



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

OCTOBER 27TH, 2014

Agenda Item 5C

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

Recommendation of Approval for the Historic Preservation Ad-Valorem Tax Exemption

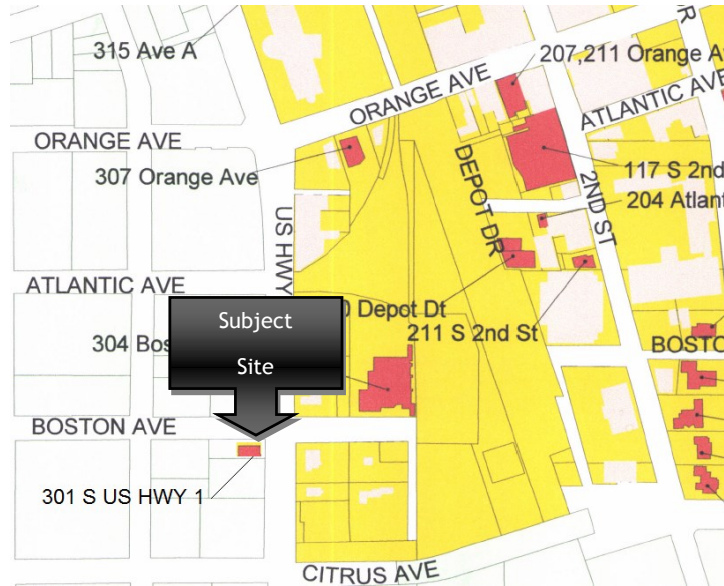
Recommendation

Approval

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.
- 2014 Historic Preservation Board approved COA 14-21 for the construction of an ADA walkway within the required landscape strip.
- 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

Pursuant to City Code Section 23-104, the City of Fort Pierce offers consideration of a Historic Preservation Tax Exemption which may apply to one hundred (100) per cent of the assessed value of all improvements to eligible historic properties which result from restoration, renovation or rehabilitation made on or after the effective date of the ordinance from which this article derives (August 6, 2001). The exemption applies only to taxes levied by the city.

If granted, the exemption shall remain in effect for up to ten (10) years with the effective date being October 1 of the year that the applicant and the city have entered into the exemption covenant. The city commission has the discretion to set a lesser term. The exemption shall continue in force if the authority of the city to grant exemptions changes or if ownership of the property changes, including any change from a tax exempt entity to a tax paying entity except as set forth in section 23-106. In order to retain an exemption, however, the historic character of the property, and improvements which qualify the property for an exemption, must be maintained in the historic state over the period for which the exemption was granted.

The current property owner purchased the site in 2009, and worked to rehabilitate and improve the structure and site for nearly five years. The rehabilitation efforts were centered on restoration of original materials in compliance with local regulations and the Secretary of Interior Standards. The improvements to the property and structure include, but are not limited to:

1. Replacement white aluminum 2/2 aluminum windows with reproduction trim and spacing to match the original trim in design and construction; and
2. Replacement windows in casement window area: fixed frame windows engineered to simulate the B-light casements; and
3. Replacement of existing operable wood shutters with reproduction operable wood shutters;.
4. Restoration of original front door in place; and
5. Front porch rail with 6' chamfered square posts, square balusters, and a 6' top rail built with traditional construction techniques ; and
6. New back porch, matching rail and handicap ramp; and
7. Removal of existing rear facade chimney, new French doors. and opening on rear facade; and
8. Site Parking Lot & Landscaping

Initial estimates place the total project cost between \$200,000-250,000, including interior renovations. The site is currently being established for commercial offices. This project, from start to finish, exemplifies a successful preservation effort to purchase, designate, rehabilitate, and reuse a valuable historic asset. The current assessed value of the property and structure is \$59,100. The approval of this ad-valorem tax exemption by the City Commission would lock in the City's assessment of taxes at this assessment level for a period of up to ten years.

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

The recommendation of staff is 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.



Before Rehabilitation



After Rehabilitation



Rear Yard prior to Parking Lot Construction



Rear Yard after Parking Lot Construction