



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING AND FPRA DIRECTOR
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ ZONING

MAY 29, 2018

COA 18-32

Owner

Kraaz & Kraaz Finance, LLC

Applicant

Kraaz & Kraaz Finance LLC

Representative

Remnant Construction, LLC

Location

300 S US Highway 1

Parcel

2410-701-0092-000-8

Historic Status

Non-contributing

Requested Action

Consideration of approval for replacement of existing windows and cutting out additional window in the front façade of the building.

Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

Existing Conditions:

The one-story concrete block commercial building is considered a non-contributing structure in the Downtown Historic District as it lacks historical, architectural significance.

The St. Lucie County Property Appraiser's Property Record Card indicates the year of construction as 1952.

Staff Analysis

Request:

The applicant is requesting consideration of approval for replacement of existing windows with impact store front windows 5' x 11'-6" and cutting out opening for an additional impact window (store front 5' x 11'-6") in the front façade of the building.



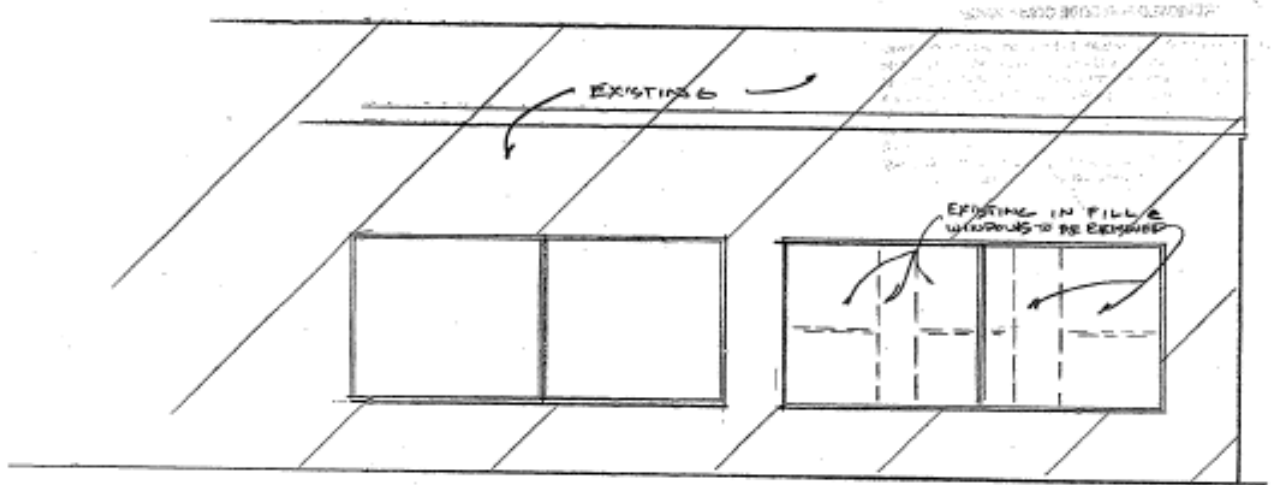
Building Location—Aerial Photo



Existing US Highway 1 Façade

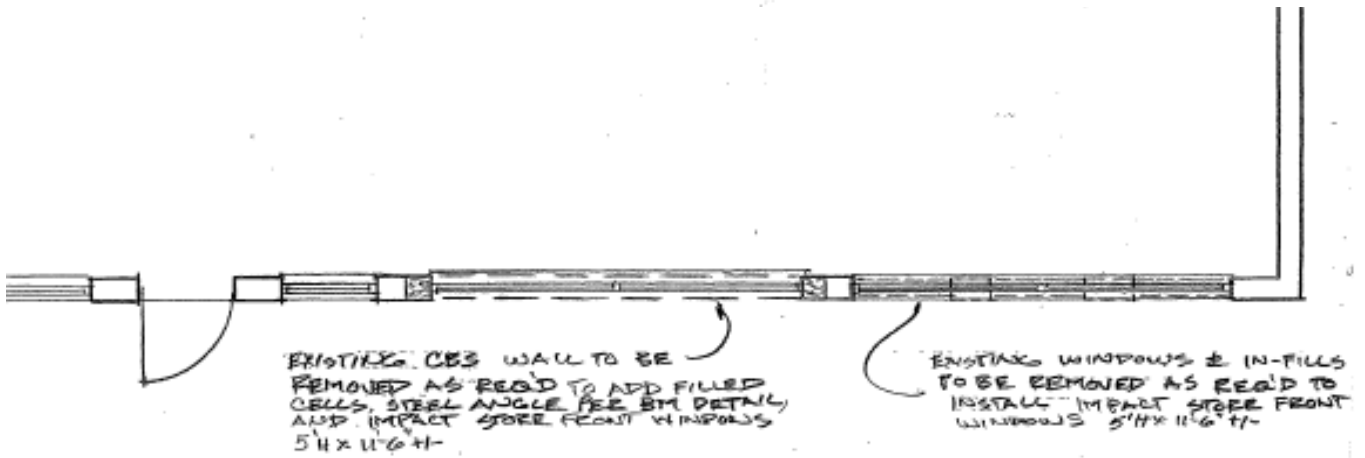


Existing Boston Avenue Façade

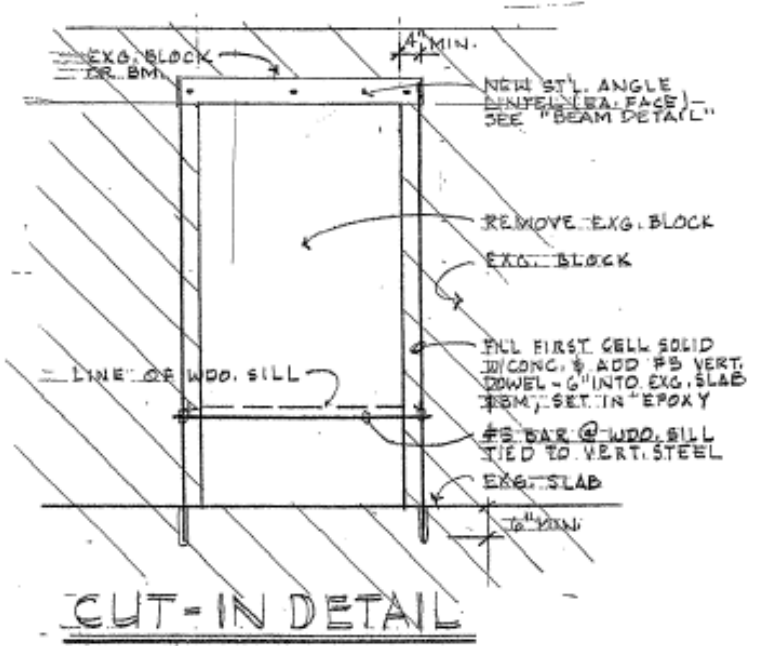


PARTIAL FRONT ELEVATION

1/4"



Proposed Windows



CUT-IN DETAIL

Secretary of Interior's Standards for Consideration:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
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.

Staff Recommendation

The proposed plans reflect minor alterations to the façade of a non-contributing structure. The new window additions and alterations do not destroy historic materials that characterize the property, are compatible with the massing, size, scale, and architectural features of the structure, and match the existing storefront in style, design, materials and colors.

Staff recommends approval of the proposed modifications, as they meet Standards two and nine of the Secretary of the Interior's Standards for Rehabilitation.