



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

MAY 26TH, 2015

Agenda Item 7C

Owner

St. Andrews Episcopal Academy
 St. Andrews Episcopal Church

Applicant

St. Andrews Episcopal Academy

Representatives

Trina Angelone, Head of Schools
 Anthony Donadio, Architect

Location

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

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

Approval of a Certificate of
 Appropriateness for the
 Construction of a gymnasium,
 addition to the upper school
 building, recreational field, site
 access aisles, parking, and other
 support amenities to enhance
 the campus development.

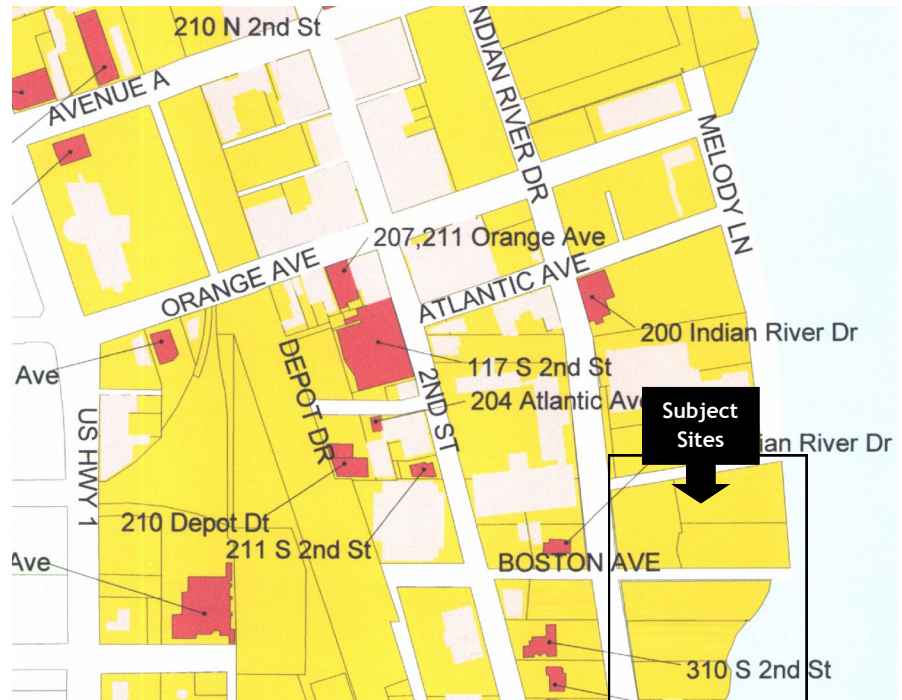
Recommendation

Conceptual Approval & Design
 Feedback

Staff

Kori Benton,
 Senior Planner

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 as 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.
- 2015 Historic Preservation Board conditionally approved the construction of a parameter fence.

REQUEST

The property owners and applicant are requesting approval of a Certificate of Appropriateness for new construction presented within a Site Plan to expand St. Andrew's Episcopal Academy Campus within the Downtown Historic District. The proposal features construction of a gymnasium, addition to the upper school building, recreational field, site access aisles, parking, and other support amenities to enhance the campus development. The detail of the submitted application, and current stage of the Site Plan review, provides the capacity for the Historic Preservation Board to review the overall design scheme and essential components of the proposed new development in the Downtown Historic District. The Historic Preservation Board should review the presented plans, and provide guidance on the various elements of the development plan that affect the interaction of the proposed development with the District. These factors should include, but not be limited to, the architectural style, building placement & scale, construction materials & craftsmanship, and landscaping & streetscapes presented for the improvement of the site.

STAFF ANALYSIS

The presented Site Plan is currently being reviewed by the Technical Review Committee, prior to release to the Planning Board, and subsequent forwarding to City Commission for final consideration. It is encouraged that the Historic Preservation Board considers the proposal conceptually, offering feedback and direction to the applicant regarding the proposed design. The Historic Preservation Board should reserve the final decision to issue a Certificate of Appropriateness until after the Site Plan is reviewed and acted upon by the Planning Board, as the plan continues to develop and may incur further amendment.

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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design Review Guidelines

The City of Fort Pierce has adopted design review guidelines with the purpose to enhance the quality and compatibility of new development. The City, through the administration of a Historic Preservation program, implements design review of new construction via the Historic Preservation Board to suggest approaches to design situations that will contribute to the existing and developing character of the city, while ensuring consistency with the encompassing Historic District and adopted standards.

In reviewing the presented development plan and overall architectural design scheme, staff notes the following guidelines for further consideration by the applicant, and Board:

- ◆ **Elevations:** Architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. Such entrance should face the public right-of-way, be well defined architecturally and readily visible to pedestrian and vehicular traffic. Elevations adjacent to a public right-of-way are considered as a building front and treated as such with appropriate entrances, fenestration or detailing. Walls should be

punctuated with windows, doors or architectural elements.

- ◆ **Windows:** Must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. Large expanses of wall without windows or detail that face the public right-of-way are strongly discouraged.
- ◆ **Streetscape Improvements:** Architectural or functional components, which occur on site, but are not part of the building, to contribute to the overall appearance of the development. These features further encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculptures and other civic art, benches and tables, planters, retaining walls, pedestrian paths, bicycle racks, trash receptacles, bollards and fences. Such improvements shall be designed to be consistent with development, built environment, and be reviewed for aesthetic functionality and compatibility with the Downtown district.
- ◆ **Landscaping:** Provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

Architectural Style & Overall Design

The presented architectural style of the development is a contemporary twist on Mediterranean architecture, exemplified by the selection of a tile roof, use of arches, and instances of varying roof heights. Mediterranean architecture is often distinguished by its restrained, horizontal massing. Components such as smooth plaster walls, light earth tone or off-white colors, deeply set windows and doors, and red tile roofs, or flat roofs, combine to present this eclectic style.

The overall design provides occasions of architectural components noted, however the development and consistent implementation of distinguished features and enhancements is absent across the structures. In some instances, it appears that limited space, structural capacity, and overall site layout limits the finished product and the site's integration with the Downtown waterfront and corridor. The presented development plan offers minimal provision for and enhancement of such mechanisms to punctuate the structures and their interaction with the public space. Landscaping and lighting are notable components that may augment the transition from the abutting sidewalks and roadways, and the site. The strategic use of additional architectural features, hardscape enhancements, and complimentary streetscapes provide the opportunity to enrich the campus expansion and emphasize this development as a notable component of the Downtown waterfront.

Gymnasium

The metal superstructure guides the overall design of the gymnasium, offering limited capacity to extend an elaborate architectural style. The presented design creatively clads the base structure with minor building additions and features, such as the extended entrance arcade on the south elevation. The advancement of such features on the north and west elevations, to face public ways, is lacking. Limited space, and the controlled boundaries of the school design appear to minimize the enhancement of these architecturally significant elevations. The building placement, coupled with the accompanying architecture and streetscape design should be amended in order to augment these important points of interaction with the established pedestrian and road ways.

Upper School Expansion

Substantial additions are proposed to the Upper School to build upon the existing 3-story structure, a retrofitted 1980s office building. The presented design broadens the established school building's footprint to the north and east, and extends the additional envelope vertically. The design retains the entrance established by the present structure, extending the structure and new classrooms towards the waterfront and campus interior. The design transcribes much of the defined lines and symmetrical fenestration of the existing structure, while overhauling the roof design and materials to accommodate the building additions. The redesign exemplifies components of Mediterranean architecture, such as variable roof designs and tile roofing, however limited in its exploration of a defined style. The frequent, and symmetrical, presentation of windows across each elevation is coupled with the display of shutters for control of lighting and visual interest. These features have notable intent, and seek to link the various construction phases, however they also shuffle the architectural scheme of the development further. The further consideration of varied window type or window treatment may prevent repetition, and encourage opportunities to incorporate arcades, overhangs, balconies, awnings, or other features to enhance the streamlined facades.

The advancement of such features on the north and west elevations, to face public ways, is lacking. Limited space, and the controlled boundaries of the school design appear to minimize the enhancement of these architecturally significant elevations. The building placement, coupled with the accompanying architecture and streetscape design should be amended in order to augment these important points of interaction with the established pedestrian and road ways.

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

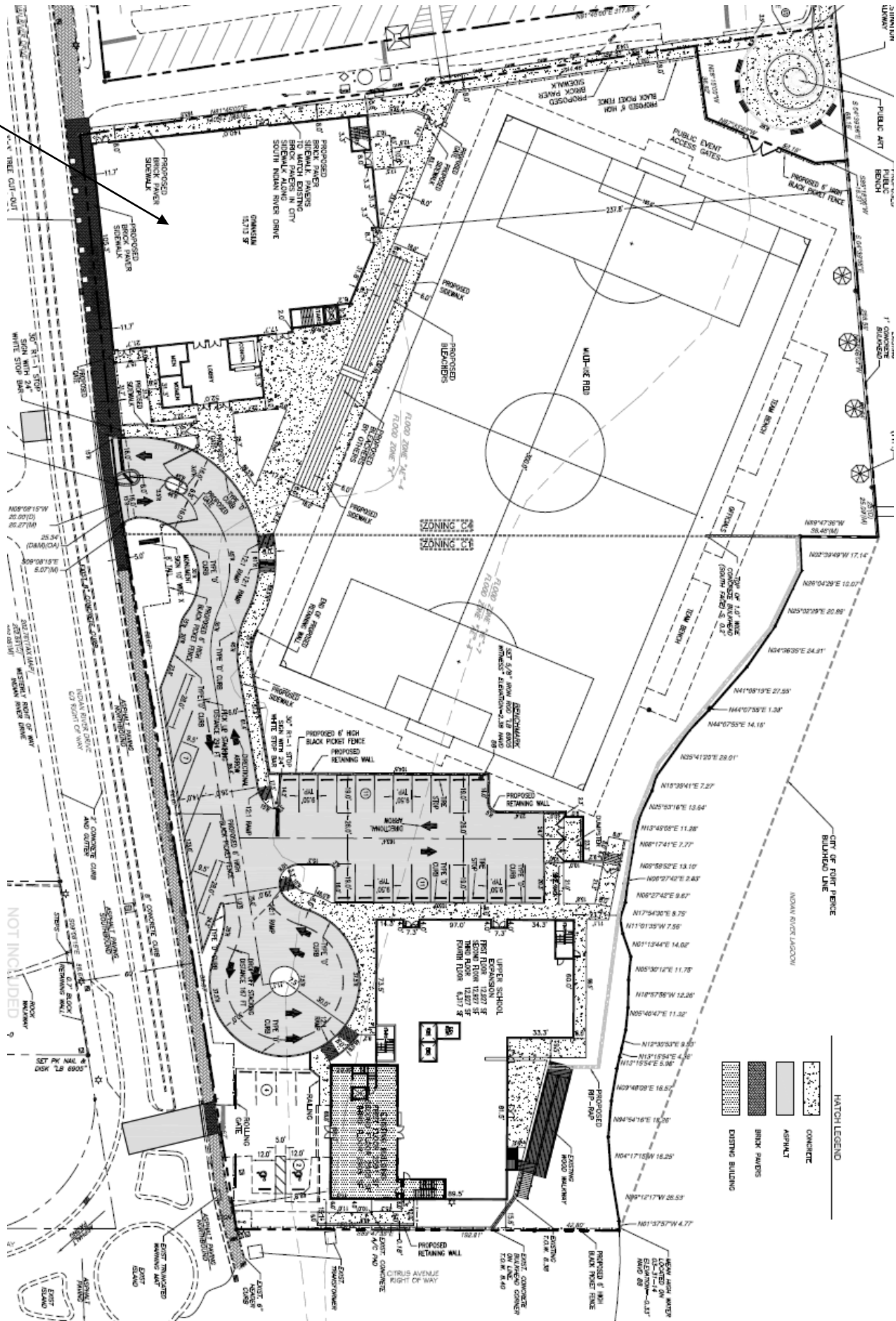
The Historic Preservation Board should provide guidance on the design of the presented development plan including the architectural style, building placement & scale, construction materials & craftsmanship, and landscaping & streetscapes presented for the improvement of the site. Final action on a Certificate of Appropriateness should be deferred until the Planning Board acts upon the Site Plan.

Site Aerial



Current Site Plan

Gym



NOT INCLUDED 9 1

Perspective Design Conceptual

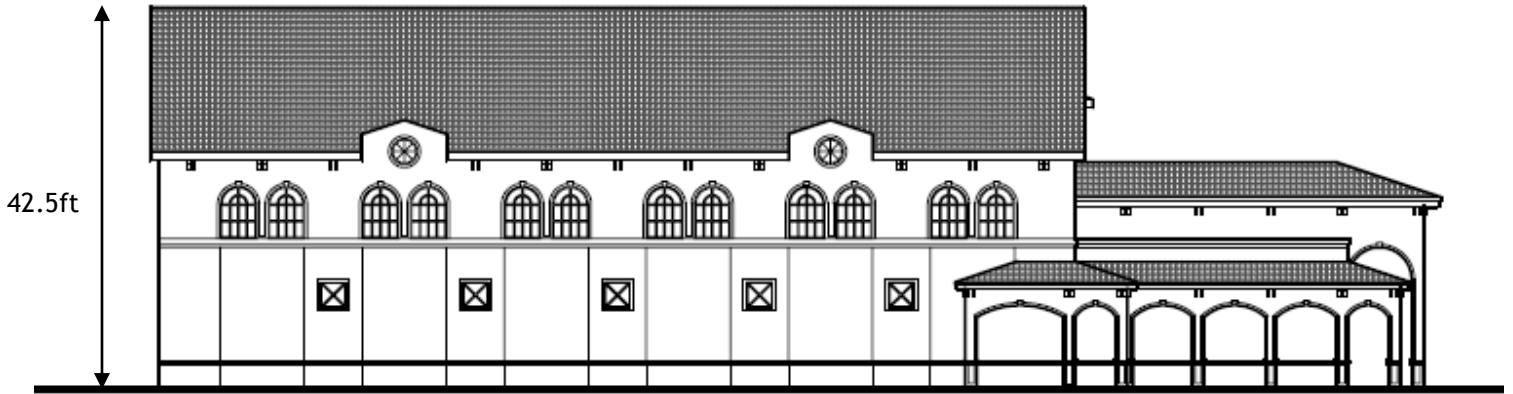


View of Development Plan facing Indian River Drive from the Northwest

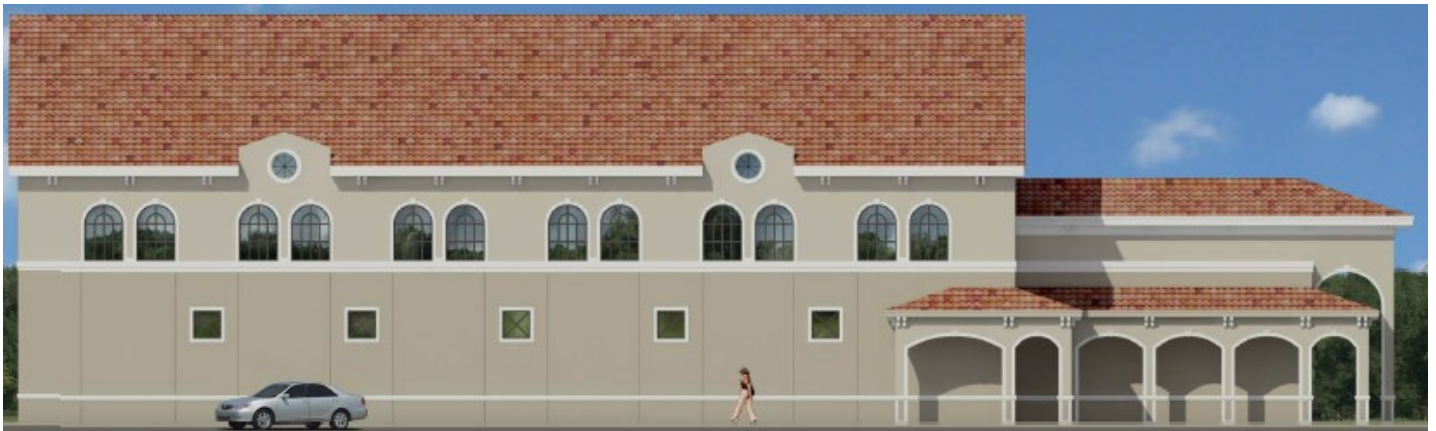


View of Development Plan facing Indian River Drive from the Southwest

Proposed Gymnasium

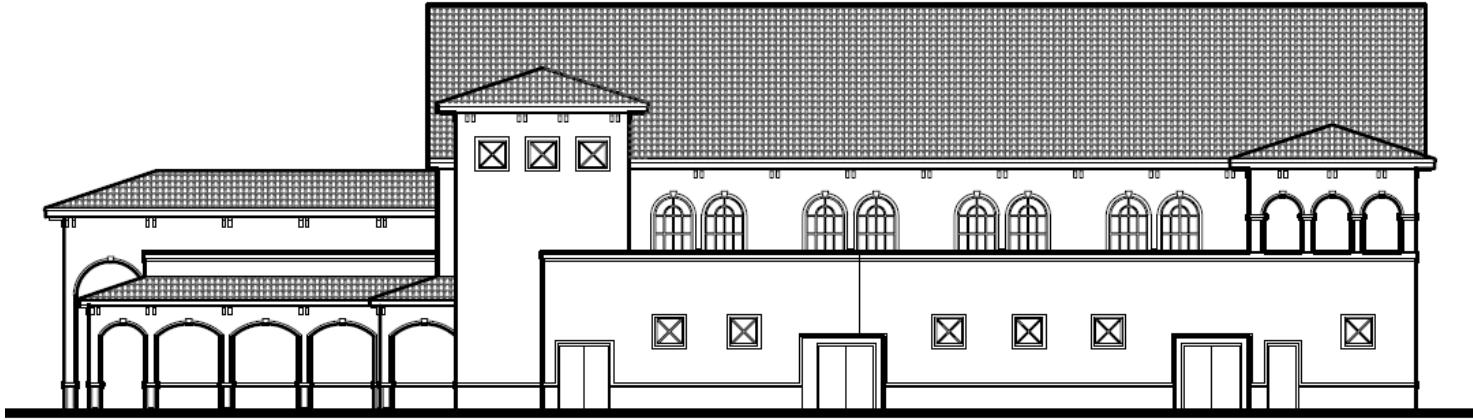


West Elevation



The overall height presented for the proposed Gymnasium is approximately 42.5 ft.

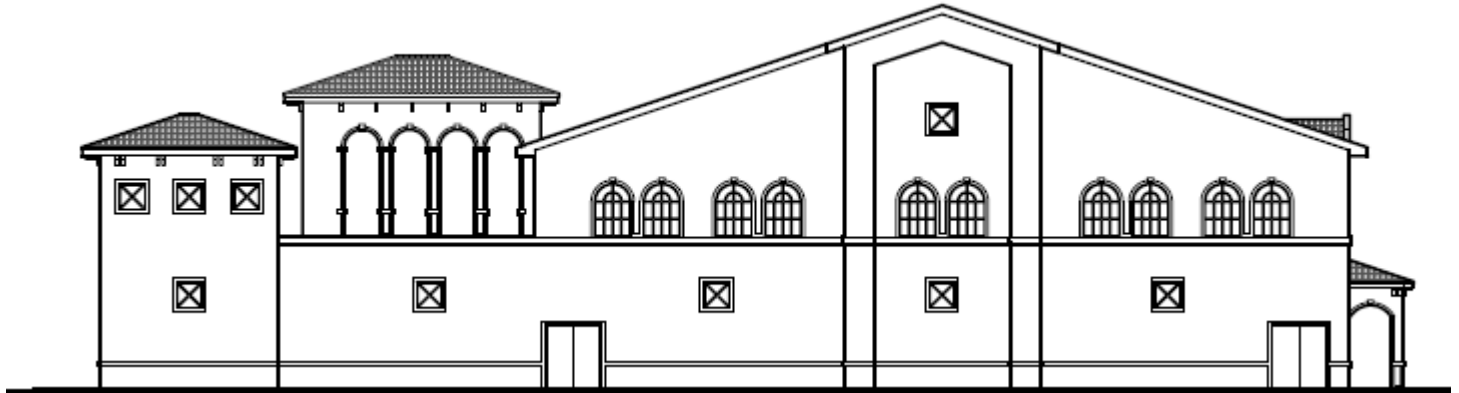
Proposed Gymnasium



East Elevation



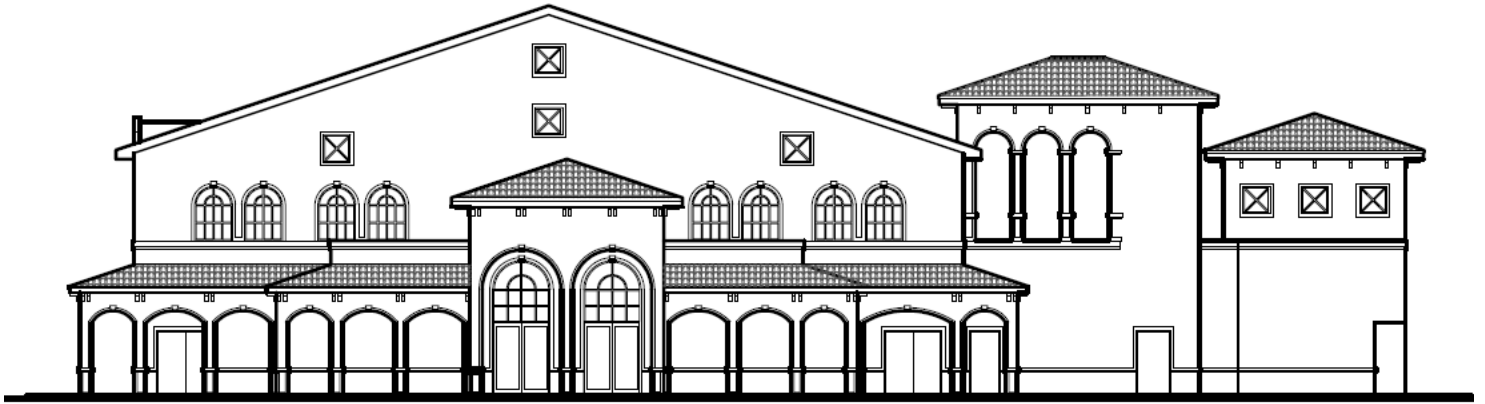
Proposed Gymnasium



North Elevation



Proposed Gymnasium



South Elevation



Proposed Upper School Expansion

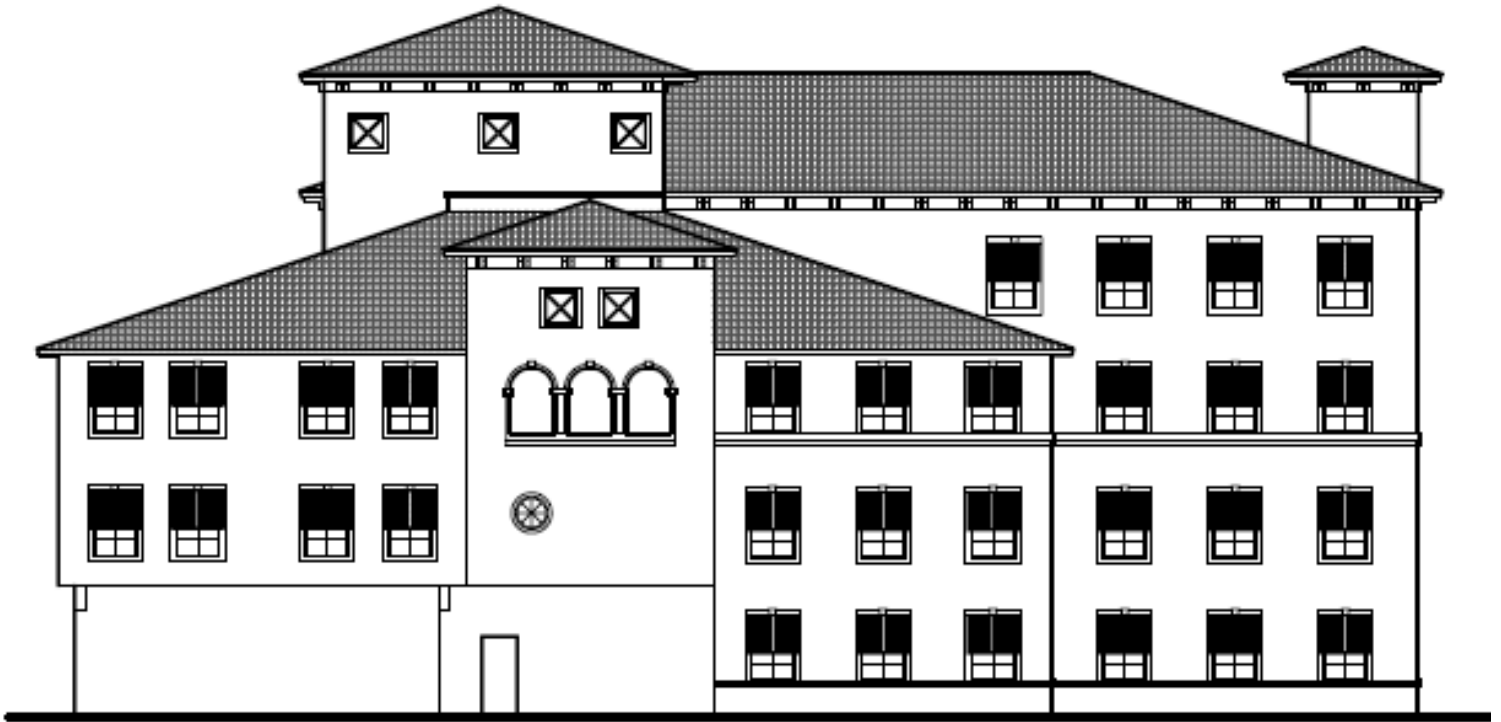


West Elevation



The overall height presented for the proposed Upper School Expansion is approximately 63 ft.

Proposed Upper School Expansion



South Elevation



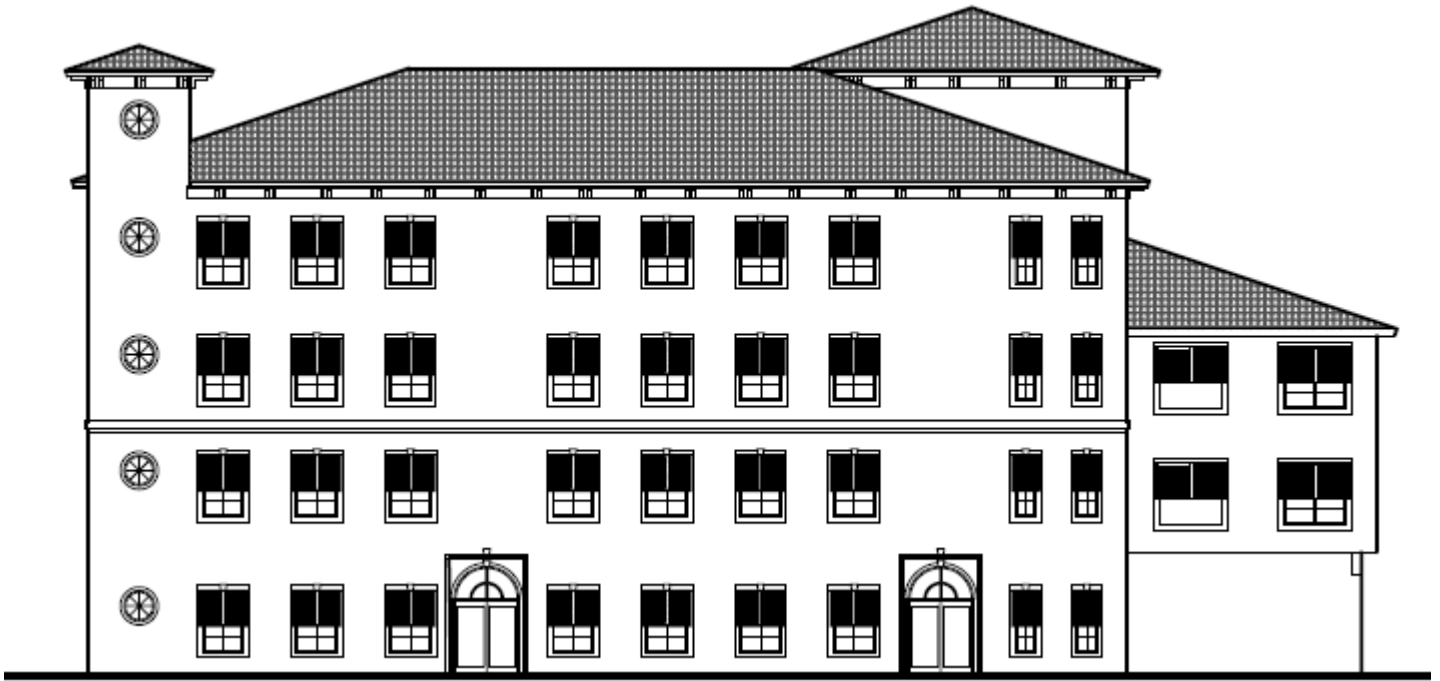
Proposed Upper School Expansion



East Elevation



Proposed Upper School Expansion



North Elevation



