

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, April 27, 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. March 23, 2015 Meeting
6. **PUBLIC HEARINGS**
7. **NEW BUSINESS**
 - a. Certificate of Appropriateness Application 15-09 - Roof Replacement & Chimney Removal - Gert & Robin Bezuidenhout - 518 N 2nd Street (Postponed from March 23rd, 2015)
 - b. Certificate of Appropriateness 15-07 - RFMD Investments / Subway - 116 N 2nd Street
 - c. Certificate of Appropriateness 15-10 - St. Lucie County - 715 Avenue D
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: 04/27/2015

Information

REQUESTED ACTION

March 23, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 3.23.15

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/17/2015 03:41 PM

Final Approval Date: 04/20/2015

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, MARCH 23, 2015, 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: Sonja M. Gates; Jean-Ellen Wilson; Suzanne Boardman; Holly Theuns; Charlie Hayek; Paul Sampson, Chairman

Absent: Peggy Harris; Brad Culverhouse; Annie Kate Jackson

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

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

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

5. APPROVAL OF MINUTES

a. Minutes of the February 23, 2015 meeting

Motion was made by Jean-Ellen Wilson, and seconded by Sonja M. Gates to approve the February 23, 2015 minutes.

AYE: Sonja M. Gates, Jean-Ellen Wilson, Suzanne Boardman, Holly Theuns, Charlie Hayek, Chairman Paul Sampson

Passed

6. PUBLIC HEARINGS

- a. Certificate of Appropriateness Application 15-09 - Roof Replacement & Chimney Removal - Gert & Robin Bezuidenhout - 518 N 2nd Street

Mr. Benton gave an overview of the application. The Board discussed the item and asked questions of Mr. Benton.

Motion was made by Sonja M. Gates, and seconded by Holly Theuns to table the application to the next meeting when the applicant can appear with documentation and further bids.

AYE: Sonja M. Gates, Jean-Ellen Wilson, Suzanne Boardman, Holly Theuns, Charlie Hayek, Chairman Paul Sampson

Passed

7. NEW BUSINESS

- a. Discussion of Zora Neale Hurston Exhibit - 809 N 9th Street

Mr. Benton gave an overview of the Zora Neale Hurston exhibit. The Board gave positive thoughts about the idea and asked questions of Mr. Benton.

8. CONSIDERATION OF ABSENCES

Motion was made by Sonja M. Gates, and seconded by Suzanne Boardman to approve the absence of Ms. Harris and Ms. Jackson.

AYE: Charlie Hayek, Holly Theuns, Suzanne Boardman, Jean-Ellen Wilson, Sonja M. Gates, Chairman Paul Sampson

Passed

Motion was made by Chairman Paul Sampson, and seconded by Sonja M. Gates to approve the absence of Mr. Culverhouse.

AYE: Holly Theuns, Suzanne Boardman, Jean-Ellen Wilson, Sonja M. Gates, Charlie Hayek, Chairman Paul Sampson

Passed

9. ADJOURNMENT

Historic Preservation Board

7. a.

Meeting Date: 04/27/2015

Information

REQUESTED ACTION

Certificate of Appropriateness Application 15-09 - Roof Replacement & Chimney Removal - Gert & Robin Bezuidenhout - 518 N 2nd Street (Postponed from March 23rd, 2015)

LOCATION

518 N 2nd Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Roof Replacement:

- Approval with conditions Chimney Removal:
- Denial

Attachments

Staff Report

Application

Form Review

Form Started By: Kori Benton

Started On: 04/20/2015 02:34 PM

Final Approval Date: 04/20/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MARCH 23RD, 2015

Agenda Item 7A

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

Owner & Applicant

Gert & Robin Bezuidenhout

Location

518 N 2nd Street

Parcel

2403-705-0069-000-8

Historic Status

Contributing Structure in the Edgartown Historic District

Requested Action

Replacement of existing metal shingle roof with 5V crimp metal panel roofing & removal of original chimney.

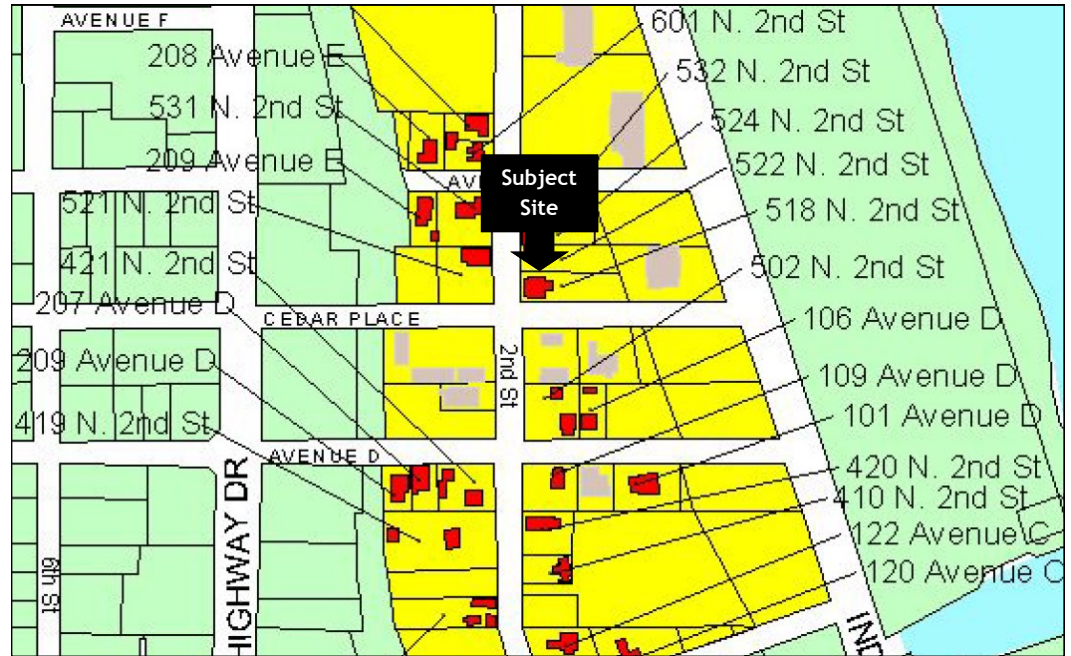
Recommendation

Roof Replacement:
Approval with conditions

Chimney Removal:
Denial

Staff

Kori Benton
Historic Preservation Officer



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1910c. Date of construction.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 10/2006 Historic Preservation Board conditionally approved COA 06-41, requiring that the existing metal shingles be retained and reused.
- 4/2009 Historic Preservation Board conditionally approved COA 09-16, permitting various exterior alterations and landscape improvements.
- 2013 Structure received various Treasure Galleon Awards for outstanding techniques and efforts in preservation..
- 2/2015 Property purchased by current owners.

STAFF ANALYSIS

Architectural Significance

This two-story wood frame vernacular structure is located at 518 N 2nd Street. Notable architectural features include a hip roof, symmetrical facade, offset entrance, and veranda. The porch has a hip roof and is supported by chamfered wooden posts with spindlework and balustrade. The exterior wall fabric is wood drop siding, after removal of the previous wood shingles. Fenestration consists of the original 2/2 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.

Request

The applicant is proposing to replace the existing metal shingle roof, present on the principal roofs of the structure, with a 5V Crimp roof, as well as, the removal of the original chimney.

Staff Analysis

The metal shingle roof present on the structure appears to be in fair to good condition. The applicants have expressed concern regarding minor leaks and water intrusion, and have selected to seek the replacement of the roof. The applicant has submitted cost estimates from various contractors, presenting the cost differential between a metal shingle roof and 5V Crimp metal panel roof. The presented figures indicate the approximate cost of a direct replacement at \$25,860, while replacement with the proposed 5V Crimp Metal Panel roof is closer to \$12,860. A cost estimate to repair and reseal the existing metal shingles was not provided by the applicants, however Staff is pursuing estimates for presentation to the applicants, and to the Board at the meeting. It is noted that the rear addition, completed after initial construction of the home, features 5-V crimp roof panels. This current differential is not of design concern as the views of this addition are limited, and it arguably assists in the delineation as a later addition.

The original chimney present on the structure contributes to the historical nature of the structure, and overall design scheme. Although the chimney is presently “non-functional” based upon the interior floor plan and function of the present owner, functionality may be re-established in the future. The chimney may be easily sealed and should be preserved for design compliments and potential use in the future.

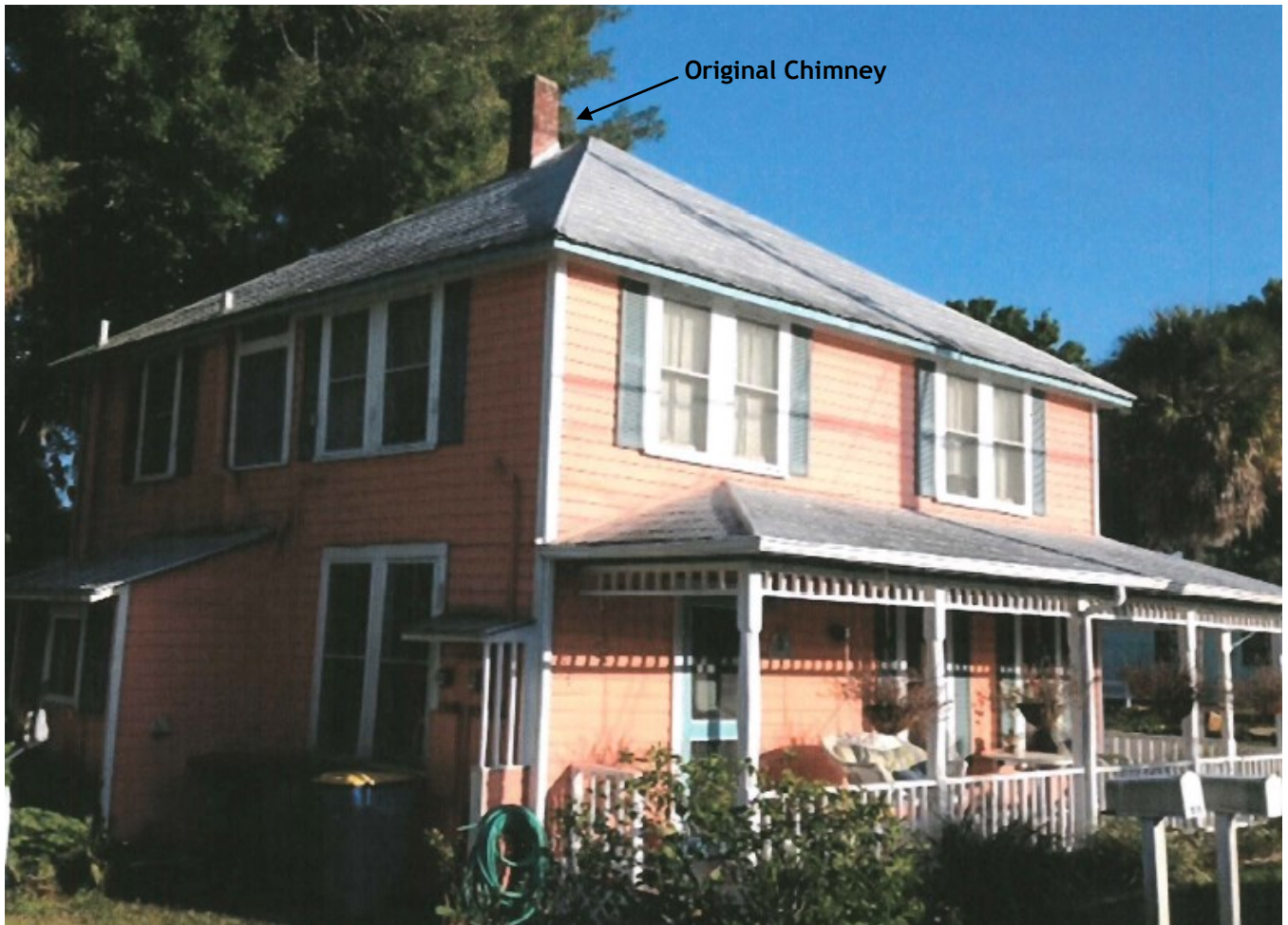
Secretary of Interior Standards for Consideration

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Staff Recommendation

The request to replace the existing metal shingle roof with 5V Crimp Metal Panels, and the removal of the original chimney would eliminate distinctive finishes, and examples of craftsmanship that characterize a property, and alters the design of the roof, presenting conflict with Secretary of Interior Standards 5 & 6, therefore staff recommends that the Board condition the COA request upon the repair, sealing, and minor replacement of existing metal shingles of the existing roof, or the utilization of metal shingles for a complete reroof, and deny the request to eliminate the existing chimney.







CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 519 N 2ND STREET, FORT PIERCE, FL 34950

Parcel ID #: _____

Type of Designation: Contributing Non-contributing Site within the Edgartown Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)

Name(s): GERT + ROBIN BEZUIDENHOUT

Mailing Address: 341 N BIRCH RD, FORT LAUDERDALE, FL 33304

Phone Number(s): 954 736 6876 Email: CAPTGEEWIZ@GMAIL.COM

Applicant

Name(s): AS ABOVE

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

I / We, GERT + ROBIN BEZUIDENHOUT as Owner(s) of the subject property do hereby authorize the filing of this application on ~~my~~/our behalf.



Signature of Owner

2/27/2015
Date

Description of Requested Work

Please indicate the type of work requested:

Fence

Shed

Door(s)

Roof

Window(s)

Signage

Shutter(s)

Porch

Rehabilitation

New Construction

Demolition

Relocation

Site Improvements (describe) INSTALL NEW ROOF

Other (describe) REMOVE NON FUNCTIONAL CHIMNEY EXTENSION.

Please provide a detailed description of the proposed work to be performed: SEE ATTACHED QUOTATION. REQUEST TO USE 5U CRIMP DUE TO COST AND TO PREVENT FURTHER WATER DAMAGE TO THE CEILING + STRUCTURE.

Have other alterations been made to the site within the last 12 months? No Yes, _____

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

Application Requirements

\$10.00 Application fee

Site Plan with dimensions.

Architectural Drawings:

➤ Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.

➤ Drawings should indicate materials to be used.

Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.

Material(s) specifications and/or sample(s)

Color samples.

Demolition - Plans for what will be taking the demolished structure's place should be submitted.











ROOFING CONTRACTOR

"Estimate/Contract/Proposal"

Customer/Owner/Agent: DAWN CARLIN	Mobile: 772-882-8866
Project Address: 518 2 nd STREET FORT PIERCE FL.	Phone:
Date/Type/Code: DEC. 12, 2014 21M712	Fax:
	Email: dawncarlin8@gmail.com

J.A. Taylor Roofing will provide necessary building permits, schedule all inspections with related Municipality, and maintain Current License and insurance. This proposal includes labor, materials, and all taxes. Please note that "oil canning" is a natural characteristic of all metal roof systems and is not a cause for rejection. Our "Professional" technicians will hereby complete the following:

1. Completely remove existing roofing materials down to wood batten strips and prepare as needed to ensure a clean, solid surface in which to apply a new roof. (Front wrap around porch and main upper roof only).
2. Install new 5/8" CDX sheathing on front wrap around porch and main upper roof.
3. Install 8-D "ring-shank" fasteners to new sheathing/deck to meet current Building Code requirements.
4. Install (1) ply #30 lb. roofing felt over sheathing, and mechanically fasten using approved fasteners per code requirements. *See option below to upgrade to "fully-adhered" roofing underlayment (Peel-n-stick), applied directly to sheathing, in lieu of #30 felt dry-in sheet. (Meets Insurance "Wind-Mitigation" requirements for SWR, secondary-water-barrier, for metal roof applications).
5. Install new roofing accessories including: drip edge, flashings, counter-flashings, plumbing stack flashings, and vent flashings. (Accessories will be fabricated from 26 Gauge Galvalume materials/standard colors, or will be made to match metal roofing panels).
6. Seal all penetrations using approved roofing cement and/or sealant.
7. Install new roofing materials/accessories using approved fasteners per code requirements.
8. Thoroughly clean project of all "roofing related debris" and haul away. (Landfill fees are included).

Install 5v Crimp Metal Roofing System to match existing 5v Crimp already installed.....\$12,860.00

*Upgrade to Peel & Stick Underlayment, Additional ----- \$ 1,575.00

J.A. Taylor Roofing will provide a (5) Year "Leak Free" workmanship warranty from date of completion.

Any alteration or deviation from the above specifications involving additional costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Replacement of rotten/damaged lumber is not included in estimate unless specified. Customer must provide access to building unless arrangements are made prior to estimate, therefore J.A. Taylor Roofing is not responsible for damage to driveway/sidewalks and/or any other access areas needed to approach projects. Any client that is in default in the payment of money due under terms of this account will be charged at the rate of 1 1/2 % per month on the unpaid balance. (Maximum allowable by law). If any client is referred to an attorney for collection, client agrees to pay all fees incurred in the collection of the amount due, plus all court costs and attorney fees. Work will be scheduled upon written acceptance of this proposal. This proposal may be withdrawn from us if not accepted within 60 days. *All major credit cards accepted, however an additional processing fee of up to 5% will be assessed to contract total depending on current monthly rate and card used.

Payment Terms: 1/3 Deposit @ Commencement, 1/3 Payment @ completion of dry-in, and Balance upon Completion of Project.

ACCEPTANCE OF PROPOSAL

Owner: _____ **Date:** _____

Contractor: _____ **Date:** _____

For further assistance please contact J.A. Taylor Roofing 772-466-4040 or fax to 772-468-8397

Thank you for the opportunity to bid your project!

***** Serving the Treasure Coast for over 50 Years *****

Respectfully Submitted by: JACK NILL 772-370-9012

2 Melton Drive Fort Pierce, FL 34982 Tel. 772.466.4040 Fax 772.468.8397

REPAIRS. RE-ROOFS. NEW COMMERCIAL & RESIDENTIAL ROOFING CONTRACTORS
SERVING FLORIDA SINCE 1965
LICENSE #CCC1325724



ROOFING CONTRACTOR

"Estimate/Contract/Proposal"

Customer/Owner/Agent: DAWN CARLIN	Mobile: 772-882-8866
Project Address: 518 2 nd STREET FORT PIERCE FL.	Phone:
Date/Type/Code: DEC. 12, 2014 21M712	Fax:
	Email: dawncarlin8@gmail.com

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1. Completely remove existing roofing materials down to wood batten strips and prepare as needed to ensure a clean, solid surface in which to apply a new roof. (ENTIRE HOUSE)
2. Install new 5/8" CDX sheathing on front wrap around porch and main upper roof.
3. Install 8-D "ring-shank" fasteners to new sheathing/deck to meet current Building Code requirements.
4. Install (1) ply #30 lb. roofing felt over sheathing, and mechanically fasten using approved fasteners per code requirements. **See option below to upgrade to "fully-adhered" roofing underlayment (Peel-n-stick), applied directly to sheathing, in lieu of #30 felt dry-in sheet. (Meets Insurance "Wind-Mitigation" requirements for SWR, secondary-water-barrter. for metal roof applications).*
5. Install new roofing accessories including: drip edge, flashings, counter-flashings, plumbing stack flashings, and vent flashings. (Accessories will be fabricated from 26 Gauge Galvalume materials/standard colors, or will be made to match metal roofing panels).
6. Seal all penetrations using approved roofing cement and/or sealant.
7. Install new roofing materials/accessories using approved fasteners per code requirements.
8. Thoroughly clean project of all "roofing related debris" and haul away. (Landfill fees are included).

Install Victorian Galvalume Metal Roof System on Entire Home.....\$25,860.00

***Upgrade to Peel & Stick Underlayment, Additional -----\$ 1,950.00**

J.A. Taylor Roofing will provide a (5) Year "Leak Free" workmanship warranty from date of completion.

Any alteration or deviation from the above specifications involving additional costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Replacement of rotten/damaged lumber is not included in estimate unless specified. Customer must provide access to building unless arrangements are made prior to estimate, therefore J.A. Taylor Roofing is not responsible for damage to driveway/sidewalks and/or any other access areas needed to approach projects. Any client that is in default in the payment of money due under terms of this account will be charged at the rate of 1 1/2 % per month on the unpaid balance, (Maximum allowable by law). If any client is referred to an attorney for collection, client agrees to pay all fees incurred in the collection of the amount due, plus all court costs and attorney fees. Work will be scheduled upon written acceptance of this proposal. This proposal may be withdrawn from us if not accepted within 60 days. *All major credit cards accepted, however an additional processing fee of up to 5% will be assessed to contract total depending on current monthly rate and card used.

Payment Terms: 1/3 Deposit @ Commencement, 1/3 Payment @ completion of dry-in, and Balance upon Completion of Project.

ACCEPTANCE OF PROPOSAL

Owner: _____ **Date:** _____

Contractor: _____ **Date:** _____

For further assistance please contact J.A. Taylor Roofing 772-466-4040 or fax to 772-468-8397

Thank you for the opportunity to bid your project!

***** Serving the Treasure Coast for over 50 Years *****

Respectfully Submitted by: JACK NILL 772-370-9012

12 Melton Drive

Fort Pierce, FL 34982

Tel. 772.466.4040

Fax 772.468.8397

REPAIRS, RE-ROOFS, NEW COMMERCIAL & RESIDENTIAL ROOFING CONTRACTORS

SERVING FLORIDA SINCE 1965

LICENSE #CCC1325720

Historic Preservation Board

7. b.

Meeting Date: 04/27/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-07 - RFMD Investments / Subway - 116 N 2nd Street

LOCATION

116 N 2nd Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Kori Benton, Historic Preservation Board

Attachments

Staff Report

Application

Subway Sign Exhibits

Form Review

Form Started By: Kori Benton

Started On: 04/21/2015 09:28 AM

Final Approval Date: 04/21/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

APRIL 20TH, 2015

Agenda Item 7B

Owner

RFMD Investments LLC

Applicant

Mark Floyd
Subway

Representative

Michael Waldrop
Innovation Contracting LLC.

Location

116 N 2nd Street

Parcel

2410-503-0070-000-0

Historic Status

Non-contributing

Requested Action

Placement of two (2) exterior channel letter wall signs for a Subway Restaurant, coupled with a reduction in awning size to accommodate the size of the proposed front façade sign.

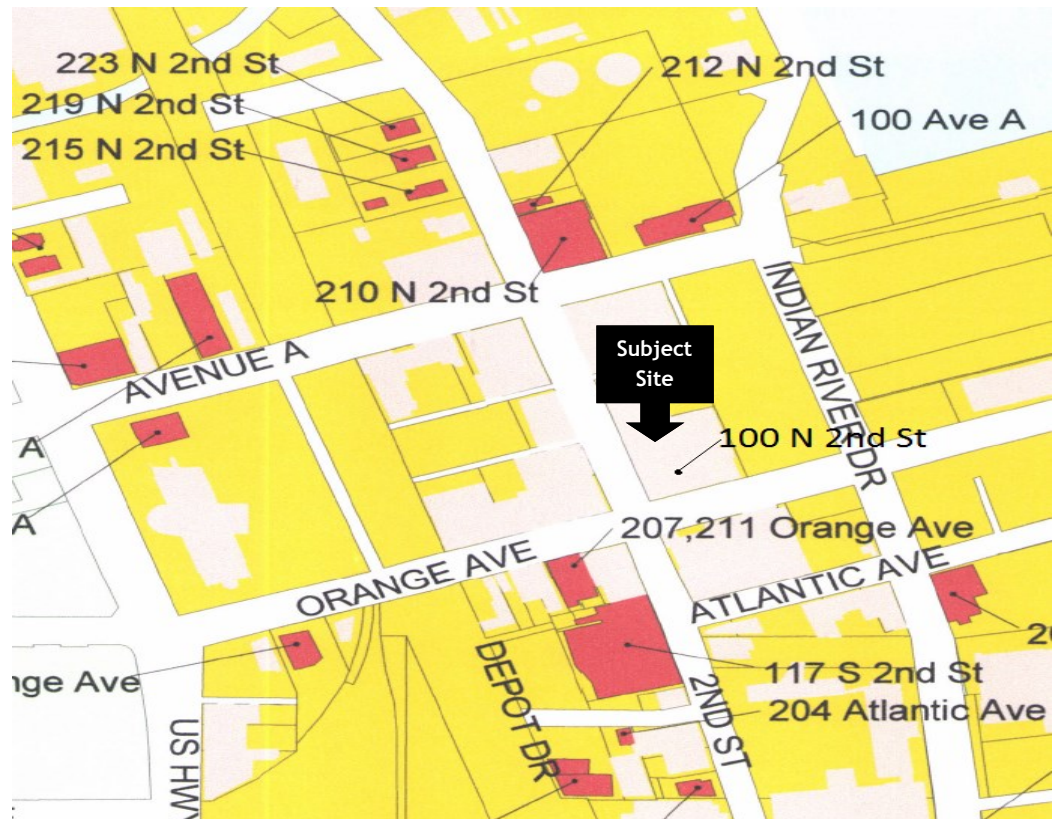
Recommendation

Denial

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1959 Existing structure was built.
- 1997 Structure was extensively remodeled
- 2001 Downtown Historic District adopted by the City Commission
- 2004 Structure underwent additional exterior renovations.
- 2015 Applicant completed interior renovations to establish a Subway Restaurant

Staff Analysis

Request:

The applicant is proposing to place two (2) exterior wall signs to advertise a new Subway Restaurant located within the southern suite of the subject structure.

The proposed sign for the principal façade, fronting North 2nd Street is 38 inches in overall height, with a total area of 35.52 sq. ft. The proposed sign for the rear façade, fronting the City Parking Lot (JC Penny) and North Indian River Drive to the west, is 48 inches in overall height, & total area of 56.33 sq. ft.

The request to place the front façade sign is coupled with a request to reduce the height and size of the lower awning to accommodate the proposed sign.

The proposed signs presented are internally illuminated LED Channel Letters, with an accompanying LED “Halo” illuminated aluminum backer or border. The color scheme presents the traditional Subway color selection of white and yellow letters, with the border in green. The sign fixtures would project approximately 9.5 inches from façade based upon the style of assembly and installation method.

The request for the placement of the rear sign further incorporates a Variance request to deviate from City Code Sections 15-6 (b)(1)c. and 15-8 (5) a. 2. in order to exceed the allowable sign area for a sign on another wall face. The request is approximately 43.95 sq. ft. larger than the allowable sign for the rear façade, based upon the presented principal wall sign and wall area declared.

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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.

Existing Conditions:

The Subway restaurant is the sole tenant within the structure at this time, however interior renovations have been initiated for an upstairs office. The front façade of the structure features modern storefront windows and doors on the first floor, and a series of windows accenting the second story. Two variable size awnings are presented in a cohesive design to enhance the façade and provide shade.



Existing – Front Façade

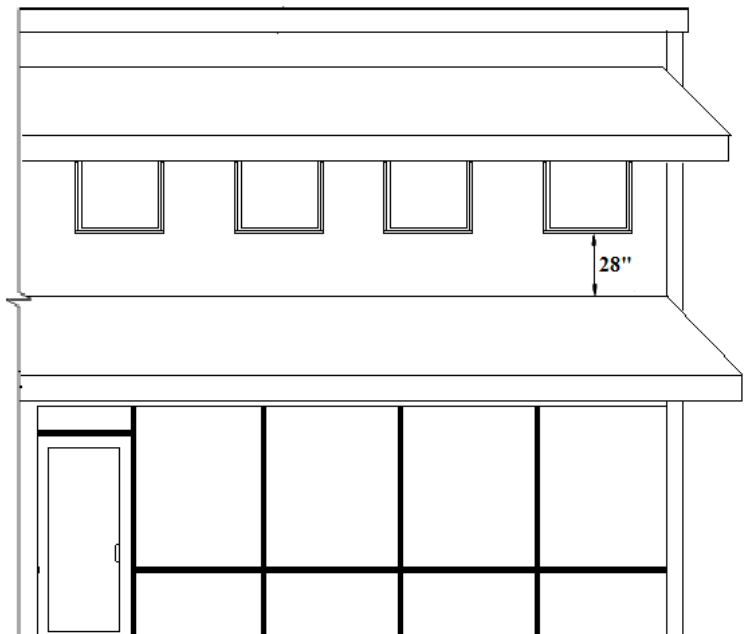
The rear façade features modern storefront windows and a rear access to the via a small stair case and a single door. The rear also features a series of windows and awnings to accent the second story



Existing – Rear Façade

Compatibility:

The existing façade provides approximately 28" between the second floor windows, and top line of the canvas awning, as it exists. The proposed 38" by 134-5/8" sign for the front façade requires the alteration, and reduction in size of the first floor awning presented on the façade. The proposed reduction in awning height is presented as approximately 12". This proposed alteration affects the established design, spacing, and proportions of the established façade, which conflicts with Secretary of Interior Standard 2.



Conceptual Elevation – Existing Front Façade
*Prepared by Staff



Conceptual Elevation – Proposed Front Façade & Sign
*Prepared by Staff

Secretary of Interior Standard 9 further guides that exterior alterations shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The proposed sign necessitates the notable adjustment to established architectural features on the façade, and is not compatible in size or scale to the existing façade, and other signs along 2nd Street.

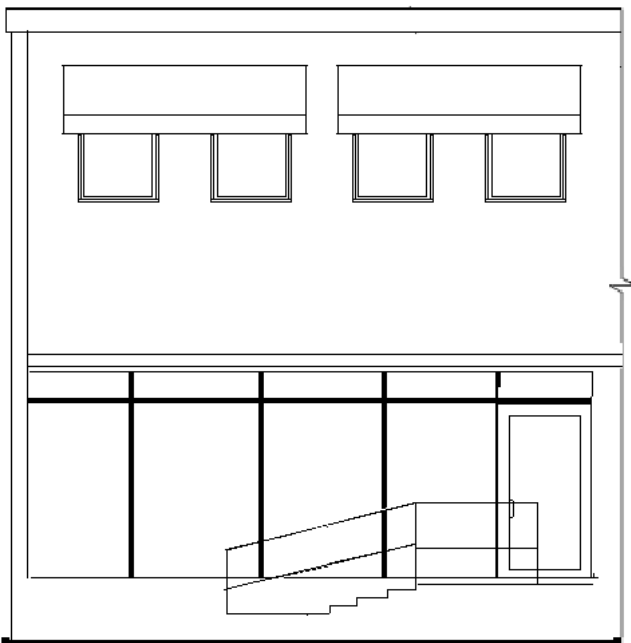
The applicant should revise the primary façade size to minimize interference with the established awning by selection of a wall sign that does not exceed 24" in overall height. Furthermore, the reduction in sign size on the primary façade will allow a greater allowance for the placement of a sign on the rear façade, that meets the City Code requirements.

The applicant may also consider an alternative sign style that assimilates with the established design and character of the structure and North 2nd Street such as the use of reverse channel letters, illumination by cantilever lights.

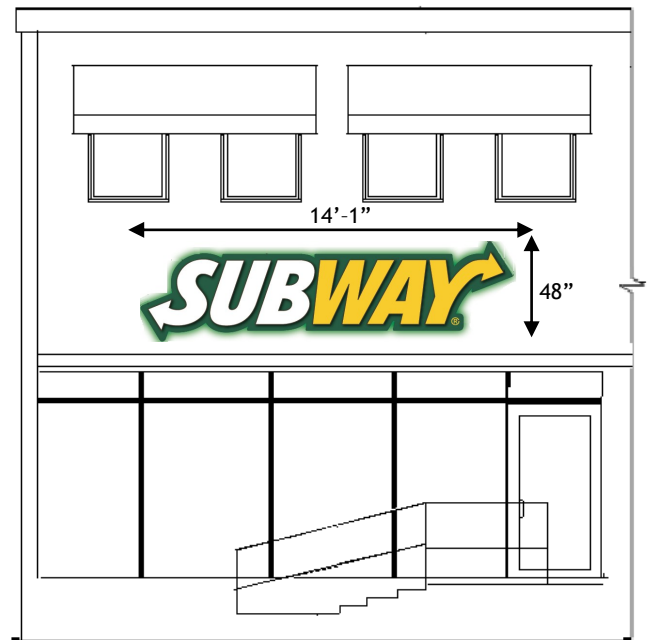
Variance Request:

The City of Fort Pierce Sign Code derives the allowable sign area for an establishment based upon the wall area of the main façade. Pursuant to City Code Section 15-6. (b)(1)c., the allowable sign area shall be located on the main street wall face of the establishment or building they identify, with the exception that up to fifty (50) per cent of such permitted sign area may be located on other wall faces.

The cumulative sign area allowed for the subject location, based upon the figures provided by the applicant, is 48 sq. ft., of which 24 sq. ft. is permitted on alternative wall faces. The proposed sign for the front façade is 35.52 sq. ft., which provides a balance of 12.48 sq. ft. for the rear sign. The proposed sign for the rear façade is 56.33 sq. ft., exceeding the allowable area for the entire establishment.



Conceptual Elevation – Existing Rear Façade
*Prepared by Staff



Conceptual Elevation – Proposed Rear Façade & Sign
*Prepared by Staff

The rear façade features a greater wall area for the placement of a sign which is compatible with the established features and proportion, however as it is not the primary entrance the sign is intended to accent the establishment and façade. The reduction of the front sign size, will allow for greater flexibility for increasing the rear sign, to a maximum of 24 sq. ft.

Staff Recommendation:

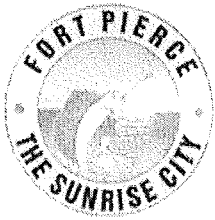
The presented alteration and signs are not consistent with Secretary of Interior Standard 2 and 9, or City sign regulations based upon the presented sizes, scale, and design, therefore Staff Recommends that the Historic Preservation Board deny the proposed alteration, sign, and variance, as requested.

Recommended Front Elevation



Recommended Rear Elevation





CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 116 N. 2ND STREET, FT. PIERCE FL 34979
Parcel ID #: 2410-503-0070-0000-0
Type of Designation: Contributing Non-contributing Site within the _____ Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): RFMD INVESTMENTS, LLC
Mailing Address: PO BOX 650991, VERO BEACH FL 34965
Phone Number(s): 772-979-1115 Email: rfmdinvestments@aol.com

Applicant
Name(s): SUBWAY / MARK FLOYD
Mailing Address: 1924 SW GATLIN BLVD, PSL 34953
Phone Number(s): _____ Email: viper2u@msn.com

Representative
Name(s): MICHAEL WALDROP - INNOVATION CONTRACTING, INC.
Mailing Address: PO BOX 12757, FT PIERCE, FL 34979
Phone Number(s): 772-519-9108 Email: mwaldrop@innovationcontracting.com

Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

I / We, RFMD Investments, LLC as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.


Signature of Owner

2/5/2015
Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage
- Shutter(s)
- Porch
- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) ADD SIGNAGE @ FRONT & BACK OF SANDWICH SHOP
 Other (describe) ABOVE TENANT SPACE

Please provide a detailed description of the proposed work to be performed:

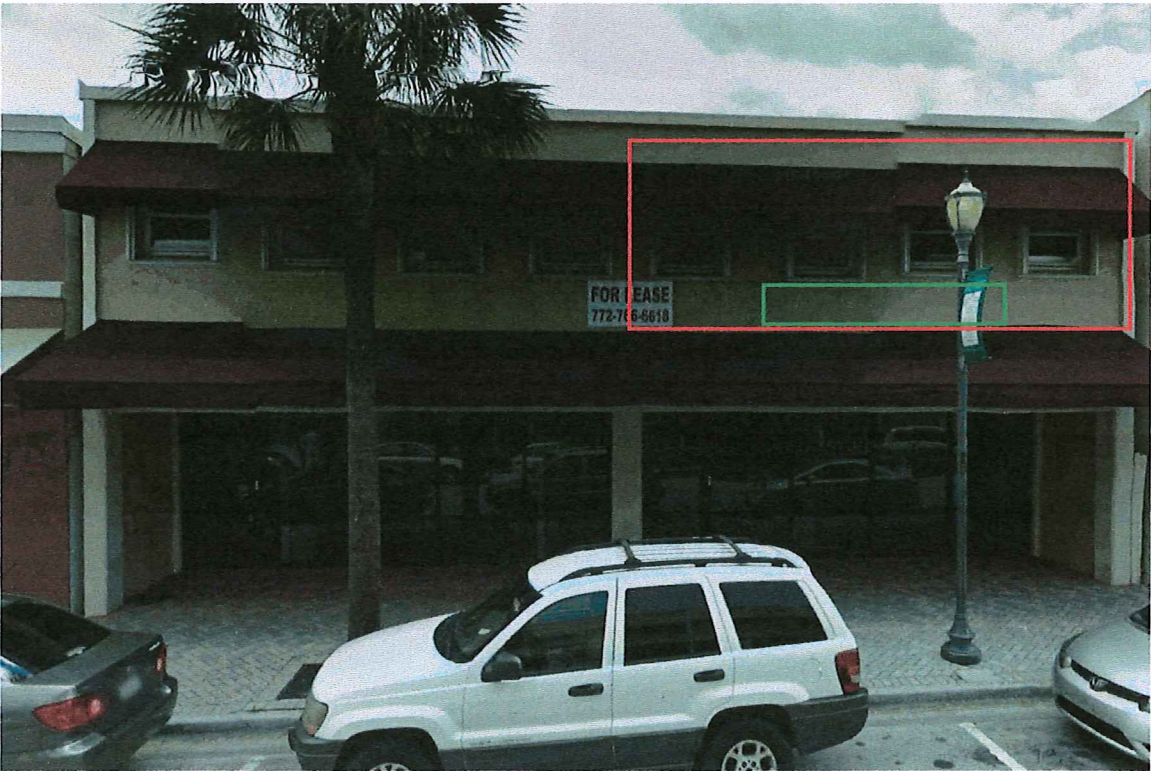
ADD SIGNAGE @ FRONT & BACK OF TENANT SPACE

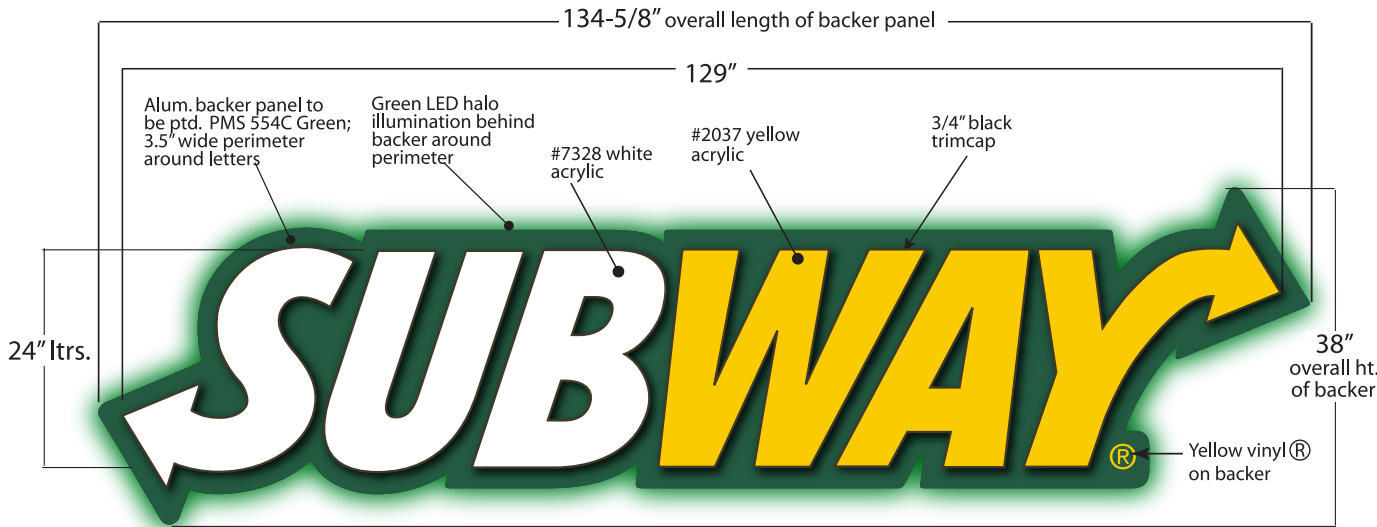
Have other alterations been made to the site within the last 12 months? No Yes Interior Build out

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

Application Requirements

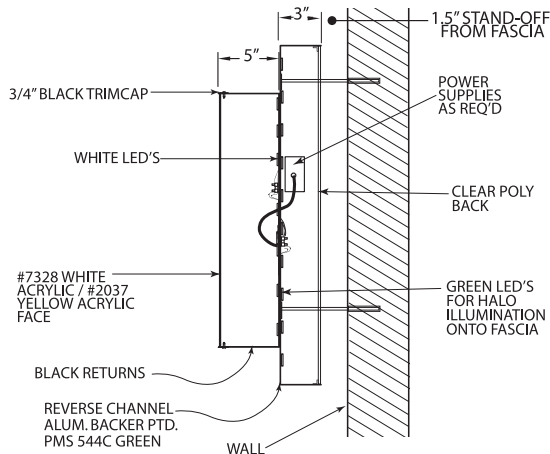
- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.
- Demolition - Plans for what will be taking the demolished structure's place should be submitted.





24" LED CHANNEL LETTERS ON LED HALO ILLUM'D ALUM. BACKER

NOTE: Exact dimensions may change slightly with final engineering.



SECTION DETAIL

GENERAL SPECIFICATIONS:

Materials:

- .040 alum. returns; .063 alum. backs (channel letters)
- .040 alum. faces and returns w/ clear poly back (halo backer)

Depth: 5" (channel letters); 3" (halo backer)

Channel Letter Faces:

- .118 #7328 white acrylic (SUB); .118 #2037 yellow acrylic (WAY)

Trimcap: 3/4" black

Area Squared: 35.52 Sq. Ft.

Area Actual: (TBE) Sq. Ft.

Weight (Est.):

- (TBE) lbs. (crated)
- (TBE) lbs. (uncrated)

Wind Load: 35 psf/90 mph

ELECTRICAL

Illumination (Channel Letters):

- White LED's ()

Ballast/Power Supply:

- ___ watt remote power supply

Line Load:

- ___ Amps @ 120 VAC
- (1) 20 Amp circuit

Illumination (Halo Backer):

- Green LED's ()

Ballast/Power Supply:

- ___ watt remote power supply

Line Load:

- ___ Amps @ 120 VAC
- (1) 20 Amp circuit

Disconnect Swith: (TBE)

COLORS:

Interiors: Ptd. white

Channel Letter Returns: Ptd. gloss black

Halo Backer Face & Returns: Ptd. PMS 554C Green

These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.



Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: (TBD)

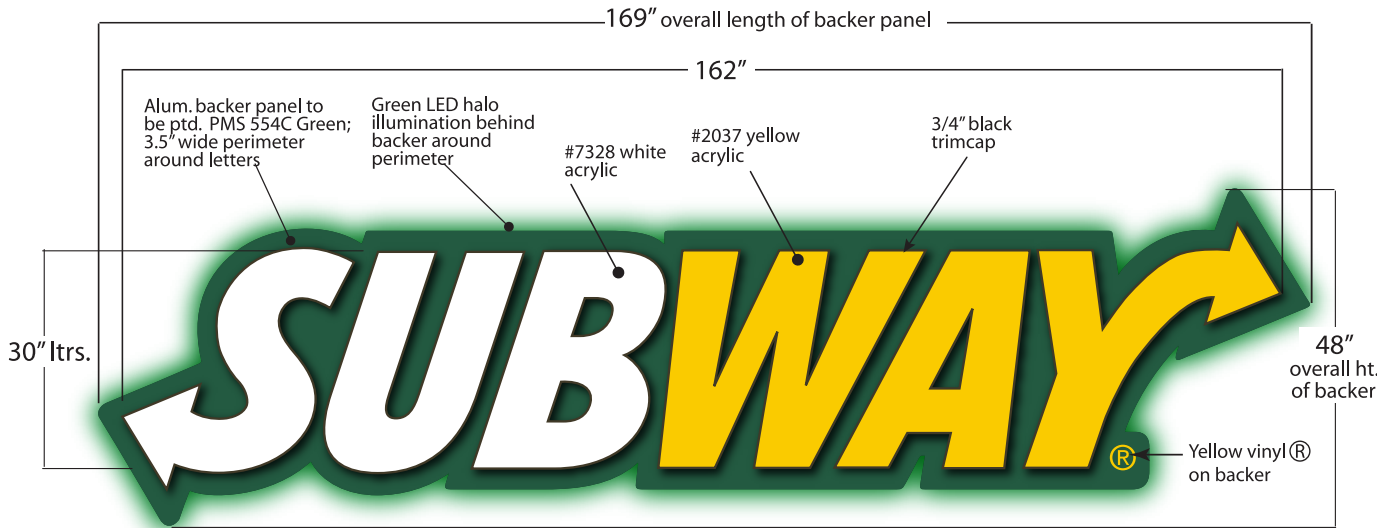
Description: 24" LED Channel Letters
w/ Halo Illuminated Backer

Project No: 292407

Date: 2/20/13

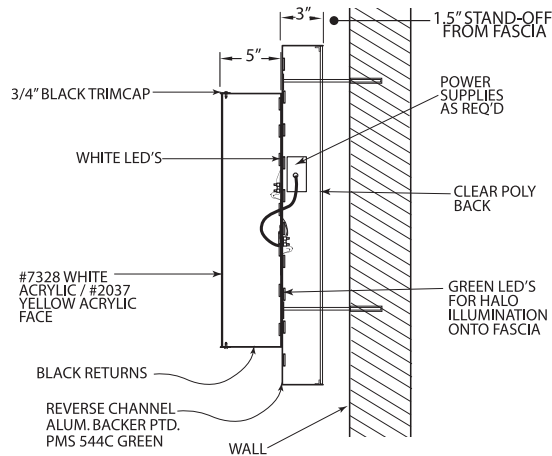
Drawn By: CH





30" LED CHANNEL LETTERS ON LED HALO ILLUM'D ALUM. BACKER

NOTE: Exact dimensions may change slightly with final engineering.



SECTION DETAIL

GENERAL SPECIFICATIONS:

Materials:

- .040 alum. returns; .063 alum. backs (channel letters)
- .040 alum. faces and returns w/ clear poly back (halo backer)

Depth: 5" (channel letters); 3" (halo backer)

Channel Letter Faces:

- .118 #7328 white acrylic (SUB); .118 #2037 yellow acrylic (WAY)

Trimcap: 3/4" black

Area Squared: 56.33 Sq. Ft.

Area Actual: (TBE) Sq. Ft.

Weight (Est.):

- (TBE) lbs. (crated)
- (TBE) lbs. (uncrated)

Wind Load: 35 psf/90 mph

ELECTRICAL

Illumination (Channel Letters):

- White LED's ()

Ballast/Power Supply:

- ___ watt remote power supply

Line Load:

- ___ Amps @ 120 VAC
- (1) 20 Amp circuit

Illumination (Halo Backer):

- Green LED's ()

Ballast/Power Supply:

- ___ watt remote power supply

Line Load:

- ___ Amps @ 120 VAC
- (1) 20 Amp circuit

Disconnect Switch: (TBE)

COLORS:

Interiors: Ptd. white

Channel Letter Returns: Ptd. gloss black

Halo Backer Face & Returns: Ptd. PMS 554C Green

These product sheets are the exclusive property of Everbrite LLC. Use of this property in any manner without express written permission of Everbrite LLC is prohibited. Drawings are for graphic purposes only and not intended for actual construction. For more specific manufacturing detail, please refer to engineering specifications and install drawings.



Everbrite LLC
4949 S 110th Street, Greenfield, WI 53220
Phone: 414-529-3500 • Fax: 414-529-7191
Website: www.everbrite.com

Part No: (TBD)
Description: 30" LED Channel Letters
w/ Halo Illuminated Backer

Project No: 292407-2
Date: 3/19/13
Drawn By: CH



Subway Sign Exhibits – Downtown Districts



Subway Sign Exhibits – Downtown Districts



Subway Sign Exhibits - Downtown Districts



Historic Preservation Board

7. c.

Meeting Date: 04/27/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-10 - St. Lucie County - 715 Avenue D

LOCATION

715 Avenue D

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Sign Exhibit & Location

Form Review

Form Started By: Kori Benton

Started On: 04/21/2015 01:05 PM

Final Approval Date: 04/21/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

APRIL 20TH, 2015

Agenda Item 7C

Owner

St. Lucie County

Applicant

Corine Williams

Representative

Stephanie Myers

Location

715 Avenue D

Parcel

2410-601-0197-000-7

Historic Status

Non-contributing

Requested Action

Placement of two (2) monument signs to direct vehicle and bus traffic

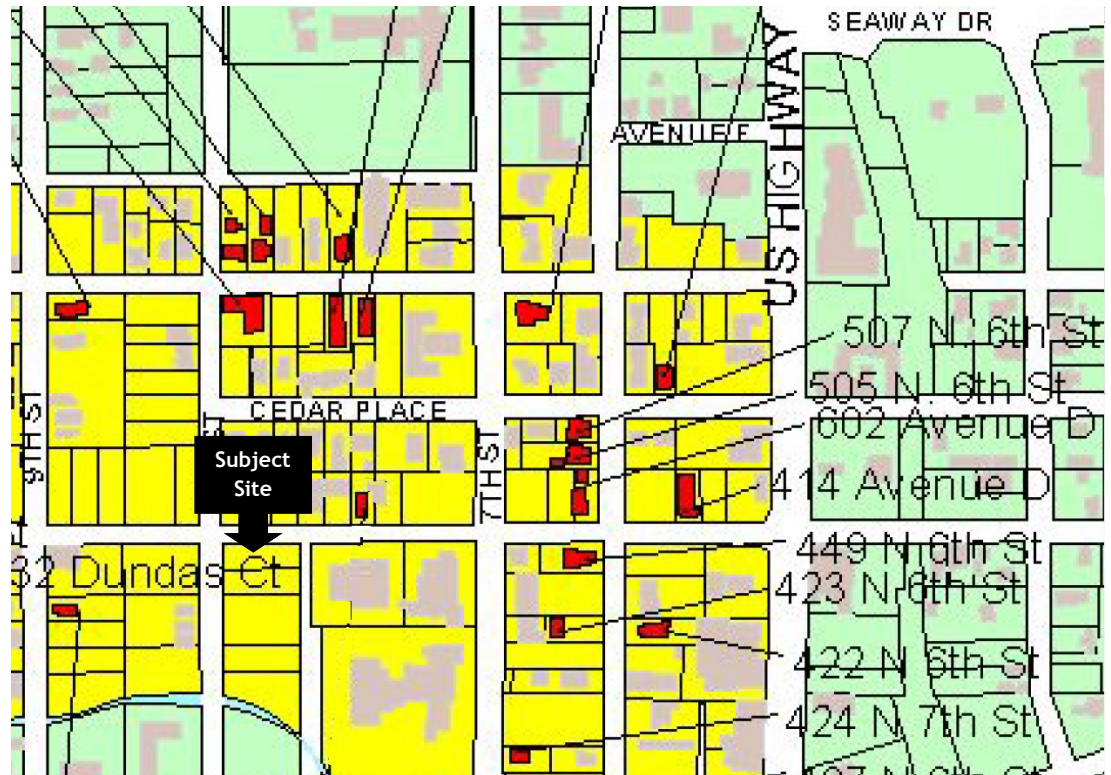
Recommendation

Approval

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

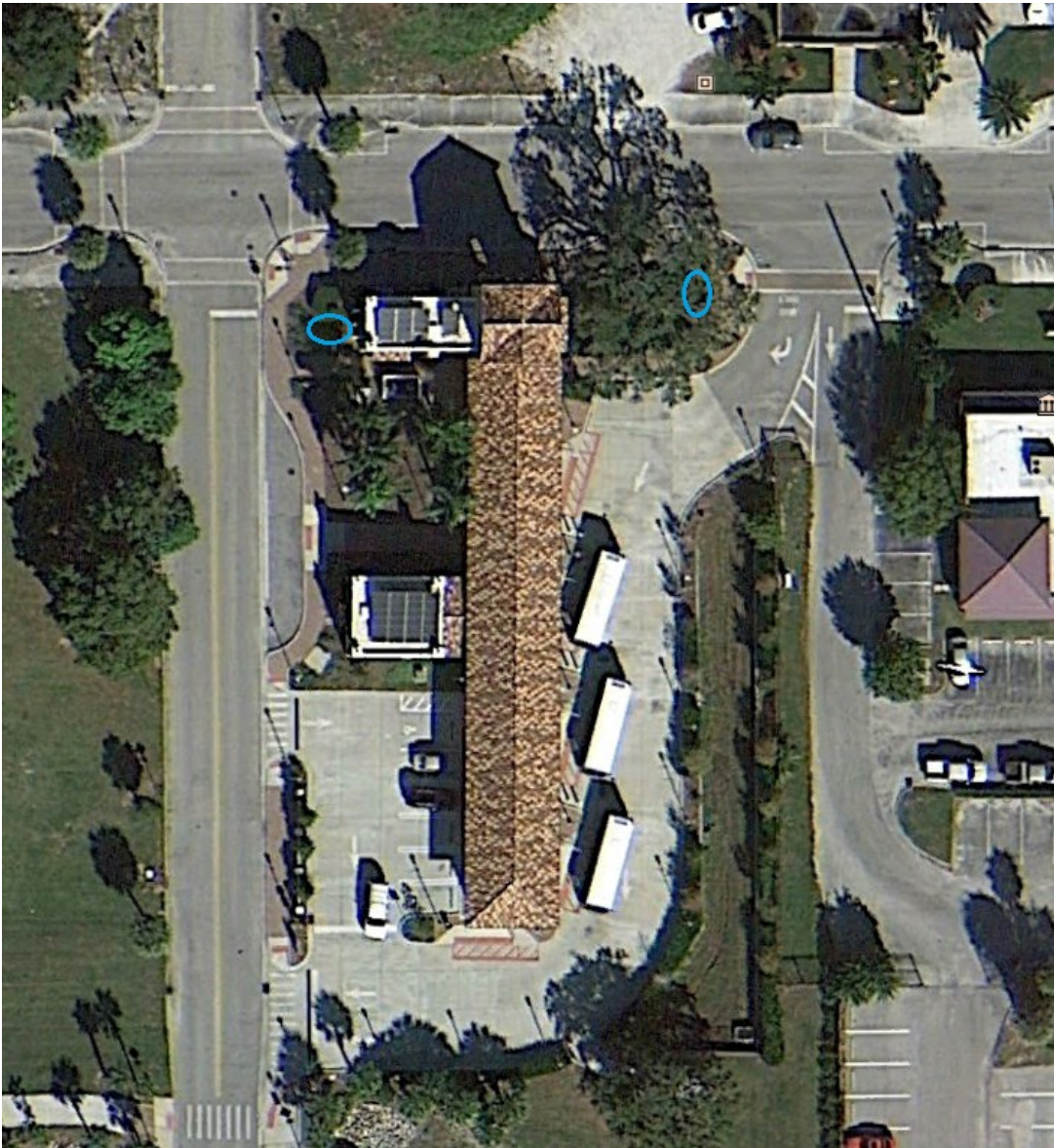
- 2002 City Commission adopts the Avenue D/Lincoln Park Historic District
- 2010 Historic Preservation Board Granted COA approval for the construction of the Multimodal Transportation Facility
- 2011 Structure completed and open for public use.

Staff Analysis

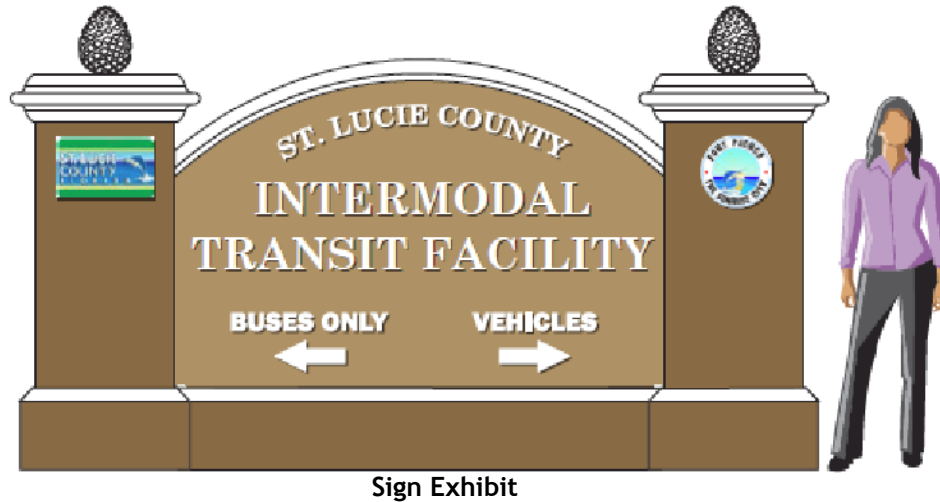
Request:

The applicant, St. Lucie County Transit Services, is proposing to place two (2) ground signs for the Multimodal Transportation Facility to provide directional guidance to vehicular and bus traffic into and around the facility. The subject request incorporates a Variance request to deviate from City Code Section 15-8 (5) a. 3. in order to allow the placement of a second ground sign for a site with less than 500 feet of main street frontage.

The proposed locations for placement, and request for a second ground sign, are intended to provide visibility on Avenue D, and N. 8th Street, due to facility's location on a corner lot and numerous mean of access. The signs are presented on the northwest and northeast corner of the property in order to provide notification to visiting drivers of their designated area for parking, pick-up, and drop-off. The final locations will account for established clear vision areas.



The proposed monument signs are 6 ft in overall height, and 8 feet in width, totaling approximately 48 sq. ft. in size. The signs will feature a light sand stucco finish, to assimilate with the design and colors of the principle structure on site.



Landscaping around the sign locations will be preserved and added, as needed, to meet City Code requirements and accent the additions.

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.
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.

Staff Recommendation:

The presented sign design is consistent with Secretary of Interior Standards 2 and 9, there is a presented public safety benefit for a second ground sign on N. 8th Street, and unique characteristics of the site exist, therefore Staff recommends that the Historic Preservation Board **approve** the proposed signs, and variance as requested.



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 725 Avenue D, Fort Pierce, FL 34950
Parcel ID #: 2410-601-0197-000-7
Type of Designation: Contributing Non-contributing Site within the Ft. Pierce Historic District
 Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s)
Name(s): St. Lucie County Board of County Commissioners
Mailing Address: 437 N.7th Street, Fort Pierce, FL 34950
Phone Number(s): 772-462-1777 Email: _____

Applicant
Name(s): Corine C. Williams
Mailing Address: 437 N. 7th Street, Ft. Pierce, FL 34950
Phone Number(s): 772-462-1777 Email: williamsc@stlucieco.org

Representative
Name(s): Stefanie Myers
Mailing Address: 437 N. 7th Street, Ft. Pierce, FL 34950
Phone Number(s): 772-462-1777 Email: myerss@stlucieco.org

Property Owner(s) Acknowledgements:- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this Application and/or presentation to the Historic Preservation Board.

I / We, Stefanie Myers as Owner(s) of the subject property, do hereby authorize the filing of this application on my/our behalf.

Stefanie Myers
Signature of Owner

4/7/15
Date

Description of Requested Work

Please indicate the type of work requested:

- Fence
- Shed
- Door(s)
- Roof
- Window(s)
- Signage
- Shutter(s)
- Porch

- Rehabilitation
- New Construction
- Demolition
- Relocation

Site Improvements (describe) Monument Signage

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____

County will contract and install 2 monument signs on the NE and NW corners of the FP Inter-modal
Monument signs will serve as property identification and for directional signage purpose.

Have other alterations been made to the site within the last 12 months? No Yes, _____

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): _____

Application Requirements

- \$10.00 Application fee
- Site Plan with dimensions.
- Architectural Drawings:
 - Drawings should show all current and proposed floor plans and elevations, fences, walls, and any other landscape features.
 - Drawings should indicate materials to be used.
- Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- Material(s) specifications and/or sample(s)
- Color samples.

- Demolition - Plans for what will be taking the demolished structure's place should be submitted.

- Chapter 23 -

Preservation of Historic and Archaeological Sites, Structures, & Districts

Article V. – Certificate of Appropriateness

Section 23-41. Required.

No building, structure, improvement, landscape feature, or site within the city, which has been designated a historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this chapter. Features shall include, but not be limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, windows, doors and appurtenances. Architectural features shall include when applicable, interior spaces where interior designation has been given pursuant to this chapter. Landscape features and site improvements shall include, but shall not be limited to, site re-grading, subsurface alterations, fill, paving, landscaping, walls, fences, courtyards, signs and exterior lighting. No certificate of appropriateness shall be approved unless architectural plans for such construction, alterations, excavation, restoration, rehabilitation, relocation or demolition are approved by the historic preservation board.

Section 23-44. Pre-application conference.

Before submitting an application for a certificate of appropriateness, an applicant may confer, at such applicant's election, with the historic preservation officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and historic data. The purpose of such conference is to further discuss and clarify preservation objectives and design guidelines. In no case, however, shall any statement or representation made prior to completion of official application review be binding on the city.

Section 23-45. Guidelines for review and issuance.

The U.S. Secretary of the Interiors Standards for the Treatment of Historic Properties are hereby adopted as the standards by which applications for any certificate of appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of this chapter to promote the proper maintenance, restoration, preservation, rehabilitation, or reconstruction appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. From time to time, the board may adopt additional standards to preserve and protect special features unique to the city. Based on the Secretary of the Interior's standards for the treatment of historic properties, the designation report, a complete application, any additional plans, drawings, photographs, and samples of materials to fully describe the proposed project, the historic preservation board may approve or deny the application for a certificate of appropriateness.

Section 23-49. Demolition.

Review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth in this section. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

- (1) The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified

expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.

- (2) In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- (3) In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated sites or buildings within a designated historic district.
 - a. 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?
 - b. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?
 - c. Is the structure one of the last remaining examples of its kind in the city, county or region?
 - d. Does the structure contribute significantly to the historic character of a designated district?
 - e. 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?
 - f. 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?

Section 23-50. Moving existing structures.

A designated structure or one which is located in a historic district, may not be relocated except upon approval of a certificate of appropriateness. In considering such certificate the board shall determine whether any reasonable alternative is available for preserving the improvement or structure on its original site and whether the proposed relocation-site is compatible with the historic and architectural integrity of the improvement or structure.

Variances

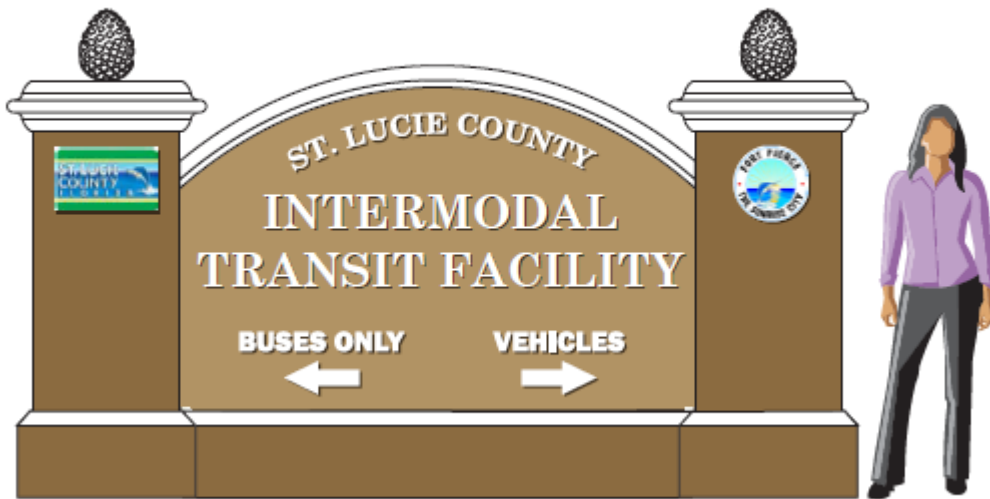
Section 23-61. Variances.

The historic preservation board shall have the power to waive, with or without conditions, the set-back, off-street parking, height, signage, density and floor-area-ratio requirements of the underlying zoning district of those properties designated by the city commission as historic sites, either individual sites or buildings within districts, where it is deemed appropriate for the continued preservation of the historic site or historic district. The board shall only grant such variances when an application for a certificate of appropriateness has been issued to promote preservation, rehabilitation or restoration. In carrying out this responsibility, the historic preservation board must follow the same procedures specified for the board of adjustment in article VIII of chapter 22 of this Code of ordinances.

standards for rehabilitation

- 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.
- 3)** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 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.
- 6)** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7)** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8)** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 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.

Monument Sign Conceptual Design



6' TALL & 8' WIDE

14" Columns with 8" Main body

Base is 18"/24"

Light Sand Finish

Avenue D

NW

NE

8th Street

