



NOVEMBER 27, 2017

COA 17-85

***Owner***

City of Fort Pierce

***Applicant***

Hartnett Building Group

***Location***

100 N Indian River Drive

***Parcel***

2410-810-0021-000-5

***Historic Status***

Property located in the  
Downtown Historic District.

***Requested Action***

Consideration of an approval  
for construction of a new  
restroom facility.

***Recommendation***

Approval with  
recommendations.

***Staff***

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**DOWNTOWN HISTORIC DISTRICT**

The Downtown Historic District is significant for its association with the commercial, political, and social history of Fort Pierce from its establishment in 1882 through the late 1950s. It is also significant for its architecture as it contains historic resources in the Mediterranean Revival, Mission, Art Moderne, Bungalow, Classical Revival, Colonial Revival, Frame Vernacular and Masonry Vernacular. The Downtown Historic District was designated in 2002.



**Aerial View of the Project Site**

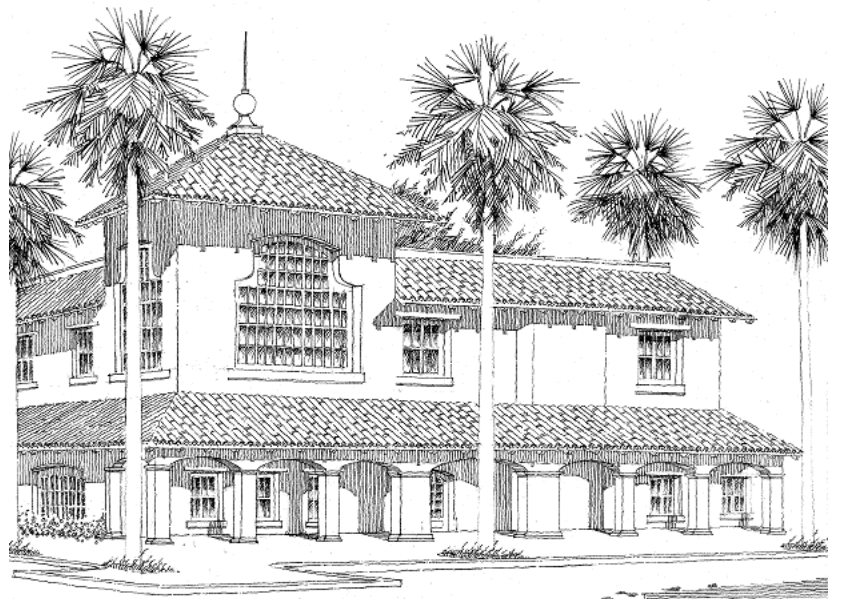
**Project Site**

**Zoning:**

PUR - Planned Unit Redevelopment Zone

**Future Land Use:**

CBD - Central Business District



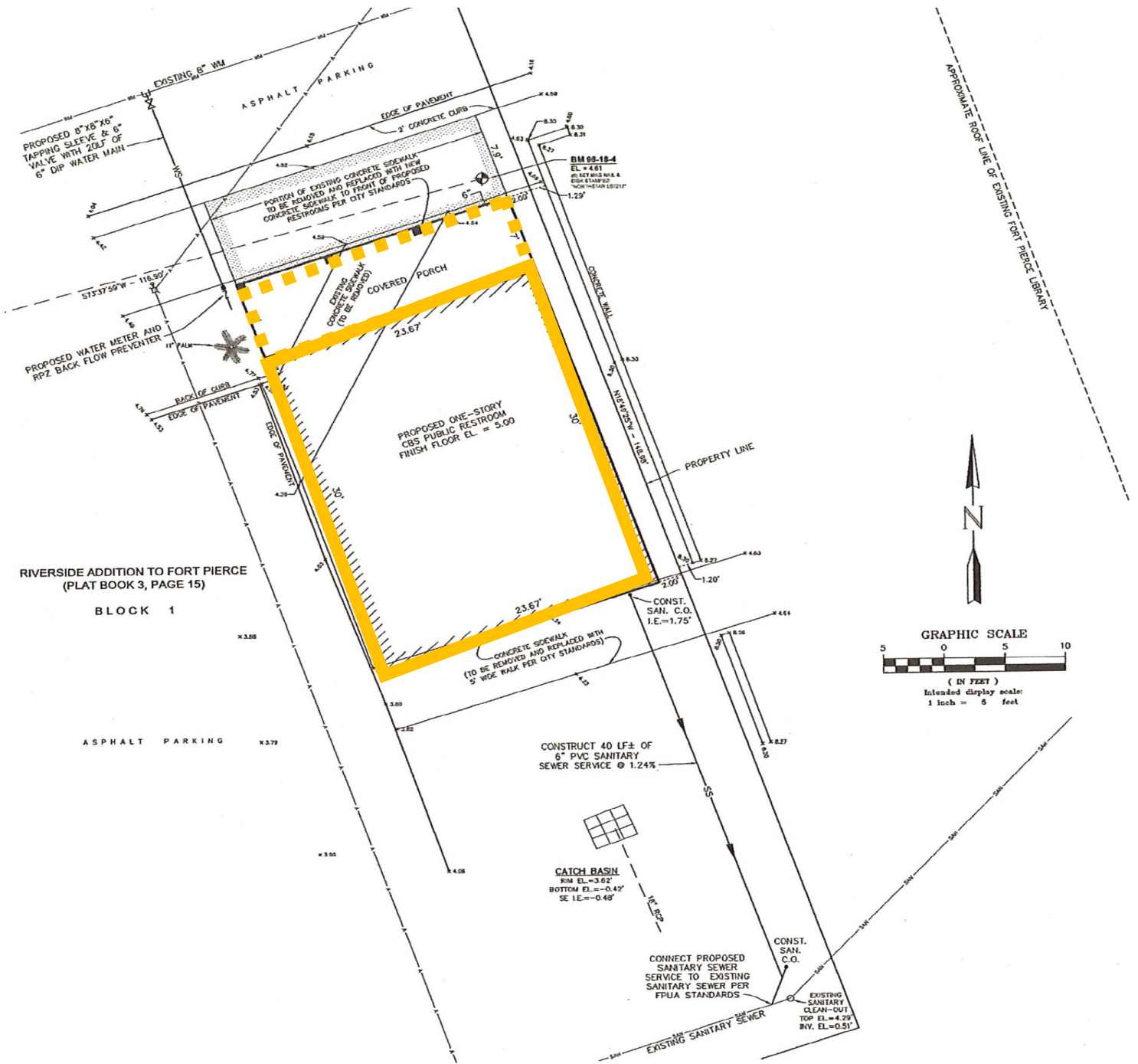
**Susan Broom Kilmer Branch Library**



**View of the Project Site**



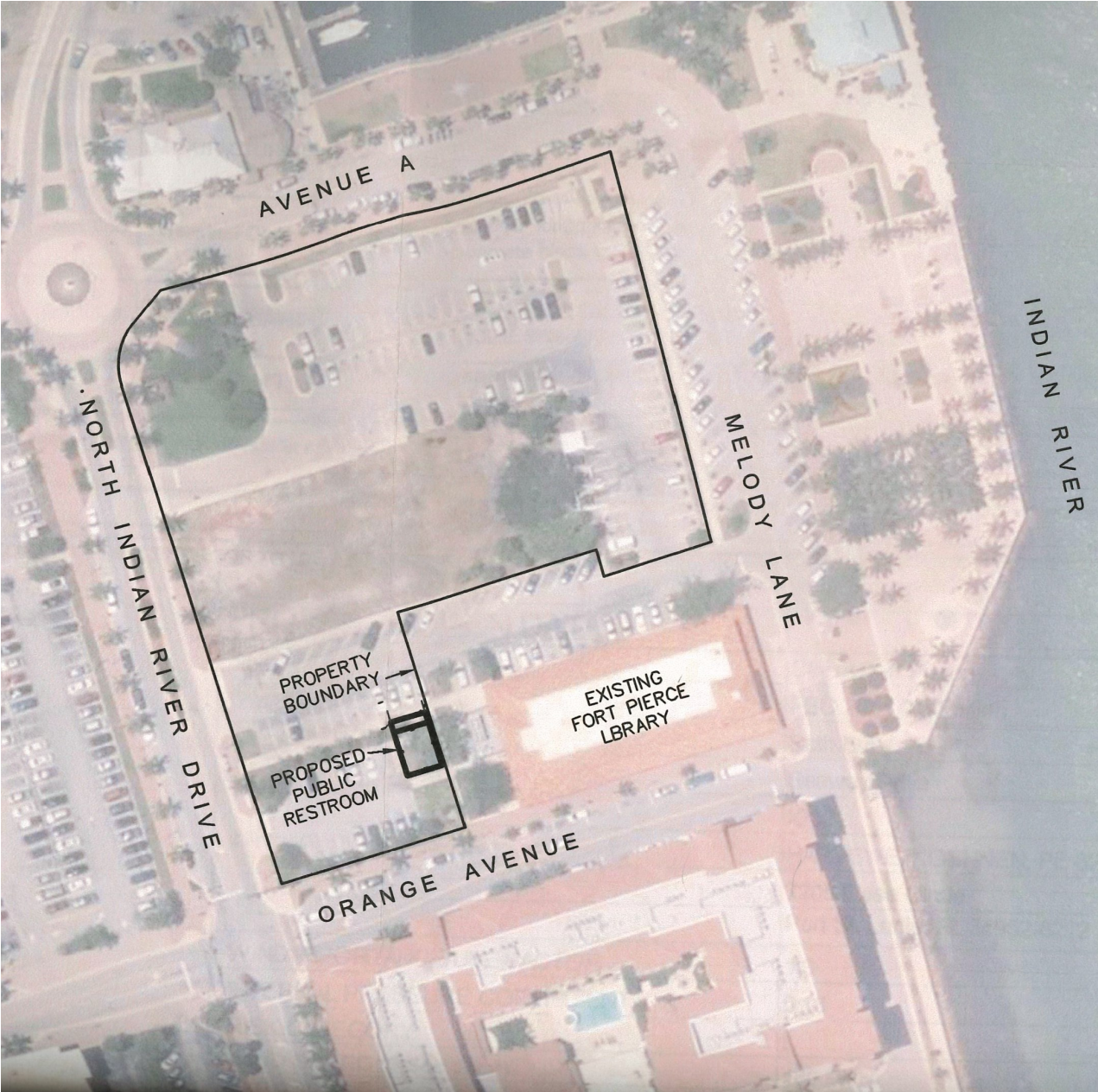
**Library Building**



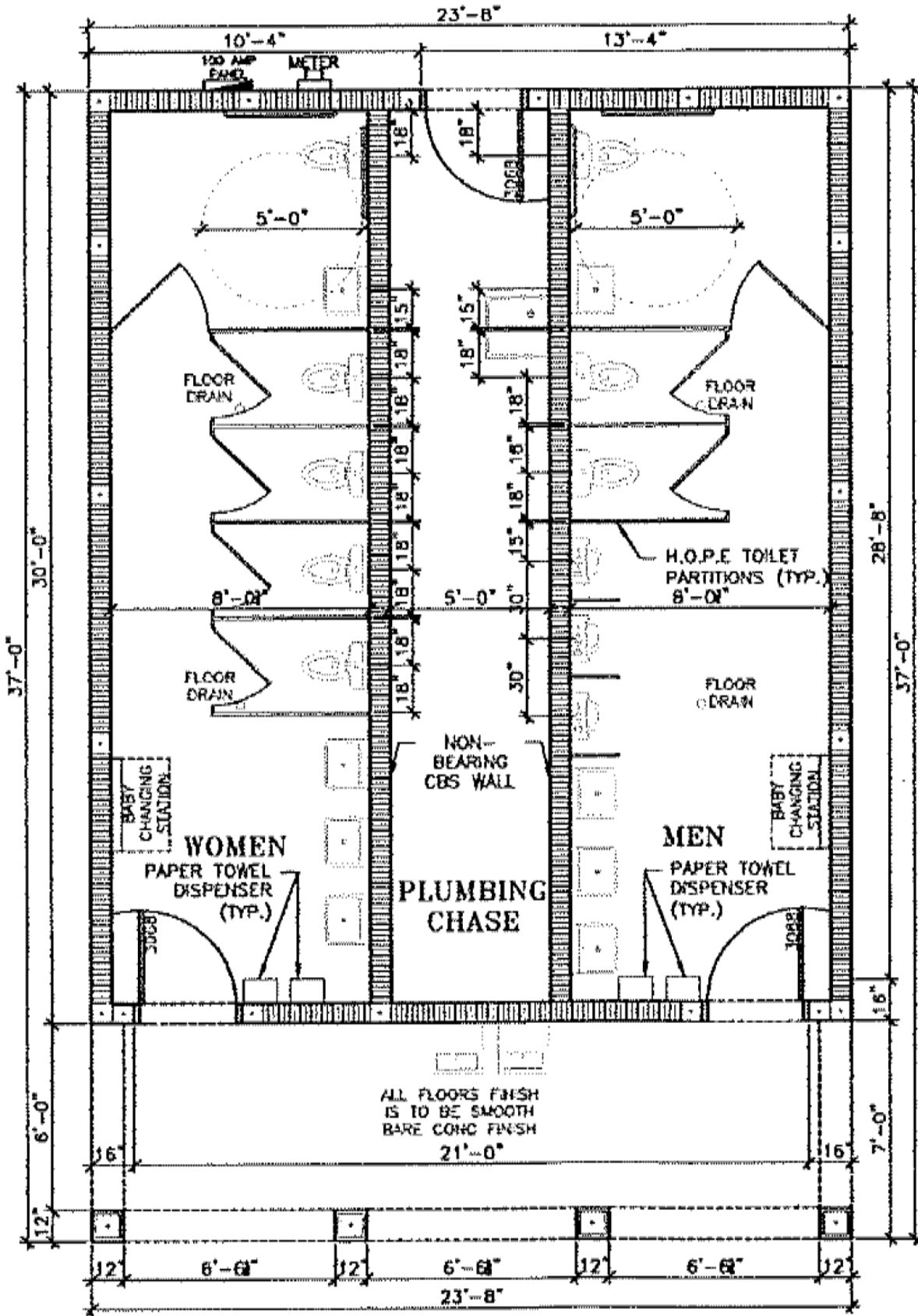
# Restrooms Location Specific Purpose Survey

**Request:**

Consideration of an approval for construction of an approximately 710 square foot restroom facility with covered porch. The new restroom facility will match materials and colors and approximate architectural style of the downtown library building.



**Project Location Map**



Floor Plan

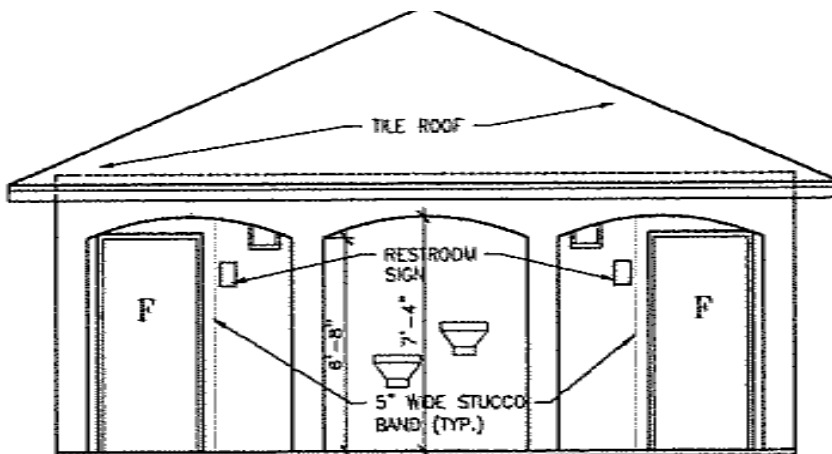
## Proposed Materials and Colors

The Library Paint color has been matched and labeled "Downtown Library"

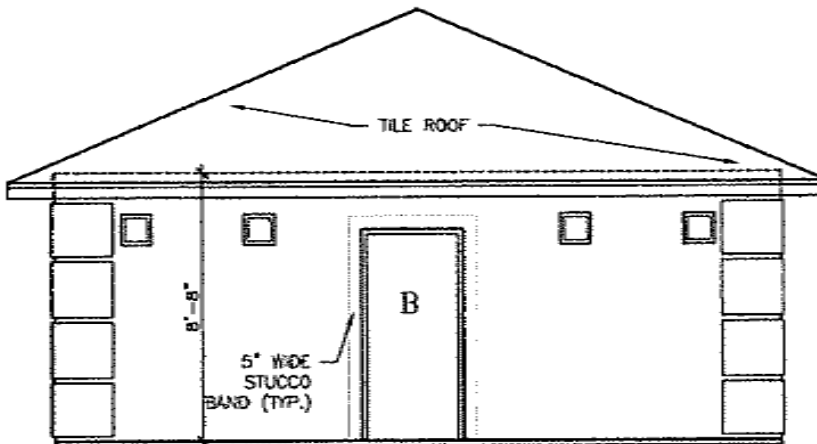
1. The roofing material is a Ludowici Barrel Roof Tile - color # 19912 (matches the Library).
2. The exterior wall paint is Richards Classic Terra, satin finish, color: Downtown Library sold at The Paint House (matches the Library).
3. The exterior trim paint is Richards Classic Terra, satin finish, color: white.
4. The interior wall paint is Sherwin Williams 6059, satin finish, color: Lightweight Beige.



**Susan Broom Kilmer Branch Library  
Front Elevation**



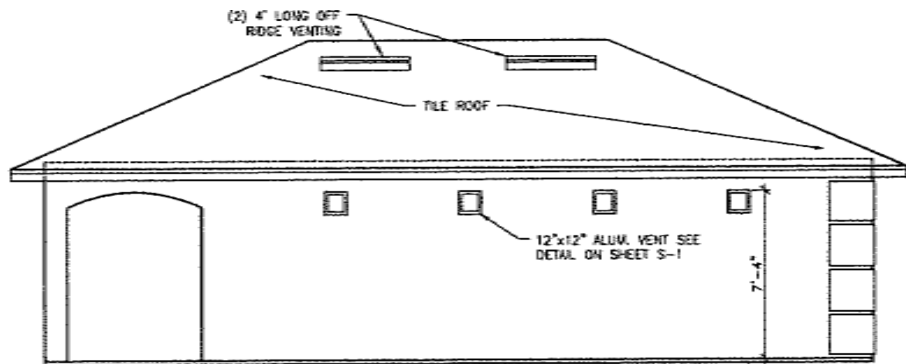
**Restrooms Front Elevation**



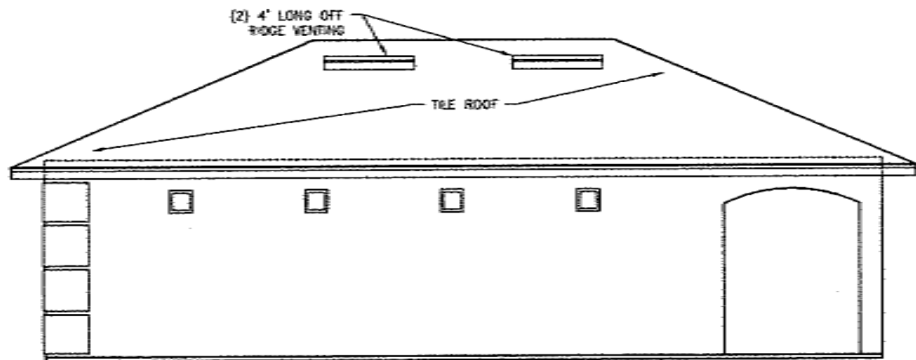
**Restrooms Rear Elevation**



**Library Side Elevation**



**Restrooms West Side Elevation**



**Restrooms East Side Elevation**

## Staff Analysis

### 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 Recommendation

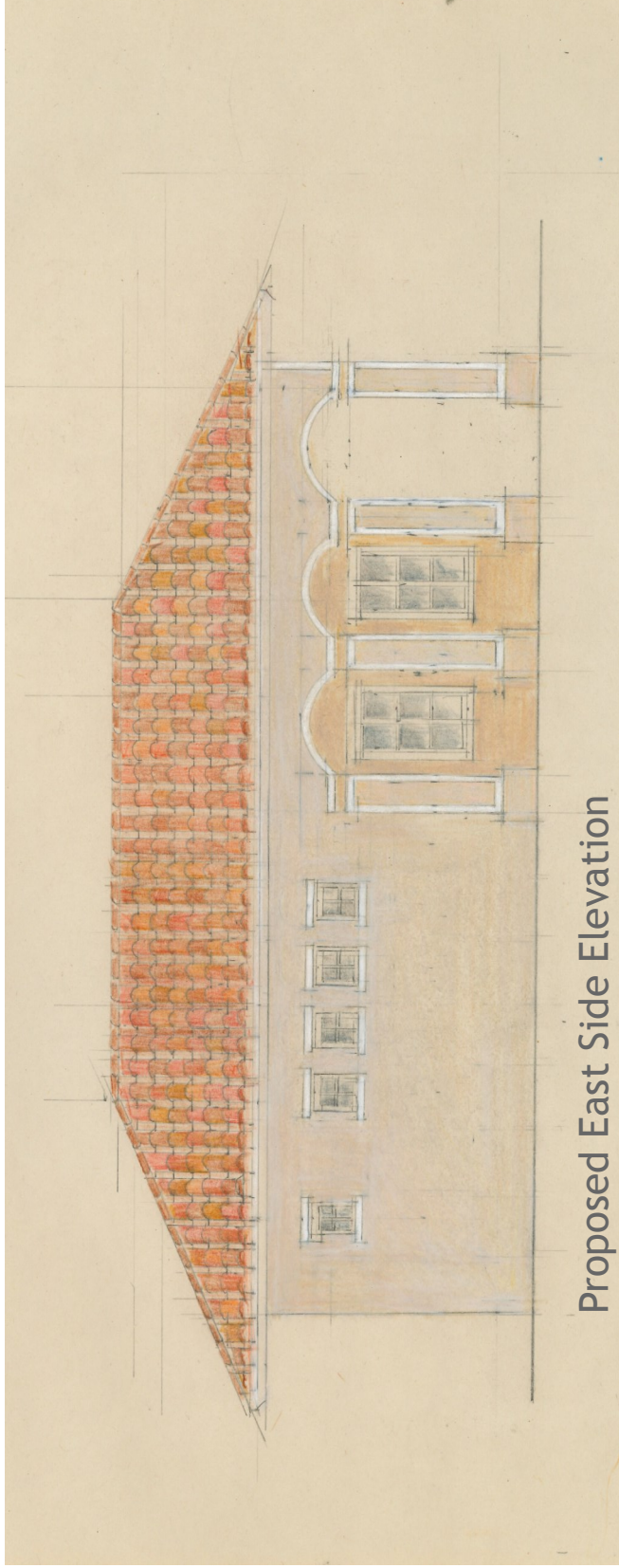
The basic design scheme and proportions of the new restroom building compose basically with the Spanish Colonial Revival architectural style of the adjacent library building such as the columns, arches, barrel tile hip roof and paint color scheme. However, the downtown location of the building deserves additional attention to design details to be in closer harmony with the library and overall downtown development patterns.

The proposed design to some extent meets Secretary of Interior Standards #9 and #10. Staff recommends that the of proposed restroom building be approved with recommendations to include more of the architectural features and details of the adjacent Susan Broom Kilmer Library building as depicted in the original project design concepts (shown below). None of the recommended architectural detail enhancements will affect the functionality of the building or its service to the downtown waterfront community.

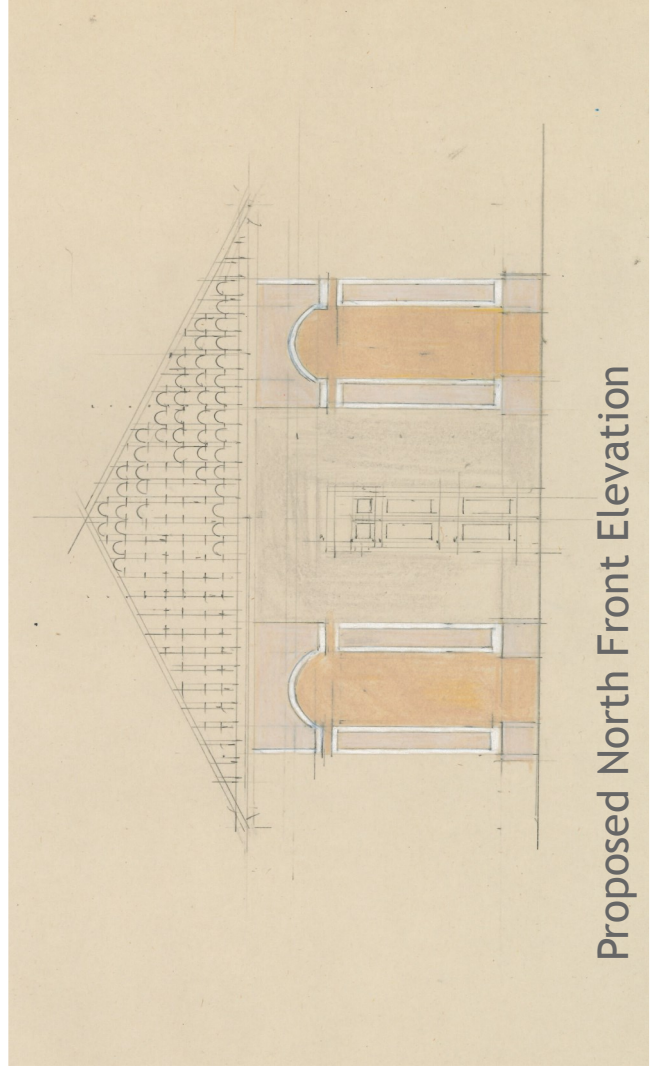


Proposed Front Elevation

# Library Restrooms/Design Concept



Proposed East Side Elevation



Proposed North Front Elevation

# Library Restrooms/ Design Concept



**Downtown Library**  
(East Elevation)



(South Elevation)



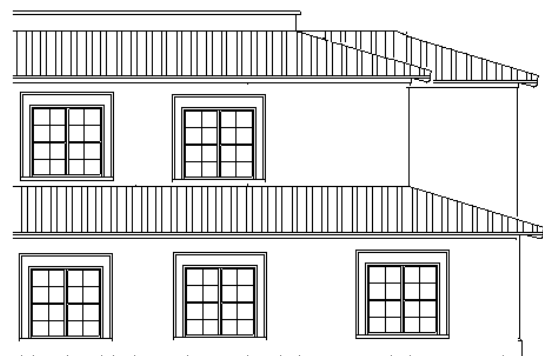
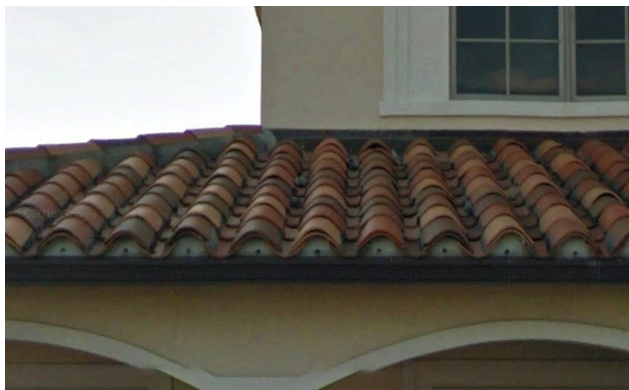
(West Elevation)



**Proposed Downtown Restroom**  
(North Elevation)



(East Elevation)



**Downtown Library**  
(North Elevation)