



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

AUGUST 22, 2016

COA 16-45

Owner

AABAA International Inc.

Representative

Cook and Menard Architecture Inc.

Location

506, 511 N 2nd Street and
105 Cedar Place

Parcel

2403-705-0102-100-3
2403-705-0091-000-1
2403-705-0097-100-3

Historic Status

Non-Contributing

Requested Action

Consideration of approval for removal and replacement of the doors and windows, wrapping columns, adding lap siding and decorative shutters, installation of new trusses and metal roofing on the five buildings.

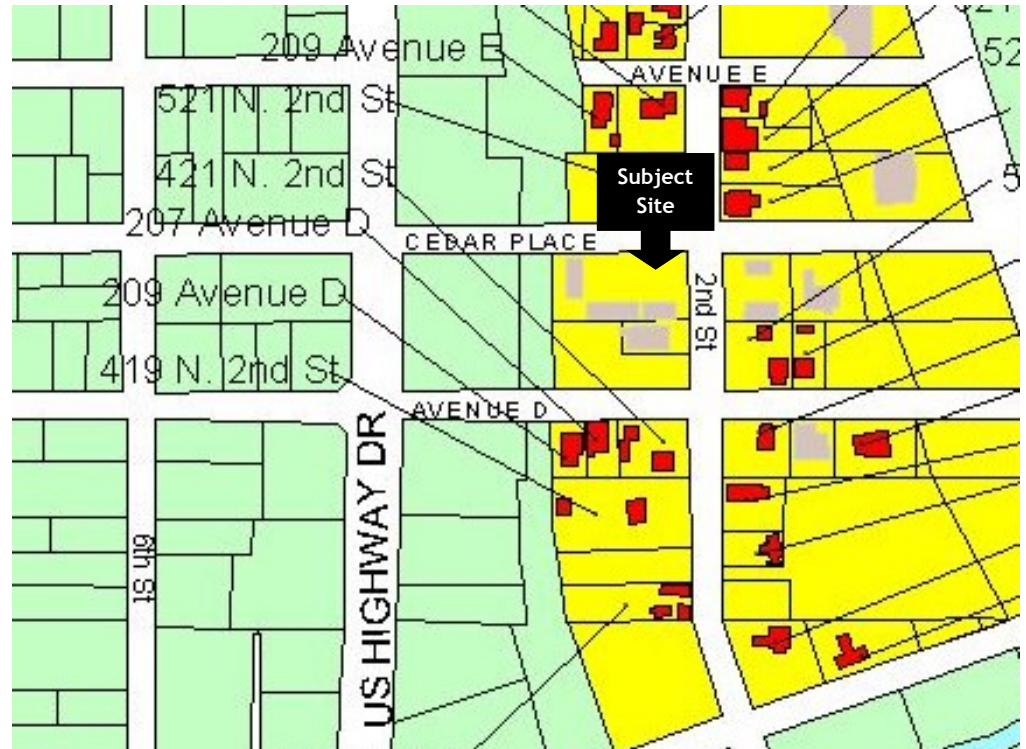
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1947 Structure Located at 106 Cedar was built.
- 1950 Structures located at 506 North Second Street were built.
- 1952-55-61 Structures located at 511 North Second Street were built.
- 11/19/2001 City Commission adopts the Edgar Town Historic District.

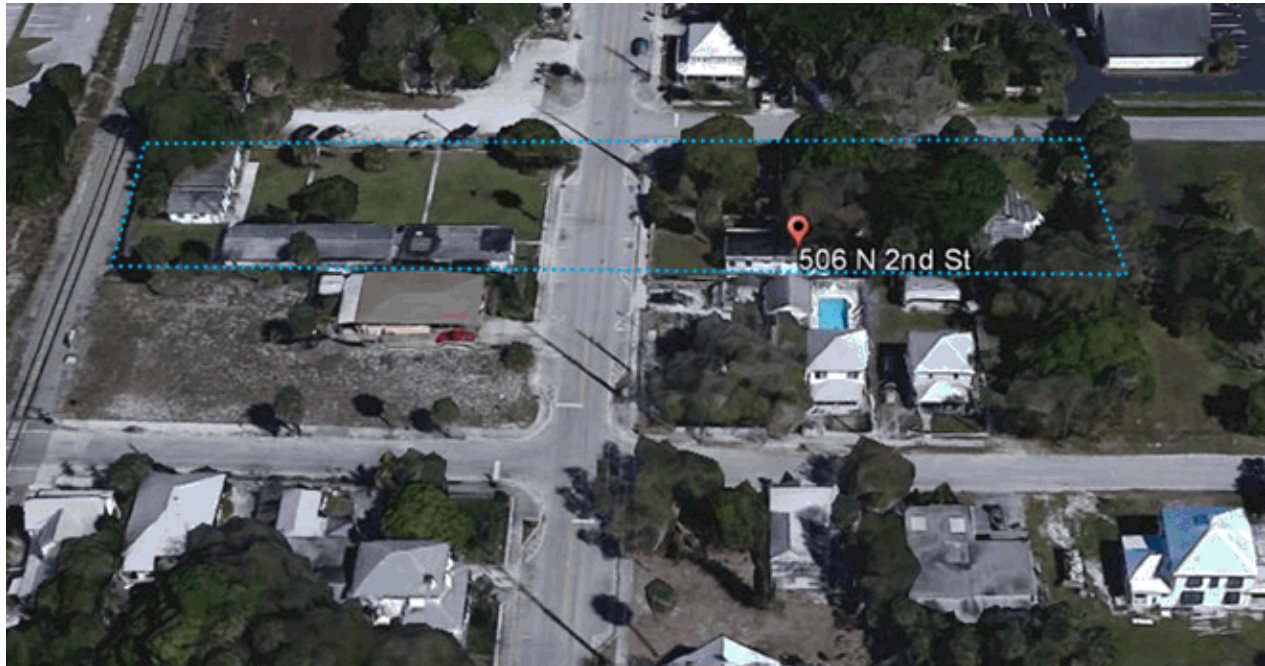
Existing Conditions:

The subject buildings are associated with the Post World War II Period (1946-1960) in Fort Pierce History. They are considered Non-contributing structures in the Edgar Town Historic District as they lack the historical, architectural significance and integrity.

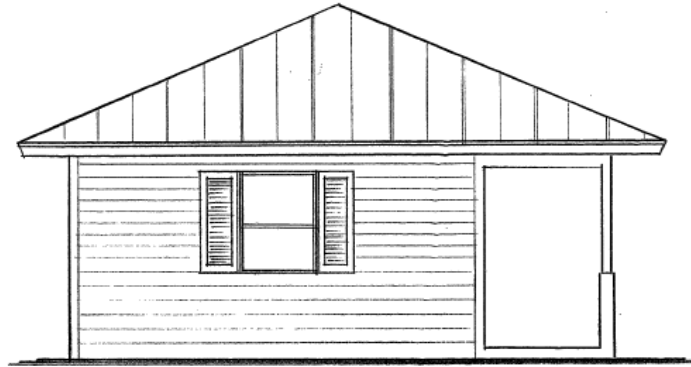
Staff Analysis

Request:

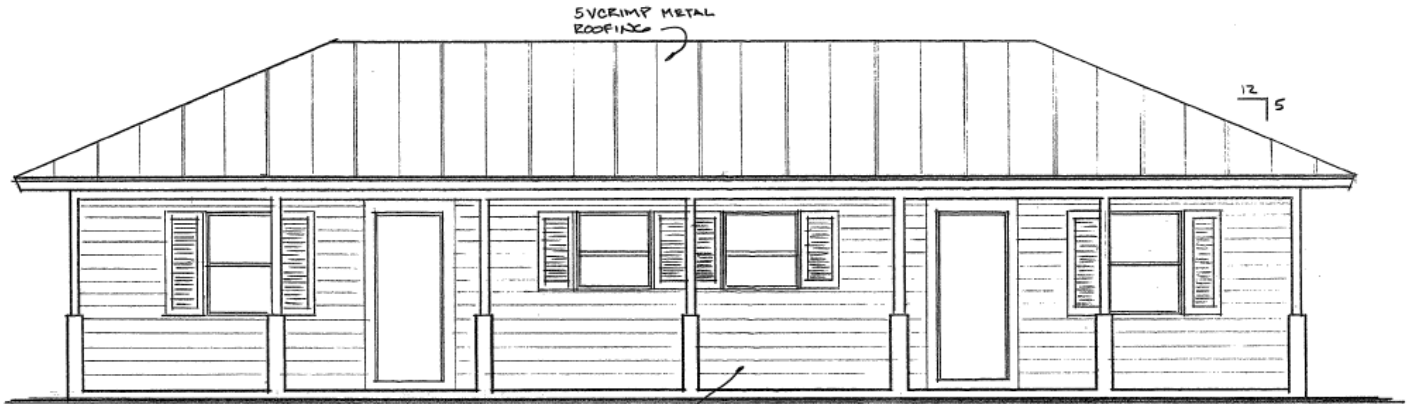
The applicant is proposing to repair, renovate and visually enhance five (5) apartment buildings. The proposed work will include removal and replacement of the doors and windows, wrapping columns, adding lap siding and decorative shutters, installation of new trusses and new metal roofing .



Outline of the subject site.



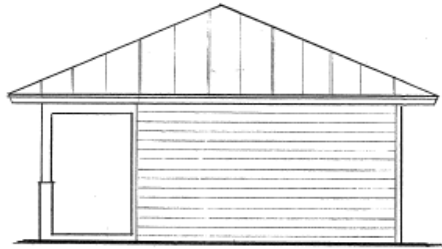
LEFT SIDE ELEVATION
~~OTHER SIDE SIMILAR~~



FRONT ELEVATION
REAR ELEVATION SIMILAR

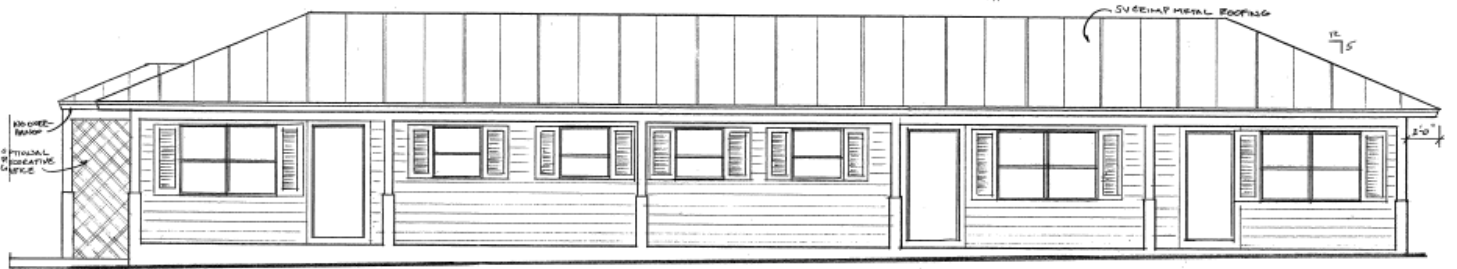
511 North Second Street

Units 1 and 2



SIDE ELEVATION

OTHER SIDE SIMILAR 1/4"



FRONT ELEVATION

REAR ELEVATION(S) SIMILAR 1/4"

511 North Second Street

Units 3, 4 and 5



511 North Second Street, Units 6, 7 and 8

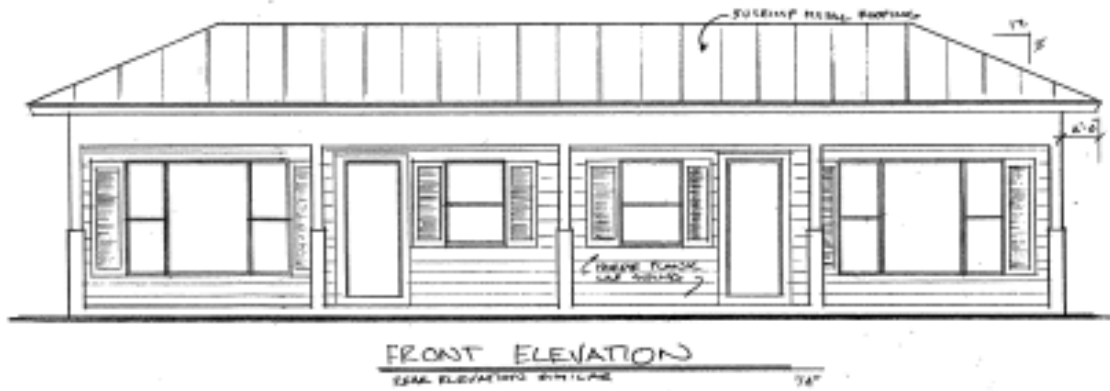


SIDE ELEVATION
FROM SW - 1/4" = 1'-0"



FRONT ELEVATION
FROM ELEVATION - 1/4" = 1'-0"

506 North Second Street
Units 1 and 2



506 North Second Street

Unit 3 and 4

Secretary of Interior's Standards for Consideration:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
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.
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.

The proposed restoration will enhance appearance of the buildings and reestablish the whole site. The design of the façades is in harmony with the surrounding properties and overall historic district.

Staff Recommendations:

Staff recommends approval of the removal and replacement of the doors and windows, wrapping columns, adding lap siding and decorative shutters, installation of new trusses and metal roofing on the five buildings and finds the overall proposal and design are consistent with the Secretary of Interior Standard 2, 9 and 10.