



APRIL 24/2017

COA 17-19

**Owner**

GKS Holdings of St Lucie LLC

**Applicant**

Garden Hospitality Inc.  
DBA 2nd Street Bistro

**Location**

120 N 2nd Street

**Parcel**

2410-503-0067-000-6

**Historic Status**

Non-Contributing Structure located in the Downtown Historic District.

**Requested Action**

Consideration of an approval for the installation of exterior walk-in cooler/freezer.

**Recommendation**

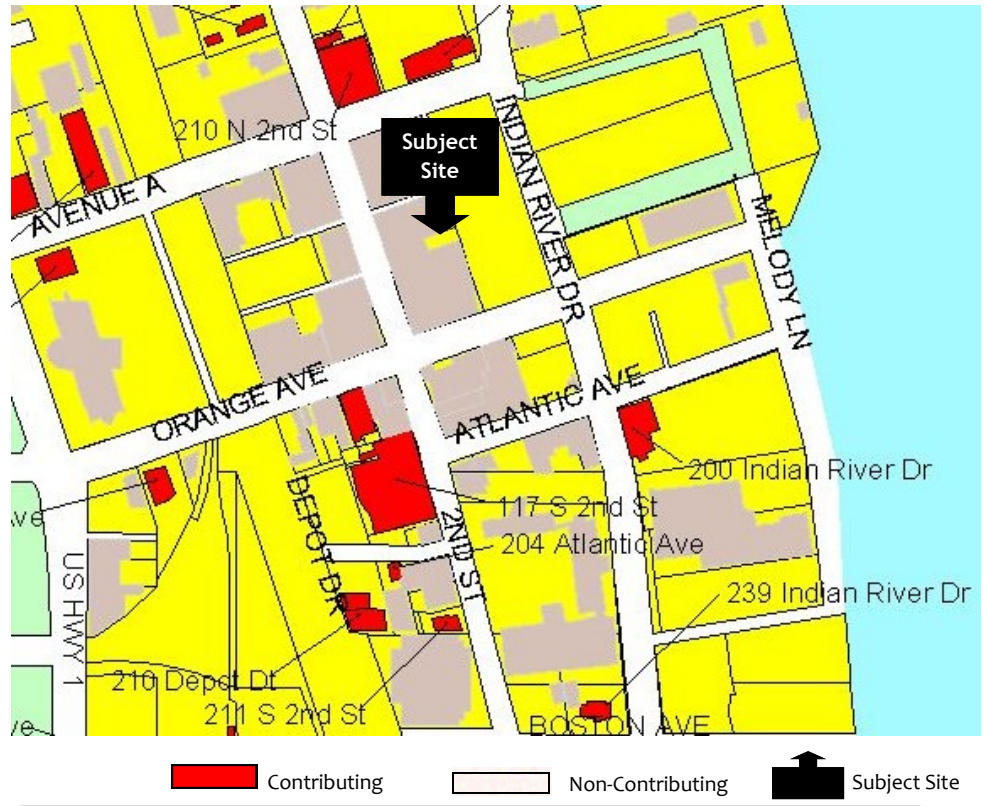
Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

Kori Benton  
Senior Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**HISTORY**

- 1926 Structure built.  
Source: *Florida Master Site File, Property Appraiser Record Card.*

- 1955 Renovations obscure any historic architectural significance .

Source: *Florida Master Site File*

- 2007 Façade Alterations
- 2012 Large-scale remodeling— facade alternations.

**EXISTING CONDITIONS :**

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



**Aerial View of the Site**



**Rear View of the Site**

### Request

The applicant is requesting consideration of approval for installation of the exterior 16' x 14' fiberglass walk-in cooler/freezer with stucco finish painted to match existing buildings.

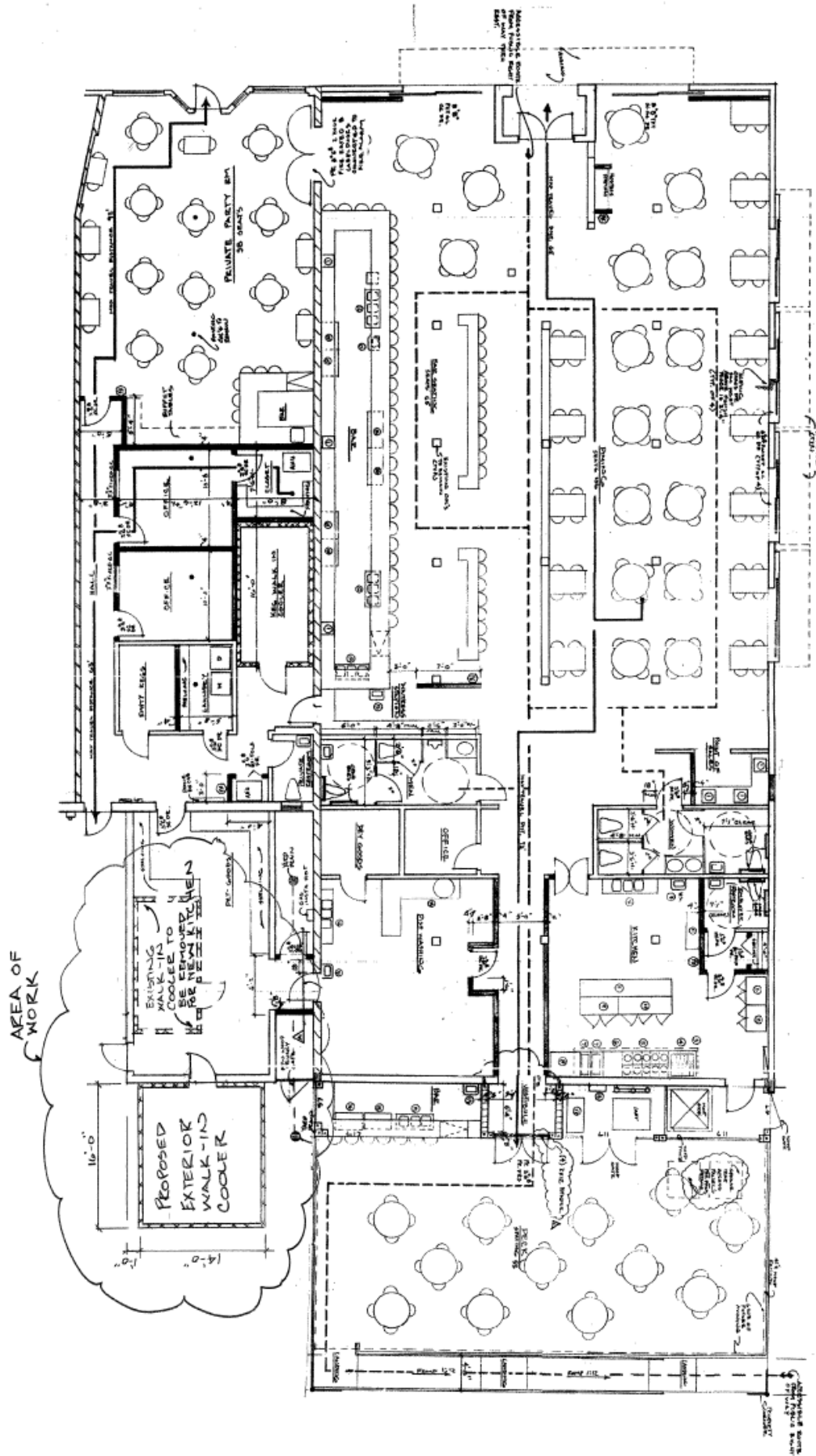


Existing site conditions









Proposed Floor Plan

## Secretary of Interior Standards for Consideration

- 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 constructions 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 and Recommendation

This one-story commercial building is a non-contributing structure in the Downtown historic district. The design, color and texture of the proposed cooler and exterior finish are consistent with those on adjacent buildings. The addition will pose no permanent or structural changes to the building or its relationship to the streetscape. Staff recommends approval of the request as it meets the Secretary of Interior Standards number 9 and 10.



Proposed Cooler will have stucco finish in color matching existing building.