



City of Fort Pierce

Planning Department

Comprehensive Planning ♦ Development Review
Historic Preservation ♦ Urban Design ♦ Urban Forestry ♦ Zoning

June 22nd, 2015

Agenda Item 7B

Owner

GKS Holdings of St Lucie LLC

Applicant

Gary Sofen

Location(s)

122 N 2nd Street

Parcels

2410-503-0067-000-6

Historic Status

Non-contributing

Requested Action

Placement of fabric canopy over rear deck seating area..

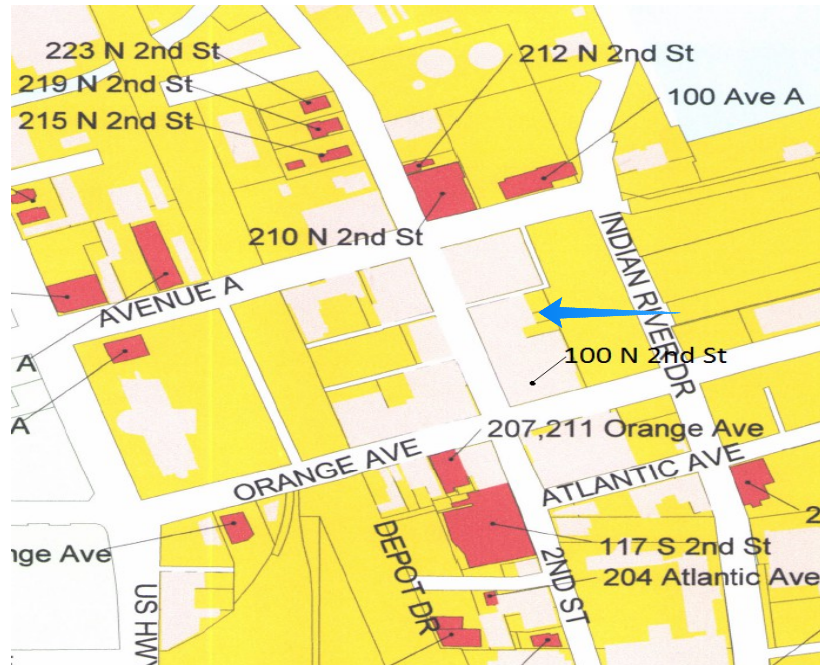
Recommendation

Approval with Conditions

Staff

Kori Benton
Senior Planner
Historic Preservation Officer

Historic Preservation Board : Public Hearing



Location Map



Contributing



Non-Contributing



Subject Site

History

- 1926c Existing structure built.
- 2001 Downtown Historic District adopted by the City Commission
- 2012 The Historic Preservation Board approved a COA for various exterior improvements, including window enlargement, shed removal, construction of awnings, rear deck, and painting of wall signs.

Architecture

This single-story restaurant building is a non-contributing structure in the Downtown Historic District. The design is streamlined, and simple, presenting various modern but quint features such as horizontal sliding windows, doors, and projecting awnings. The Property Appraiser's Record Card indicates as 1920s construction date, however the principal structure at 122 N 2nd Street appears to have been constructed in the late 1930s, or early 1940s based upon building fabric

Staff Analysis

The applicant is proposing to remove an existing awning, extending from the rear facade, and construct a canopy to cover the existing wood deck that serves as an outdoor dining area. The proposed canopy would extend approximately twenty-four (24) feet from the rear facade, and span fifty (50) feet in width. The fabric and color selected for the feature would match the existing awnings featured on the structure, presently.

The canopy seeks to enhance the existing outdoor seating area through the retention of an open air atmosphere, while minimizing the affects of rain or weather. The proposed canopy seeks to embrace the existing design scheme of the structure, however Staff maintains concern regarding the additional impervious coverage presented, and the management of stormwater run-off from the canopy addition. It is requested that a plan to minimize the projecting run-off onto the right-of-way, is integrating into the construction plans at the time of installation.

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.
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

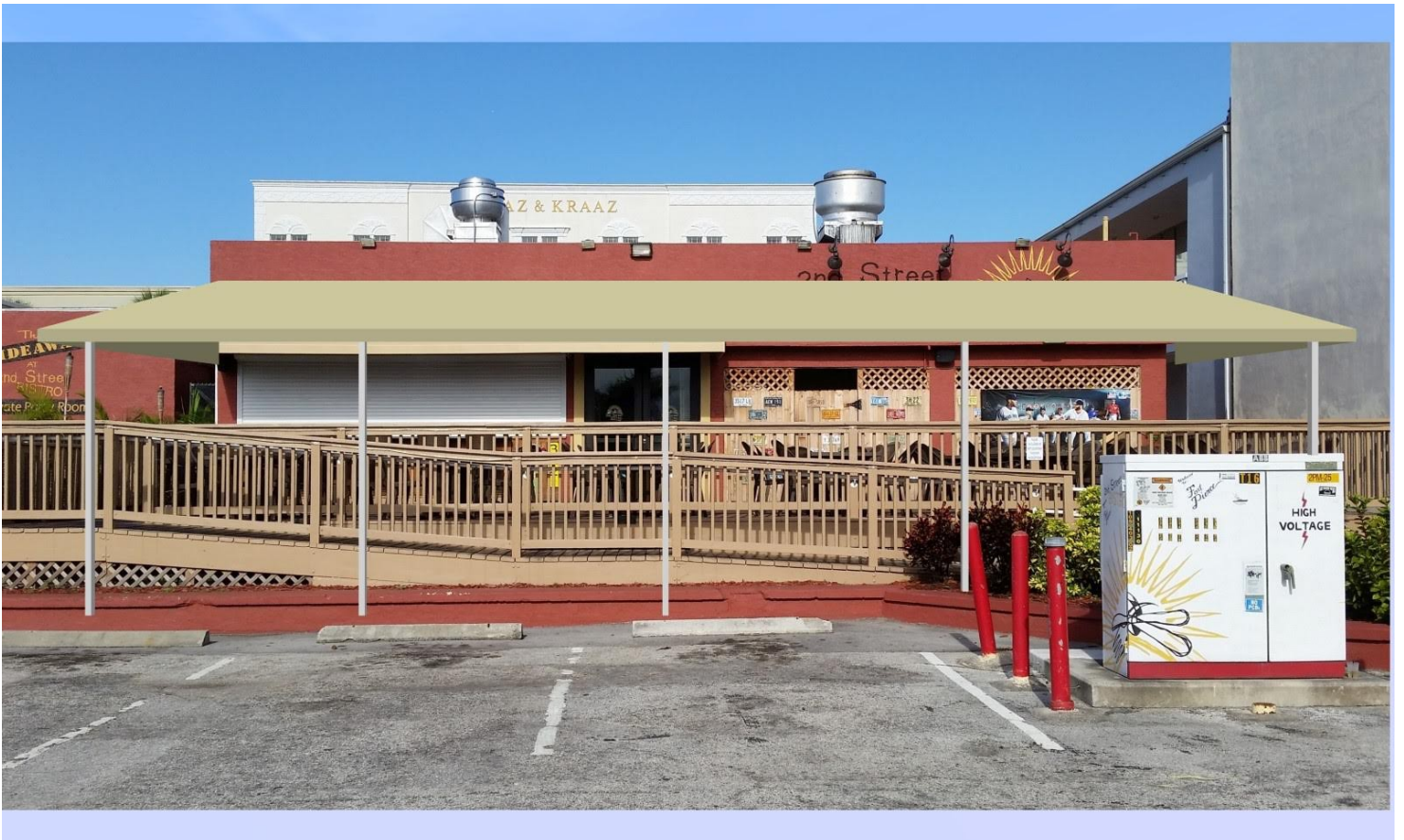
Staff recommends approval of the request, with the condition that stormwater maintenance plan, to minimize the projecting run-off onto the right-of-way, is integrating into the construction plans prior to issuance of a building permit.

East Elevation - Prior to Redevelopment

#



East Elevation - After Redevelopment & with Proposed Canopy



Rear Deck & Canopy Location

