



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

FEBRUARY 22, 2016

COA 16-02

Owner

St. Andrews Episcopal Academy

Applicant

Allan McGregor

Location

317 S. 2nd Street

Parcel

2410-808-0005-000-0

Historic Status

Contributing Structures in the Downtown Historic District

Requested Action

Approval of a Certificate of Appropriateness for the conversion of the existing building to Early Learning Center and construction of a variety of exterior site improvements including ADA ramp, driveway, parking spaces, landscaping and playground.

Recommendation

Approval

Staff

Maria Lewicka
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

STAFF ANALYSIS

Architectural Significance

This Frame Vernacular, one and one-half story building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. Architectural evidence based on the comparisons with buildings of similar size and design, indicate that this building was constructed about 1935. Notable architectural features include a cross-gable roof, gable extension, six gable dormers, an offset entrance and an entrance porch. The porch is contained under the main roof and supported by wooden posts. Fenestration consist of 4/4 and 6/6 double-hung sash windows. The exterior wall fabric is weatherboard. The building retains some of its original architectural integrity.

HISTORY

- 1935 Single Family Frame Vernacular residence constructed (Florida Master Site File). Present use Commercial.
- 2001 Downtown Historic District adopted by the City Commission
- 2005 New roof completed

Request

The applicant is requesting approval for the conversion of the existing commercial building (originally single family residence) to the Early Learning Center classified as a conditional use in C1 Zoning District. The proposed changes include construction of a variety of exterior site improvements :

- Enclosure and expansion of the rear porch for Science Center
- ADA accessible route and ramp
- New driveway and parking spaces
- Addition of a raised deck to rear of structure for Outdoor Garden center
- New playground
- New monument sign to match existing structure
- Removal and replacement of damaged siding, shutters, windows and doors.

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.

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.

9. New additions, exterior alternations, 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 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 Analysis

The proposed enhancements improve significantly the visual esthetics of the property, as well as the accessibility of walking and parking areas. The proposed material for porch enclosure, ramp, playground, new sign, and deck provide a design, color, and texture that assimilates with the overall site. Furthermore, the proposed additional landscaping and butterfly garden comprehensively improve the site grounds.

The Conditional use approval is a subject to separate review criteria and will be presented to the Planning Board and City Commission for consideration and approval.

Staff Recommendation

The request for the construction of a variety of exterior site and building improvements presents no conflicts with Secretary of Interior Standards. Therefore, staff recommends that the Board approve this application for Certificate of Appropriateness .



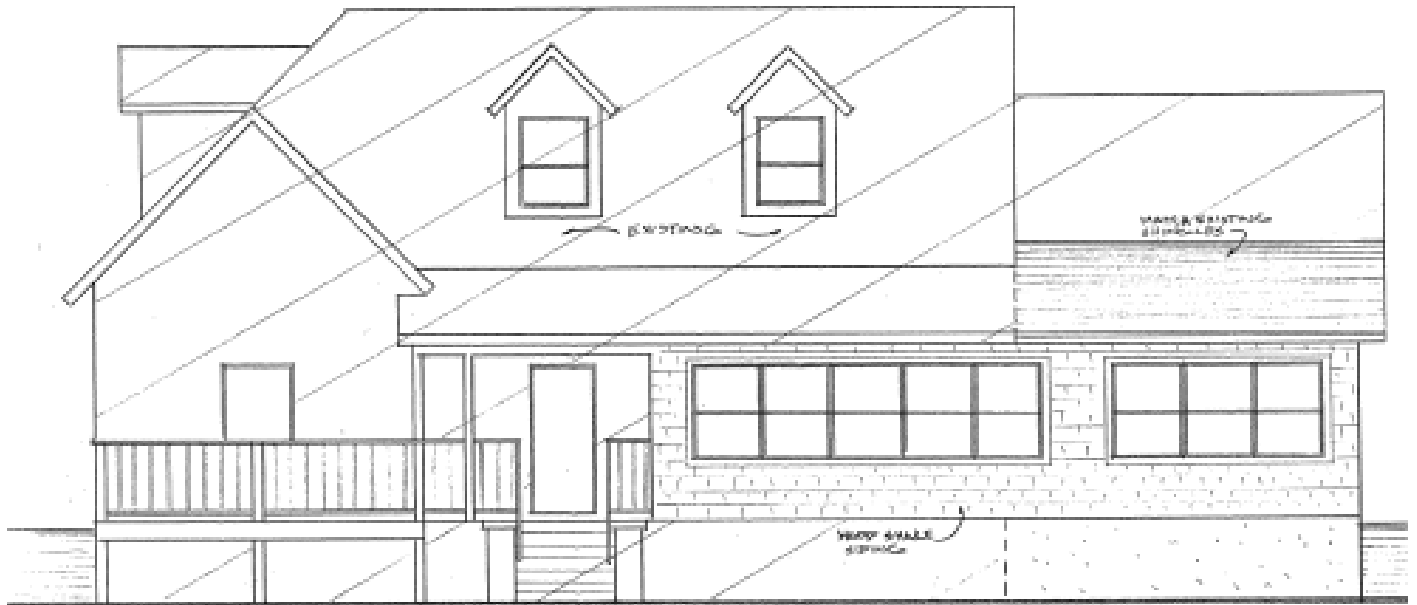
S 2nd Street Elevation from 1992



S Indian River Drive View



S 2nd Street View



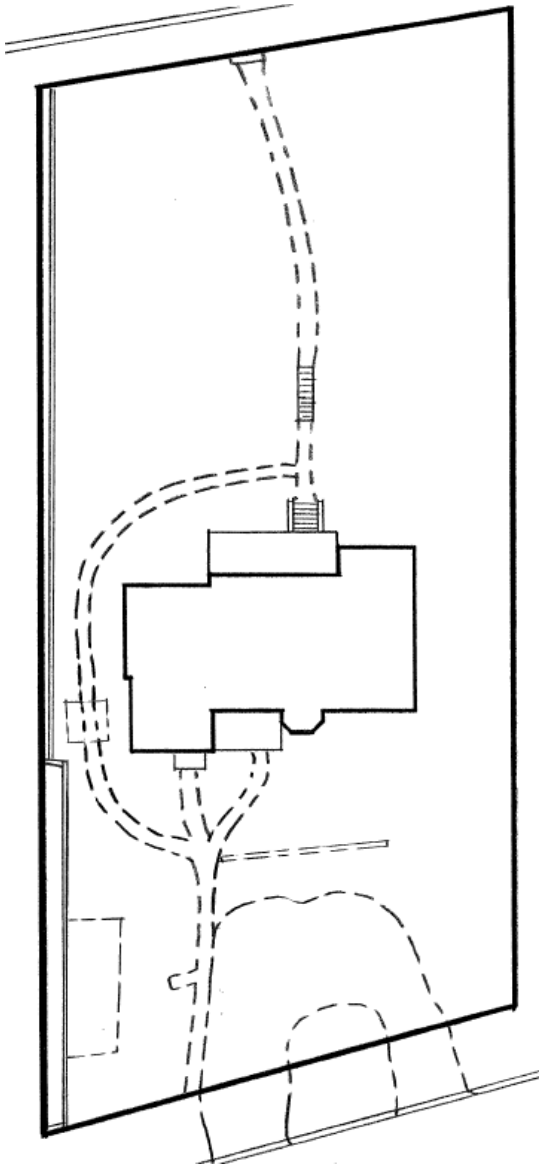
REAR ELEVATION

1/4"



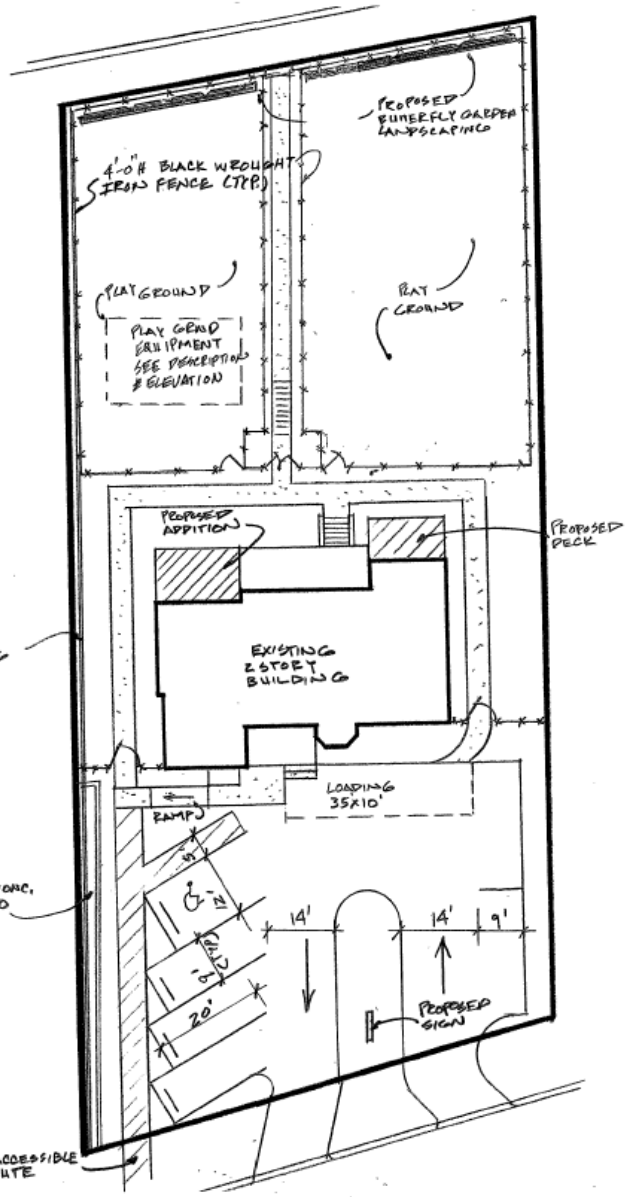
FRONT ELEVATION

1/4"

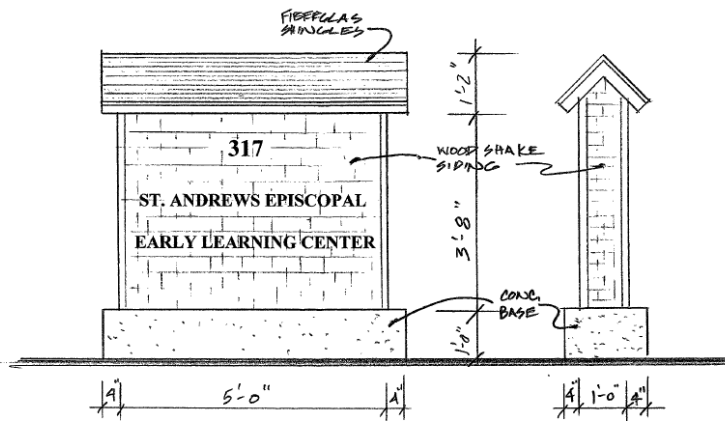


As-Built Site Plan

PLOT PLAN ← N
1/20



Proposed Site Plan



SIGN ELEVATIONS

1/2"

SITE NOTES:

4'-0" HIGH WROUGHT IRON BLACK FENCE TO MATCH ST. ANDREWS EPISCOPAL CHURCH FENCE ALONG INDIAN RIVER DRIVE AND BE IN LINE WITH ADJACENT DECORATIVE BLOCK WALL.

LANDSCAPING TO BE REMOVED AT DRIVEWAY AND PARKING ONLY ALL OTHER LANDSCAPING TO REMAIN AND TRIMMED.

ADDITIONAL LANDSCAPING TO BE ADDED ALONG INDIAN RIVER DR. FENCE TO CREATE A BUTTERFLY GARDEN.

SITE LIGHTING TO BE ADDED TO MEET CITY CODE ENGINEERING BY FT. PIERCE ENGINEERING AT TIME OF PERMIT APPLICATION.

PLAYGROUND EQUIPMENT SHALL BE SMALL PASSIVE EQUIPMENT IN EARTH TONE, NEUTRAL COLORS.

REMOVE AND REPLACE EXISTING ASPHALT TO PROVIDE NEW PARKING LOT.

INSTALL NEW MONUMENT GROUND SIGN.

PLAYGROUND OPTIONS



Natural Playground

Model: With Roofs
Mount: In-Ground Mount

Model Number: FC12-712

Brand: PlayDesigns

Weight: 2,082.00 LBS

Age Range: 2-5 years

Safety Zone: 29' 5" x 36' 10"

Unit Size: 17' 5" x 24' 10"



Product Description

This Fun Center Design # 7 Play System by PlayDesigns is designed with three large leaf roofs. It stands on 3-inch square upright posts. This playing equipment includes in-ground stakes or available as a surface mount. The in-ground model play system is constructed to accommodate 12 inches of safety surfacing such as wood fiber for safety. The Fun Center Design # 7 Play System comes with multiple decks to support elevated play. The roofs in this playing equipment are designed in unique shape and protect the kids from the sun and rain. This play system designed by PlayDesigns includes several panels like a fine motor panel and a peek a boo panel in different colors. This fun play system includes a curved slide and two straight slides. Request this Fun Center Design # 7 Play System now and enjoy!

PROPOSED COLORS



SPRAYER & EQUIPMENT CENTERS, INC.

1730 S.W. Bayshore Blvd.
 Port St. Lucie, FL 34984
 Port St. Lucie (772) 878-4259
 FL WATTS 1-800-526-7740
 FAX (772) 878-4296

ST. ANDREWS ACADEMY

* UPPER WALL AT UPPER SCHOOL

PRODUCT: RICHARDS SIGNATURE SERIES #401



PER GAL FORMULA

- B-7
- C-447
- I-16
- L-420
- T-1

* GREEN TRIM UPPER, LOWER + CHURCH

PRODUCT: SIGNATURE SERIES #402

* WHITE BANDS BOTH SCHOOLS + CHURCH

PRODUCT: SIGNATURE SERIES #400

PER GAL

- B-2
- C-1
- L-4

- PER GAL
- B-14
 - C-20
 - D-416
 - L-424
 - KX-3444



* EXT. BREEZEWAY CEILINGS

PRODUCT: SIGNATURE SERIES #400

PER GAL

- AX-8
- C-14
- L-8



* LOWER WALLS UPPER, LOWER + CHURCH WALLS

PRODUCT: SIGNATURE SERIES #402

PER GAL

- B-4
- C-424
- I-20
- L-3416
- KX-34

