



# City of Fort Pierce

## Planning Department

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

June 27th, 2015

Agenda Item 7A

### 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 Indian River Drive.

### Parcel(s)

2410-804-0003-000-4, 2410-804-0001-000-0, & 2410-808-0005-000-0,

### 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.

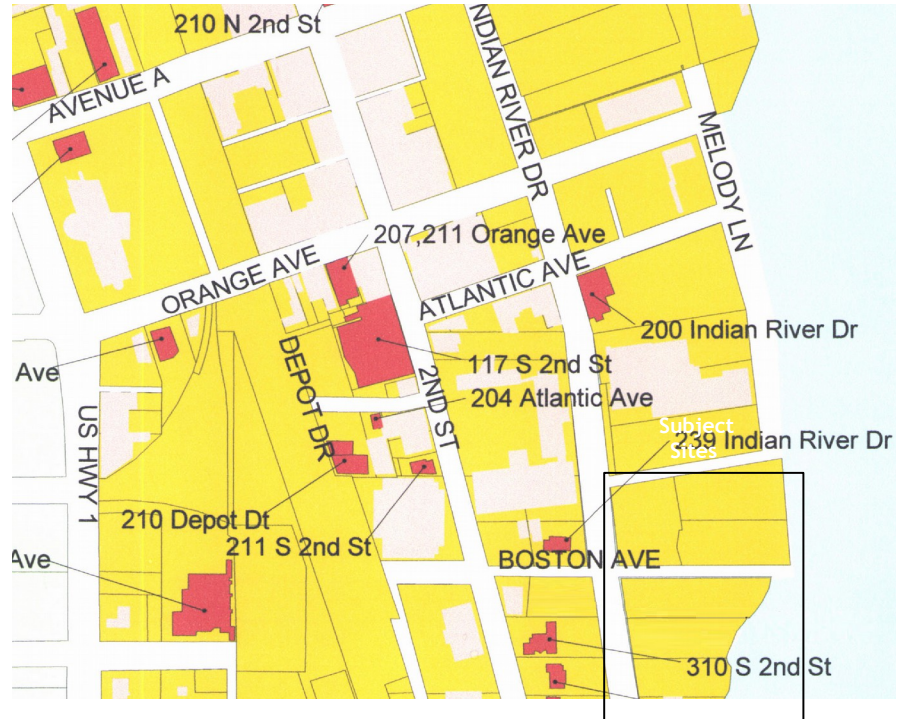
### Recommendation

Approval with Conditions

### 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 campus development.

The Historic Preservation Board previously reviewed the preliminary design scheme, and provided feedback to the applicant and representatives regarding the proposed new development. The applicant has submitted revised plans for the subject development, requesting the Board approve a Certificate of Appropriateness for the encompassed new construction.

## **Staff Analysis**

The Historic Preservation Board should review the presented plans, considering the interaction, design, and character of the proposed development with the Downtown Historic District and waterfront. 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.

The presented Site Plan has been reviewed and approved by the Technical Review Committee, and recommended for approval by the Planning Board in its current form. The Historic Preservation Board shall consider the proposal, acting as the Design Review Board in considering issuance of a Certificate of Appropriateness.

## **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.

## ***Architectural Style & Overall Design***

The presented architectural style of the development remains 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 revised design furthers occasions of architectural components noted, developing a more articulated design scheme with more consistent implementation of distinguished features and enhancements across the proposed structures. The continues limitation of space, structural capacity, and overall site layout challenges components of the finished product, however the revisions enhance the site's integration with the Downtown waterfront and corridor.

The presented development plan offers additional design features to punctuate the structures and their interaction with the public space, however notable opportunities to extend this progress remain. Accenting landscaping, lighting, and other streetscape features are notable components that may augment the transition from the abutting sidewalks and roadways to the site. The revised elevations have been marked to present the notable updates to building elevations, highlighting the distinguishable improvements. Staff encourages further integration of 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, however the revised plans develop the need for functionality with architectural features that embellish elevations facing the right-of-ways. The presented design creatively clads the base structure with minor building additions and features, such as the extended entrance arcade on the south elevation, facade breaks on the western facade, and enhanced articulation on the north elevation. Limited space, and the controlled boundaries of the school design still suppress further development of the north and west elevations, however opportunities exist to frame and accent the improved facade with landscaping and lighting to expand visual interest during the day, and night. The incorporation of minor landscape beds, stem walls, or art along the large wall expanses may provide the finishing touches to the presented design improvements.

## **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 revised plans offer additional entrances and fenestration to create a balance of visual interest on each elevation.

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 and provide a cohesive design. The redesign exemplifies components of Mediterranean architecture, such as variable roof designs and tile roofing, with the new enhancements offering further exploration of a defined style. The increased detail and design is seen through the revised presentation of windows across each elevation, is coupled with the display of various shutter designs for control of lighting and visual interest. These features have notable intent, and seek to link the various construction phases. The embraced consideration of varied window type or window treatment prevents excessive repetition, and utilizes opportunities to incorporate arcades, overhangs and other features to enhance the streamlined facades. The proposed additions may be further enhanced via the expanded use of landscaping and lighting to expand visual interest during the day, and night, further tying the campus together.

## **Staff Recommendation**

The previous recommendations of Staff, and guidance of the Historic Preservation Board are apparent in the design revisions, and enhancements to the presented architectural plans. Minimal detail of the final construction materials, landscaping, and enhanced streetscapes remain an opportunity to ensure the development augments the Downtown Historic District, St. Andrews' Campus, and waterfront. Staff recommends the Historic Preservation Board approved the requested Certificate of Appropriateness with the condition that the applicant work with the Historic Preservation Officer to:

- 1) Improve the landscaping and streetscape features along the western facade of the auditorium, to enhance the interaction with the pedestrian;
- 2) Further develop the landscape plan to provide detail and features to improve the transition between the existing sidewalk grade and further grade of the parking area and southern grounds of the campus; and
- 3) Finalize the height and design of the recreational field light fixtures to ensure the additions to not adversely impact the Downtown Historic District and design scheme of the development plan.

## 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.

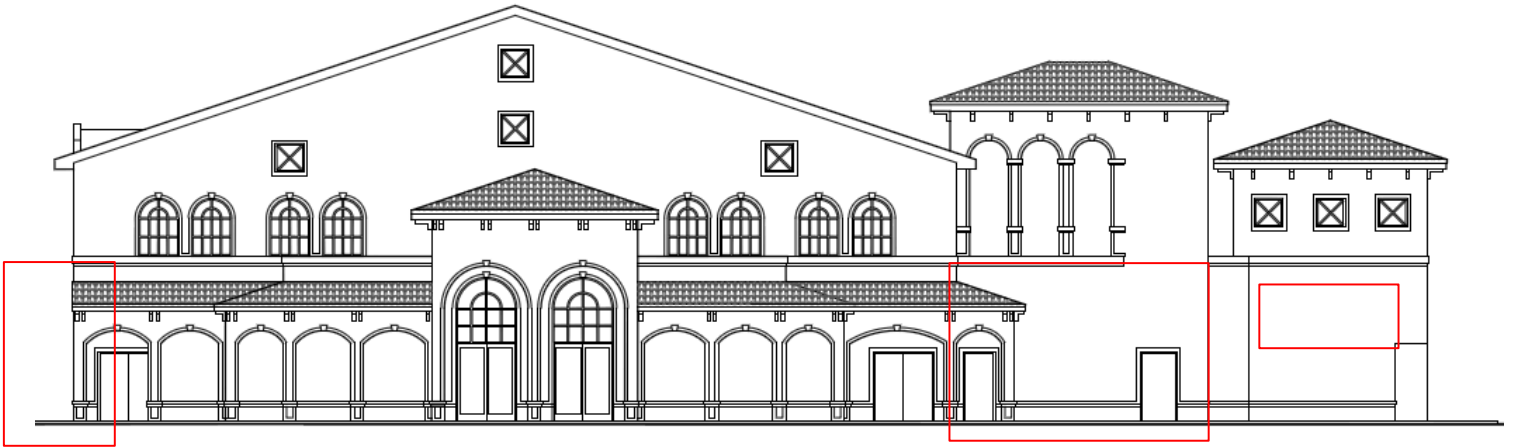
# Site Aerial



185 ft



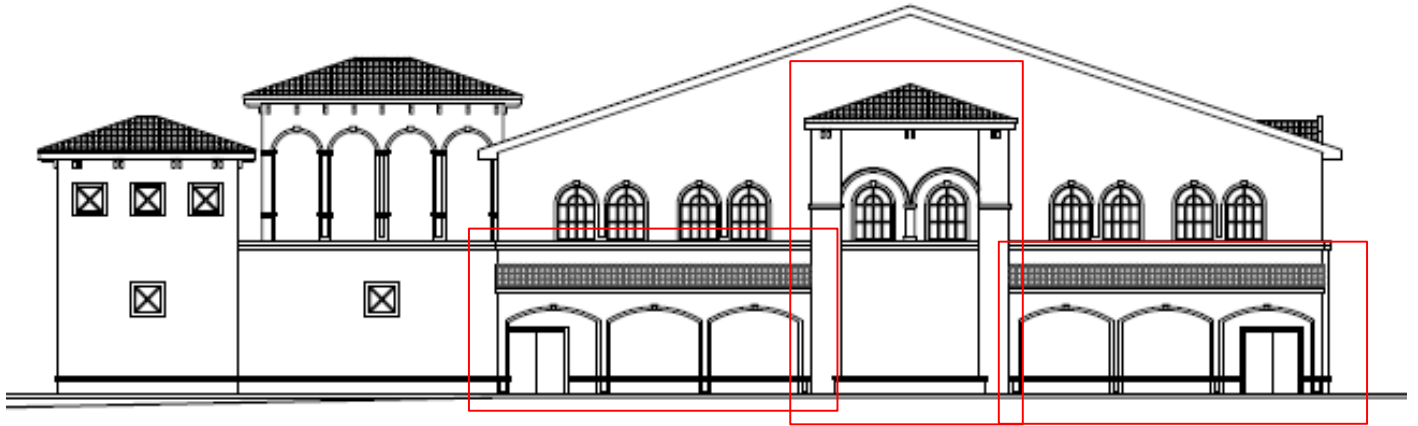
# Proposed Gymnasium—Updated & Previous Elevations



South Elevation



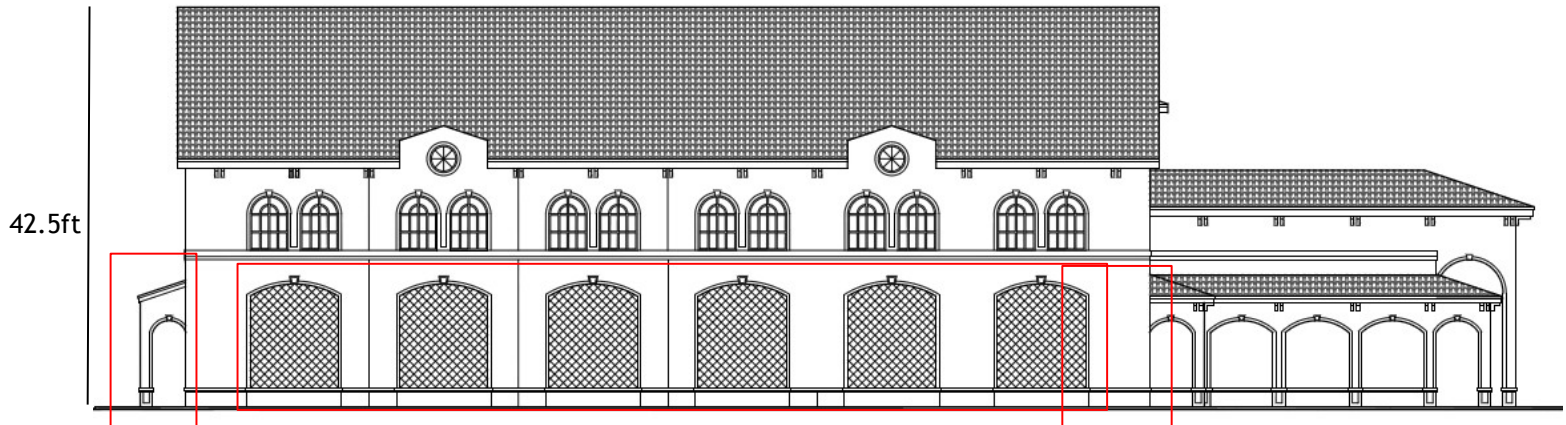
# Proposed Gymnasium -Updated & Previous Elevations



North Elevation



## Proposed Gymnasium—Updated & Previous Elevations

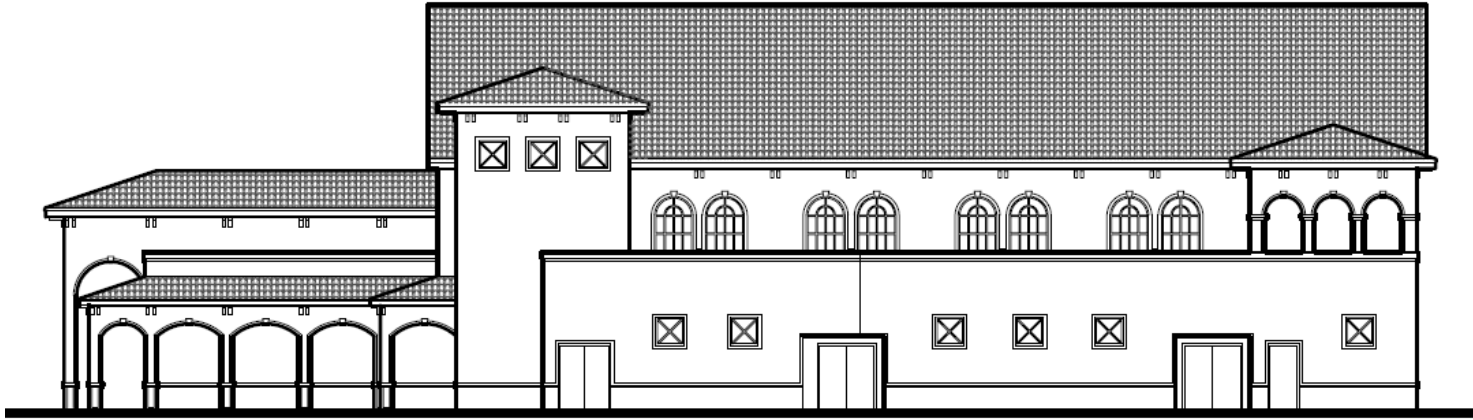


West Elevation



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

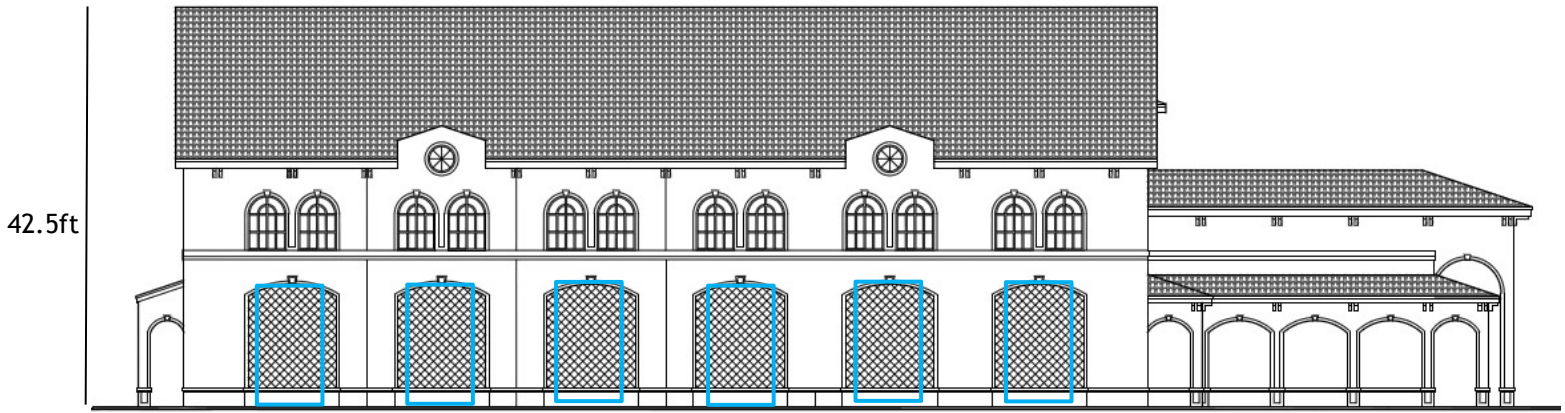
# Proposed Gymnasium – Same



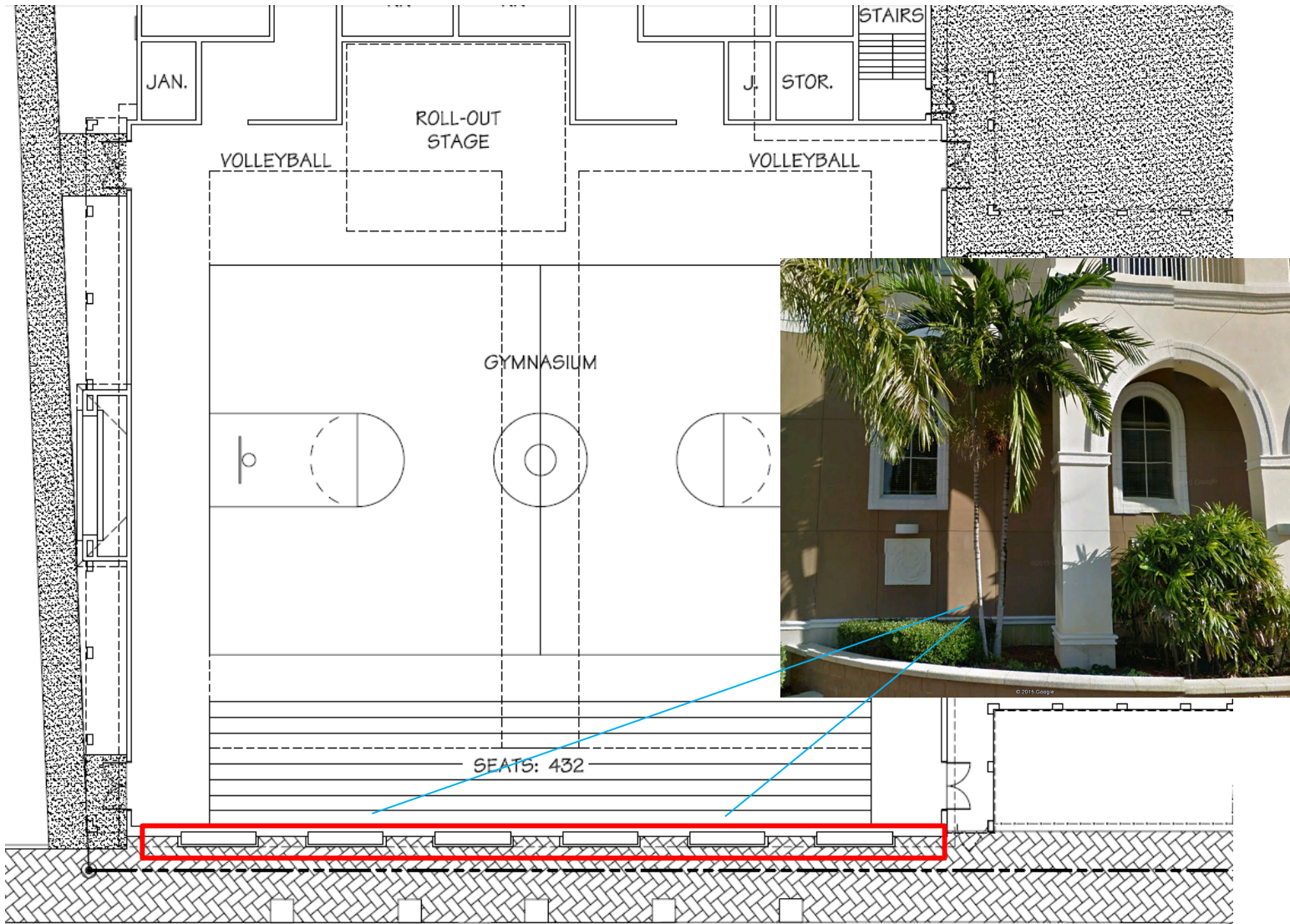
East Elevation



# Streetscape & Accenting Landscaping Options



West Elevation



# Proposed Upper School Expansion - Updated & Previous Elevations

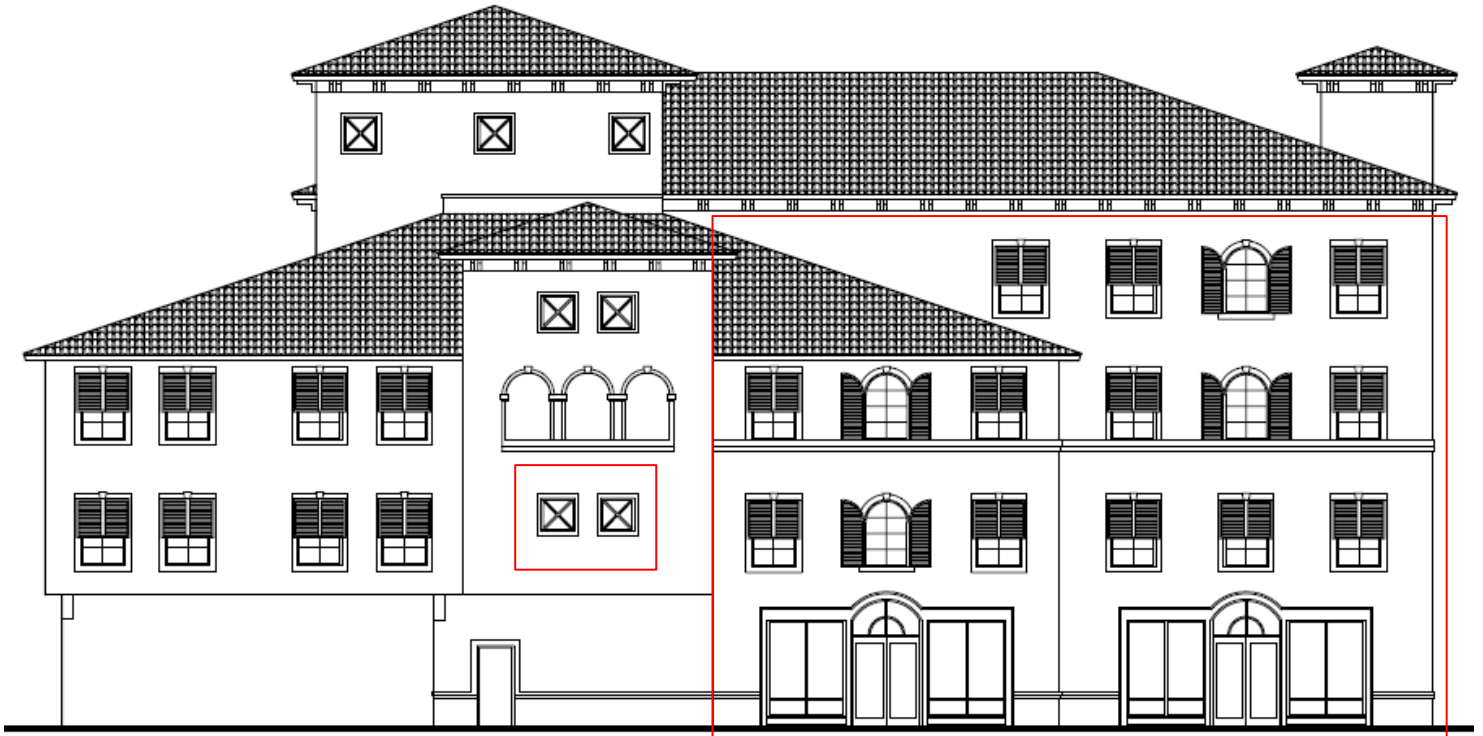


West Elevation



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

# Proposed Upper School Expansion - Updated & Previous Elevations



South Elevation



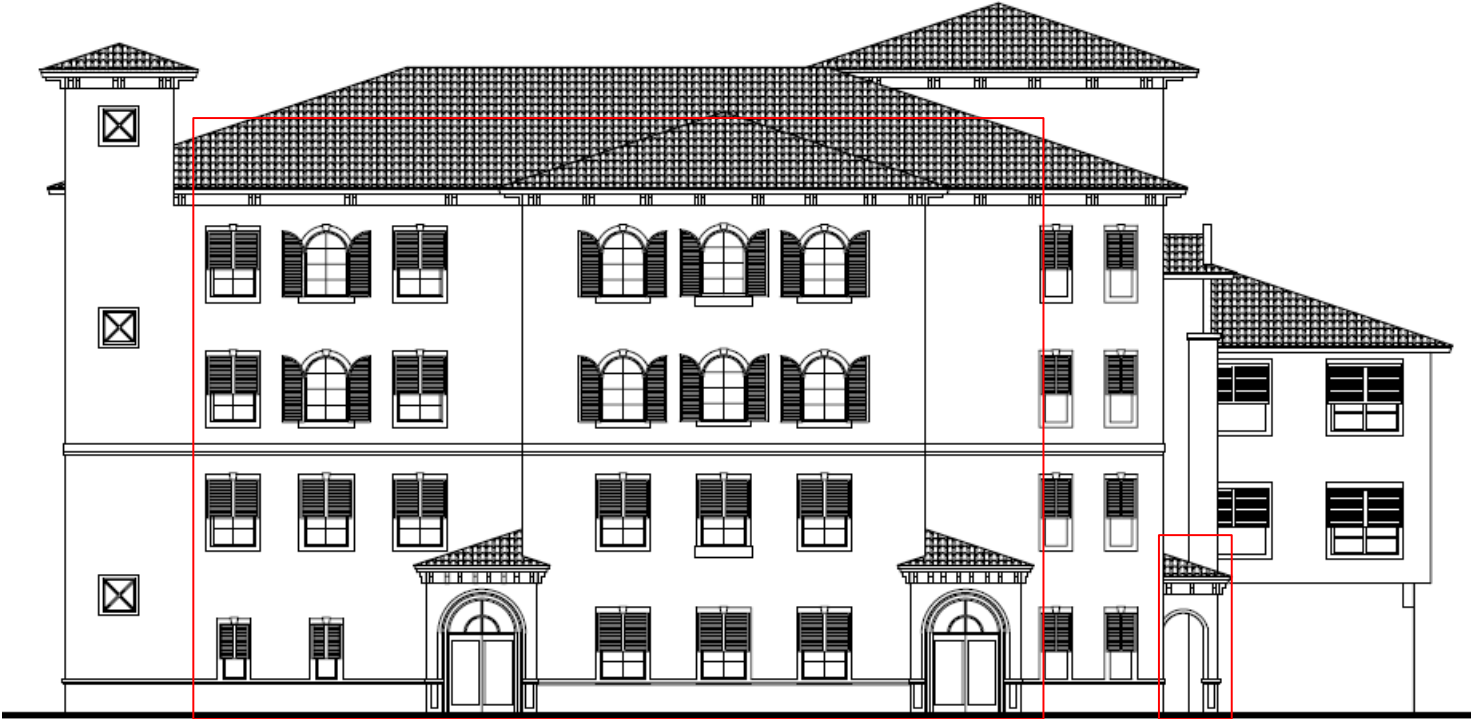
# Proposed Upper School Expansion - Updated & Previous Elevations



East Elevation



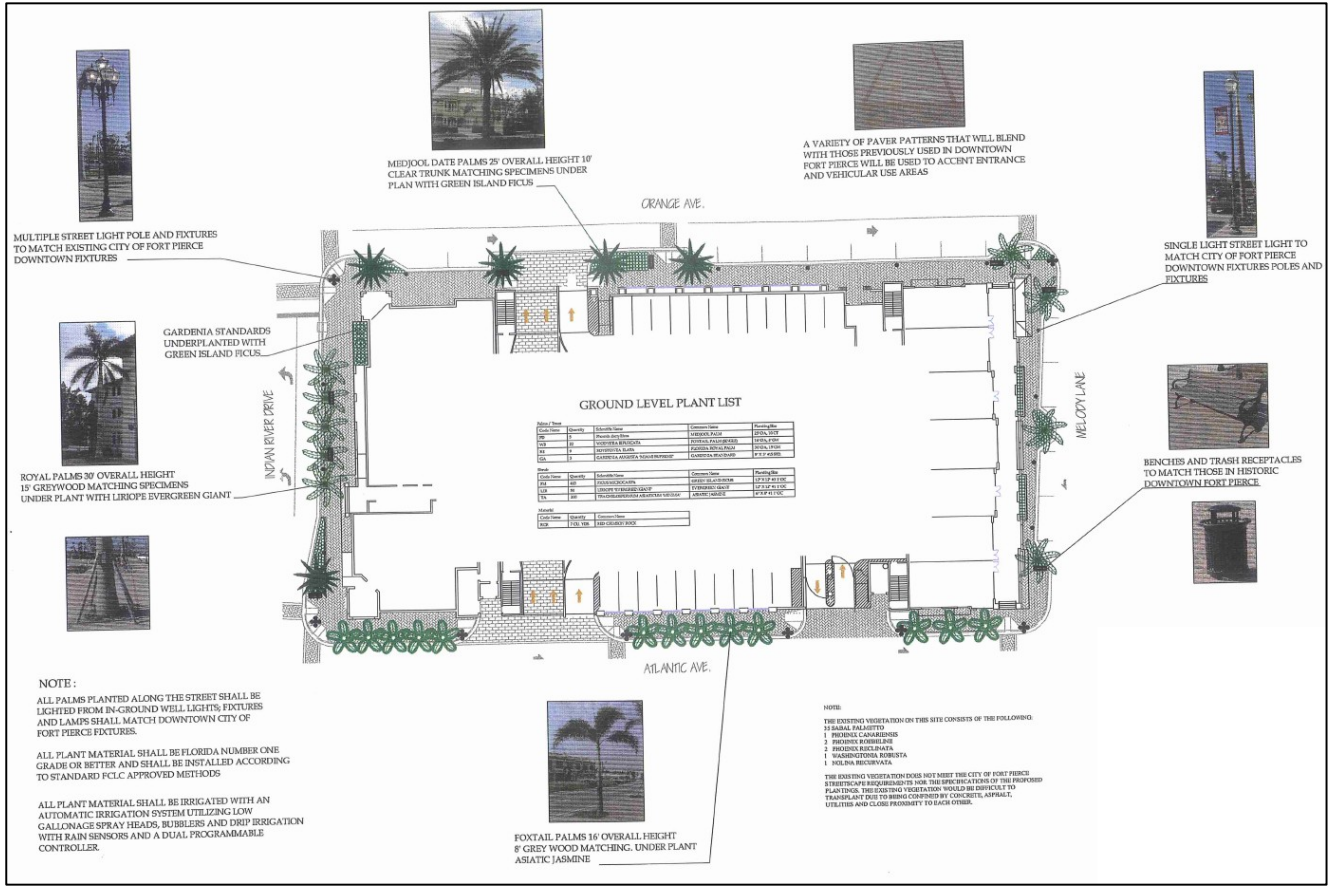
# Proposed Upper School Expansion -Updated & Previous Elevations



North Elevation



# Examples of Streetscape Plan & Landscape Integration Downtown



## Streetscape Plan Presented with the Renaissance on the Water Development



Landscape & Streetscape – Clerk of Court Building

