



FEBRUARY 26, 2018

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 18-14

Owner

Crownman FL LLC

Applicant

Kris Einstein

Location

515 S Indian River Drive

Parcel

2410-810-0001-000-9

Historic Status

Non-contributing Structure located in the River's Edge Historic District.

Requested Action

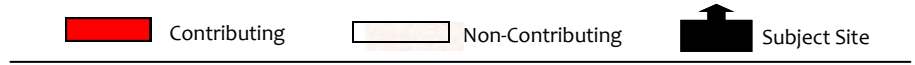
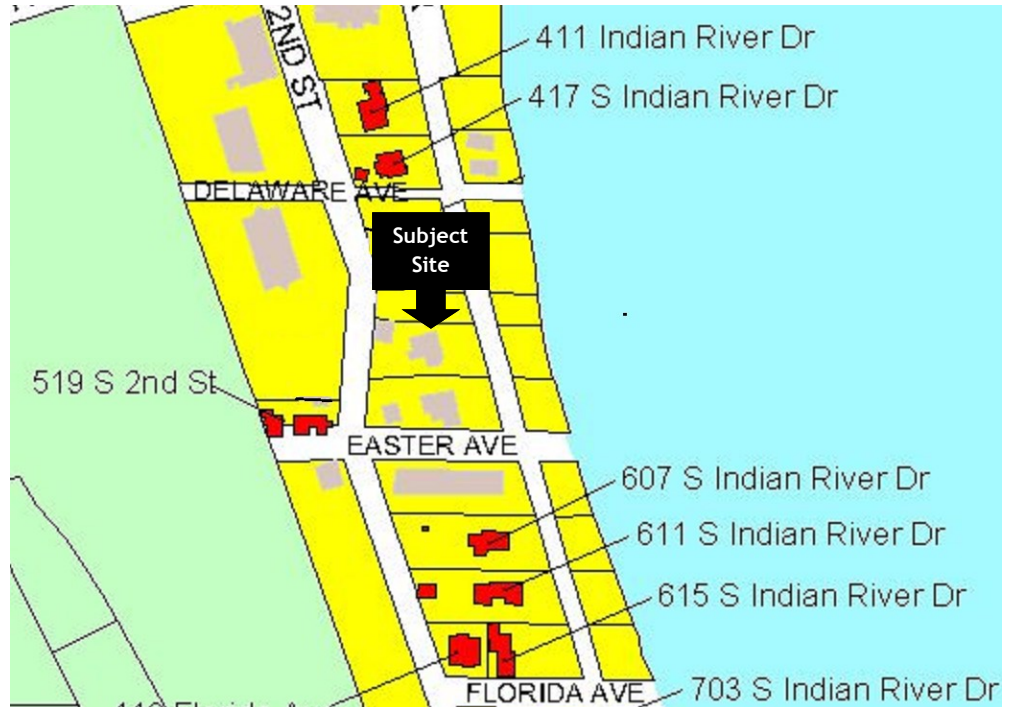
Consideration of an approval for making changes in order to convert building to a functional B&B.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner



HISTORY

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 "footprint" 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.

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 posts. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.



Aerial View of the Site



Front façade 2002

Applicant's Request

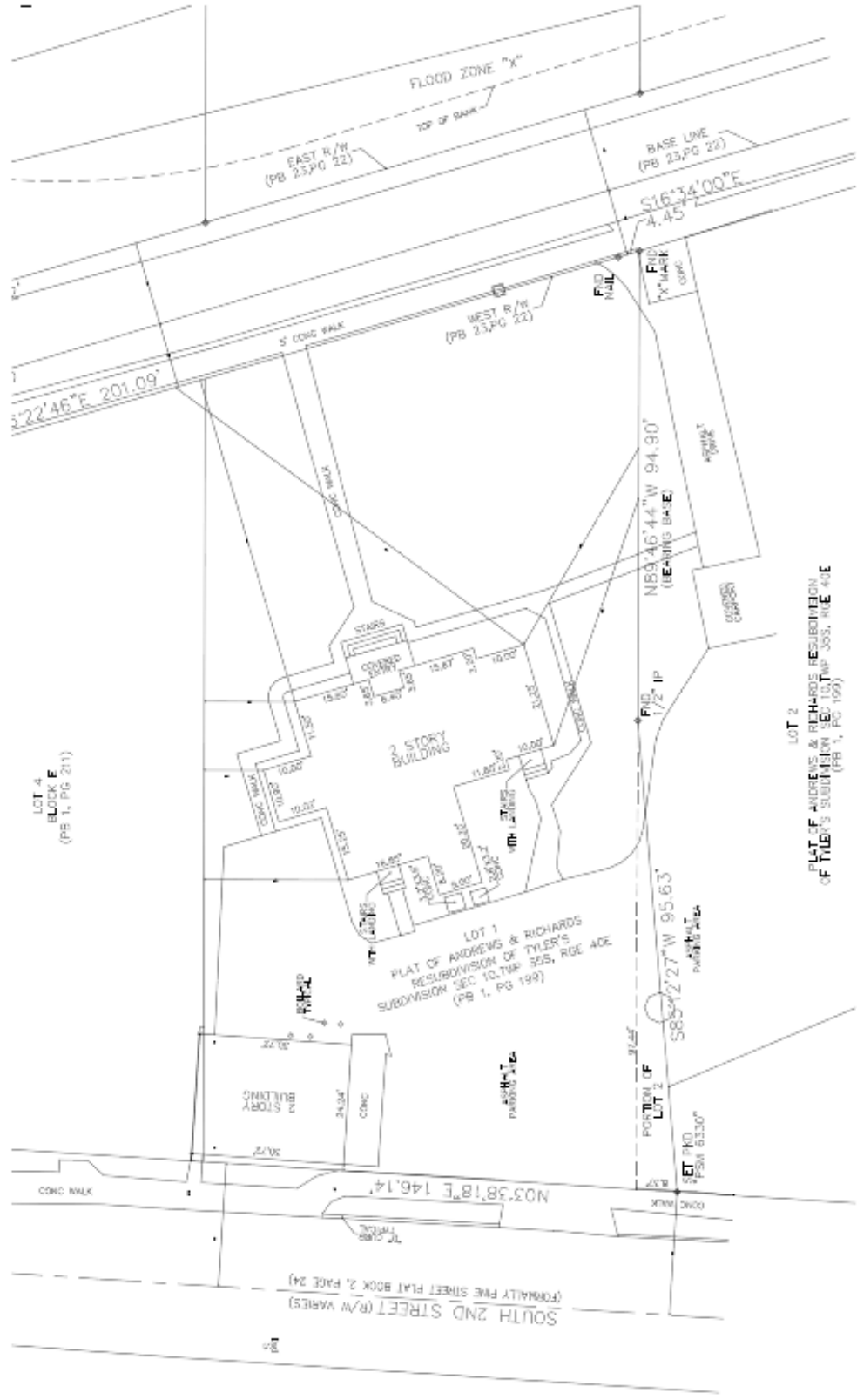
Consideration of an approval for converting building to a functional B&B, while maintaining as much of the building integrity and historical significance but making some changes in order to use building as needed.

The proposed changes are as follow:

- Extend "Sunroom" on "As Built" plans (on Northside of building), towards Indian River Drive to match the other side of building, to make an overall cohesive look from Indian River Drive. Also extend that sunroom towards the back of building (2nd Street) to give more "common area" for guests. This overall area is labeled "Dining" on proposed plans.
- Add outside deck alongside of proposed "dining area" (along the Northside of building & just around the back of building) for guests to enjoy "outdoor space".
- Add sliding glass doors on Northside of proposed "dining area" (not on Indian River Drive).
- Replace all windows.
- Extend porch in front to make private "porch" area for the two front guest rooms.
 - * Replace the two windows on 1st floor with sliding glass doors so guests can access their private porch.
 - * Add non-intrusive railing around porch.
- Dress the building and windows up by adding restrained ornamentation such as friezes around windows or as bands under the eaves, keeping with the Prairie style architecture.
- Add window boxes to second level window on main structure
- Change railing for steps in front of building to curved railing going down steps.
- Back of building:
 - * Build a small addition on lower level for the ADA bathroom.
 - * On second floor, build fire escape
 - * Add ADA lift



Rear Facade



ARCHITECTURAL SITE PLAN
 SCALE: 1"=50'

Existing Architectural Site Plan



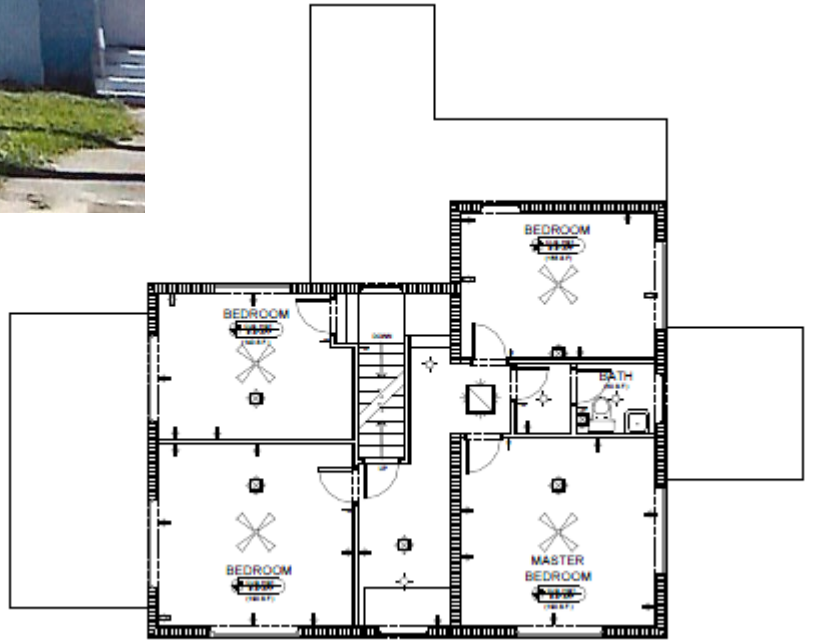
(AS-BUILT DRAWINGS
BASED ON FIELD MEASURE)



AS-BUILT FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY



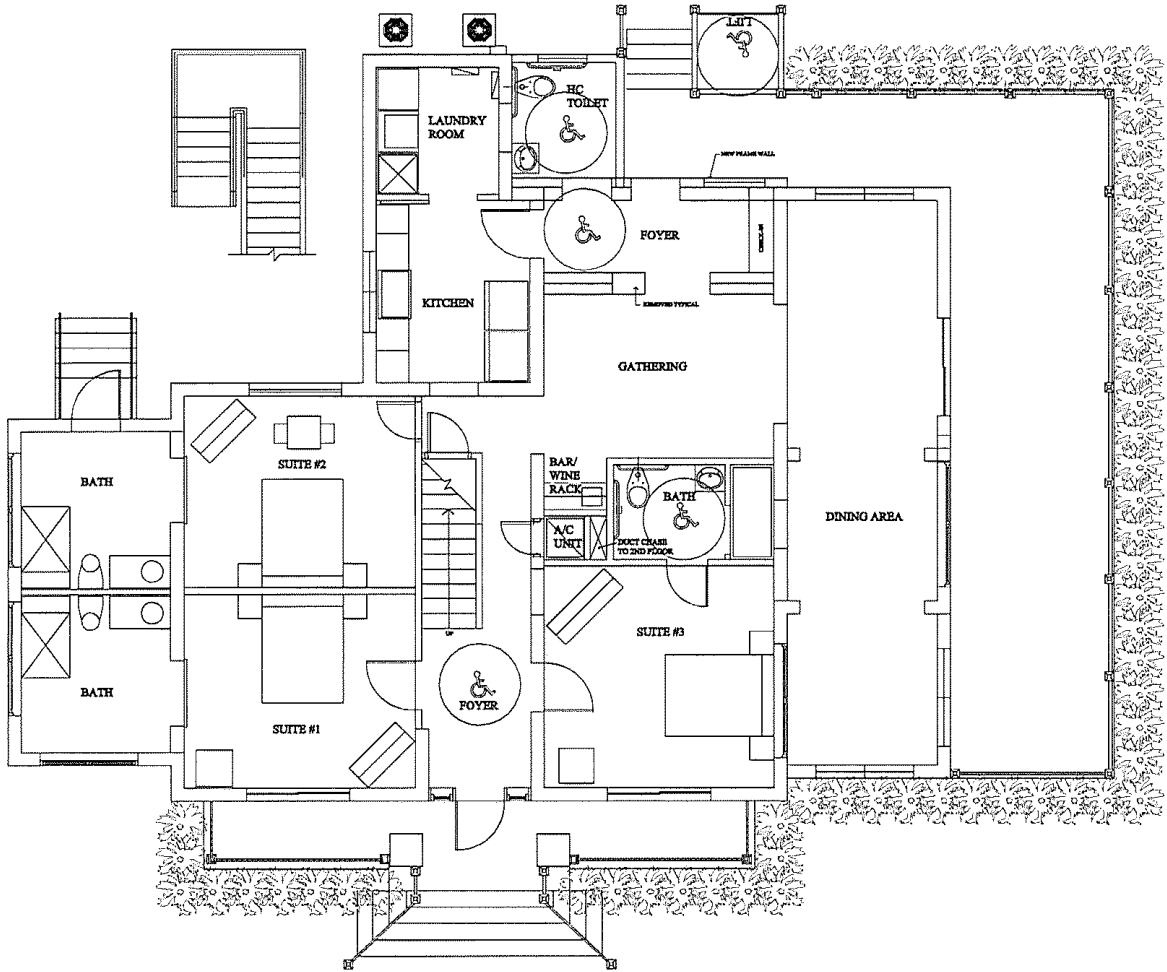
(AS-BUILT DRAWINGS
BASED ON FIELD MEASURE)



AS-BUILT SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

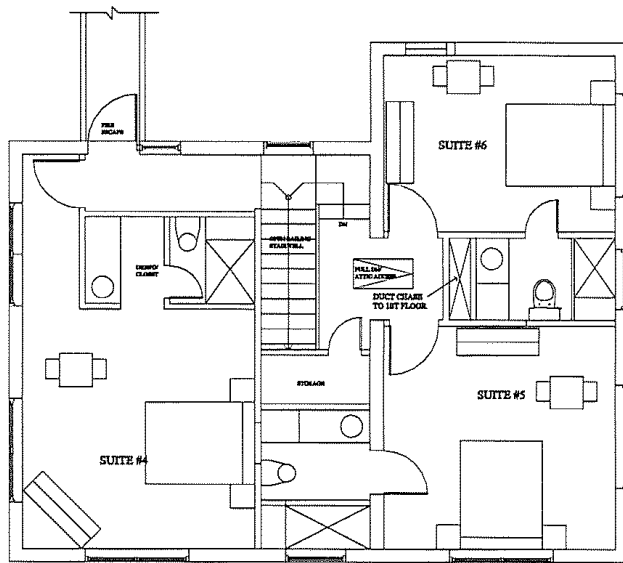
PRELIMINARY



SCHEME B FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY



SCHEME B SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PRELIMINARY



SCHEME B WEST ELEVATION

SCALE: NTS

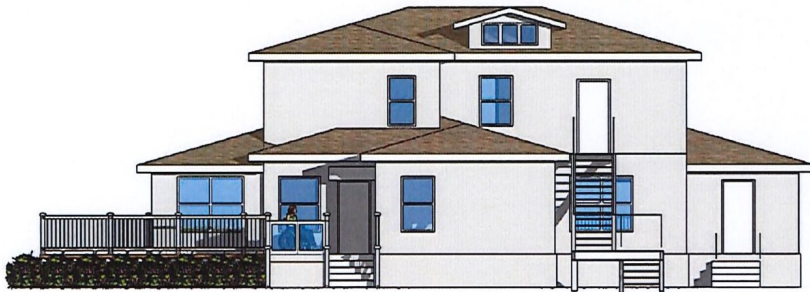
PRELIMINARY



SCHEME B SOUTH ELEVATION

SCALE: NTS

PRELIMINARY



SCHEME B EAST ELEVATION

SCALE: NTS

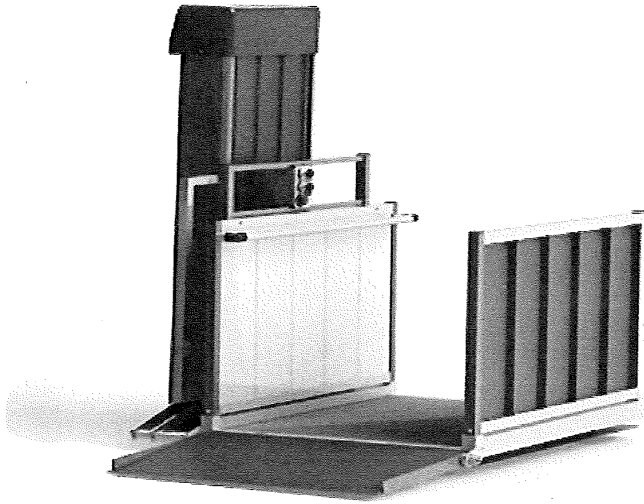
PRELIMINARY



SCHEME B NORTH ELEVATION

SCALE: NTS

PRELIMINARY



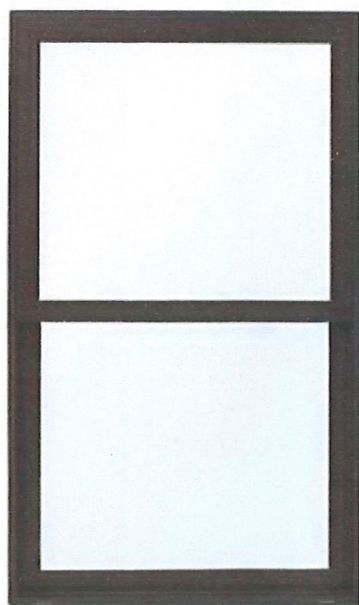
Proposed ADA Lift



Proposed Sliding Glass Door / White

Andersen 71 in. x 80 in. 400 Series Frenchwood Sandtone Right-Hand Sliding Patio Door, Oak Interior, Low-E SmartSun Glass

- Wide profiles offer the authentic craftsmanship of French doors
- Stain-grade quality wood interiors are ready to finish
- Low-maintenance Perma-Shield exterior cladding protects the door



Proposed Single-Hung
Windows / White

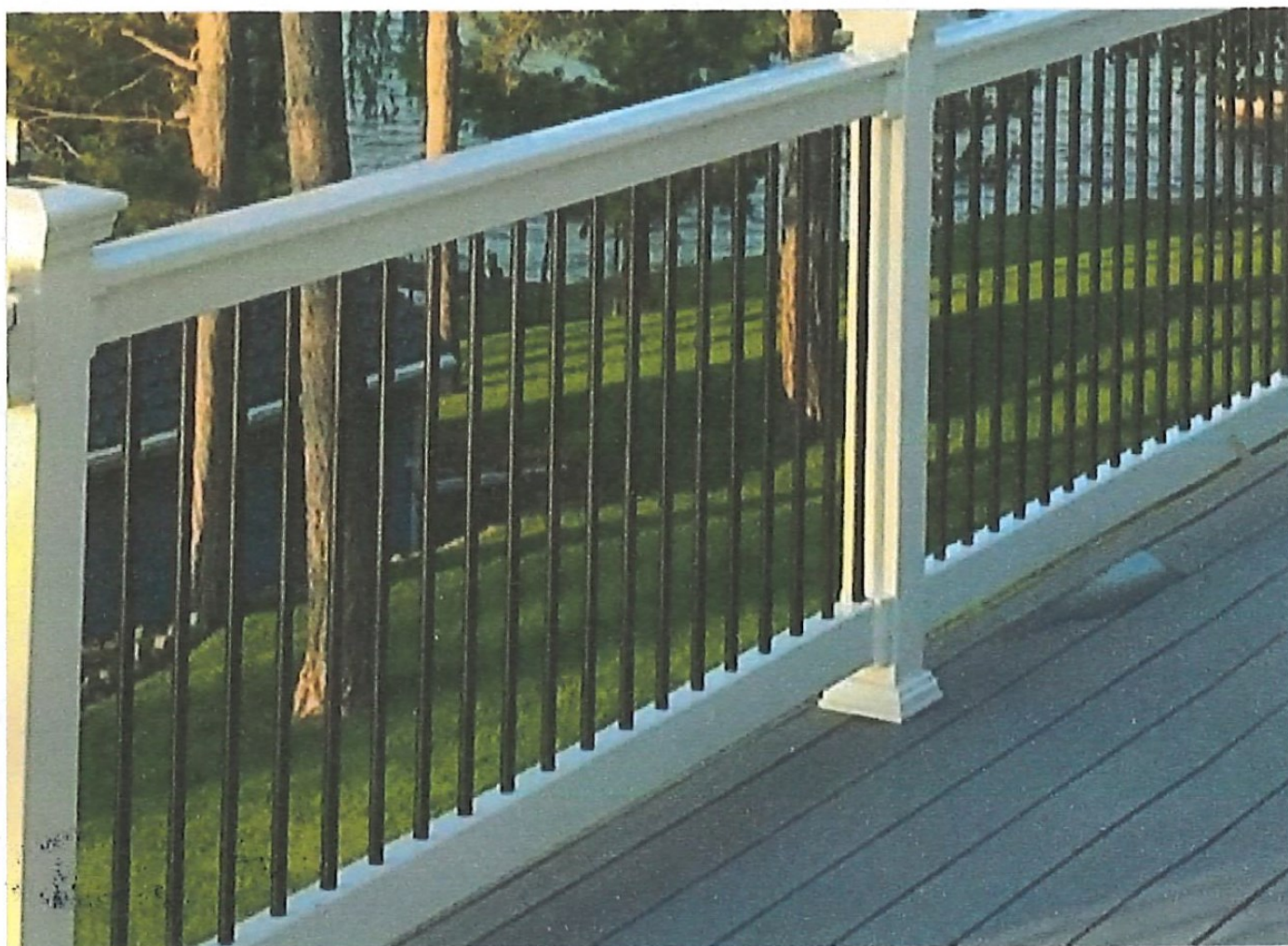


Vinyl Fence Wholesaler Deck Railings

WHITE - 42" x 8' Beaumont Straight Railing with BLACK Round Aluminum Spindles. / Commercial Grade / Heavy Duty / 42" X 96"

Sold by: Vinyl Fence Wholesaler

Not yet reviewed | **SKU: 15193196**



Proposed Railing

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.

Recommendations:

The new design, proportions and scheme compose well with the remaining part of the existing building. It enhances the architecture and improves the functional value of the building as proposed Bad & Breakfast.

Staff recommends approval of the proposed additions as they meet Secretary's Standard 9.



Front view



Rear view