



## HISTORIC SITE DESIGNATION STAFF REPORT

Project Address: 515 S Indian River Drive  
Parcel ID: 2410-810-0001-000-9  
Legal Description: ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY'S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)  
Owner: Crownman FL LLC

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### REQUEST

The property owner has submitted a Preliminary Historic Designation Application for the property at 515 S Indian River Drive and is asking the Board to provide recommendation for approval of the property to be considered as a Contributing Property within River's Edge Historic District under the following designation criteria:

- Significant Person, Section 23-36(a)(2) of the City Code
- Architectural Significance, Section 23-36(a)(3) of the City Code.



**Front Façade 2002**

## BACKGROUND

The property located at 515 S Indian River Drive was built in 1924 according to Florida Master Site File and in 1900 according to Certified Florida Appraiser Office. Sanborn maps show the “footprints” of the building on the map dated 1918 for the first time. The building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

### Significant Person:

John T. Brennan – Serving as the City Attorney for Fort Pierce for over 31 years, from July 7, 1973 – January 1, 2005.

### Architectural Significance:

The building is two-story **Prairie** architectural style which is expressed by a hip roof wide eaves, symmetrical façade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick post. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alternations, this building has retained much of its architectural integrity.

Style:	Prairie
Exterior Plan:	Rectangular
Stories	Two (2)
Structural System:	Hollow Clay Tile
Foundation Type:	Continuous, Poured Concrete
Exterior Fabric:	Stucco
Roof Type:	Hip
Roof Material:	Composition Shingle
Chimney No:	One (1), Offset/Brick
Entrance Porch:	Hip Roof/Stuccoed Brick Posts
Windows:	Double-Hung Sash, 6/6 and 8/8 Lights
Current Condition:	Good
Original Use:	Private Residence
Present Use:	Commercial





**Rear Façade**



**Side Façade**

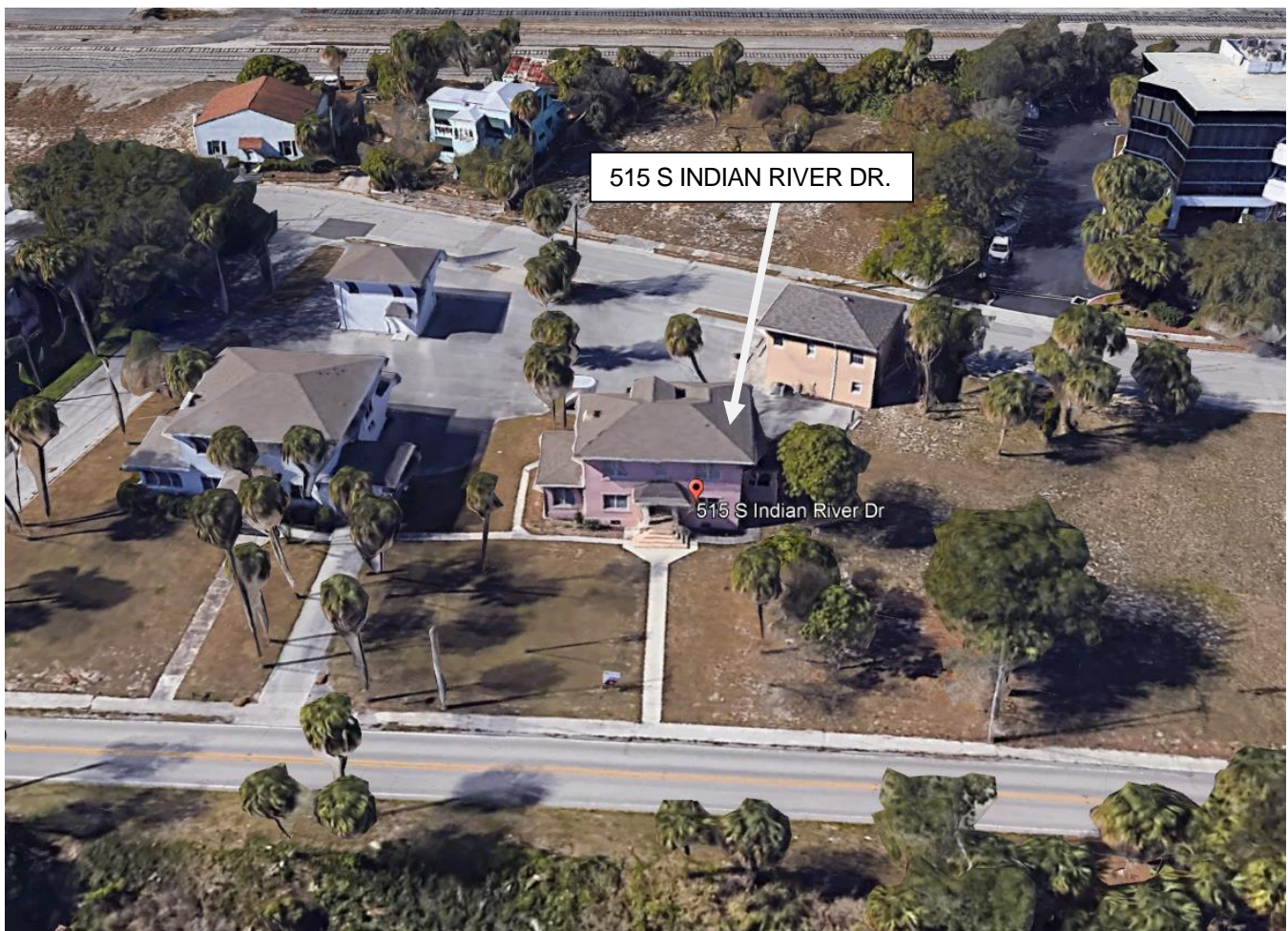
## APPLICABLE STANDARDS / CRITERIA

The following sections of the City Code apply to the consideration of this designation:

### Section 23-36. Designation Criteria.

(a) *Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets the following criteria:*

- (1) *(Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or*
- (2) *(Significant person) Are associated with the lives of persons significant in our past; or*
- (3) *(Architectural Significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction.*



**Aerial of the site**

## STAFF RECOMMENDATION

### Building evaluations history:

- 1992 Florida Master Site File, Historical Structure Form shows 515 S Indian River Dr. being “Significant at Local Level” listing architecture as area of significance.
- 2002 515 S Indian River Drive was included in the River’s Edge Historic District Preliminary Designation Application as a contributing structure.
- 2003 515 S Indian River Drive was not included in the Resolution No. 03-10 of the City Commission designating contributing properties within the boundaries of the River’s Edge Historic District.
- 2007 Florida Master Site File, Historical Structure Form shows 515 S Indian River Dr. being “Potentially Eligible for Local Register” and “Potential Contributor to NR District. Further it states that “This building is a contributing resource in the River’s Edge Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C.”

**Criterion A**, “Event,” the property must make a contribution to the major Pattern of American history.

**Criterion C**, “Design/Construction,” concerns the distinctive characteristics of the building by its architecture and construction, including having great artistic value or being the work of a master.

- 2007 Florida Master Site File, Resource Group Form for River’s Edge Historic District list 515 S Indian River Dr. as one of 32 contributing structures.

Based on the available documents and State Florida Master Site File, Historical Structure Forms listings and recognition, staff identifies the architectural significance of the building as it represents characteristics of the Prairie Style. Staff asks the Board to provide recommendation for approval of the property to be considered as a Contributing Property within River’s Edge Historic District under the “Architectural Significance” designation criterion.

### SOURCES

- St. Lucie County Property Appraiser’s Property Record Card
- Florida Master Site File, Historical Structure Form, October 1, 1992
- Florida Master Site File, Historical Structure Form, April 25, 2007
- Florida Master Site File, Resource Group Form, May 22, 2007
- Florida Master Site File, Resource Group Form, May 26, 2010
- Resolution of the City Commission No. 03-10
- Certified Sanborn Map 2018 for 515 S Indian River Drive

### ATTACHMENTS

Property Owner’s Preliminary Historic Designation Application  
St. Lucie County Property Appraiser’s Property Record Card