

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, August 24, 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. July 27, 2015 Meeting
6. **PUBLIC HEARINGS**
 - a. Certificate of Appropriateness 15-29 - New Front Porch and Variance to encroach into front setback - Kara Wood & John Morris - 716 S 10th Street
 - b. Certificate of Appropriateness 15-30 - Demolition - Sallie Ventresco - 512 Dundas Court.
 - c. Certificate of Appropriateness 15-31 - Exterior site improvements and Variances to reduce drive-aisle width and eliminate sidewalk connection - Sun Moon Sea Development LLC - 729 S Indian River Drive.
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: 08/24/2015

Information

REQUESTED ACTION

July 27, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 7/27/15

Form Review

Form Started By: Alicia Rosenthal

Started On: 08/14/2015 03:48 PM

Final Approval Date: 08/17/2015

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 27, 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: Peggy Harris; Suzanne Boardman; Brad Culverhouse; Jean-Ellen Wilson; Holly Theuns; Charlie Hayek; Chairman Paul Sampson

Absent: Sonja M. Gates

Staff Present: Kori Benton, Senior Planner
Karen Emerson, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

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

5. APPROVAL OF MINUTES

Staff requests two minor corrections to the minutes.

1. The second motion on Item A needs to read: Motion was made by Suzanne Boardman and seconded by Charlie Hayek to approve two awnings with no logo.
2. Under Item 7 on New Business, add a note that the Assistant City Attorney advised the Board of some of the potential conflicts of a perspective joint meeting with the CRA Advisory Board.

Chairman Sampson requested a change to Item A paragraph 6. It should be clarified that Mr. Culverhouse expressed he had no problems with the awnings or fitness sign but he did not like the presentation of the orange logo.

- a. June 22, 2015 Meeting Minutes

The minutes were approved unanimously with changes.

6. PUBLIC HEARINGS

- a. Certificate of Appropriateness 15-16 - Campus Development and Expansion - St. Andrews Episcopal Academy

Mr. Benton stated that St. Andrews Episcopal Academy is submitting their revisions to the proposed application for COA 15-16. The Board had the opportunity at the May meeting to review the initial proposal and offer feedback, direction and guidance on enhancements to the overall architectural design scheme. The Historic Preservation Board has the role and duty as the Design Review Board and the keeper of the downtown Historic District to render a decision on the application accordingly.

Anthony Donadio, Donadio and Associates, Architect for the Project, provided additional information on the west elevation.

The Board expressed concern on the need for more parking within the next 10 years. Mr. Benton noted at the recommendation of the Planning Board, St. Andrews is scheduled to meet with the city's parking committee to discuss the overall development plan, the parking that is being provided on site and the parking study that was generated by their transportation planner and discussion of general parking demand and supply throughout the downtown.

Mr. Culverhouse stated the radio station WIRA was on this property originally.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve the Certificate of Appropriateness 15-16 in accordance with the staff recommendations based upon the factors stated in the staff report and that it is going to certainly add to the revitalization of downtown Ft. Pierce and certainly will be a cultural beacon for the city and downtown.

AYE: Jean-Ellen Wilson, Brad Culverhouse, Peggy Harris, Suzanne Boardman, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

7. NEW BUSINESS

Mr. Benton introduced Maria Lewicka, the new Historic Preservation Planner.

8. CONSIDERATION OF ABSENCES

Motion was made by Peggy Harris, and seconded by Brad Culverhouse to excuse the absence of Ms. Gates.

AYE: Charlie Hayek, Holly Theuns, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Peggy Harris, Chairman Paul Sampson

Passed

9. ADJOURNMENT

Historic Preservation Board

6. a.

Meeting Date: 08/24/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-29 - New Front Porch and Variance to encroach into front setback - Kara Wood & John Morris - 716 S 10th Street

LOCATION

716 South 10th Street

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Letter from the Applicant

Support Pictures

Form Review

Form Started By: Kori Benton

Started On: 08/17/2015 03:46 PM

Final Approval Date: 08/17/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

AUGUST 24TH, 2015

Agenda Item 7A

Owner/Applicant

Kara Wood and John Morris

Location

716 S 10th Street

Parcel

2410-710-0022-000-5

Historic Status

Contributing Structures in the Oakland Park Historic District

Requested Action

Demolition of the existing front entry and construction of a new front porch to extend the width of the west elevation, combined with variance request to reduce front yard setback.

Recommendation

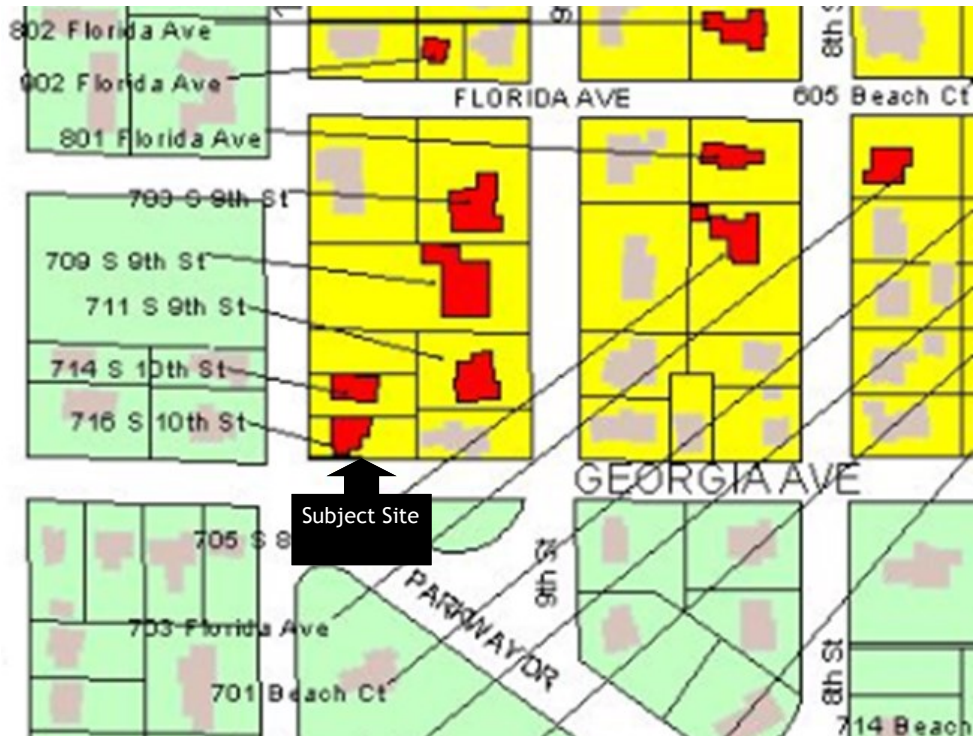
Approval

Staff

Maria Lewicka
 Historic Preservation Planner

Kori Benton
 Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1915-1930 Single Family Colonial Revival residence constructed.
- 10/2002 City Commission adopts the Oakland Park Historic District. This structure is listed as a contributing historic structure.
- 2012 Owners awarded two Treasure Galleon Awards for Outstanding Achievement in Residential improvements for Sustainable preservation and Interior Rehabilitation.
- 6/2013 COA approved the reroofing of the home with 5 V Metal Crimp mill finish roof panel.

STAFF ANALYSIS

Architectural Significance

The subject residence is a contributing structure in the Oakland Park Historic District.

The Colonial Revival architectural style of this two stories home is articulated by the central dormer, symmetrical front façade and symmetrical paired double-hung sash windows with working shutters.

Request

The applicant proposes to demolish the existing front entry and construct a new porch extending the full width of the elevation and covered by a low-sloped hip roof. The proposed design elements follow traditional architectural considerations including examples like board beam over chamfered wood columns, square column caps and bases, and wood railings. The porch design, proportions and scheme compose well with the existing elevation and with the proportions of the whole house. It enhances the architecture of the house by emphasizing the front elevation entrance and contributes to functional value by shading the first floor. Similar porches are common in the Colonial style homes illustrated in the attached photographs.

The requested porch addition requires approval of a variance from City Code Section 22-24 (b)(2)a which requires the front yard to be twenty-five (25) feet, whereas the proposed addition encroaches into the front yard (setback) by two (2) feet.

The development pattern of the Oakland Park Historic District and neighboring properties affirms the two feet encroachment of the proposed porch into the required front yard setback is in harmony with the existing development pattern and therefore the proposed variance is not in conflict with the Secretary of Interior Standards.

Secretary of Interior Standards for Consideration

9. New additions, exterior alternations, or related new constructions 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

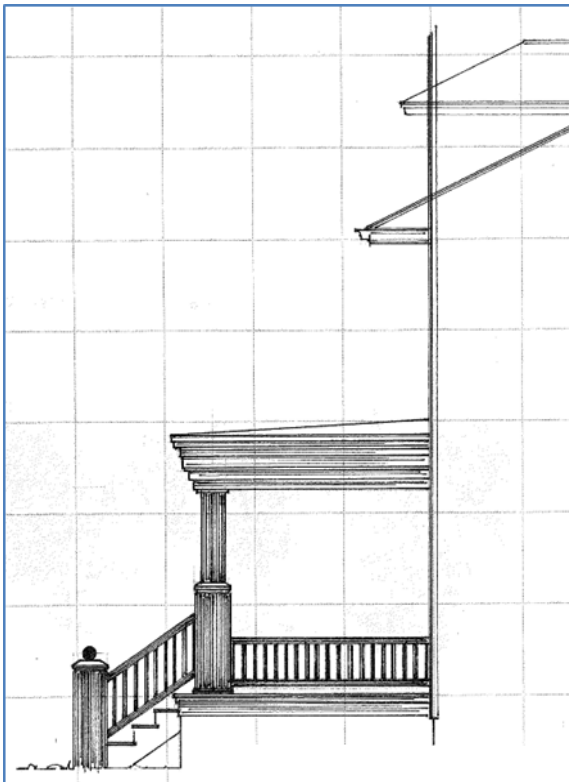
Staff recommends approval of the proposed new porch as it meets Secretary's Standards 9 and 10, and the proposed variance as it is in harmony with the spatial relationships established within the Oakland Park Historic District and does not present factors which adversely impact the health, safety, and welfare of the community.

Front Elevation

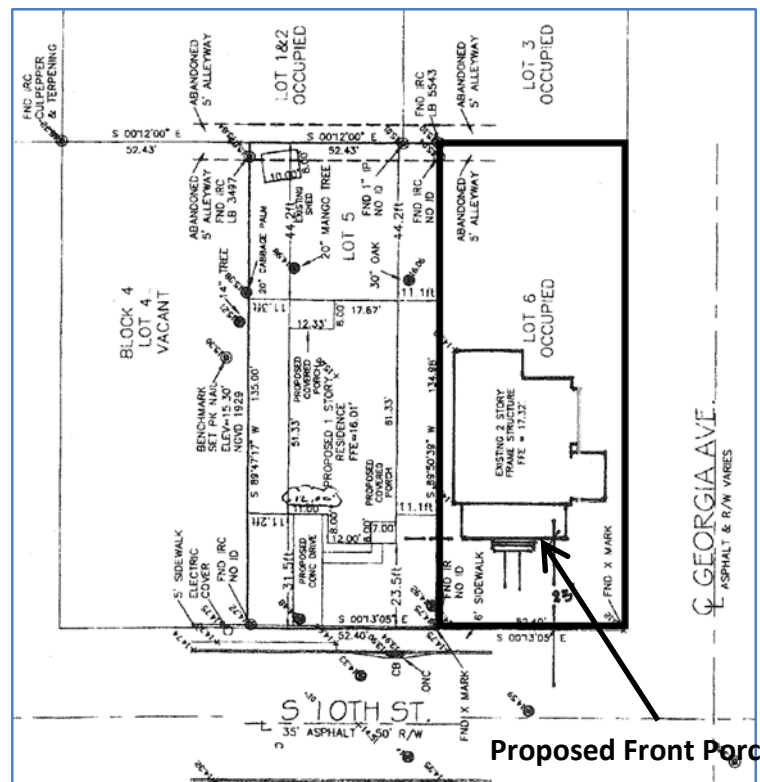


Proposed Front Porch

Right Side Elevation



Plot Plan



Proposed Front Porch

Proposed Front Porch – Extends 2 ft. into Front Yard (setback)



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: 716 S 10th Street

Parcel ID #: 2410-710-0022-000/5

Type of Designation: Contributing Non-contributing Site within the Oakland P Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner/ Applicant Information

Property Owner(s) Name(s): Kara Wood and John Morris

Mailing Address: 1717 S US Hwy. 1, Suite 5, PMB 668, Fort Pierce, FL 34950

Phone Number(s): 305-778-6117 Email: kwood@hi-tide.com

Applicant Name(s): same

Mailing Address: _____

Phone Number(s): _____ Email: _____

Representative Name(s): same

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, Kara Wood as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Kara Wood
Signature of Owner

07/30/15
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) _____

Other (describe) _____

Please provide a detailed description of the proposed work to be performed: _____
demolish existing front entry and construct front porch to extend the width of the west elevation

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

Will the proposed work require a Zoning Variance? No Yes, Code Section(s): 23-61

proposed design requires 2-foot variance for encroachment into required front setback to
match neighboring house to the north

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.

Kara Wood
1717 S US Hwy 1
Suite 5, PMB 668
Fort Pierce, FL 34950

July 30, 2015

Kori Benton
Historic Preservation Officer
City of Fort Pierce
100 North US Hwy 1
P.O. Box 1480
Fort Pierce, Florida 34954

RE: Certificate of Appropriateness Application, 716 S 10th Street

Dear Kori:

Thank you for your assistance with this application. Enclosed is supplemental information to what is included in the COA Application form itself to assist staff and the Historic Preservation Board in reviewing our proposal to demolish the existing front entry and install a full front porch on our home. Much of the background information I have included is similar to our last COA application since, in my view, we are proposing an alteration that is consistent with the Colonial style of architecture as it functions in our warmer climate as opposed to consistency with its pure form. Please let me know if any additional information is necessary as you review the application.

Regards,



Kara Wood

BACKGROUND

As indicated in the Florida Master Site File (FMSF - SL01008), this house reflects a Colonial Revival style and was constructed anywhere between 1915 and 1930, depending upon what sources are referenced. While the FMSF identifies the roof material as pressed metal and the shape of the previous shingles mimics those of metal, it was at the time of reporting in fact an asbestos-cement shingle shaped to resemble metal shingles. In 2013 the Historic Preservation Board approved the re-roofing of the home with 5 V Metal Crimp mill finish roof panel

The structure's two stories with a central dormer, symmetrical front façade and symmetrical paired double-hung sash windows on the main elevations are elements that reflect Colonial Revival architecture, but this is where the similarities end. The structure departs from this style with its lack of a long gable roof whose ridge line runs parallel to the street and lack of any elaboration around the central doorway or any pediments, fanlights or Palladian windows and sidelights. As with many structures in the Fort Pierce area that reveal parts of a definable architectural style, the details are pared down and economical. The footprint of the house is also a stylistic departure as it reflects a four-square plan unlike the more elongated plans traditionally found in a colonial home.

This home is likely one of the few examples in Fort Pierce of this style as the revival of Colonial architecture was much more popular in the northern United States. Architects in the early 20th century re-established an interest in colonial architectural heritage partly through celebration of the country's first 100 years. Highlighted by the Philadelphia Centennial of 1876, architects began to proliferate this style of renewed interest in English heritage primarily throughout the northeastern region and mid-Atlantic seaboard. And since the Colonial Revival style reflects that of colder climates of the British isle, some of the form and materials endemic to the style are fundamentally inappropriate to hot, humid climates.

We purchased this house in June, 2009 and made significant improvements to both the interior and exterior before moving in on December 24, 2010. In 2012 we were awarded two Treasure Galleon Awards for Outstanding Achievement in Residential improvements, one for Sustainable Preservation and one for Interior Rehabilitation, demonstrating our commitment to the historical integrity of the house.

At this time we are proposing to demolish the small front entry that continues to deteriorate because of the settling of the concrete, the repair of which would be quite difficult. We are proposing to replace the front entry with a full front porch more suitable to the Florida climate. Not only with this provide a grander face to the street, it will also assist with lowering the heat load on the west side of the house by shading the first floor of that elevation. Following are sample photos of Colonial style homes with a full front porch capped by a low-sloped hip roof as we are proposing.

Existing House



Front (West) elevation



Georgia Street side (South) elevation



Setback relationship

STYLISTIC EXAMPLES

These photographs demonstrate appropriate examples of Colonial homes with full front porches.



Pre WWI Myers Park Colonial Revival Home, Charlotte, N.C



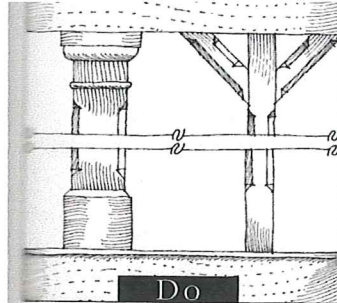
Chestnut Hill National Historic District, Asheville, NC

ARCHITECTURAL DETAILS

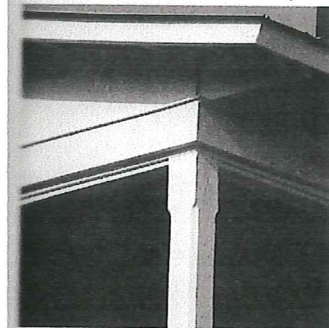
These images, taken from Traditional Construction Patterns by Stephen A. Mouzon, a common reference book for traditional architectural design, show sample elements of the proposed porch that are being considered pending final design detail.



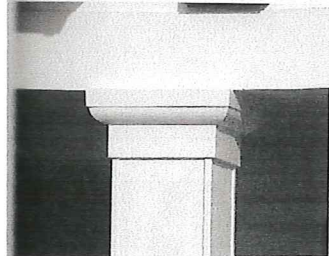
Board beam over chamfered wood column



Do: Capital implied with chamfer.



Do: Block over quarter round, board.



Square
column cap
and base
trim



Wood railing detail

Historic Preservation Board

6. b.

Meeting Date: 08/24/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-30 - Demolition - Sallie Ventresco - 512 Dundas Court.

LOCATION

512 Dundas Court.

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Application

Letter from Contractor

Site Photo

Building Department - Inspection Report Overview

Form Review

Form Started By: Kori Benton

Started On: 08/17/2015 03:54 PM

Final Approval Date: 08/17/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

AUGUST 24, 2015

Agenda Item 7B

Owner / Applicant

Sallie J Ventresco

Location

512 Dundas Court

Parcel ID

2410-601-0076-000-3

Historic Status

Contributing Site in the
 Lincoln Park Historic District

Requested Action

Requesting demolition of
 one (1) contributing structure
 with no plans for new
 construction.

Recommendation

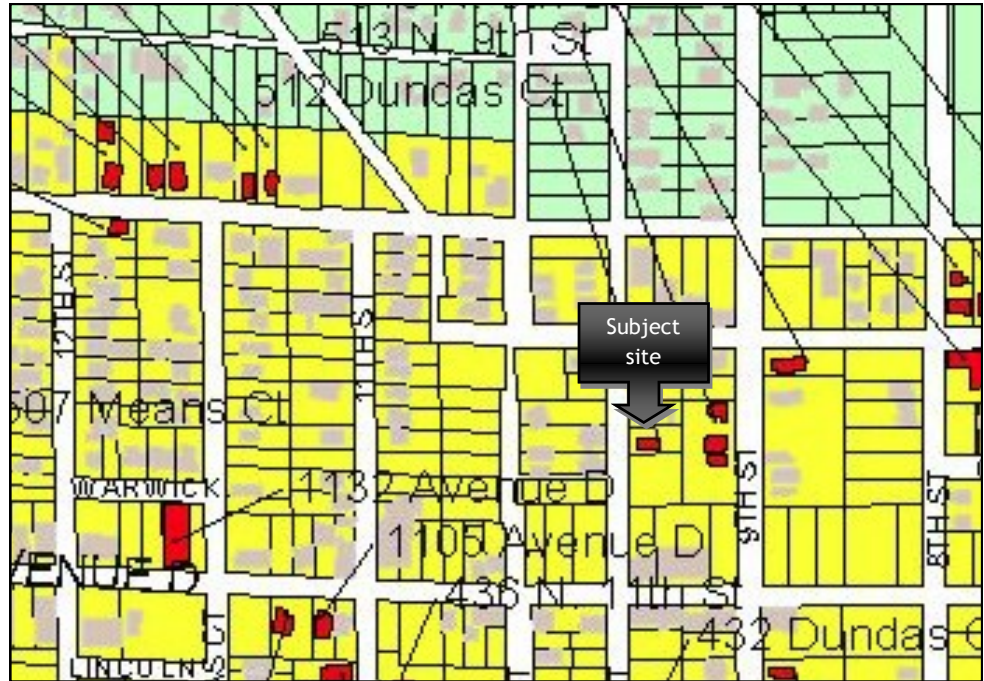
Approval

Staff

Maria Lewicka
 Historic Preservation Planner

Kori Benton
 Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- c. 1927 or 1935 Date of construction per Florida Master Site File:
- 18/3/2002 City Commission adopts the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
- 2/2/2015 City Commission rename Avenue D Historic District to Lincoln Park Historic District.
- 6/16/2009 Sallie J Ventresco purchases the property.

FINDINGS

Architectural Significance:

This one story frame building is a typical example of Frame Vernacular architectural style, articulated in the rectangular, simple floor plan, gable roof and hip-roofed front porch with plain posts.

Building Investigator Findings:

The structure at 512 Dundas Ct has been thoroughly inspected and a recommendation of condemnation has been provided to the Building Official. A title search for the property has been order, to facilitate final processing.

From a historical standpoint, there is nice cedar components that may be salvaged, but a lot of unpermitted work has taken place over the years that has detracted from the structure. There are not any original doors or windows remaining. The exposed truss work is pretty unique, however the trusses are in very poor condition.

STAFF ANALYSIS

Criteria for Demolition (23-49): 512 Dundas Court	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?	No. The subject Frame Vernacular Style structure is listed as contributing in the Lincoln Park historic district. Unfortunately several alternation made to the exterior and interior of the house diminished greatly his historical significance. Additionally, lack of maintenance further deteriorated structure to a point beyond reasonable rehabilitation.	Yes
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. The materials used represent simple, basic designs, poor quality and have been deteriorated or destroyed.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No. The Frame Vernacular Style is represented by multiple structures located at the same district.	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	No. The structure has been altered and deteriorated. Its historic integrity is diminished.	Yes
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?	No. The structure in its current shape does not promote the general welfare of the city or the Lincoln Park historic district.	Yes
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. The applicant did not provided plans for the future development of the property. If development application for a new structure is submitted it will be presented to the Historic Preservation Board for consideration.	No

Retention of the structure in its current form and condition, and in the absence of original materials and craftsmanship, does not provide compelling justification for the significant cost of rehabilitation. The historic district would be better served by construction of a new structure representing the original architectural style.

STAFF RECOMMENDATION

No definite plans for re-use of the property were submitted and the effect of those plans on the character of the surrounding area cannot be determined. However, all plans for new construction are required to be reviewed, and approved by the Board. Should new construction be proposed, the Historic Preservation Board may consider the character of the surrounding area and the assimilation of future new construction on the District. As the application meets the remaining criteria for demolition, Staff recommends **approval** of the application.



Current Site Photos





Current Site Photos

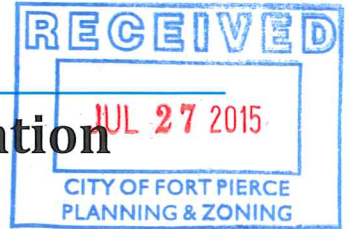




CITY OF FORT PIERCE

PLANNING DEPARTMENT

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



Certificate of Appropriateness Application

Building & Site Information

Address of the Site: 512 Dundas

Parcel ID #: 2410-601-0076-000-3

Type of Designation: Contributing Non-contributing Site within the Lincoln Park Historic District

Individually Designated Site, City Commission Resolution No. _____

Property Owner / Applicant Information

Property Owner(s)

Name(s): Sallie Ventresco

Mailing Address: 2005 SE Kilmallie Ct. P.S.L.

Phone Number(s): 772 490-0568 Email: VNTRESO @ AOL.COM

Applicant

Name(s): same 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, Sallie Ventresco as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Sallie Ventresco
Signature of Owner

July 27, 2015
Date

Description of Requested Work

Please indicate the type of work requested:

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

Site Improvements (describe) _____

Other (describe) _____

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

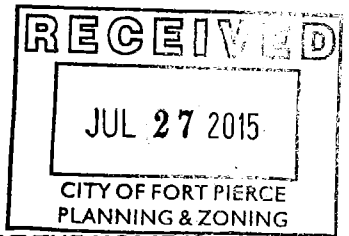
taken down

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.



PROPERTY AT 512 DUNDAS COURT, FORT PIERCE

THE LOAD- BEARING PORTIONS OF THE HOME ARE FAILING TO THE EXTENT THAT THE HOME IS UNSAFE, UNSANITARY AND OTHERWISE UNLIVABLE. MORE THAN 60% OF THE FOOTING AND FOUNDATION SYSTEM, LOAD- BEARING WALLS AND PARTITIONS, ROOF FRAMING SYSTEM AND FLOOR SYSTEM HAVE BEEN COMPROMISED. THE EXTENT OF DAMAGE DONE BY SUBTERRANEAN TERMITES, COCKROACHES, WATER, HEAT AND HUMIDITY DOES NOT ALLOW FOR A VIABLE SOLUTION OTHER THAN REMOVAL.

DUE TO ITS SERIOUSLY WEAKENED CONDITION, THE HOUSE SHOULD BE DEMOLISHED ASAP.

IT WOULD BE IMPOSSIBLE TO DETER ENTRANCE INTO THIS HOUSE SINCE THE WINDOWS ARE THE STRONGEST PART OF THE HOUSE.

BILL MCLAUGHLIN

CONTRACTOR

SALLIE VENTRESCO

OWNER

JULY 24, 2015









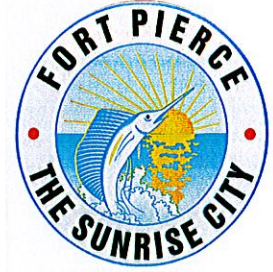




City of Fort Pierce

Department of Building & Code Enforcement

Marc Meyers, CBO, Building Official
Peggy Arraiz, Code Compliance Manager



PROPERTY MAINTENANCE INSPECTION REPORT

Property Address: 512 Dundas Ct. Unit #: _____

Landmarks / House color: white stucco

Number of Living Units / Rooms: 2 Building Occupied? No

Type of Structure SF Residence Describe Historic

Number of Entrances / Exits: 2

Electrical Meter #(s): _____

Action to be Taken: Unsafe Building Letter - Demo Days to comply 30 days

Inspector: Shaun Coss Date Inspected: 8-14-15

For Office Use Only

Case # _____ Parcel ID #: _____

Any active code cases? _____ Historic? _____

Active building permits? _____ Permit #: _____

Historic Preservation Board

6. c.

Meeting Date: 08/24/2015

Information

REQUESTED ACTION

Certificate of Appropriateness 15-31 - Exterior site improvements and Variances to reduce drive-aisle width and eliminate sidewalk connection - Sun Moon Sea Development LLC - 729 S Indian River Drive.

LOCATION

729 S Indian River Drive

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

Approval with the condition that the applicant submit a payment in-lieu of the required sidewalk linkage

Attachments

Staff Report

COA Application

Proposed Landscape Plan

Form Review

Form Started By: Kori Benton

Started On: 08/17/2015 04:00 PM

Final Approval Date: 08/17/2015



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

AUGUST 24TH, 2015

Agenda Item 7C

Owner

Christine L. Kesl

Applicant

Sun Moon Sea
Development, LLC

Location

729 S Indian River Drive

Parcel

2410-805-0014-060-5

Historic Status

Contributing Structures in the
River's Edge Historic District

Requested Action

Approval of a Certificate of Appropriateness for the construction of a variety of exterior site improvements including driveways, parking spaces and landscaping, combined with two variance requests.

Recommendation

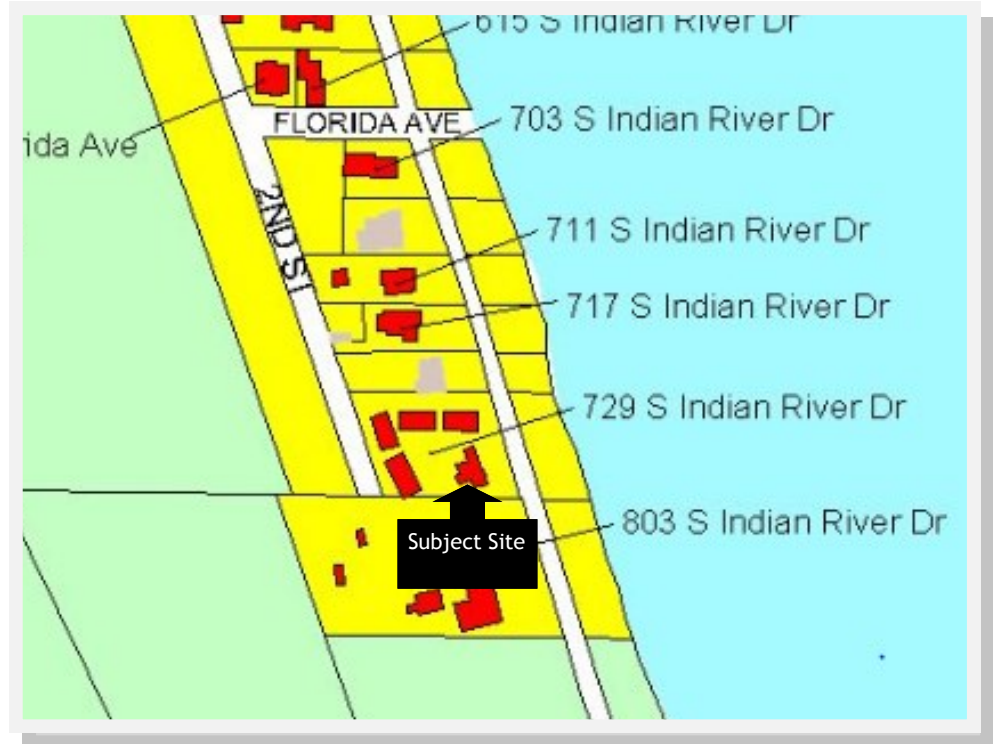
Approval

Staff

Maria Lewicka
Historic Preservation Planner

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Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1901 - 1905 Single Family Frame Vernacular residence constructed.
- 1960-1961 Four additional residential/rental buildings constructed.
- 2/17/2003 City Commission adopts the River's Edge Historic District via Resolution No. 03-10. Structures are listed as contributing.
- 4/12/2004 Major alternations/remodeling completed.

STAFF ANALYSIS

Architectural Significance

The Frame Vernacular, two-story residence build in 1901-1905 is the oldest structure lo-

cated at this property. It is also the only structure facing Indian River Drive. Its Frame Vernacular style is expressed by rectangular plan, gable roof with dormer windows, hip-roofed front porch with plain posts, and horizontal siding.

Alterations from recent rehabilitation efforts appear to include new roofing materials, windows, and exterior doors, in addition to interior renovations.

Request

The applicant is requesting approval for the construction of a variety of exterior site improvements including driveways, delineated parking spaces and landscaping. The requested alternations require

approval of two variances from City Code regulations, based upon the established site configuration and present constraints, as follows:

- a. A request to deviate from City Code Section 22-62 (b)(2) & (d) (1). which requires sidewalks and sidewalk linkages to be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.
- b. A request to deviate from City Code Section 22-61 (b) (3) which requires a minimum two – way driveway width of twenty-four (24) feet. The applicant is seeking to reduce the width to ten (10) feet, representing a fourteen (14) foot reduction.

Staff Analysis

The proposed enhancements improve significantly the visual esthetics of the property, as well as the convenience of the use of walking and parking areas. The requested driveway variance applies only to the interior property driveway, allowing adequate space for vehicles to safely access the property from the abutting roadway. The proposed improvements follow the layout of the existing driveway and parking areas which deteriorated with time and were originally nonconforming, offering a modest expansion to lessen the pre-existing constraint, therefore granting the requested variance for the driveway width will not disturb the harmony of the existing conditions.

The second requested variance applies to the requirement of sidewalk and sidewalk linkages. The property previously exhibited a sidewalk across the front yard, however no further linkage of sidewalk exists, or is planned, beyond this property. Based upon this configuration, the City Engineer consented to the removal of the deteriorated sidewalk previously on-site, however City Code presents emphasis on replacement, if advantageous to sidewalk connectivity. In reviewing the current configuration of sidewalks along this corridor, specifically the absence of sidewalk to the south, Staff proposes the capacity for the homeowner to submit a payment in-lieu of reconstructing the sidewalk, allowing the City to route funds to other sidewalk projects, or utilize the funds if a sidewalk improvement project is initiated along this corridor.

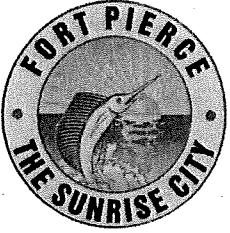
The proposed paving materials consist of cut cap rock and stone, on a coquina base, provided a design, color, and texture that assimilates with the overall site. Segments of the parking area and sidewalks will be concrete, in order to meet ADA standards. Furthermore, the landscape plan proposed offers the addition of sod, trees, and shrubs to comprehensively improve the site grounds and accent the structures present.

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.
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 for the construction of a variety of exterior site improvements including driveways, parking spaces and landscaping, combined with two variance presents no conflicts with Secretary of Interior Standards, or the health, safety, and welfare of the community, therefore staff recommends that the Board approve this application for Certificate of Appropriateness and the accompanying variance requests, with the condition that the applicant submit a payment in-lieu of the required sidewalk linkage. Separate motions are necessary to authorize both components.



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: 729 S. Indian River Drive, Fort Pierce, FL 34950

Parcel ID #: _____

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): Christine L. Kesl
Mailing Address: 600 NE 56th Street, Miami, FL 33137
Phone Number(s): 305 776 2424 Email: chriskeslmiami@yahoo.com

Applicant Name(s): Sun Moon Sea Development, LLC
Mailing Address: 600 NE 56th Street, Miami, FL 33137
Phone Number(s): 305 758 9123 Email: chris@poweredwithpeople.com

Representative Name(s): Samuel Comer, Hayslip Landscape
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, Christine L. Kesl as Owner(s) of the subject property do hereby authorize the filing of this application on my/our behalf.

Christine L. Kesl
Digitally signed by Christine L. Kesl
DN: cn=Christine L. Kesl, o=ou,
email=chris@poweredwithpeople.com, c=US
Date: 2015.08.05 09:00:04 -0400
Signature of Owner

5 Aug 2015
Date



Kesi
Ft Pierce

Drawn By: Sam Comer
Date: Apr. 26, 2015
July 7, 2015
Aug 5, 2015

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