



JUNE 26/2017

COA 17-34

**Owner**

Kraaz and Kraaz Finance, LLC

**Representative**

Michael Menard of  
Architectonic Inc.

**Location**

102 Avenue A

**Parcel**

2410-503-0042-000-5

**Historic Status**

Vacant lot located in the Down-  
town Historic District.

**Requested Action**

Consideration of an approval  
for the construction of a new  
commercial building.

**Recommendation**

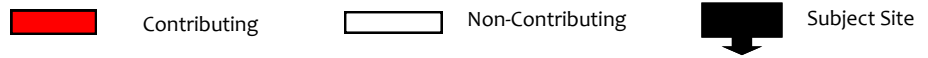
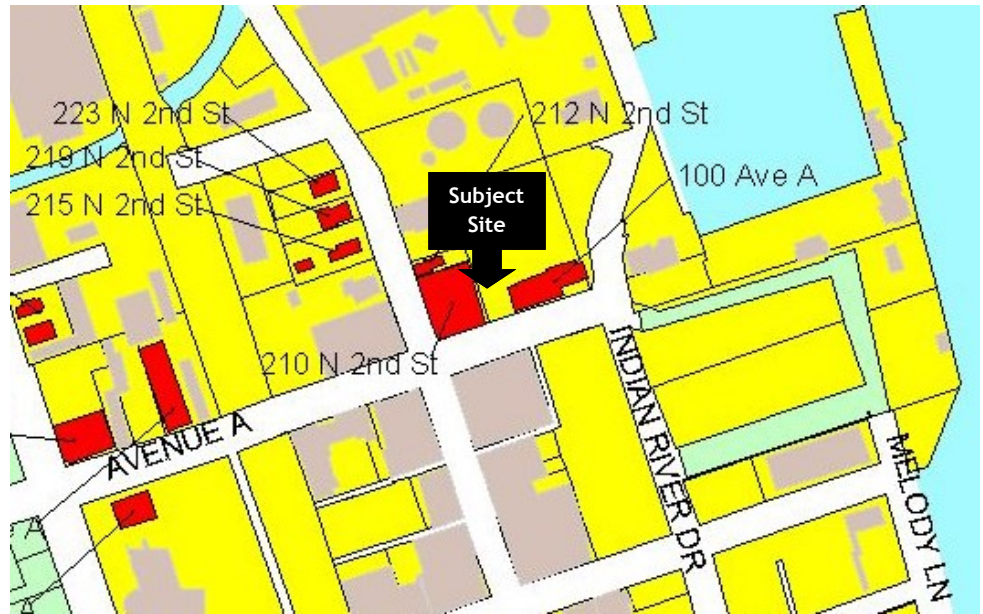
Approval with recommen-  
dations

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

Kori Benton  
Senior Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**HISTORY**

The Downtown Historic District was designat-  
ed in 2002. It is significant for its association  
with the commercial, political, and social his-  
tory of Fort Pierce from its establishment in  
1882 through the late 1950s. It is also signifi-  
cant for its architecture it containing historic  
resources in the Mediterranean Revival, Mis-  
sion, Art Moderne, Bungalow, Classical Reviv-  
al, Colonial Revival, Frame Vernacular and  
Masonry Vernacular styles.

**EXISTING CONDITIONS :**

The subject site is vacant. It is located In the  
Downtown Historic District between two con-  
tributing Downtown Historic District build-  
ings: the P.P. Cobb (2 story Frame Vernacular  
built in 1882) and the Second Street Station  
(Masonry Commercial built in 1926).

**REQUEST**

The applicant is requesting consideration  
of approval for construction of a 4986  
square foot building consisting of 4 rental  
units.

The proposed building walls will be con-  
crete block and stucco with colors and  
some features to match the existing 2nd  
Street Station Building.

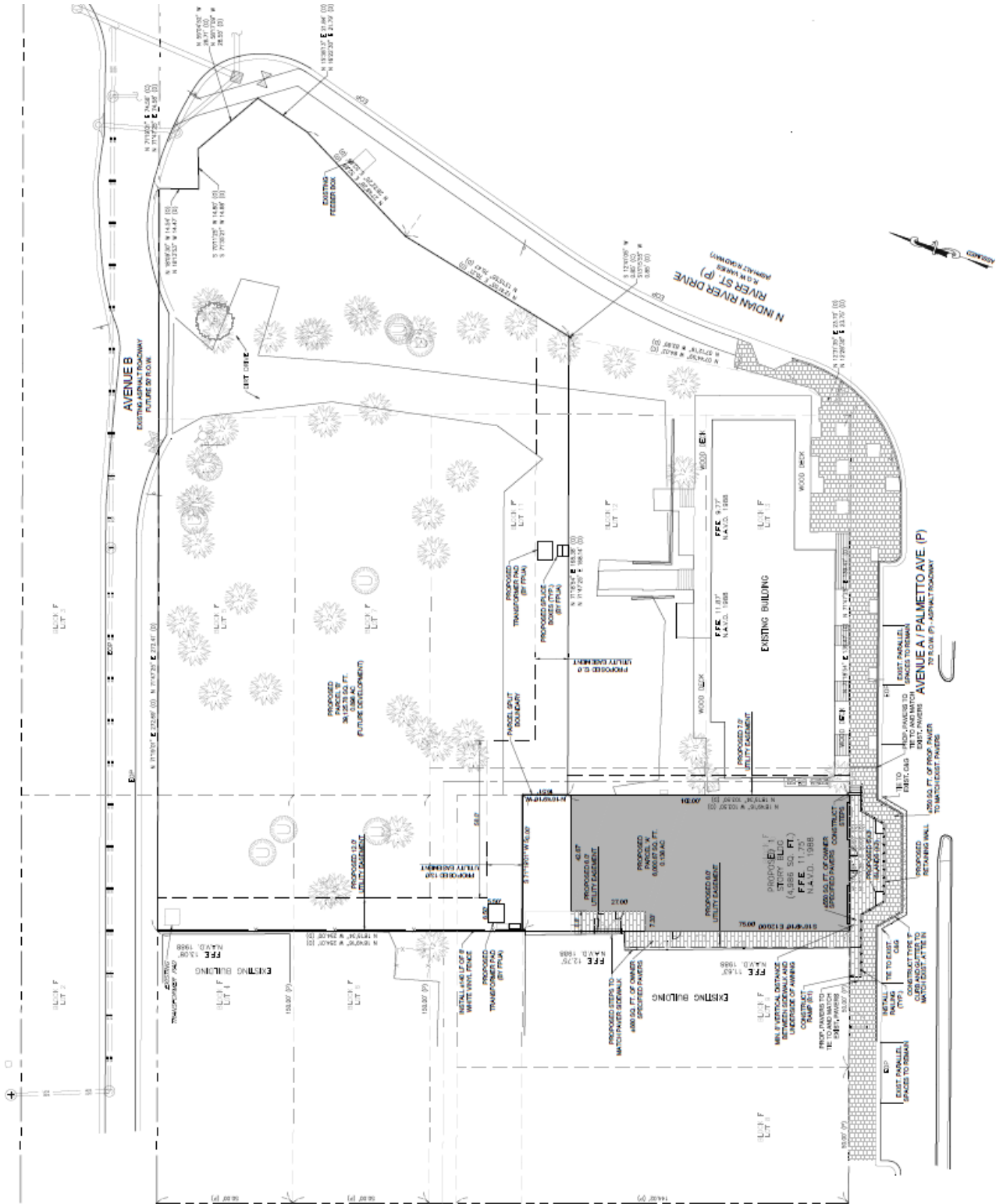
The proposed elevated sidewalk café rail-  
ings will be continuous aluminum with  
color to match window and door frames.  
The proposed retaining wall will be con-  
crete and stucco. Patio and ramp will be  
paved with brick pavers matching the  
city sidewalk pavers.



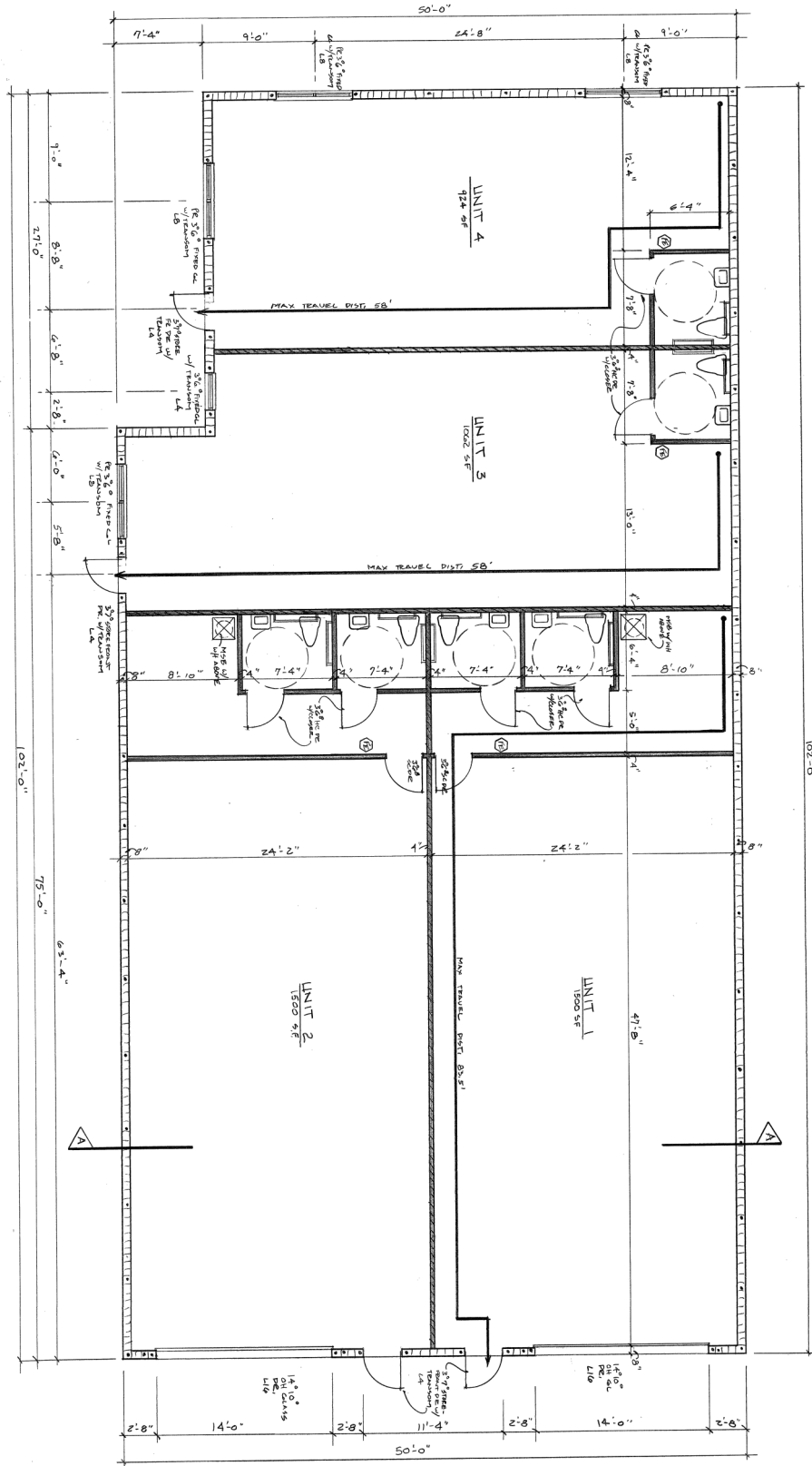
**Aerial View of the Subject Site**



**Front (Avenue A) View of the Site**



Proposed Site Plan

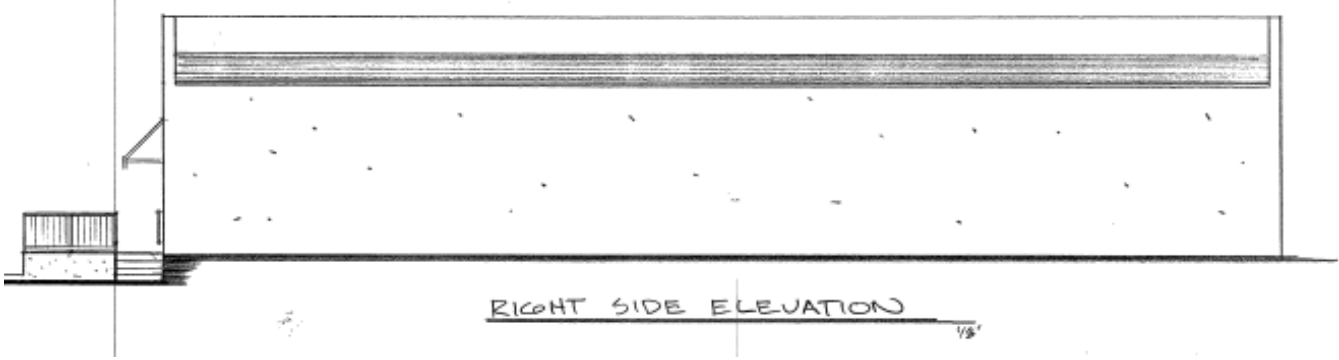
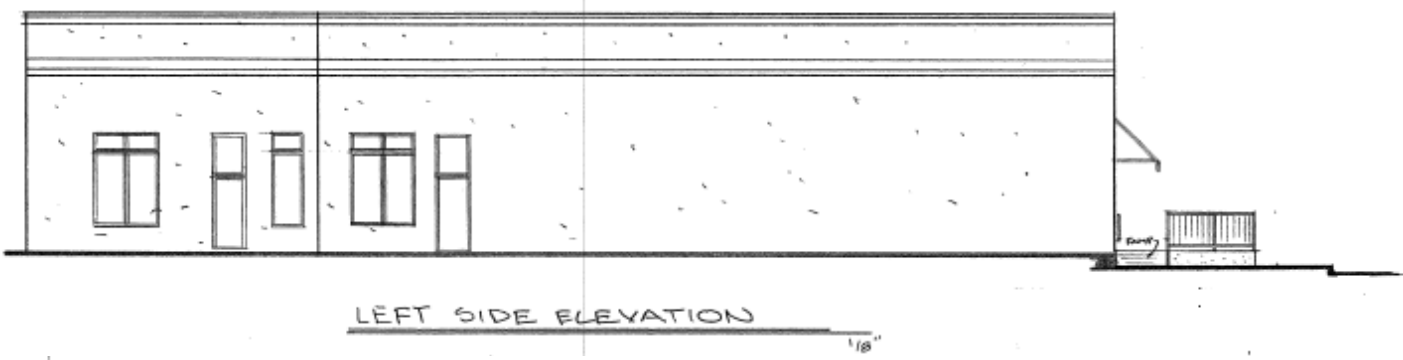
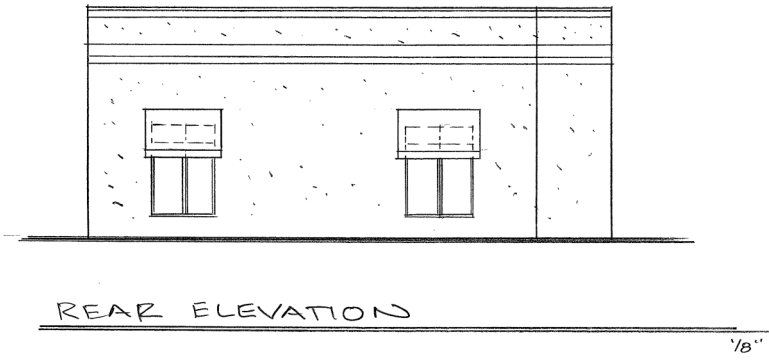
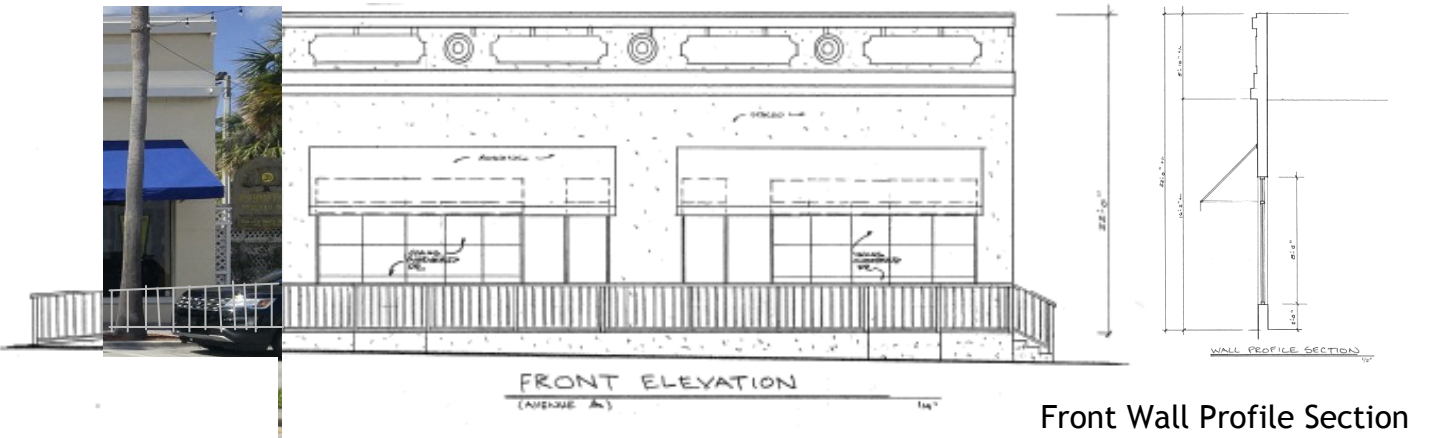


**Proposed Floor Plan**

**BUILDING INFORMATION:**  
**2014 FLORIDA BUILDING CODE**

**BUILDING AREA:**

BUSINESS	1,986 S.F.
MERCANTILE	3,000 S.F.
<b>TOTAL</b>	<b>4,986 S.F.</b>



**Proposed Building Elevations (not to scale)**

## NEIGHBORING BUILDINGS :

**Second Street Station / Left Side** - One story Masonry Commercial building built in 1926. Notable architectural features include a flat roof, cornice, rectangular panels, belt courses, and a series of storefronts. The storefronts are finished with fixed plate glass windows and divided by vertical pilasters. The exterior wall fabric is stucco.



**P.P. Cobb / Right Side** - 2 story Frame Vernacular building built in 1882. Notable architectural features include a multi-level roof plan that features a front-facing gable with a tiered end porch, and a pair of front-facing gables connected on the store front level by a shed overhang. Fenestration consist of 2/2 double-hung sash windows on the second level and fixed plate glass windows on the first level. The exterior wall fabric is drop siding.



## Downtown Historic District Recent Design Examples



**Renaissance Building**



**SLC Clerk of Court**



**Downtown  
Fences**



## 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.

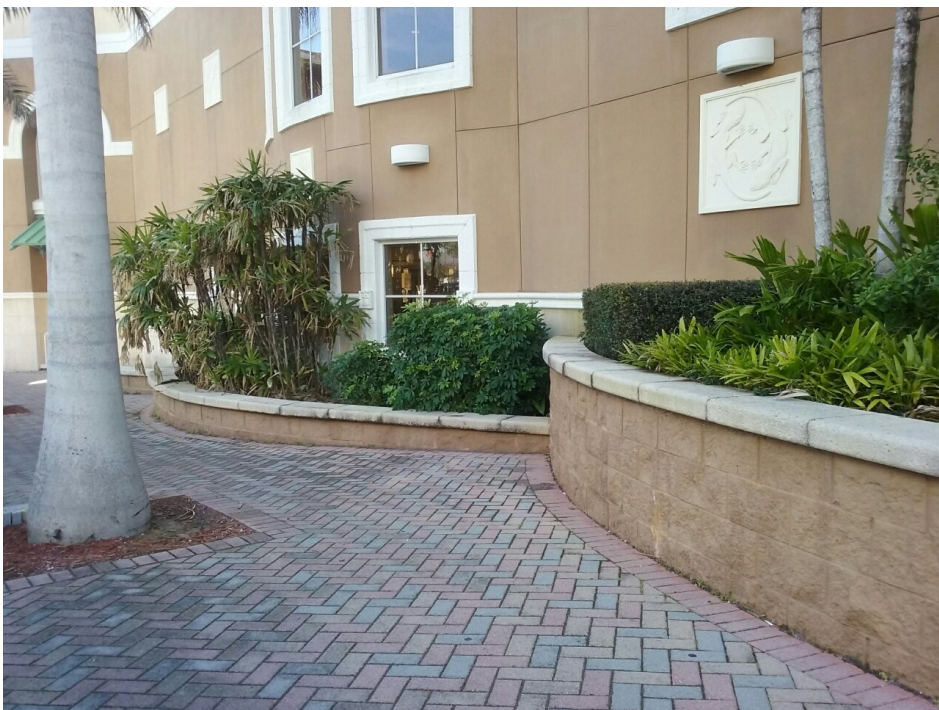
## Staff Analysis and Recommendation

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings and the overall downtown development patterns.

The design scheme of the proposed commercial building is somewhat compatible with the commercial architectural style of Second Street Station in massing, size, scale and continuation of some architectural style and horizontal design features, including color scheme, cornice and decorative frieze. Window and door designs are different and the protruding 'sidewalk café' structure has a plain stucco fabric face on the retaining wall topped by an uninterrupted plain aluminum railing to match the door and window frame colors.

In this very prominent location in the Downtown Historic district between two important contributing structures staff recommends additional design attention be made, particularly to the 'sidewalk café' feature. The facing of the retaining wall and the overall design of the café railing(s) are of particular concern as they are unique to this structure and embrace the encroachment into the public sidewalk.

Staff recommends approval with recommendations for additional design attention to the 'Sidewalk Café'.



**Example of  
downtown  
retaining  
walls**