

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, January 6, 2015 - 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. **APPROVAL OF MINUTES**
 - a. Minutes of November 24, 2014 meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 14-32 - Request by the Galleria at Downtown Fort Pierce LLC and Mike Menard for approval of amendments to previously approved exterior alterations of a historically designated site located at 100 S 2nd St.
 - b. Certificate of Appropriateness 14-39, an application submitted by St Andrews Episcopal Academy Inc. and St Andrews Episcopal Church for the construction of six (6) foot tall aluminum fencing, six (6) foot tall coated chain-link fencing, and six (6) foot tall vinyl fencing as well as accompanying gates, at 210 S INDIAN RIVER DR, 300 St. Andrews Lane, 304 S. Indian River Dr, and 320 S Indian River Drive.
 - c. Certificate of Appropriateness 14-40 - A request by Orchid Island Juice Co. for the placement of fabric wall sign on the main facade of a non-contributing structure located at 325 Avenue C.
 - d. Certificate of Appropriateness 14-41, a request by Unity Property Development Corporation for the demolition of a contributing historic structure located at 437 N 11th Street.
 - e. Certificate of Appropriateness 14-42, a request by Peter H Oyibo Jr to construct a garage at a contributing historic site located at 119 S 13th St.

7. **NEW BUSINESS**
8. **CONSIDERATION OF ABSENCES**
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

5. a.

Meeting Date: 01/06/2015

Information

REQUESTED ACTION

Minutes of November 24, 2014 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 11-24-14

Form Review

Form Started By: Alicia Rosenthal

Started On: 12/16/2014 03:30 PM

Final Approval Date: 12/16/2014

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, NOVEMBER 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: Holly Theuns; Sonja M. Gates; Brad Culverhouse; Suzanne Boardman; Charlie Hayek; Chairman Paul Sampson

Absent: Annie Kate Jackson; Peggy Harris; Jean-Ellen Wilson

Staff Present: James Walker, Assistant City Attorney
Kori Benton, Historic Preservation Officer
Alicia Rosenthal, Administrative Assistant

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Hayek and Ms. Theuns were made active members for the meeting.

5. APPROVAL OF MINUTES

a. Minutes of October 27, 2014 meeting

Motion was made by Suzanne Boardman, and seconded by Holly Theuns to approve the minutes from the October 27, 2014 meeting

AYE: Holly Theuns, Sonja M. Gates, Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Chairman Paul Sampson

Passed

6. 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.

Mr. Benton gave an overview of the application. Board discussion ensued. John Foster, Architect, and Representative, commented.

Motion was made by Brad Culverhouse, and seconded by Sonja M. Gates to approve COA #14 - 37 based upon the applicant completing the proposed Conceptual Development Plan in order to proceed with the demolition of 715 Orange Avenue.

AYE: Holly Theuns, Sonja M. Gates, Brad Culverhouse, Suzanne Boardman, Chairman Paul Sampson

NAY: Charlie Hayek

Passed

Mr. Hayek stated as a Historical Preservation Board, we should be finding ways to preserve our historical buildings and not demolish all of them that come before the board.

- 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').

Mr. Benton gave an overview of the application. Board discussion ensued. Frank Tranchila, CFO, Natalie's Orchid Island Juice Company, was available for questions. Assistant City Attorney Walker stated there is no conflict of interest that would preclude a vote on the application between the property owner and Mr. Hayek.

Motion was made by Sonja M. Gates, and seconded by Brad Culverhouse to approve the reduction in 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 six inches (8.6').

AYE: Charlie Hayek, Suzanne Boardman, Brad Culverhouse, Sonja M. Gates, Holly Theuns, Chairman Paul Sampson

Passed

7. NEW BUSINESS

Due to the holidays, the December 22, 2014 Historic Preservation Board meeting is being rescheduled to January 6, 2015 .

- a. All Aboard Florida

Mr. Benton spoke about the draft letter prepared for the boards consideration regarding All Aboard Florida. Board discussion ensued. Frank Tranchila, CFO of Orchid Island commented. Chairman Sampson asked if the board could get this letter published in the newspaper. Assistant City Attorney Walker mentioned the letter could be released to the newspaper as a press release since there will be no expenditure of funds. Chairman Sampson asked the board members to e-mail their thoughts to Mr. Benton so he can finalize the letter.

8. CONSIDERATION OF ABSENCES

Motion was made by Sonja M. Gates, and seconded by Brad Culverhouse to excuse the absences of Peggy Harris, Jean Ellen Wilson and Annie Kate Jackson.

AYE: Sonja M. Gates, Brad Culverhouse, Suzanne Boardman, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

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: 01/06/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 14-32 - Request by the Galleria at Downtown Fort Pierce LLC and Mike Menard for approval of amendments to previously approved exterior alterations of a historically designated site located at 100 S 2nd St.

LOCATION

100 S 2nd Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

Form Review

Form Started By: Kori Benton
Final Approval Date: 12/30/2014

Started On: 12/30/2014 08:29 AM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 6, 2015

Agenda Item 5A

Owner/ Applicant

Galleria at Downtown Fort Pierce LLC

Representative

Mark Cotino

Location

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

Parcel

2410-503-0108-000-6

Historic Status

Non-contributing

Requested Action

Amendment to the approval to install 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
- 9/2014 The Historic Preservation Board approved COA 14-32, to allow exterior alterations, including new store front systems, signs, etc.

S T A F F A N A L Y S I S

The applicant is engaged in the extensive renovation of the former PNC Bank Office in order to offer a variety of retail, office, and restaurant spaces within the structure. The requested amendment is centered on the redesign of aspects of the previously approved Certificate of Appropriateness for alterations to the exterior of this non-contributing historic structure which included 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). The presented plans show the previous configuration with regards to the amended plans which encompass the broadening of the new storefront window set, and the extension of existing window systems to provide floor to ceiling glass viewing.

Secretary of Interior Standards for Consideration

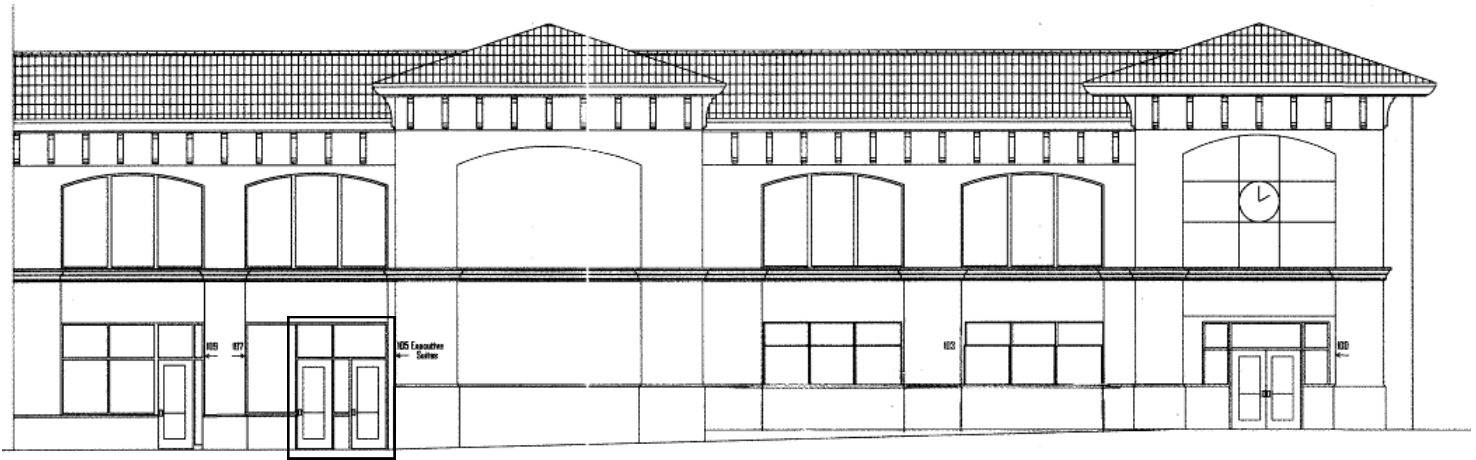
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
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.

Staff Recommendation

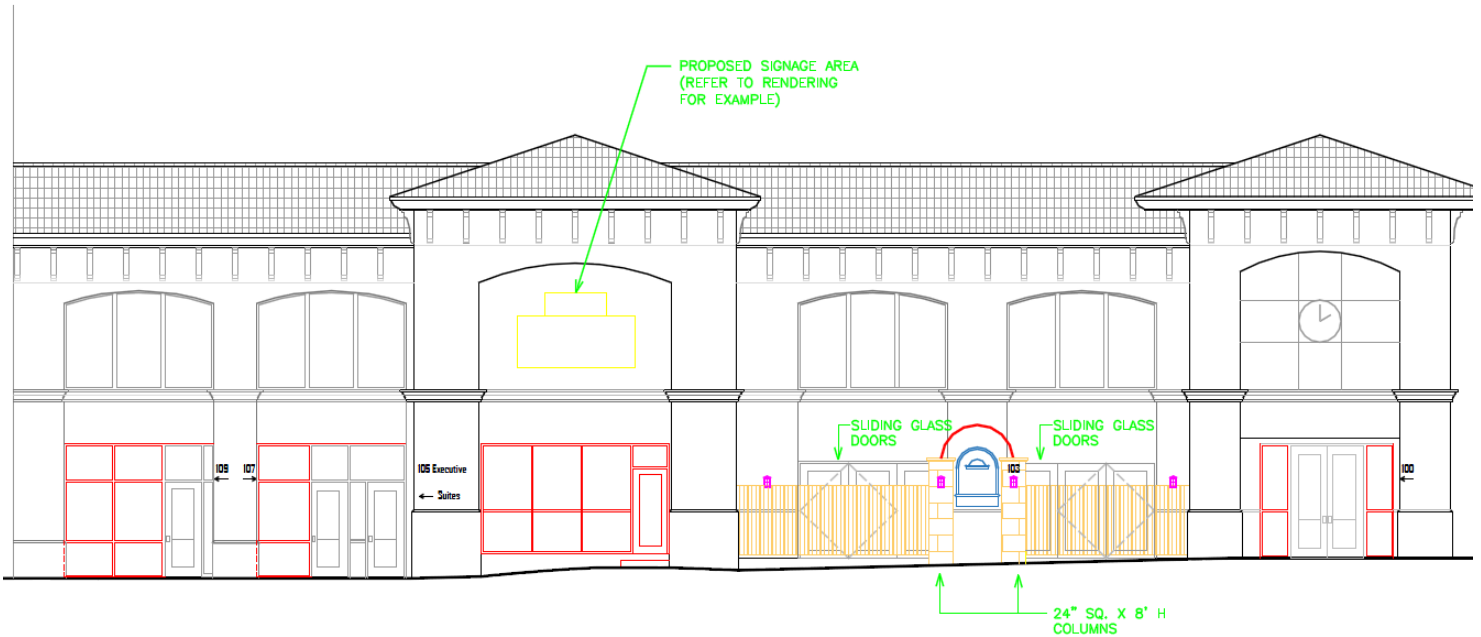
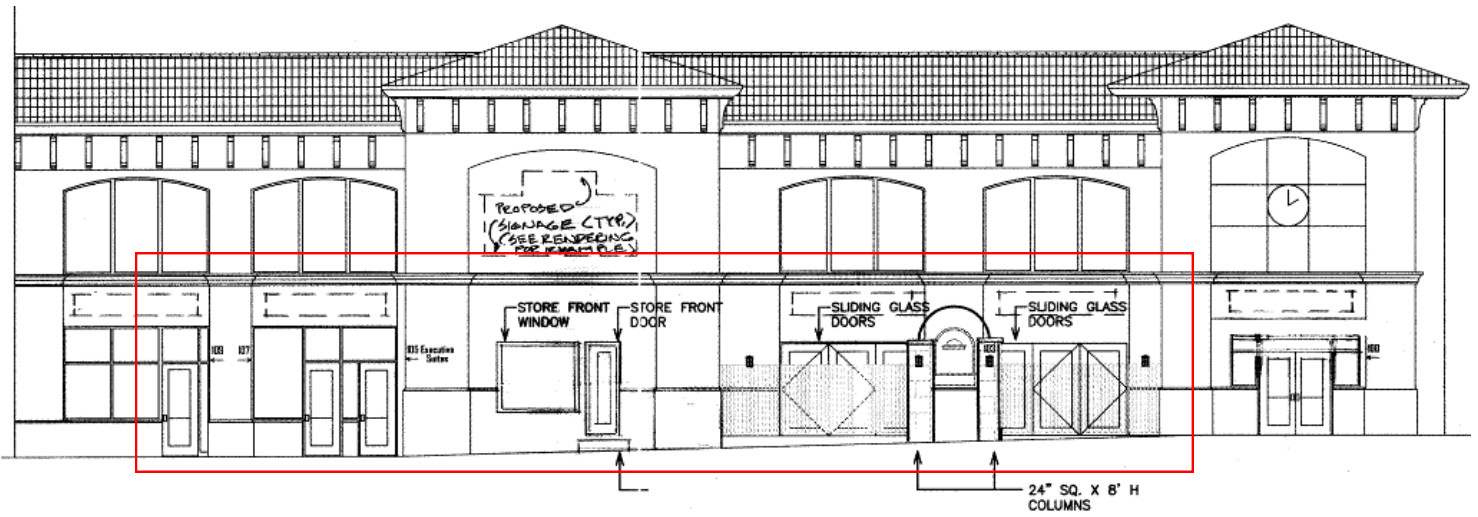
The overall proposal and design are consistent with the Secretary of Interior Standards for consideration, contingent upon final orientation of fenestration and materials utilized for the proposed store fronts. Staff recommends that the Historic Preservation Board approve the request with the following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

- 1) The new storefront systems are accomplished by use of similar design and materials of established doors and windows.

Existing Northern Elevation—Orange Avenue



Previously Approved Plans Northern Elevation—Orange Avenue



Revised Plans for Northern Elevation—Orange Avenue



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





Historic Preservation Board

6. b.

Meeting Date: 01/06/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 14-39, an application submitted by St Andrews Episcopal Academy Inc. and St Andrews Episcopal Church for the construction of six (6) foot tall aluminum fencing, six (6) foot tall coated chain-link fencing, and six (6) foot tall vinyl fencing as well as accompanying gates, at 210 S INDIAN RIVER DR, 300 St. Andrews Lane, 304 S. Indian River Dr, and 320 S Indian River Drive.

LOCATION

210 S INDIAN RIVER DR, 300 St. Andrews Lane, 304 S. Indian River Dr, and 320 S Indian River Drive.

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

Form Review

Form Started By: Kori Benton
Final Approval Date: 12/30/2014

Started On: 12/30/2014 04:38 PM



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 6TH, 2015

Agenda Item 5B

Owner

St Andrews Episcopal Academy Inc. and St Andrews Episcopal Church

Applicant

St. Andrews Episcopal Academy

Representative

Trina Angelone, Head of School

Location

210 S Indian River Dr., 300 St. Andrews Lane, 304 S. Indian River Dr. & 320 S Indian River Drive.

Parcel(s)

2410-804-0003-000-4, 2410-804-0001-000-0, 2410-808-0001-000-2, 2410-808-0004-000-3, 2410-808-0005-000-0, & 2410-808-0006-010-0

Historic Status

Non-contributing sites within the Downtown Historic District

Requested Action

Construction of 6' aluminum fence & gates, 6' tall coated chain-link and 6' vinyl fence.

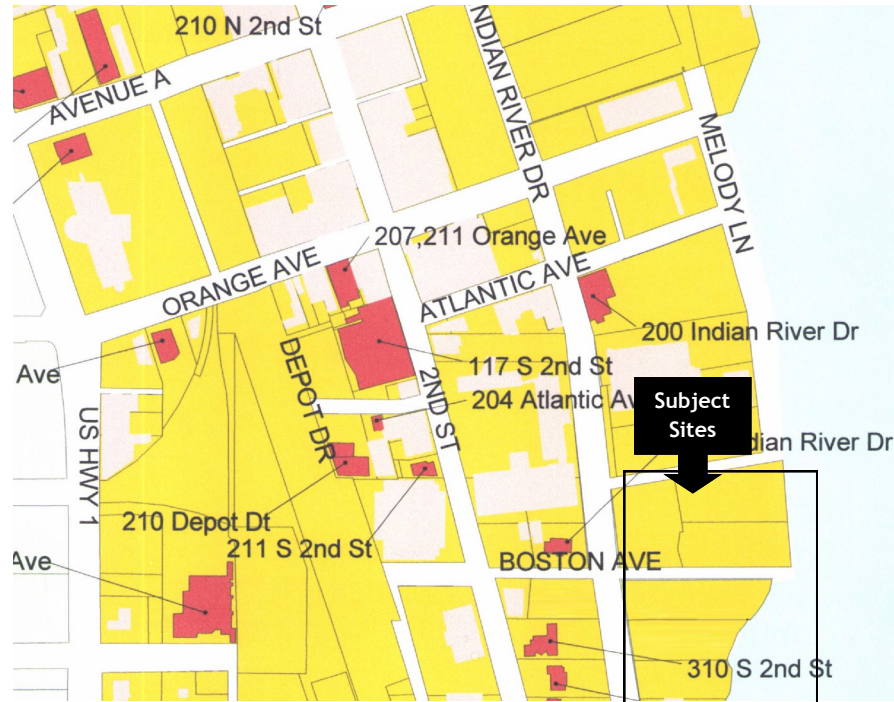
Recommendation

Approval with conditions

Staff

Kori Benton,
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



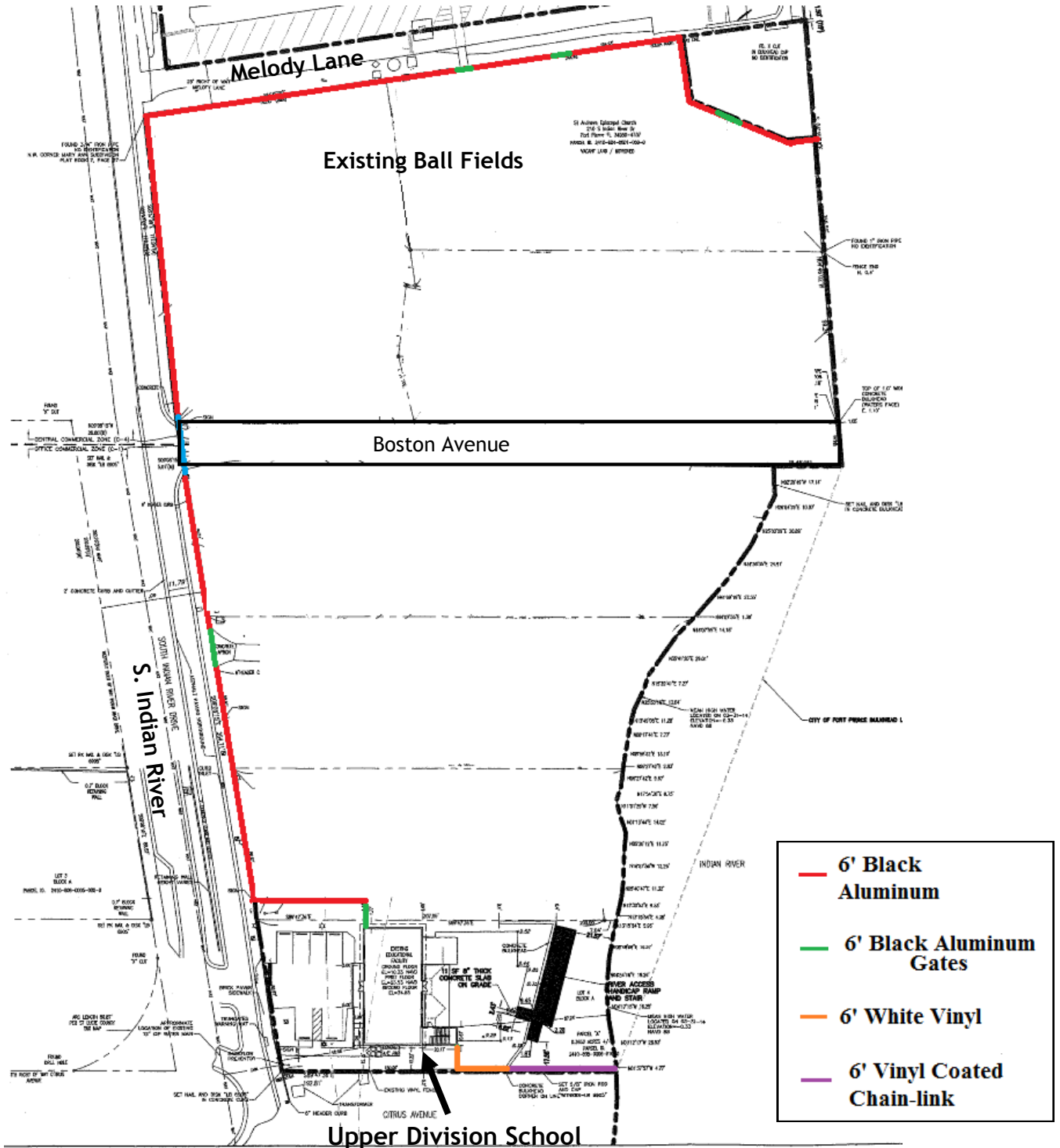
Subject Site

HISTORY

- 1915-1924 Portion of the subject property was dredged, extending the bank along Indian River Drive to the East
- c1924 Riverside Baptist Church constructed
- 1924-1929 The lands east of Indian River Driver are extended further.
- c1940 Old Tourist Court Motel constructed
- C1951 Single-family home constructed.
- 1970s Imperial Apartments constructed.
- 1983 Office complex constructed.
- 1995 St. Andrew's Basketball court constructed.
- Early 1990s Old Tourist Court Motel demolished.
- 3/2002 City of Fort Pierce Commission adopted Resolution 02-39, designating the sites a non-contributing.
- 2003 Imperial apartment complex demolished.
- 2007 Single-family home demolished.
- 2014 City Commission conditionally approved the abandonment of the Boston Avenue extension lying east of Indian River Drive.
- 2014 City Commission approved a Conditional Use to establish an upper division of St. Andrew's at 320 S. Indian River Drive.

REQUEST

The property owners and applicant are requesting approval to construct six (6) foot tall aluminum fencing, six (6) foot tall coated chain-link fencing, and six (6) foot tall vinyl fencing, as well as accompanying gates, along the boundary of St. Andrew's Episcopal Academy's existing ball fields, recently purchased lots, and newly established upper division school, located between 220 and 330 South Indian River Drive. The presented desire is to secure the grounds owned, and utilized by St. Andrew's Episcopal Academy, while seeking to "match" the fence present at the lower division school, adjacent to the north (210 S. Indian River Drive).



S T A F F A N A L Y S I S

The application presents the use of a collection of six (6) foot tall fencing to secure the boundary of their existing and future ground for St. Andrew's Episcopal Academy. The request is being presented prior to the submittal of a Site Plan for future expansion of the school in order to provide security for the current operations amongst the site. The configuration and location of the change may be amended with the development of a future Site Plan and development, however the Board should consider the request as presented.

Applicable Secretary of Interior Standards for Consideration:

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.

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.

Material & Design

The presented black aluminum fence design proposed for the majority of the proposed additions is the most appropriate for assimilation with the Downtown Historic District. Due to the close proximity of the fence to the established pedestrian ways and location between the right-of-way and the Indian River, this design preserves the human-scale of such pedestrian ways, and maintains views of the waterway.

The proposed vinyl blockade fence proposed does not interact with the established pedestrian walkways, however it abuts the Citrus Avenue right-of-way which may be improved in the future for expanded public access. Due to the presented location, such fencing material will restrict established views of the Indian River from the Indian River Drive and Citrus Avenue rights-of-way. Furthermore, the proposed section to be completed with coated chain-link fence should be avoided as it detracts from the established character of the Downtown Historic District.

The comprehensive use of the proposed black aluminum fencing is the most appropriate as reviewed with compliance with the Secretary of Interior Standards dealing with new additions and construction.

Placement

The installation of this portion of the fence is presented on the property line, however it should be setback approximately 6" - 12" from the existing sidewalk (unless the established property line is further) to minimize interference with pedestrian traffic along the established sidewalk on S. Indian River Drive.

Landscaping & Screening

City Code Section 22-67 (d) (1) requires that all fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. Furthermore, such landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. The applicant may seek approval of a deferral date from the Historic Preservation to accommodate for the impending Site Plan application and the accompanying landscape plan, otherwise a condition of approval must be the installation of the required landscaping to accent the proposed fencing.

Staff Recommendation

The proposed black aluminum fence presented by the applicant is consistent with the Secretary of Interior Standards 9 & 10 and the established character of the Downtown historic district, therefore staff recommends that the Historic Preservation Board **approve** the request for the construction of fencing with the following conditions:

- 1) The applicant utilized black aluminum fencing for the entire span of proposed fencing;
- 2) The installation of this portion of the fence is presented on the property line, however it should be setback approximately 6" - 12" from the existing sidewalk (unless the established property line is further) to minimize interference with pedestrian traffic along the established sidewalk on S. Indian River Drive; and
- 3) The applicant installs the required landscaping as required by City Code Section 22-67 (d) (1) within one (1) year, unless the Historic Preservation Board grants an extension based upon an active Site Plan.

Site Aerial



Site Photos



Facing Southeast

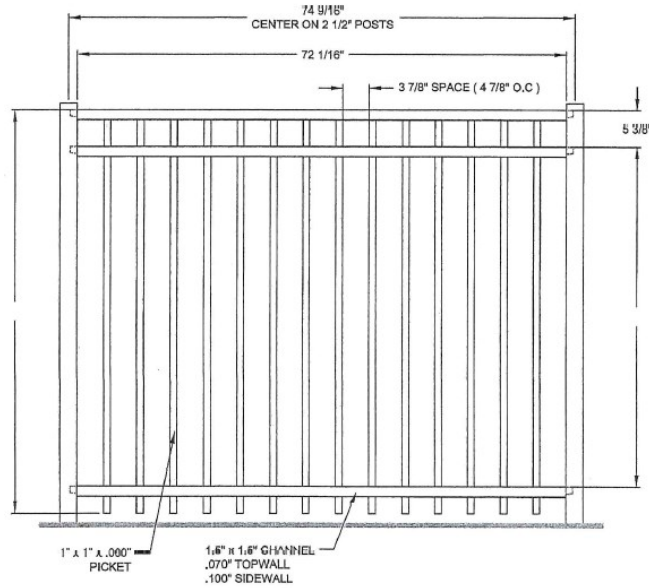


Facing North

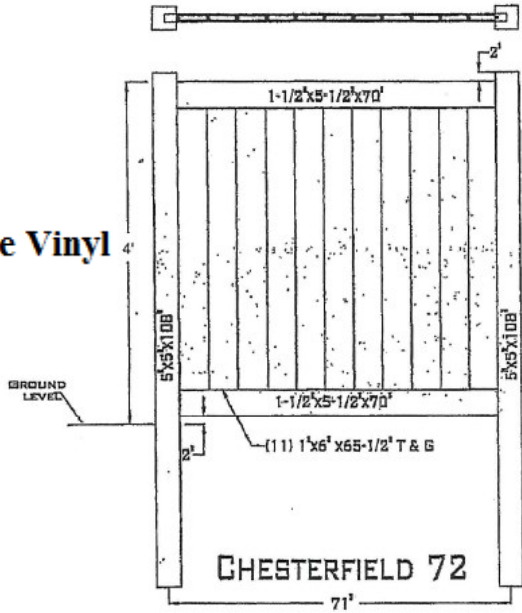


Proposed Fence Styles

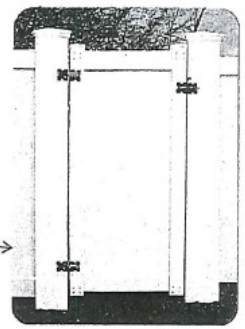
6' Black Aluminum



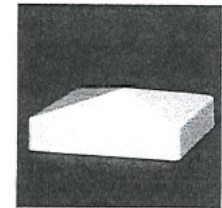
6' White Vinyl



SINGLE SWING GATE TO BE BUILT FROM SAME PANEL MATERIAL SHOWN
2 SPRING HINGES PER LEAF
1 SELF CLOSING LATCH PER LEAF

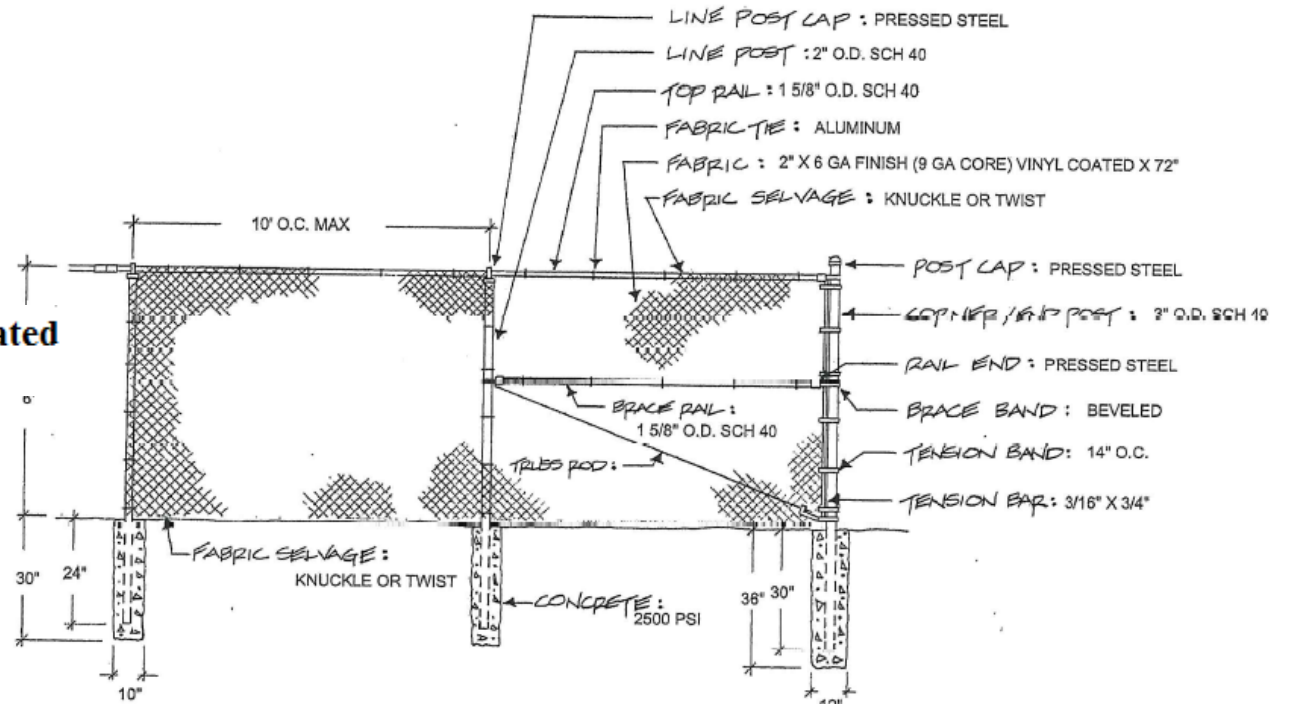


POSTS SET 3" IN GROUND WITH A FULL BAG OF CONCRETE 2500 PSI

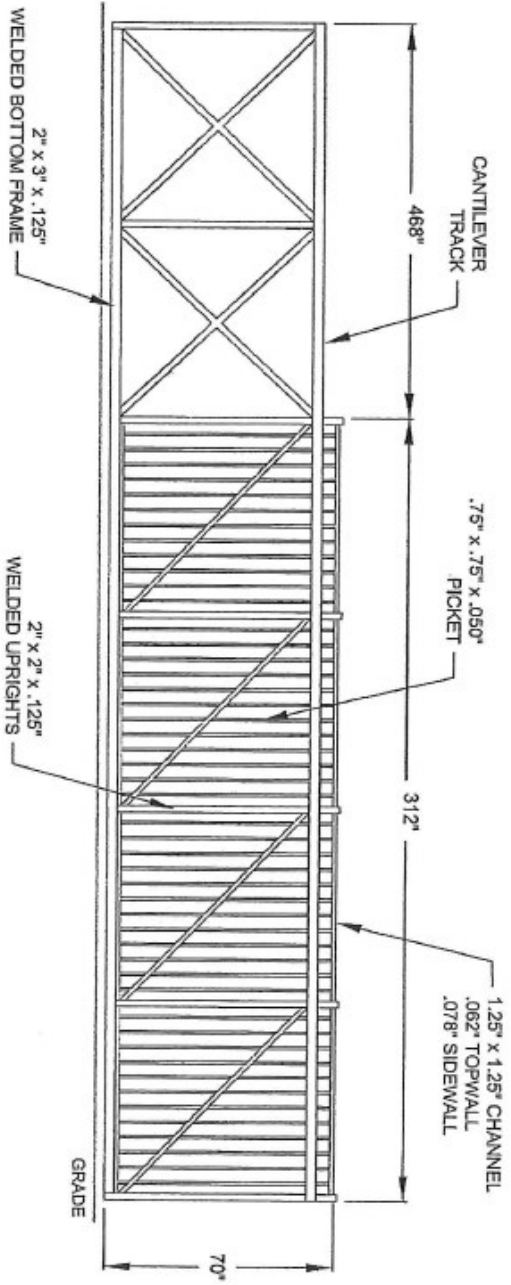


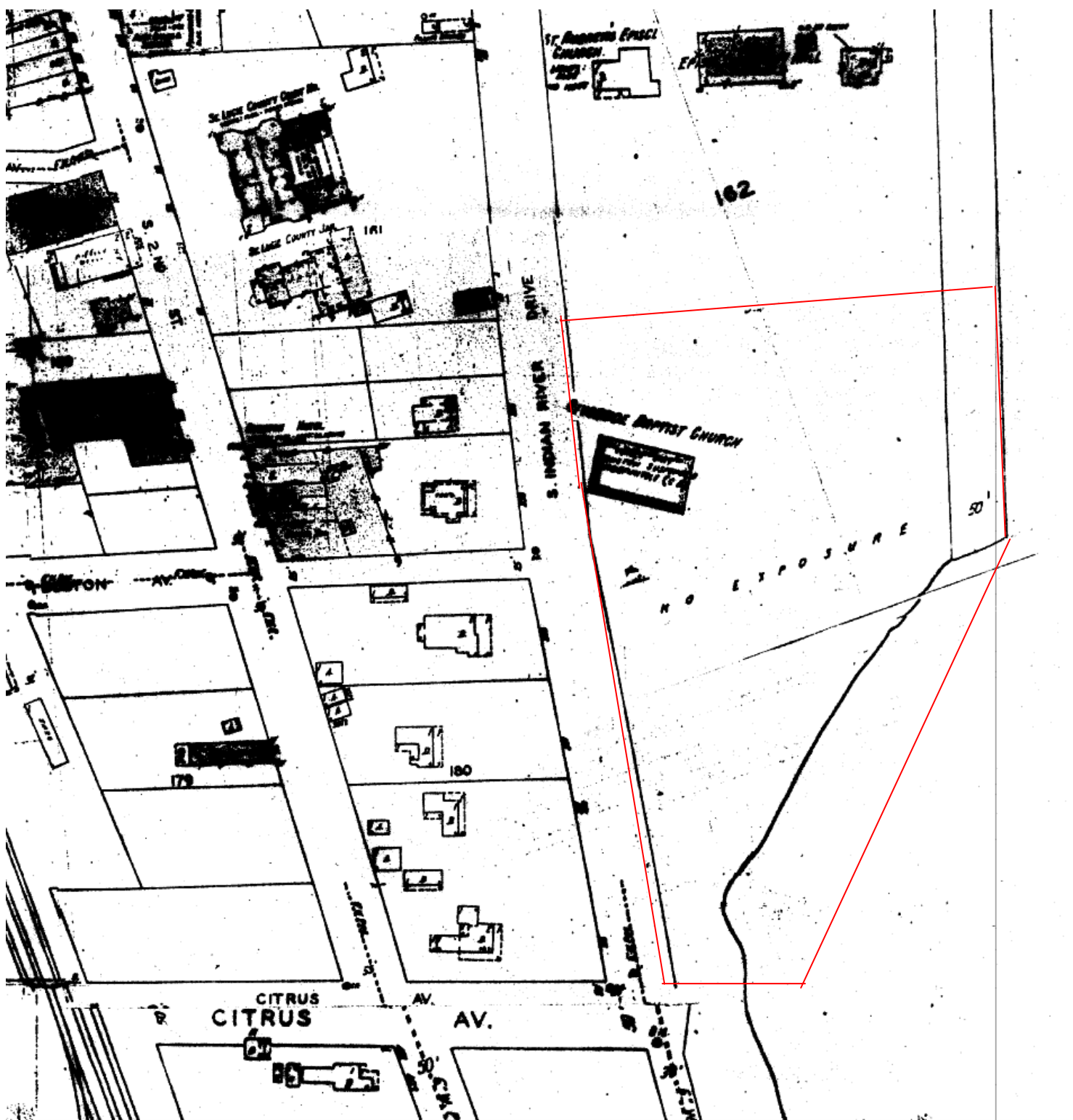
STANDARD OUTSIDE FLAT CAP FOR ALL POSTS, BOTH STYLES

6' Vinyl Coated Chain-link



Proposed Access Gate





Historic Preservation Board

6. c.

Meeting Date: 01/06/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 14-40 - A request by Orchid Island Juice Co. for the placement of fabric wall sign on the main facade of a non-contributing structure located at 325 Avenue C.

LOCATION

325 Avenue C (330 N US HWY 1)

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report

Form Review

Form Started By: Kori Benton

Started On: 12/30/2014 08:33 AM

Final Approval Date: 12/30/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 6TH, 2015

Agenda Item 5C

Owner

Orchid Island Juice Co.

Applicant

Frank Tranchila, CFO

Location

325 Avenue C (330 N US Hwy 1)

Parcel ID

2410-504-0001-000-9

Requested Action

Installation of a fabric wall sign on the main (western) façade.

Recommendation

Conditional Approval

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1929—Building Constructed
- 1997—Variance granted to construct a canvas awning within the northern setback.
- 2001—Structure extensively rehabilitated.
- 3/18/2002—City Commission adopts the Downtown Historic District. This structure is listed as a non-contributing historic structure.
- 12/8/2014—Staff administratively approved the placement of the sign for 30 days, pending an extension from the Historic Preservation Board.

REQUESTED ACTION

The applicant is requesting approval to retain a 200 square foot fabric wall sign on the western façade of the structure to commemorate twenty-five years of operations and service to the customer, beyond the administrative approval of 30 days.

City Code Section 15-8. - (5) a. 2. allows for businesses within the C-3 zone the capacity to place one wall sign or one projecting sign per tenant, not to exceed a sign area equal to twenty (20) per cent of the total wall face area fronting on the main street. Further, City Code Section 15-6 (b)(1) allows for up to fifty (50) per cent of such allowable sign area to be distributed to other wall faces.

The current proposal seeks to overlay a fabric sign, which is temporary in nature, upon the existing wall sign facing US Highway 1 for a period of 12 months. The proposed sign meets the code allowance for sign area, however, as the proposed material is more appropriate as a special event sign, staff has only approved the sign for a period of thirty (30) days.

Staff is concerned about the durability of the sign material, more specifically the potential for fading, tearing, or other affects from long term weathering. The overall appearance and presentation are appropriate as the sign is not proposed for permanent use, therefore conditional approval is suggested, with close monitoring of the appearance and condition.

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 submitted request is consistent with the Secretary of Interior Standards as the sign is proposed for temporary use, and represents a successful adaptive reuse of the subject structure, however due to concerns of durability staff recommends **approval** for twelve (12) months with the requirement that the condition of the sign is monitored to ensure that the appearance does not detract from the structure.

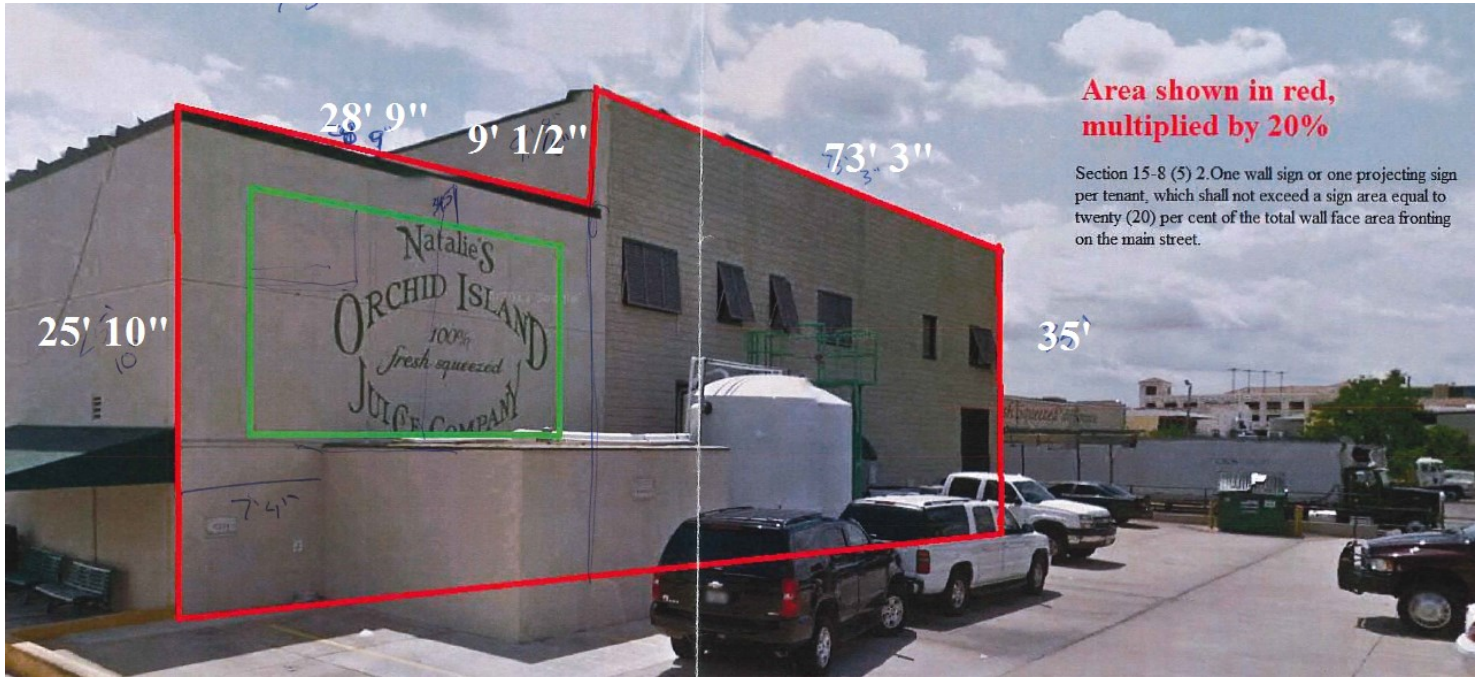
Existing Wall Sign



Proposed Wall Sign



Façade Measurements



**Area shown in red,
multiplied by 20%**

Section 15-8 (5) 2. One wall sign or one projecting sign per tenant, which shall not exceed a sign area equal to twenty (20) per cent of the total wall face area fronting on the main street.

Historic Preservation Board

6. d.

Meeting Date: 01/06/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 14-41, a request by Unity Property Development Corporation for the demolition of a contributing historic structure located at 437 N 11th Street.

LOCATION

437 N 11th Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Denial

Attachments

Staff Report

Code Enforcement Violation

Form Review

Form Started By: Kori Benton

Started On: 12/30/2014 08:38 AM

Final Approval Date: 12/30/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 6TH, 2015

Agenda Item 5D

Owners

Unity Property Development Corporation

Applicant

Padrick Pinkney

Location

437 N 11th Street

Parcel

2409-501-0213-000-5

Historic Status

Contributing structure in the Avenue D Historic District

Requested Action

Demolition of a contributing structure with no plans for new construction.

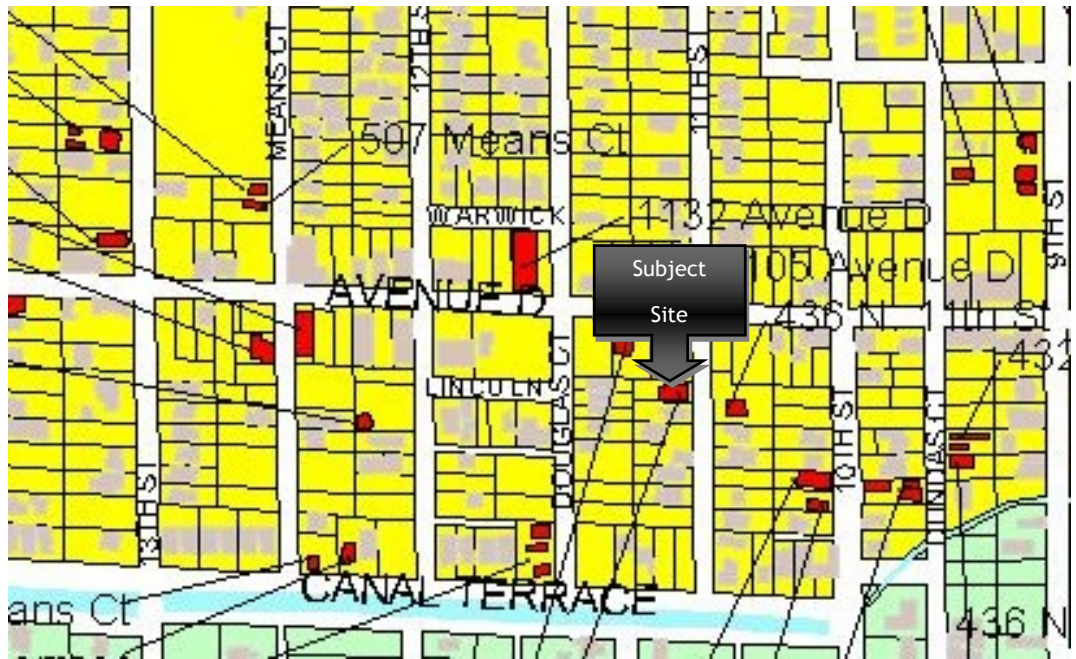
Recommendation

Denial

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- c1929 Date of construction.
- 3/18/2002 City Commission adopts the Avenue D Historic District via Resolution No. 02-103. Structure is listed as non-contributing.
- 7/2014 Fort Pierce Code Enforcement cited the subject property and structure for Property Maintenance, Outside Storage, & Landscape Maintenance violations.
- 12/2014 COA Application submitted.

FINDINGS

Architectural Significance:

This one-story wood frame, Bungalow style, structure is expressed by gable roof surfaced with metal 3-V crimp panels, end porch integrated under the primary roof,

and 1/1 double-hung sash windows. The original exterior siding has been replaced or overlaid with plywood (T1-11) siding. The building has retained some of its original architectural integrity.

Historical Significance:

The subject structure was completed towards the tail end of an era of frenetic growth experienced in the 1920s in Fort Pierce, just before the crash of the great Florida Land Boom.

Request:

The property owner(s) are requesting the demolition of 437 N 11th Street. The property owner has not presented immediate plans for reuse of the property. The request is being presented to eliminate the source of Code Enforcement violations in-lieu of completing the necessary repairs to the structure to bring the site into compliance with City Code.

STAFF ANALYSIS

The request for demolition is a result of Code Enforcement Case #14-1297, filed in July, 2014, which identified violations of City Code related to property maintenance, outside storage, and landscape maintenance issues. Upon review by the Special Magistrate, the owner(s) are required to obtain a permit to rehab the Historic structure or to demolish, further resolving maintenance of the yard. Review of the request with regards to the established criteria for demolition are presented below.

Criteria for Demolition (23-49):	Staff Analysis	Criteria Met?
Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	Yes, the structure is a contributing resource in the Avenue D historic district.	No
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	Yes, with the notation that the original siding has been replaced or overlaid.	No
Is the structure one of the last remaining examples of its kind in the city, county or region?	No	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	Yes, based upon the architectural and cultural contributions to the development of this corridor. The appearance and condition of the site are deteriorating, causing citation by City of Fort Pierce Code Enforcement to ensure further degradation or impacts are experienced.	No
Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	Yes	No
Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area	No	No

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have, and continue to invest significant resources into the stabilization, redevelopment, and improvement of the Avenue D corridor, adjacent areas within the Lincoln Park Area. The structure is situated between the improved streetscapes present along Avenue D and the recently completed Moore's Creek Linear Park. Furthermore, the structure is located in close proximity to the Lincoln Theatre which is set for rehabilitation, and the newly constructed Multi-modal transportation station which embody the ongoing efforts towards the redevelopment of this historic area.

The demolition request, in the absence of plans for reuse or redevelopment could adversely impact the efforts to preserve and revitalize this segment of the Avenue D historic district. The property owner(s) are encouraged to address the Code Enforcement violations by securing the structure and completing the improvements necessary to bring the site into compliance with the City Code in-lieu of continuing the pursuit for demolition.

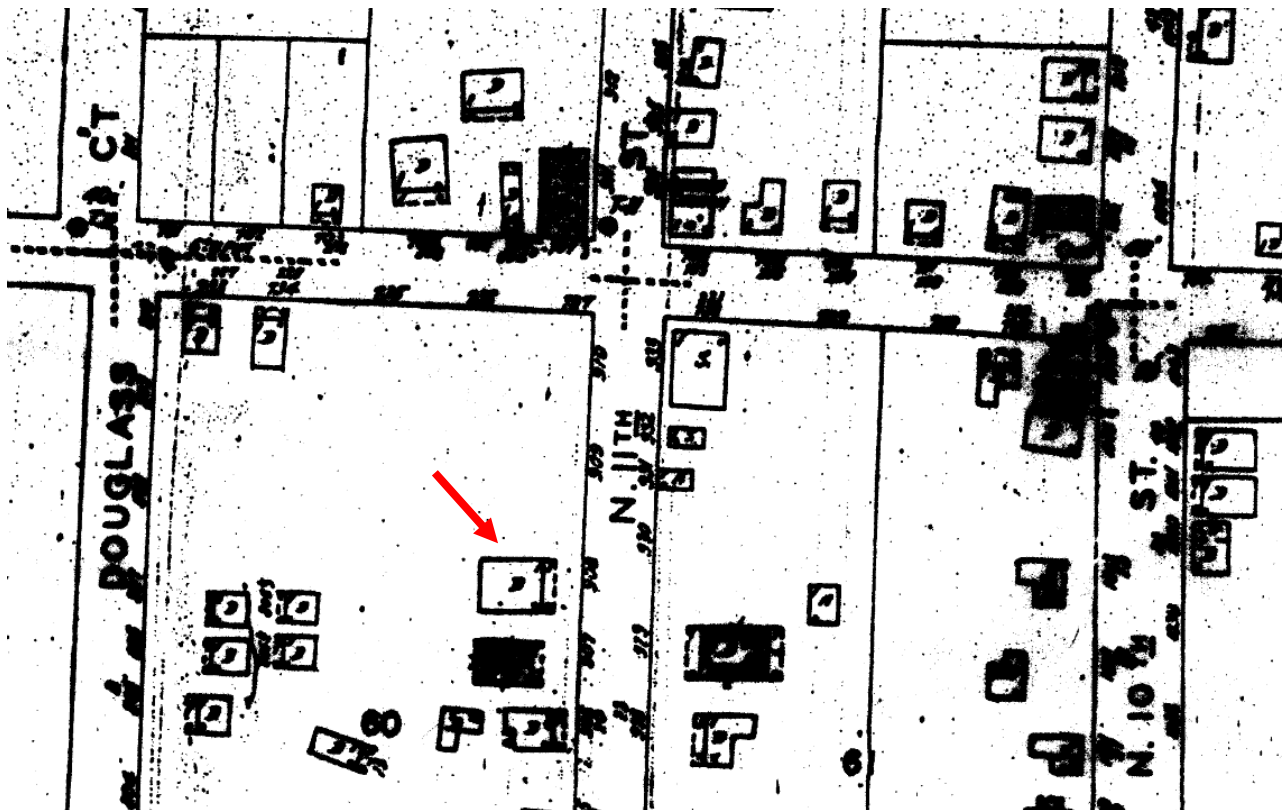
STAFF RECOMMENDATION

The application does not meets criteria A, B, D, & E for demolition of a contributing structure within a designated historic district, therefore staff recommends **denial** of the demolition request.

Site Aerial



1929 Sanborn Map—Excerpt







City of Fort Pierce

Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 467-3000
FAX #: (772) 468-0457

July 7, 2014

Tax ID #: 2409-501-0213-000/5

Case #: 14-00001297

UNITY PROP DEVELOPMENT CORP
145 NW CENTRAL PARK PLZ
PORT ST LUCIE, FL 34986

ADDRESS: 437 N 11TH ST

It has come to our attention that the property listed above is in violation of the following:

Section: 5-368

Property Maintenance

- (1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.
- (2) Every building shall be kept in a reasonably clean and sanitary condition free from rodents, insects and vermin.
- (3) All roofs, exterior walls, doors, windows and chimneys shall be so maintained as to keep water from entering the building.
- (4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.
- (5) Every plumbing fixture, water pipe, waste pipe and drain shall be maintained in good sanitary working condition, free from defects, leaks and obstructions.

Section: 16-46, 16-47, 16-48 (1)(5)

Outside Storage

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

Section: 22-187 (13)

Landscape Maintenance

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free from refuse and debris. Required vegetation shall be replaced with equivalent vegetation if it is not living. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices.

The following actions must be taken to remedy this/these violation(s):

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.

Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

1. Please contact the Building Dept. and the Planning Dept. at 772-467-3000 to obtain a permit to rehab the Historic structure or to demolish.
2. Please remove all outside storage of trash and debris, scrap wood, containers, and any other miscellaneous items from the yard.
3. Please cut and trim all grass and remove all landscape debris from the property so that it has a neat appearance.

The Code Enforcement Division requests that this property be brought into compliance prior to **August 12, 2014**. Your cooperation in these matters would be greatly appreciated. If you are unable to meet this request for any reason, please contact the Officer at (772) 467-3152. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Andy Avery
Code Enforcement Officer

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:

Shawanda L. Williams
437 N 11th St
Fort Pierce, FL 34950

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.

Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

Historic Preservation Board

6. e.

Meeting Date: 01/06/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 14-42, a request by Peter H Oyibo Jr to construct a garage at a contributing historic site located at 119 S 13th St.

LOCATION

119 S 13th Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Board

RECOMMENDATION

Approval

Attachments

Staff Report

Form Review

Form Started By: Kori Benton

Started On: 12/30/2014 09:16 AM

Final Approval Date: 12/30/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 6, 2015

Agenda Item 5E

Owner/Applicant

Peter H Oyibo Jr

Location

119 S 13th Street

Parcel

2409-812-0006-000-6

Historic Status

Individually Designated Structure

Requested Action

Construction of a detached garage in the rear yard.

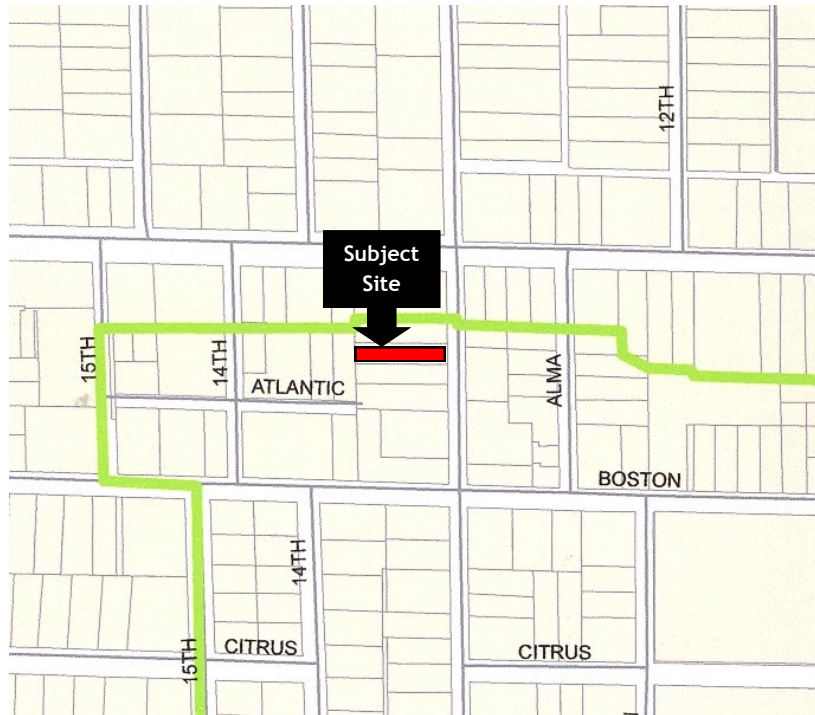
Recommendation

Approval with conditions.

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map Contributing Previously Considered District Extensions Subject Site

HISTORY

- c1926 Single-Family wood frame structure built.
- c1940s Rear addition constructed.
- 6/2008 City Commission adopts Resolution 08-22 designated the property as a locally significant site.
- 2008-2013 Structure is rehabilitated by current property owner.

STAFF ANALYSIS

Architectural Significance:

This Bungalow style structure features a gable roof, entrance porch, drop siding exterior wall fabric, and some of the original 3/1 double-hung sash win-

dows. The building has been recently rehabilitated by the owner, retaining much of its original architectural integrity.

Request:

The applicant desires to construct a 36' x 30' detached garage in the rear yard. The proposed detached garage is presented with wood frame construction, pitched roof with architectural shingles, hardi-board or wood siding, and two garage doors. Windows are to match established proportions of the principal structure.

STAFF ANALYSIS

The applicant is seeking the construction of 36' x 30' wood frame garage to provide additional storage on-site for a vehicle and property which can not fit in the principal structure. Although much larger than most accessory structures from the 1920s, the proposed detached garage, towards the rear of the property, minimizes visual interference, and avoids a substantial addition to the designated structure. Furthermore, the presented design of the structure to feature a pitched, architectural shingles, hardi-board or wood siding, and windows to match established proportions of the principal structure seek to ensure assimilation with design, character, and spacial relationships established.



Conceptual Elevation

Applicable Standards for Consideration:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 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.
- 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.

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

The construction of the proposed garage meets the general intent of Secretary of Interior Standards 1, 2, 9 & 10 therefore staff recommends that the Board approve the request with the condition that placement meets established setbacks and does not adversely impact protected trees to the rear of the property.

The property owner is encouraged to pursue an access agreement with the property owner to the south in order to provide rear access to Atlantic Avenue.

General Location of Proposed Garage

