



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 16-44

Owner

Kraaz & Kraaz Finance LLC

Applicant

Kraaz & Kraaz Finance LLC

Representative

Mike Menard

Location

130 N Second Street

Parcel

2410-503-0055-000-9

Historic Status

Non-Contributing

Requested Action

Consideration of approval for removal of the existing store front and construction of new walls 18' back into the building to create open air sitting.

Recommendation

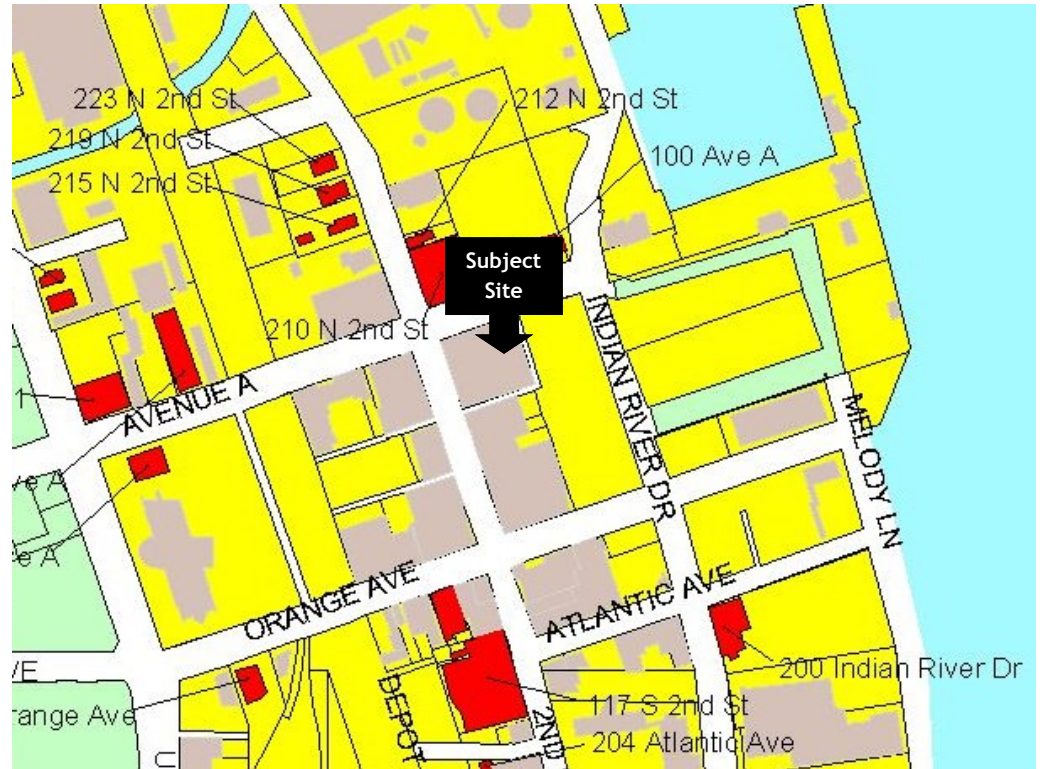
Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1961 Existing structure was built.
- 1993 New roof was installed
- 2001 Downtown Historic District adopted by the City Commission
- February 2016 Structure was extensively remodeled.

Existing Conditions:

The subject building is considered non-contributing structure in the Downtown Historic District as it lacks the historical, architectural significance and integrity characteristics of the district.

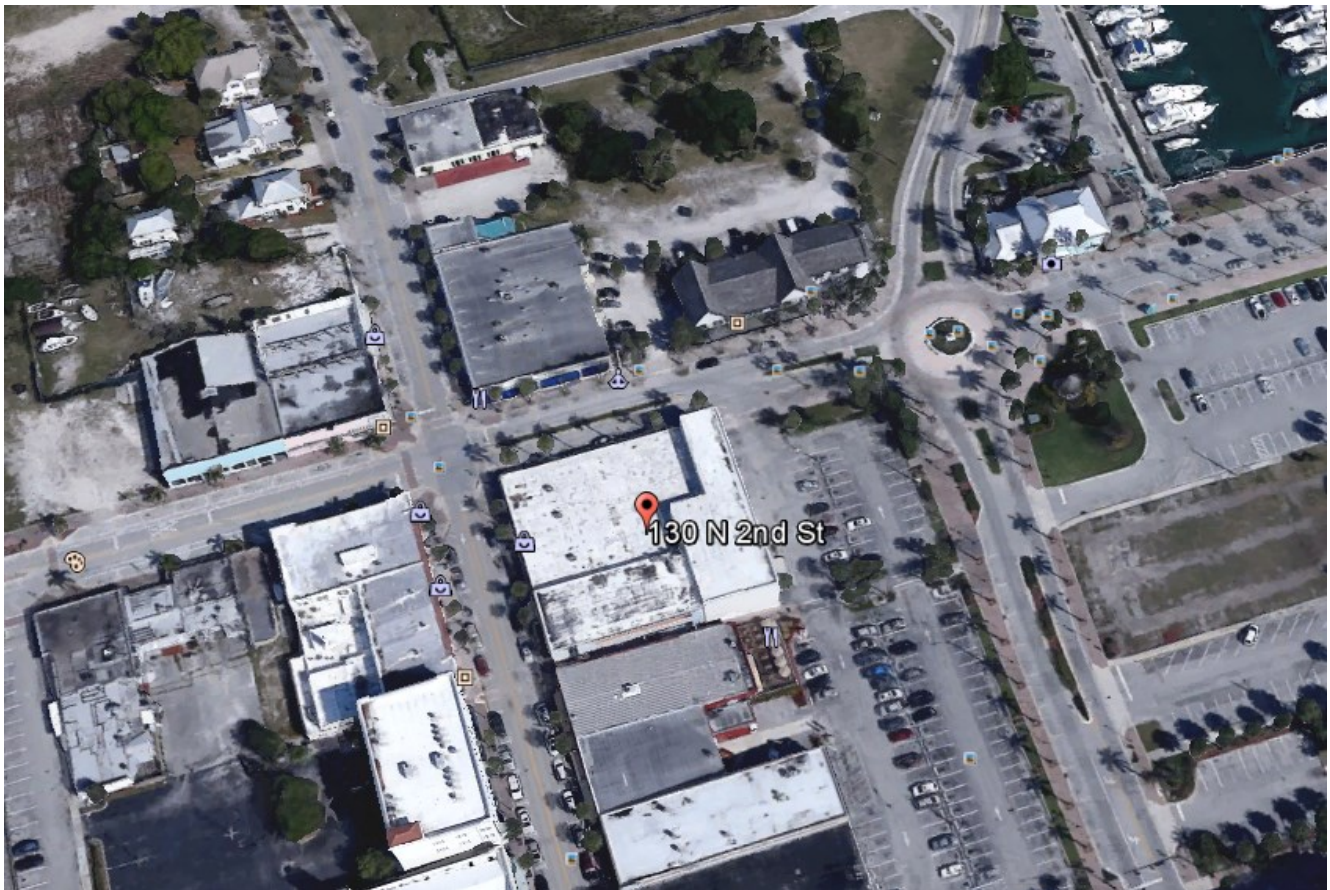
Staff Analysis

Request:

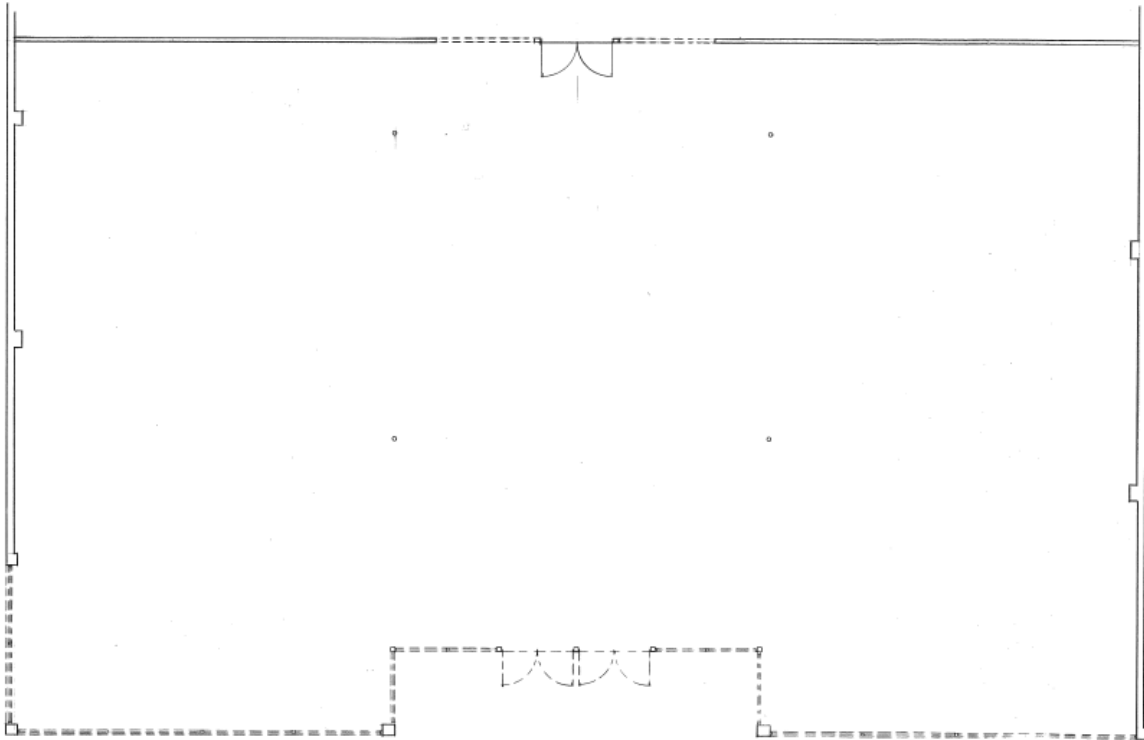
Consideration of approval for removal of the existing corner store front and construction of new walls 18' back into the building to create open air sitting. The outdoor (under roof) seating will be used for serving and consumption of wine and beer.

Secretary of Interior's Standards for Consideration:

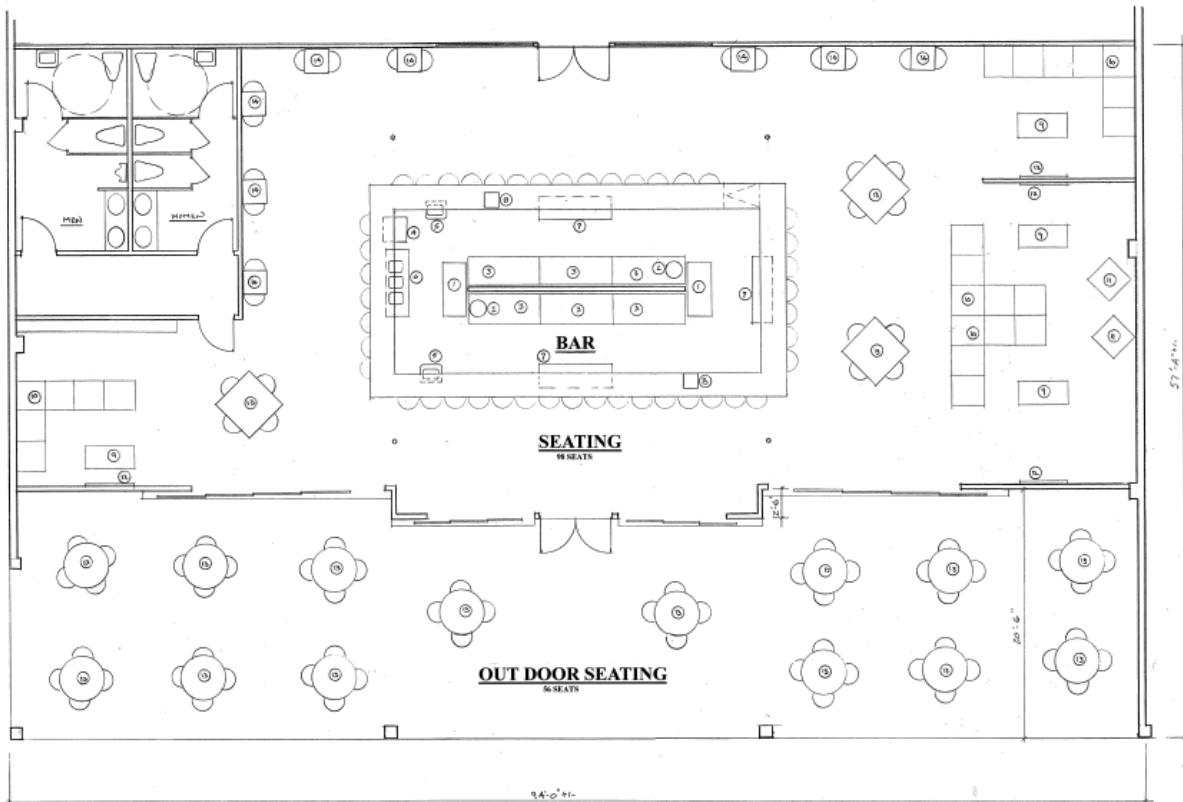
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy 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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Building Location—Aerial Photo

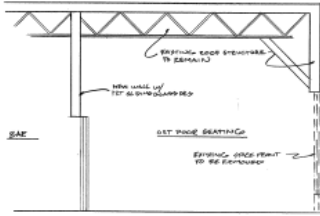


AS-BUILT / DEMOLITION FLOOR PLAN

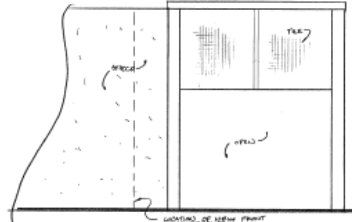


FLOOR PLAN

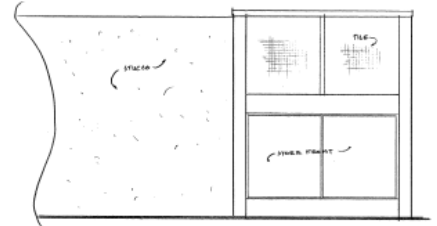
SQUARE FOOTAGE	
BAR	24 SQ. FT.
IND. DINING SEATING	1732 SQ. FT.
TOTAL	2537 SQ. FT.



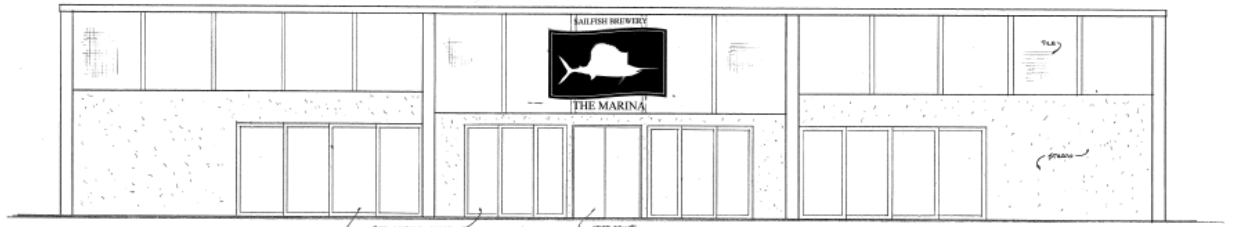
SIDE ELEVATION / SECTION



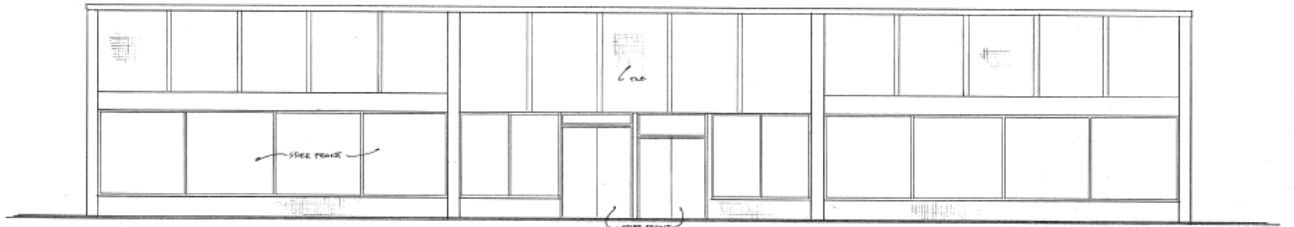
PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



Street View

Secretary of Interior Standard 9 further guides “...that exterior alterations shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment”. The design of the proposed sitting area composes well and remains in harmony not only with the established architectural features of the façade but also with neighboring structures.

In addition the proposed, outside sitting area will enhance the downtown’s attraction to visitors.

Staff Recommendation:

Staff recommends approval of the requested for removal of the existing store front and construction of new walls 18’ back into the building to create open air sitting and finds the overall proposal and design are consistent with the Secretary of Interior Standard 2, 9 and 10.