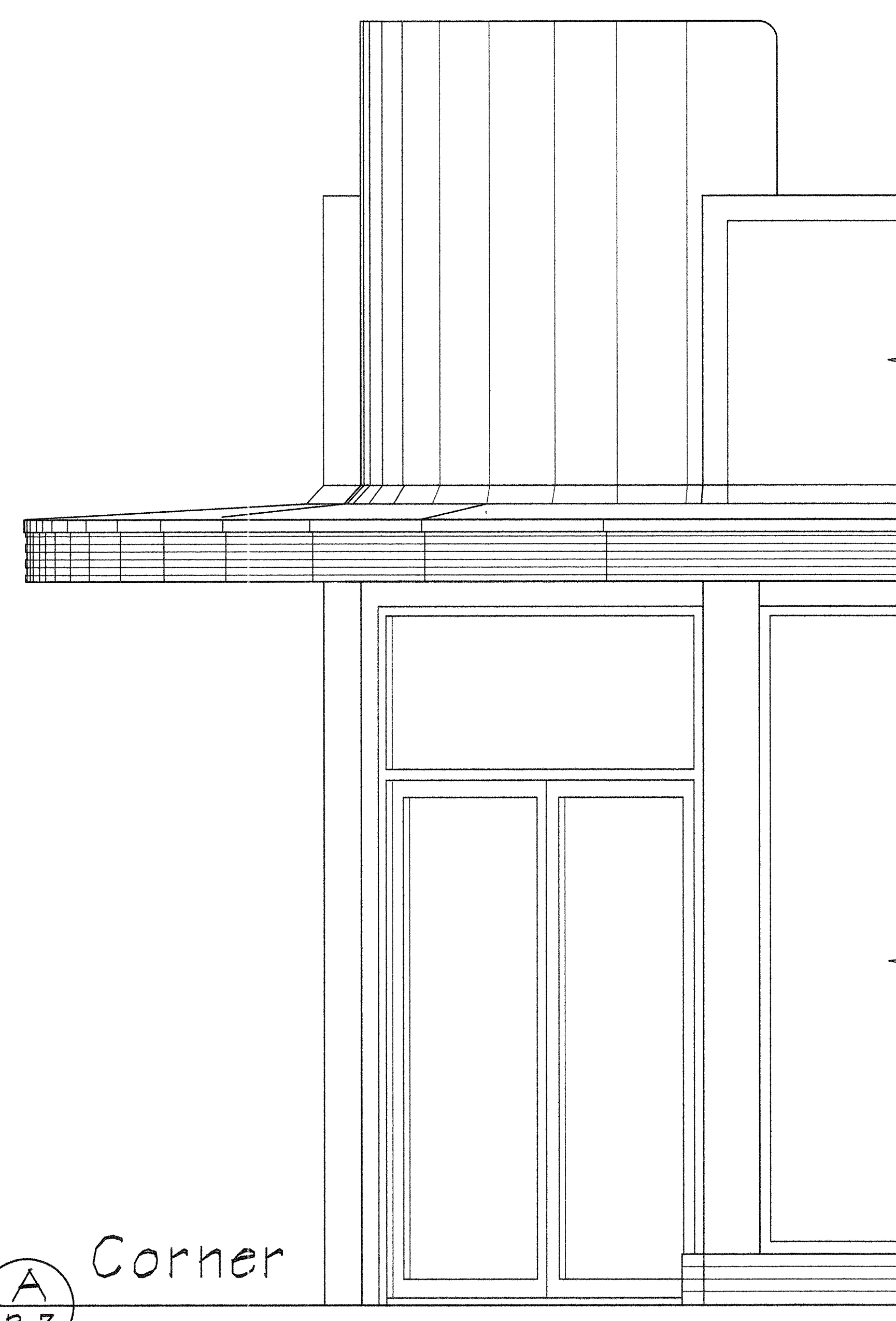
G Parapet Conn.
R-3 Scale - 3" = 1' 0"



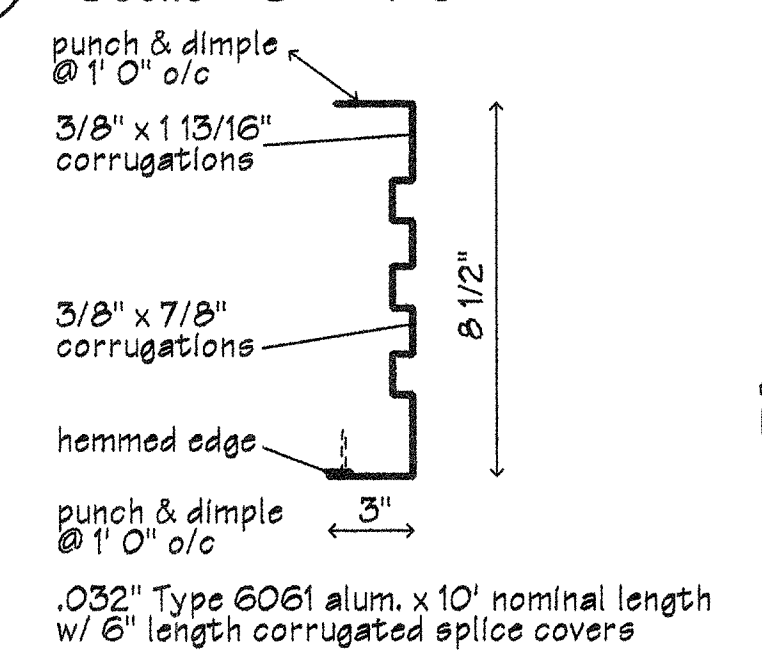
H Canopy Support
R-3 Scale - 3" = 1' 0"



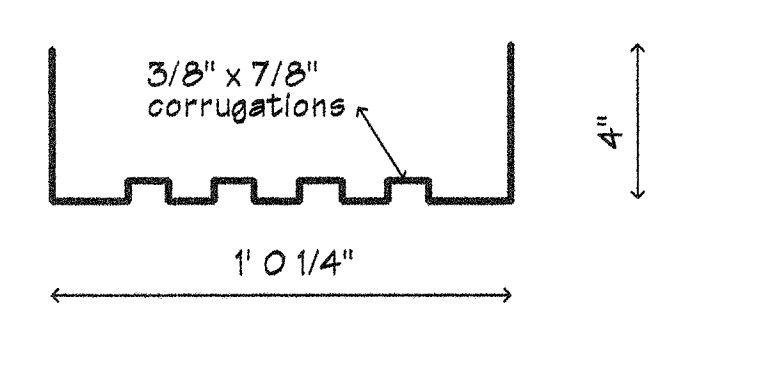
I Corner Support
R-3 Scale - 3/4" = 1' 0"



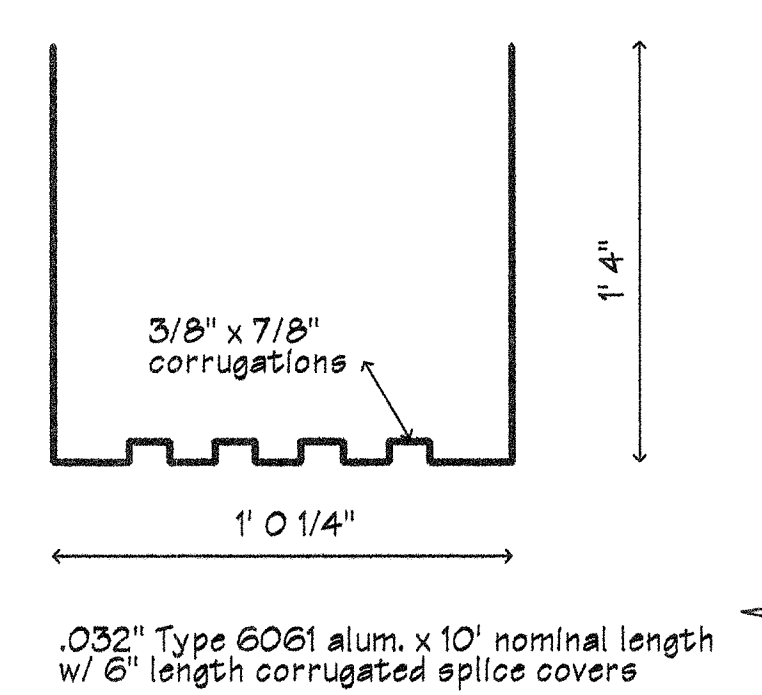
A Corner
R-3



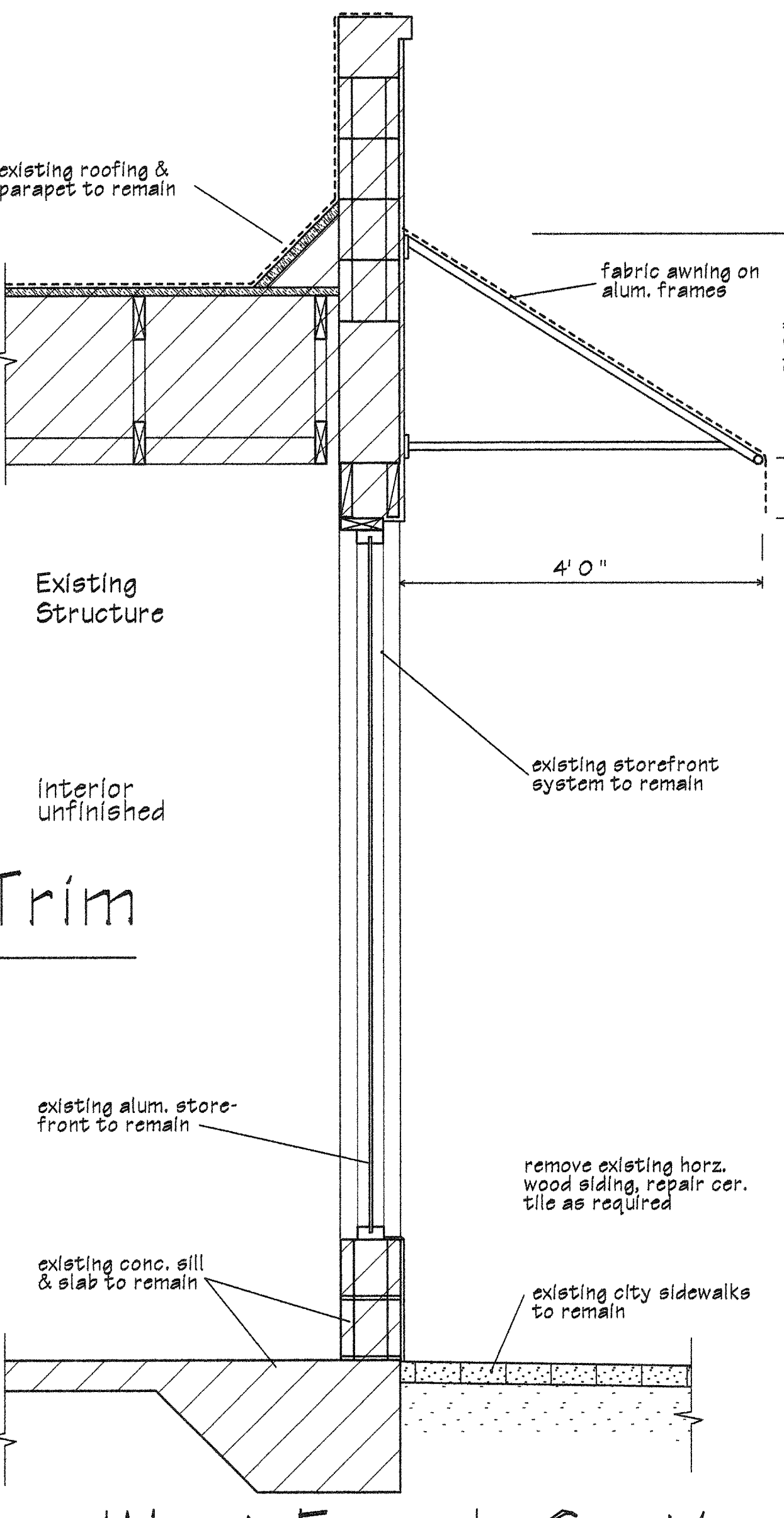
D Fascia Trim
R-3 Verify dimensions on-site



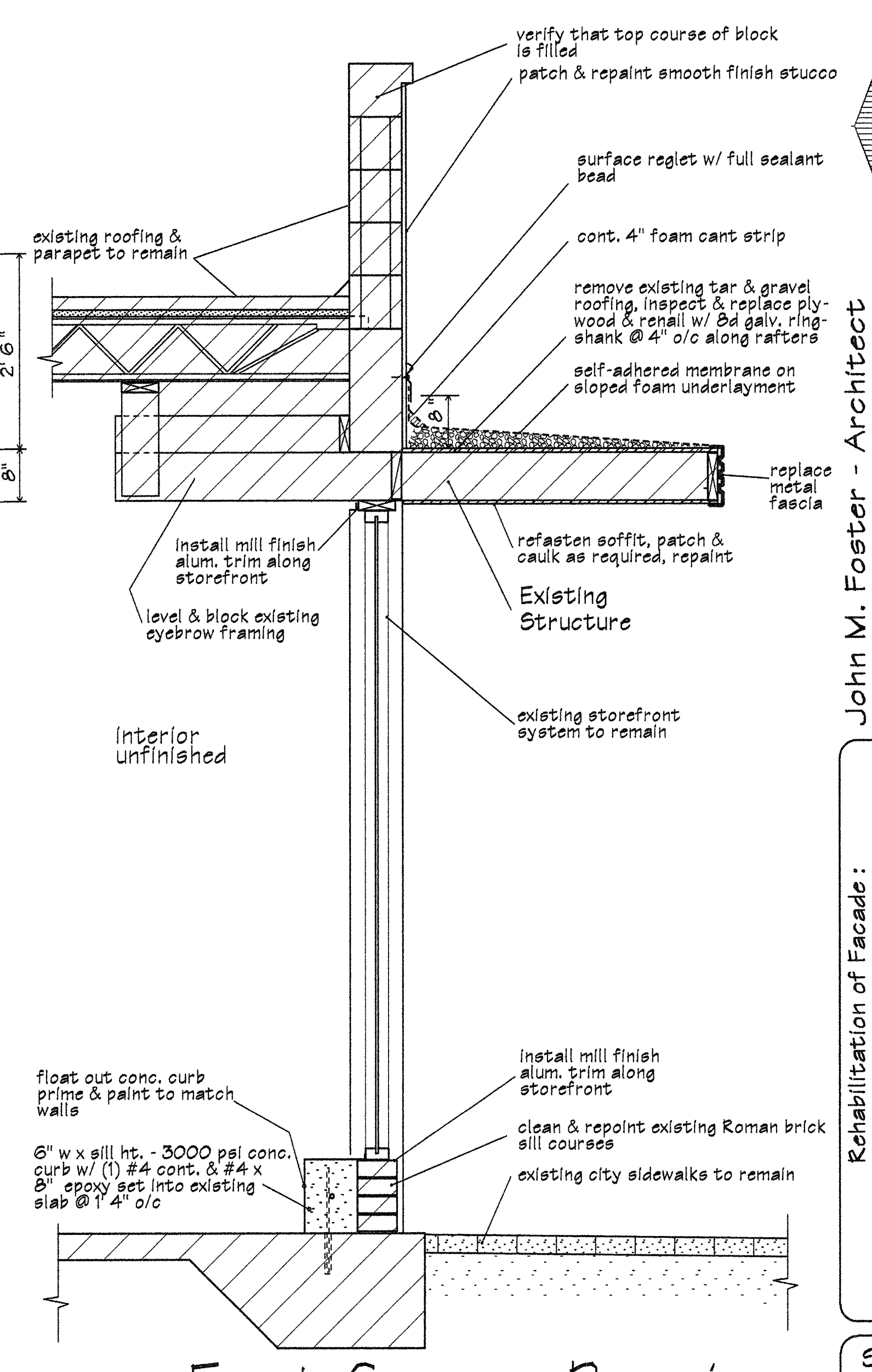
C Type 2 Col. Trim
R-3 Verify dimensions on-site



B Type 1 Col.
R-3 Verify dimensions on-site



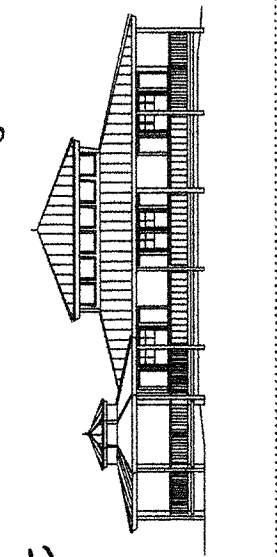
E West Facade Section
R-3



F East Canopy Repair
R-3 Scale - 3/4" = 1' 0"

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Date	By	Description
11/01/14	JMF	Issued for Facade Grant



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Rehabilitation of Facade:
Peacock Arts Center
701 Orange Avenue, Ft. Pierce, Florida

Orange Ave

Mixed Use Commercial

Outdoor Seating Entertainment

Rehab Existing 8500 SF buildings

demolish 2 story res

15'

City Alley

19'

40'

Rehab existing Parking

12'

5'

12'

Construct Parking

demolish 1 story res

64'

64'

45'

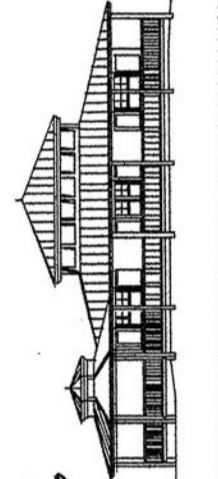
10'

John M. Foster - Architect
Fort Pierce, FL

7th Street

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Date	By	Description
10/27/14	JMF	Issued for Review



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Schematic Site Sketch
701 - 715 Orange Ave
Ft. Pierce, Florida

Sheet

Historic Preservation Board

7. b.

Meeting Date: 11/24/2014

Information

REQUESTED ACTION

Certificate of Appropriateness 14-36 - A request to deviate from City Code Section 22-187(6)(a) to reduce the width of the required landscape strip between the established vehicular use area and the property to the north, from ten (10) feet to eight feet and seven inches (8.67') .

LOCATION

330 N 2nd Street (aka 331 N 2nd Street)

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

Staff Report

Form Review

Form Started By: Kori Benton
Final Approval Date: 11/17/2014

Started On: 11/17/2014 05:09 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

NOVEMBER 24TH, 2014

Agenda Item 5B

Owner

Orchid Island Juice Co.

Applicant

Frank Tranchila, CFO

Location

330 N 2nd St (aka 331 N 2nd St)

Parcel ID

2410-503-0007-000-8

Requested Action

A request to deviate from City Code Section 22-187(6) (a) to reduce the width of the required landscape strip between the established vehicular use area and the property to the north from ten (10) feet to eight feet and seven inches (8.6').

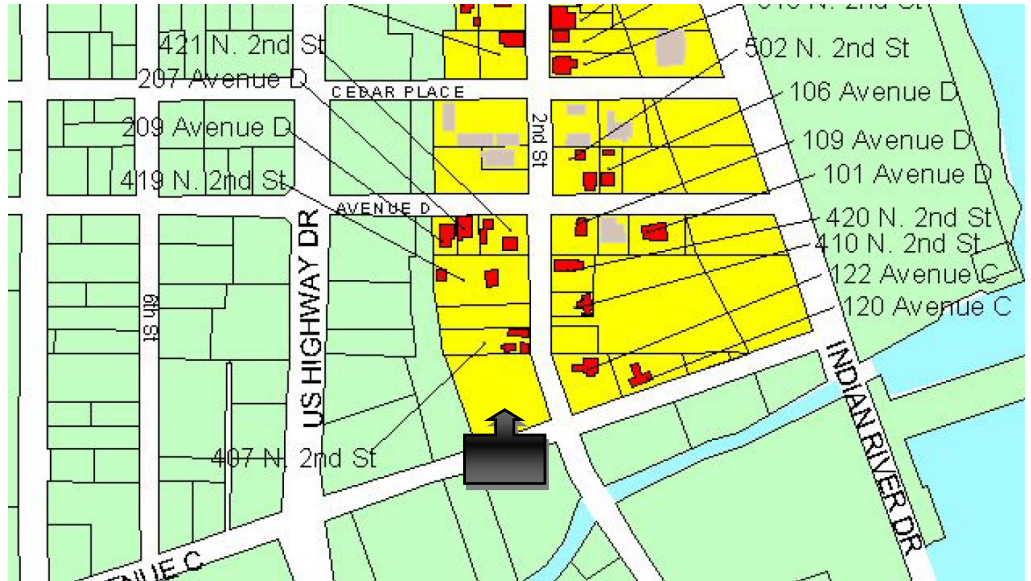
Recommendation

Approval

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Non-Contributing Subject Site

HISTORY

- 1901-1910—Subject structure constructed on site. (Demolition Date Unknown)
- 1982—Property Recorded Independent of the Hill Studio to the North.
- c1980s— Parking Lot Constructed
- 11/19/2001—City Commission adopts the Edgartown Historic District. This structure is listed as a contributing historic structure.
- 7/2014— Property Owners surveyed the property, noting that the Hill Studio encroached into the subject parcel.
- 9/2014—Property Owners received administrative COA approval to construct a wood fence along the prospective property line.
- Present— Property Owners are working with the property owner to the north to shift the property line, eliminating the encroachment of the Hill Studio.

REQUESTED ACTION

The applicant is seeking to secure variance approval to deviate from City Code Section 22-187(4)a. to reduce the width of the required landscape strip between the established vehicular use area and the property to the north from ten (10) feet to eight feet and seven inches (8.6').

City Code Section Section 22-187(6)(a). requires the establishment and maintenance of a ten (10) landscape strip between vehicular use areas and other property. Presently, a compliant landscape strip exists between the established parking area and the property to the north, however the property owner is seeking to transfer property to the owner to the north to eliminate an encroachment of the Hill Studio on the subject property. The request is a proactive measure in avoid an nonconforming characteristics of the established parking lot if the northern property line is adjusted. The property owners working with City Staff and the abutting property owner to construct a wood fence, however upon surveying the property it was determined that the established historic structure to the north encroached upon the subject property. The property owners are seeking to amicably resolve the situation, however the applicant is seeking to preserve conformity of the existing parking area through the authorization of the noted variance. The 1.41 ft. reduction will have a negligible impact on the subject site and buffering between the established parking area and the property to the north, as it will transfer the difference in land to the property owner to the north. The remaining landscape strip still has the capacity to accept trees, shrubs, and a variety of buffering materials in addition to the newly established fence. The request contributes to the resolution of a situation created when the subject property and property to the north were recorded independently in the 1980s.

Property Owner Notifications of the Variance

A total of 6 notifications of the proposed variance were mailed to the owners of the properties abutting located the subject property. As of November 17th, 2014, 1 responses have been received; 1 approving of the application and 0 disapproving of the application. An update will be provided to the Board at the meeting.

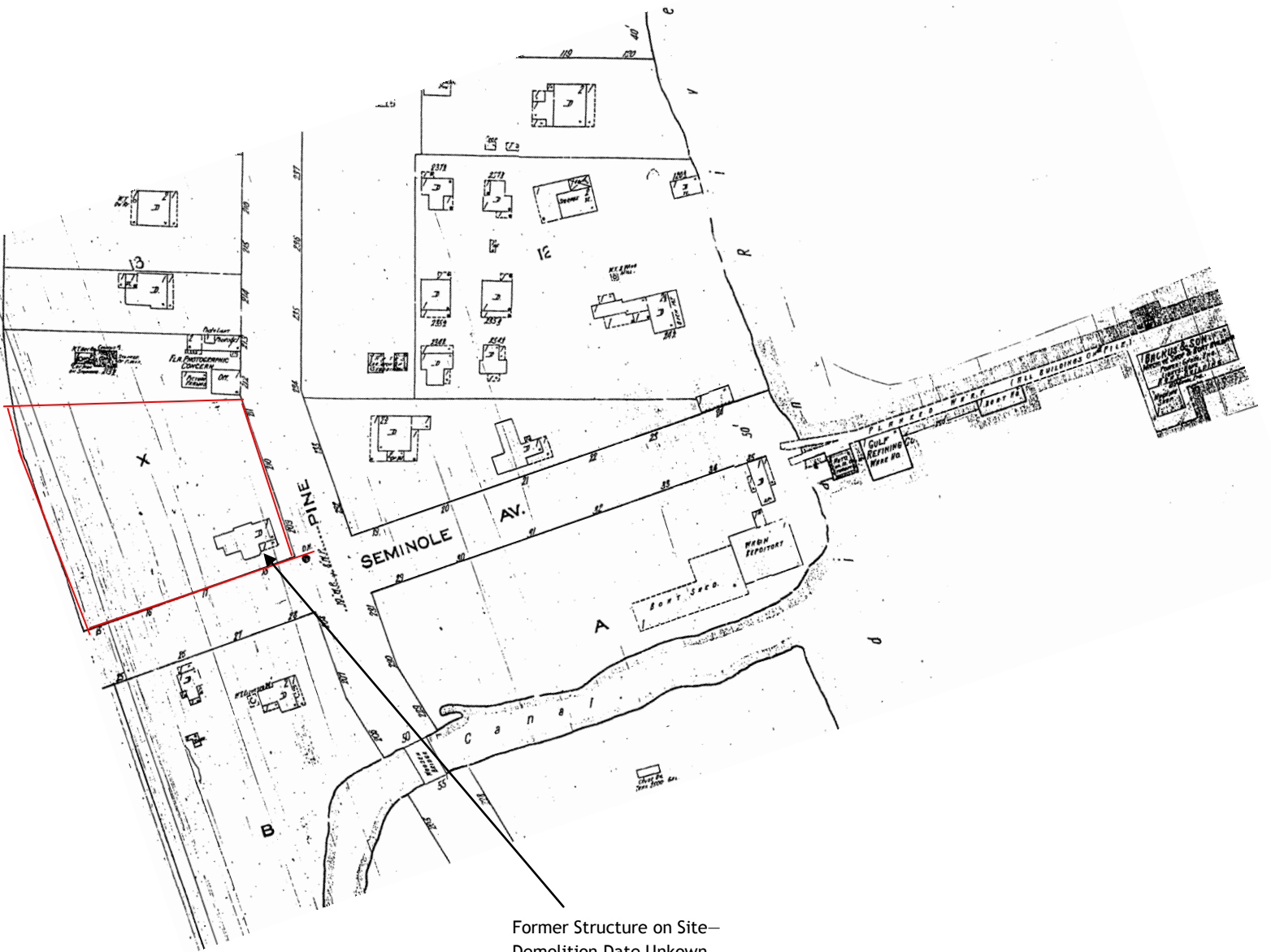
Staff Recommendation

The submitted request is consistent with the Secretary of Interior Standards as furthers the preservation of the contributing historic structure to the north through the elimination of a present encumbrance, and does not adversely impact the health, safety, and welfare of the community, therefore staff recommends **approval** of the request.

Conceptual View representing the Landscape Strip & Fence Line

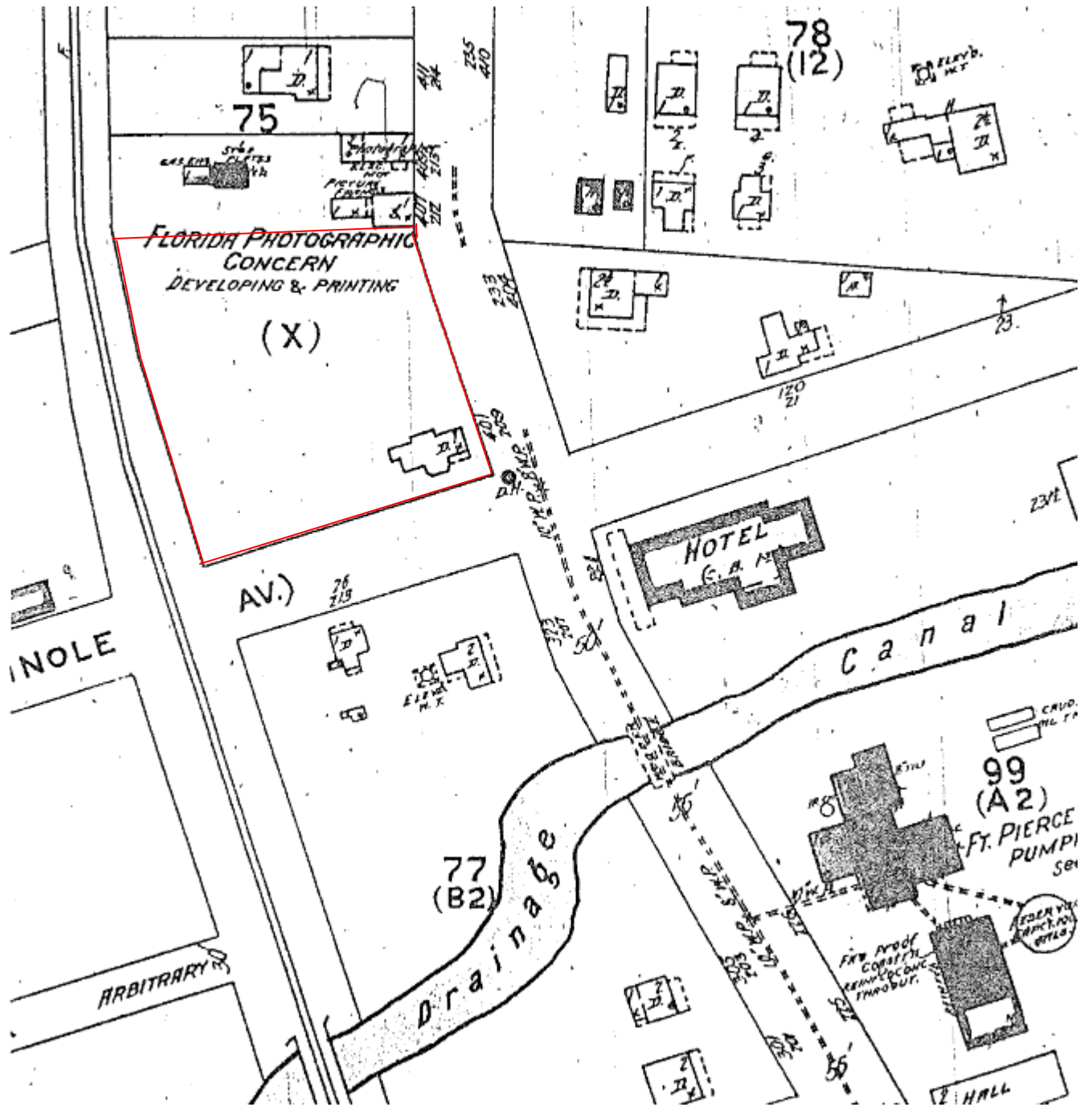


1915 Sanborn Map Snapshot



Former Structure on Site—
Demolition Date Unkown

1924 Sanborn Map Snapshot



Historic Preservation Board

8. a.

Meeting Date: 11/24/2014

Information

REQUESTED ACTION

All Aboard Florida

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Form Review

Form Started By: Alicia Rosenthal

Started On: 11/18/2014 09:05 AM

Final Approval Date: 11/18/2014