



AUGUST 28, 2017

COA 17-45

Owner

Noble Haus Holdings LLC
Dewine Center

Applicant

East Coast Aluminum

Location

218 N 2nd Street

Parcel

2410-503-0044-000-9

Historic Status

Non-contributing Structure located in the Downtown Historic District.

Requested Action

Consideration of an approval for the installation of storm panels and accordion shutters.

Recommendation

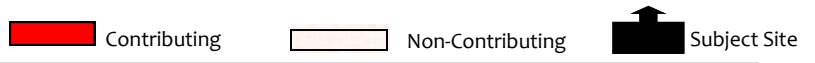
Approval with conditions

Staff

Maria Lewicka, AICP
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



B A C K G R A U N D

This one-story commercial building is a non-contributing structure in the Downtown Historic District. The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1955.

R E Q U E S T

Consideration of an approval for installation of;

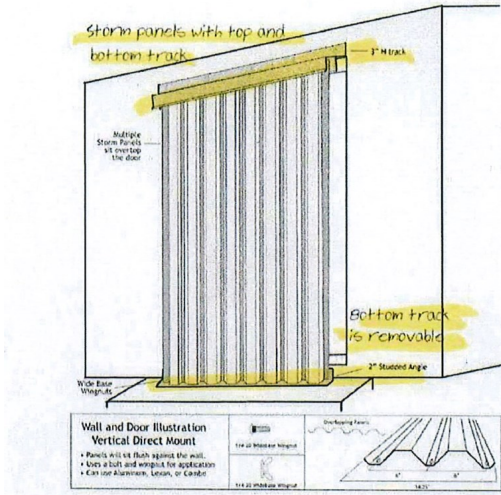
- Storm panels on front entry, with "u" header top and removable bottom track.
- Storm Panels direct mount on three (3) front windows and one south side window.
- Accordion shutters on three (3) doors of south side façade.



Aerial View of the Site



2nd Street Facade

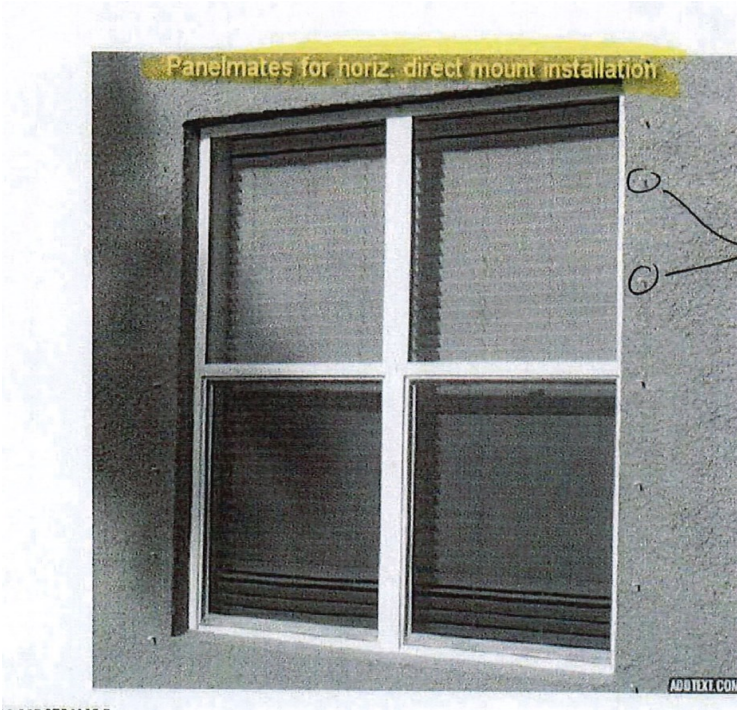


(A)
TOP HEADER +
REMOVABLE BOT
TRACK AT FRO
ENTRY DOOR

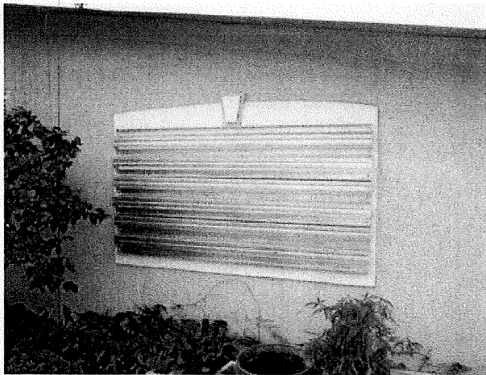


Proposed storm panels system for entry door





Ⓟ
 PANELMATES AS
 SHOWN ON 4
 WINDOWS



Ⓟ
 DIRECT MOUNT STORM
 PANELS INSTALLED.



Existing window

Proposed storm panels system for windows

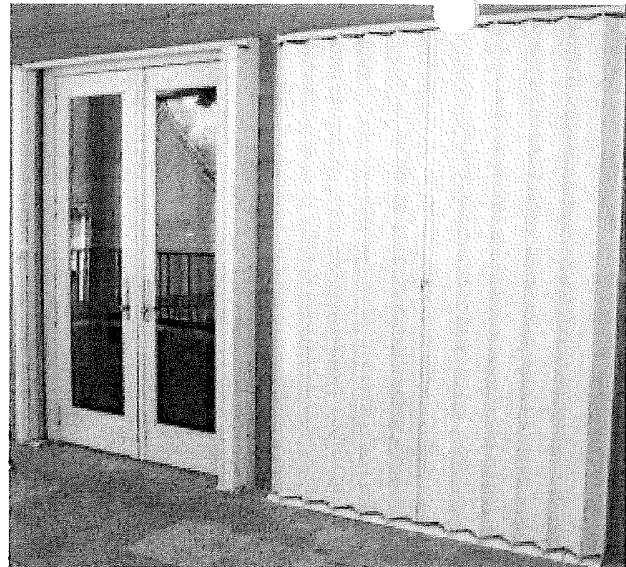
Staff Analysis

Secretary of Interior Standard 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.



South (Parking) Side Façade



**Proposed accordion shutters
for south facade**

Staff Recommendation

After consideration of building architecture, location and non-contributing status to the Downtown Historic District staff recommends that the Historical Review Board:

- **Approve storm panels on front entry, with “u” header top and removable bottom track.** The proposed permanent “u” header top will be hardly visible due existing canopy. The bottom track will be removable and mounted only during hurricane emergency.
- Approve direct mount storm panels on three (3) front windows and one south side window with condition that visible holes/stubs will be covered when the panels are not used, and will be painted the same color as building façade.
- **Approve accordion shutters on three (3) doors of south side façade.** When folded, proposed accordion shutters will blend with architectural elements of the south façade.



2nd Street Views