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100 N. U.S. Highway 1
Fort Pierce, FL 34950

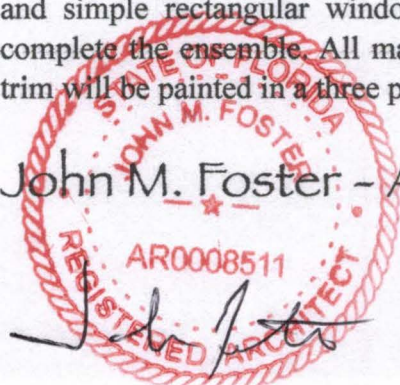
Architect's Design Narrative
Causeway Cove Marina - 601 Seaway Drive
Site Plan & Conditional Use
TRC Project No. 15-07000006

Prior to the construction of the Florida East Coast Railroad in the 1880's, most commerce and travel along the east coast of Florida was carried out using the Indian River Lagoon extending from Titusville to Jupiter. Florida pioneers generally built along the river and its tributaries in what would be later termed "Florida Wood Vernacular". Simple, unadorned one & two story structures were constructed for their residences, workshops and commercial structures. Usually built of local materials with few "imported" pieces, hand-split wood shake roofs, heart pine framing and wide overhangs characterized these buildings. As the original wood roof installations began leaking, 5 V-crimp metal roofing was overlaid on the wood shakes around the turn of the twentieth century. Small paned wood double-hung wood windows locally manufactured in Ft. Pierce by the East Coast Lumber Co. were available around 1905 and became popular.

Attached to this narrative are drawings & photographs of local & historic state examples of Florida Wood Vernacular buildings. Most will be familiar with the two 1905 Ft. Pierce structures, the Smallwood Store is located directly on the Gulf south of Naples and utilizes painted vertical board & batten siding. While Cross Creek is inland, the homestead buildings illustrate typical Florida wood vernacular design & detailing. The two prominent waterfront structures at Jupiter & Sewall's Point come closest to the proposed design ethic for this project.

Our proposed riverfront marina is planned to evoke these simpler times while providing the modern conveniences of a laundry, restrooms, ship's store a dockmasters residence. The two new structures are placed on either side of the primary dock entrance form a riverfront deck with an arched entry. Proposed materials are mill finish 5 V-crimp roofs, traditional board & batten siding and simple rectangular window & door trim. Pressure treated wood decking & railings will complete the ensemble. All materials will be saltwater non-corrosive. Siding, windows, doors & trim will be painted in a three part color scheme with a muted base color, door & trim accents.

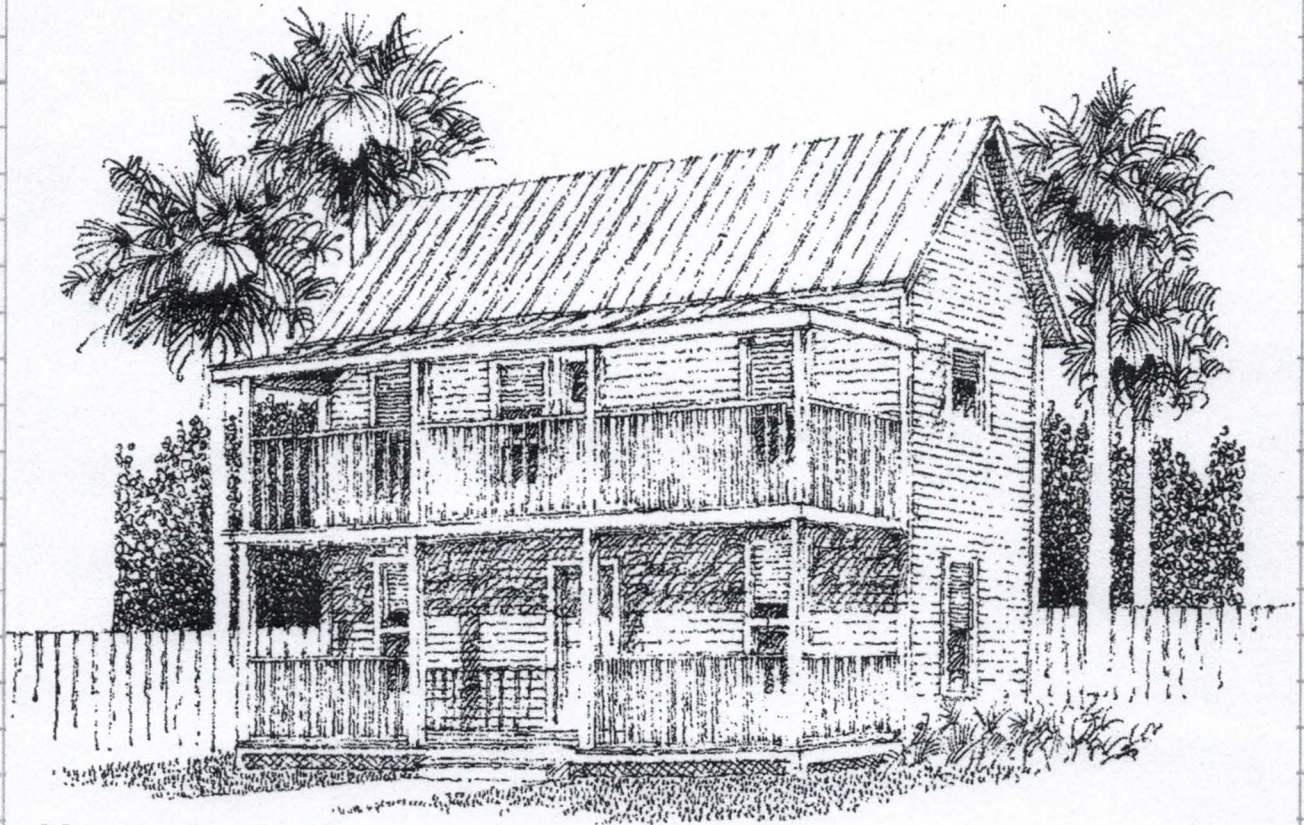
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Causeway Cove Marina - Design Examples

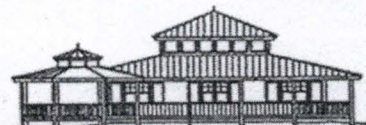


7 Gables House, Ft. Pierce CIRCA 1905;

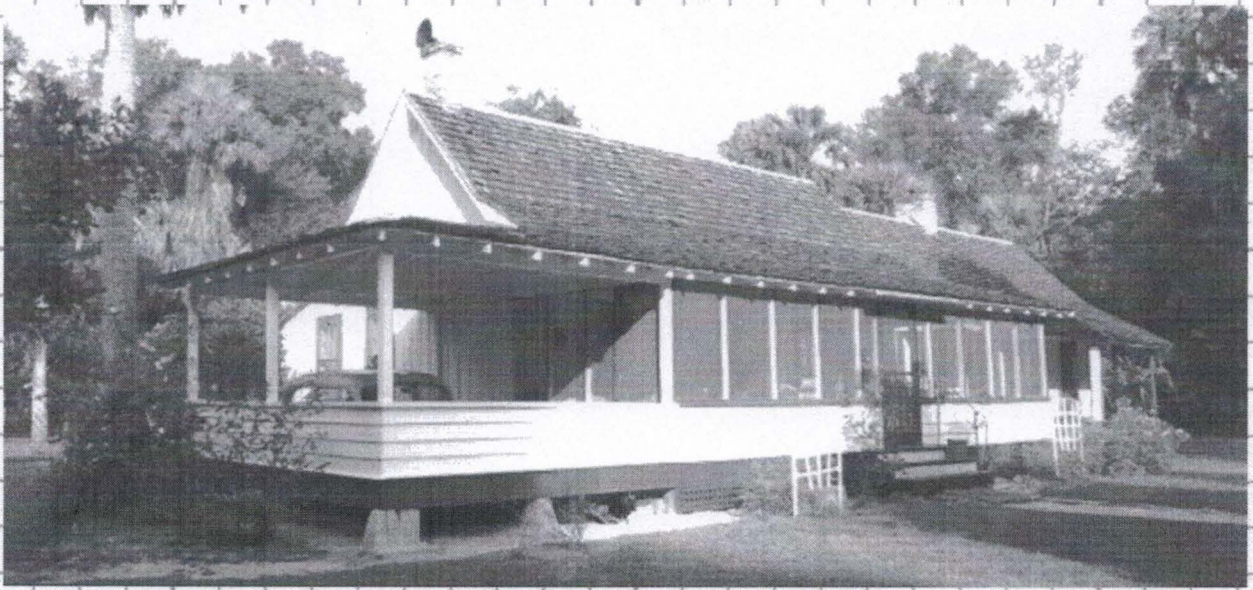


207 Ave. D - Ft. Pierce CIRCA 1900

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Causeway Cove Marina - Design Examples

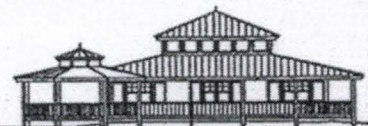


Marjorie Kinnan Rawlings residence - Cross Creek - 1930

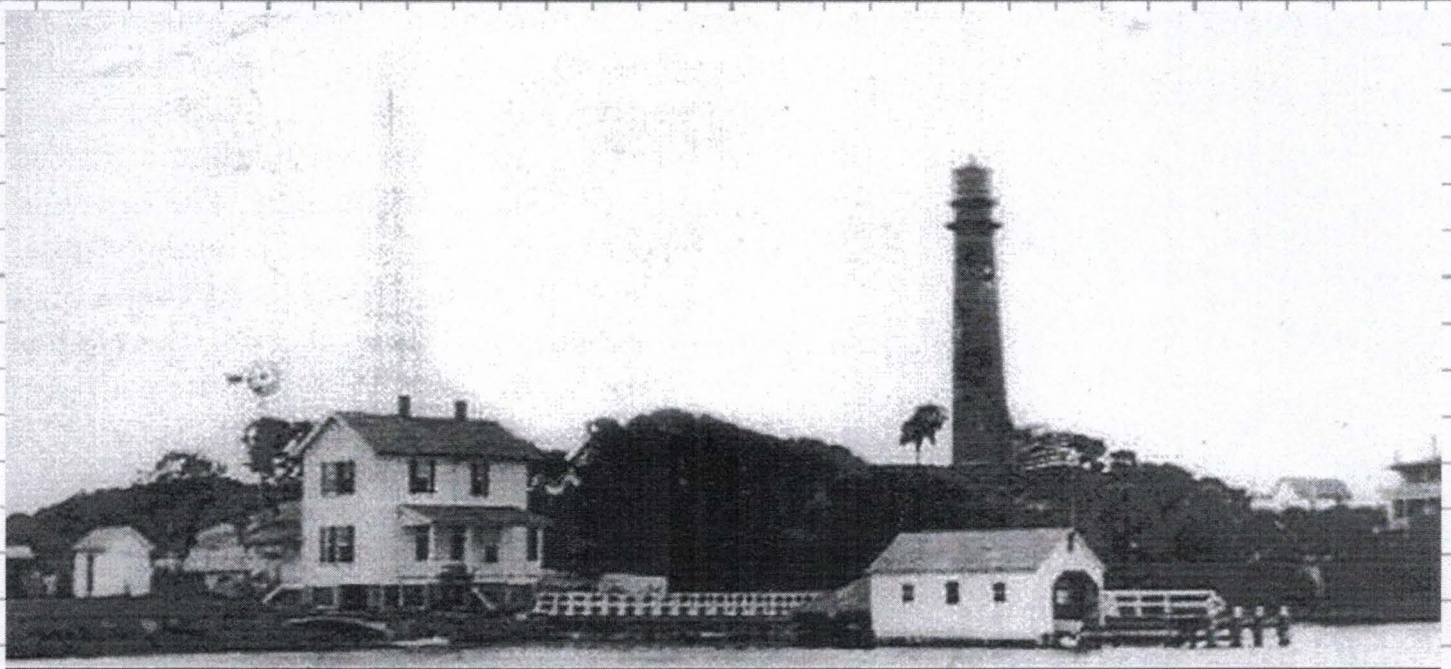


Smallwood Store - Chokoloskee Island - 1906

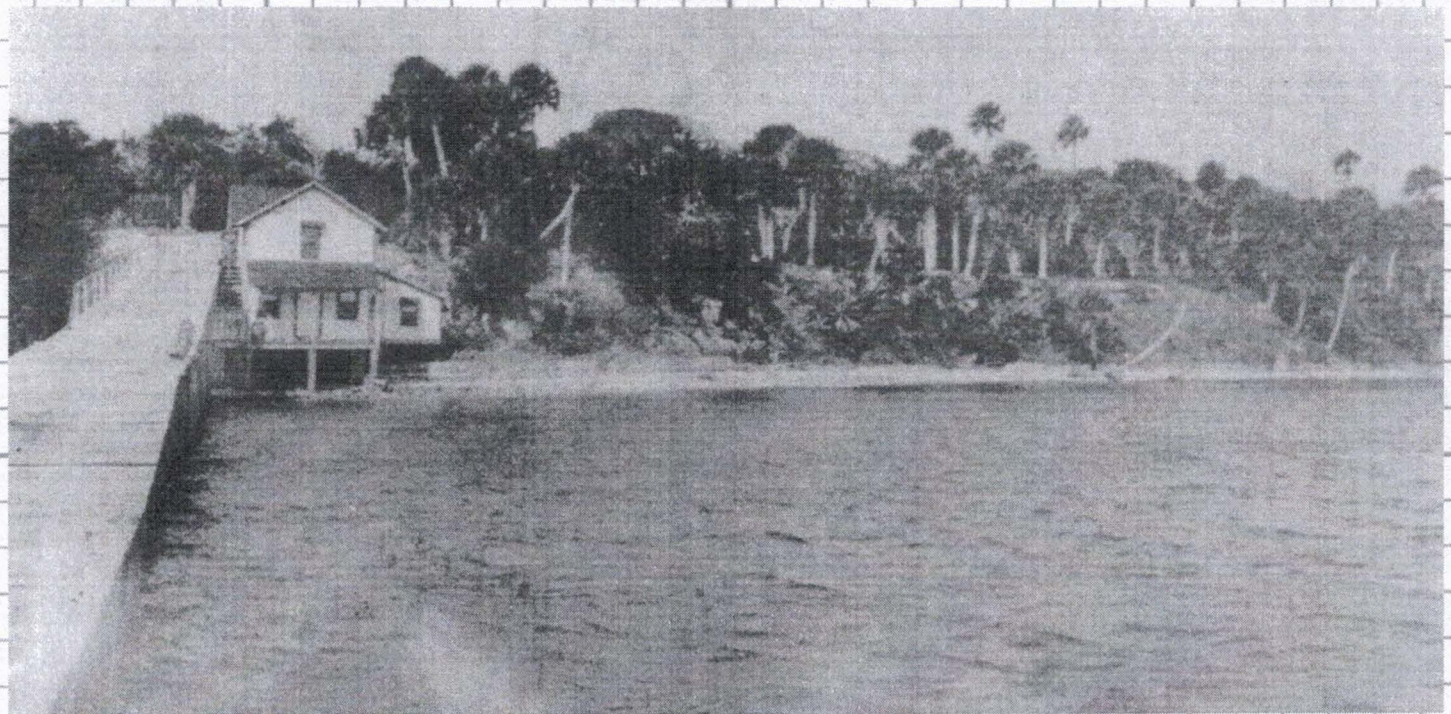
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Causeway Cove Marina - Design Examples



Telegraph Station, Jupiter Inlet Lighthouse - circa 1880



Captain Henry Sewall Residence - circa 1885

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Causeway Cove Marina - Design Examples



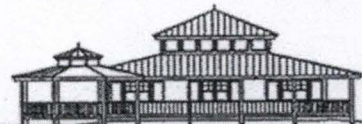
• FLORIDA WOOD VERNACULAR •

General Characteristics

- Roofs of the primary structure are typically gabled with a slope between 6:12 and 12:12
- Roofing materials consist of metal, standing seam or "V" crimp, asphaltic shingles or wooden shakes.
- Roof overhangs are typically deep, between 2'-4', and have exposed rafter tails. Fascias on the gabled ends are deeper than those exposed along the running eave edge.
- When attic spaces are desired, they are vented at the gable ends underneath the ridge and/or where the rafters meet the wall along the running eave edge.
- Generally, the massing of the Florida Wood Vernacular home is vertically proportioned and 2 stories. Where possible roofing rafters should be exposed to the interior to allow for greater interior volume on the second floor.
- The exterior finishes are almost always horizontal wood lap-siding. The siding should have between 4"-6" exposed to the weather and is terminated with vertical corner boards at building edges.
- Doors and windows are vertically proportioned with wooden accourds and sills. Horizontally proportioned openings are made of a grouping of vertical windows. Windows are usually double-hung with no light divisions in the top or bottom sash.
- Porches are obligatory and in many cases wrap around the front facade and continue at some length along the side facade. The porch roof is supported by posts which are placed to create a vertical or square opening between them. Porches in this genre are typically quite deep and occupy a large percentage, if not all, of the ground floor elevation. The porch roof may be of a different slope than that of the primary building however detailing and overhangs should be consistent.
- The entire Florida Wood Vernacular house sits on a continuous, typically skirted, base. The base actually conceals a crawl space to allow for access and ventilation to the underside of the building.
- Other Architectural styles which could be considered in this genre include Victorian, "Carpenter Gothic", Cracker, and Shingle styles.

Architectural Style Discussion from the Jupiter Pattern Book

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Contextual Photos - Adjacent Structures



Wastewater Treatment Plant - North Elevation



Seaway Drive Bridge



Old Railroad Station at St. Lucie County Historical Center



The Gardner House at St. Lucie County Historical Center



St. Lucie County Aquarium



St. Lucie County Aquarium



East Property Line of 601 Seaway Drive



East Property Line of 601 Seaway Drive



Tyson House at Smithsonian Marine Station



Smithsonian Marine Station



Smithsonian Marine Station



Harbour Isle Condominium West Elevation



Existing Maintenance Building at 601 Seaway Drive – North Elevation



Existing Maintenance Building at 601 Seaway Drive – West Elevation



Existing Maintenance Building at 601 Seaway Drive – South Elevation



Existing Maintenance Building at 601 Seaway Drive – East Elevation



Smithsonian Marine Center – West Elevation



Harbour Isle Condominium – West Elevation



Wastewater Treatment Plant – North Elevation



Wastewater Treatment Plant – North Elevation



St. Lucie County Historical Center – South Elevation



St. Lucie County Aquarium – East Elevation