



MAY 29, 2018

COA 18-43

Owner

Crownman FL LLC

Applicant

Kris Einstein

Location

515 S Indian River Drive

Parcel

2410-810-0001-000-9

Historic Status

Contributing Structure located in the River's Edge Historic District.

Requested Action

Consideration of an approval to build an event venue, 2 story building and gazebo.

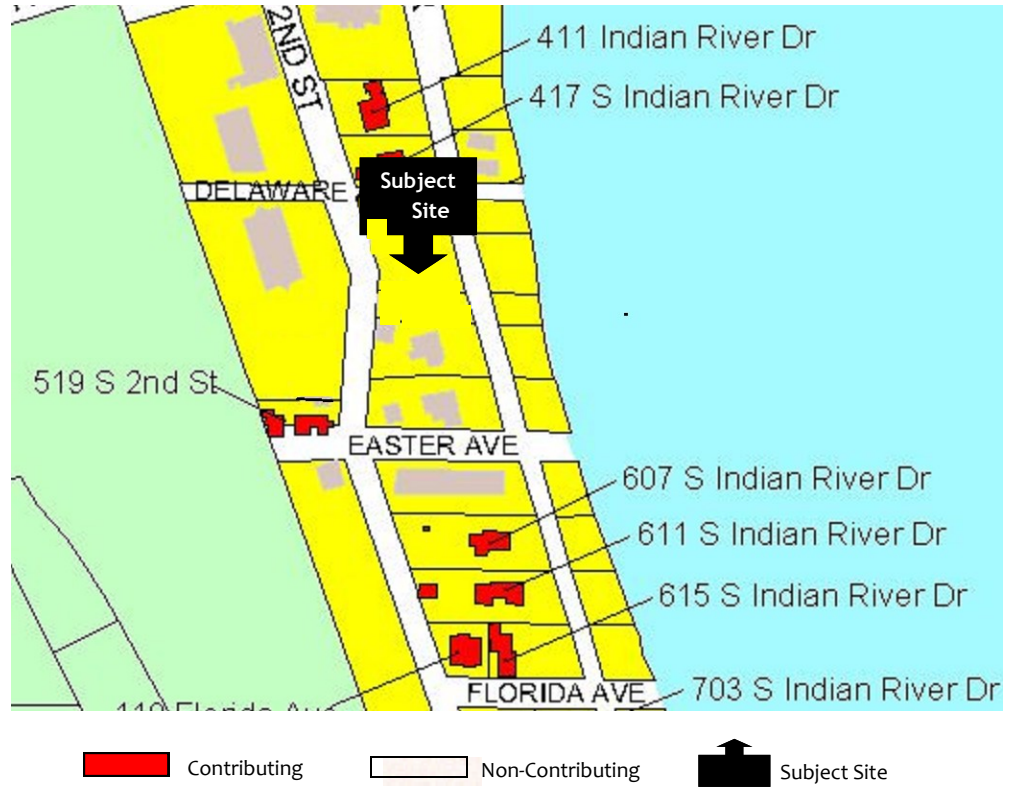
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

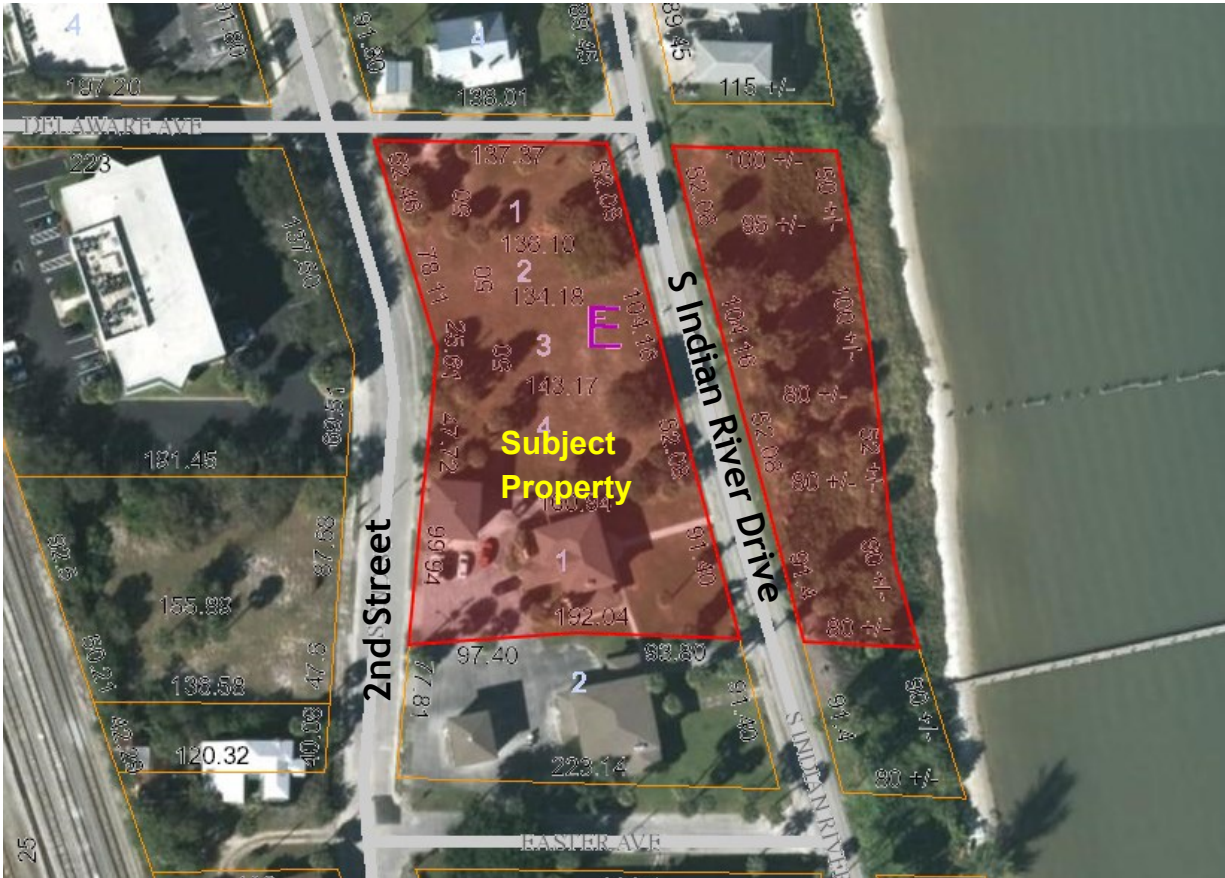


HISTORY

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 existing 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 Views of the Site

Applicant's Request

Consideration of an approval to build:

- event venue including pavilion with kitchen and restrooms
- 2 story building with 2 bedroom apartment upstairs and workshop area and bridal dressing suite downstairs
- Gazebo
- Associated parking and landscaping.

Proposed colors are ***On the Rocks*** and ***Greek Vanilla***.

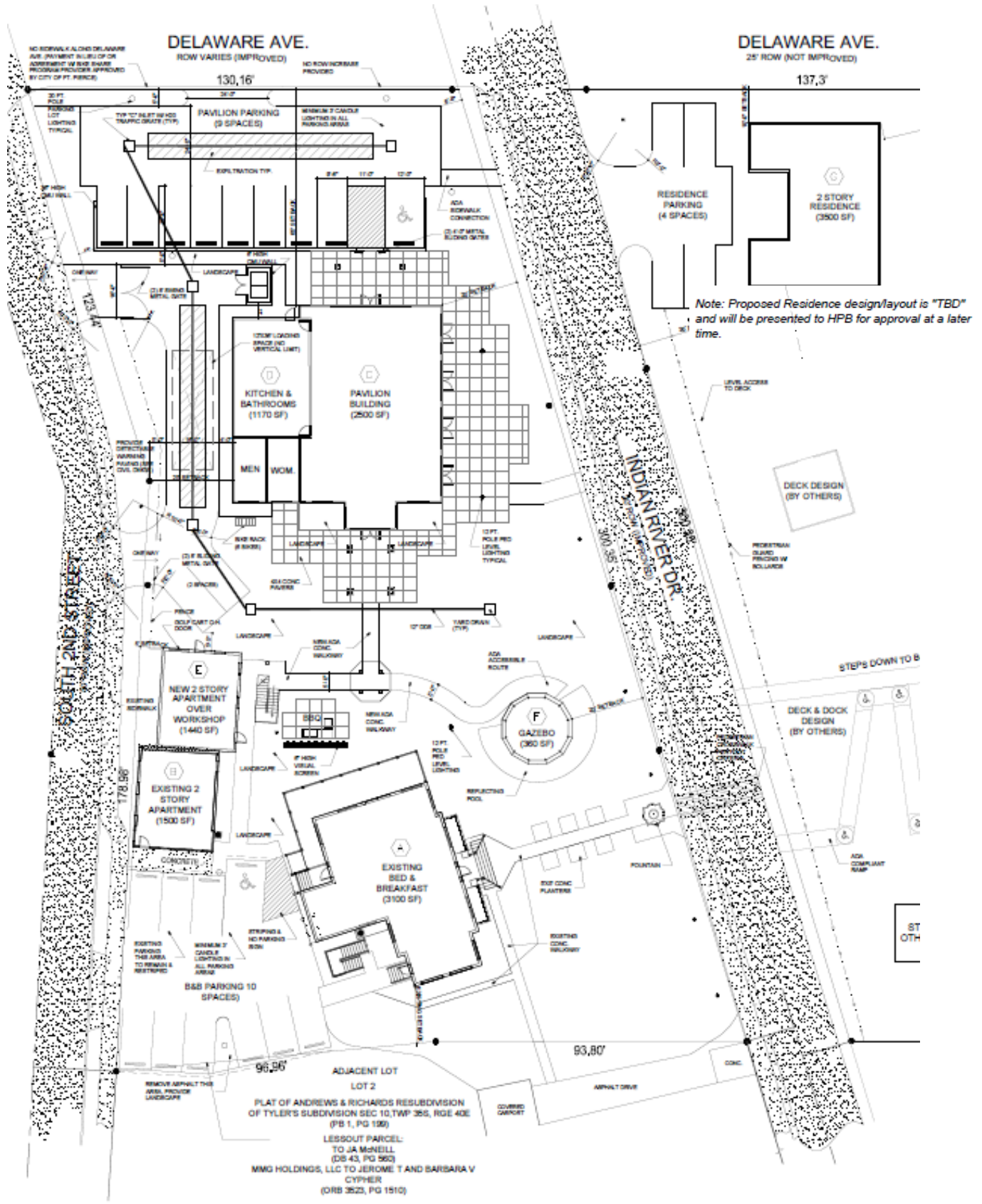
The proposed residence design/layout is "TBD" and will be presented to the Historic Preservation Board for approval at a later time.



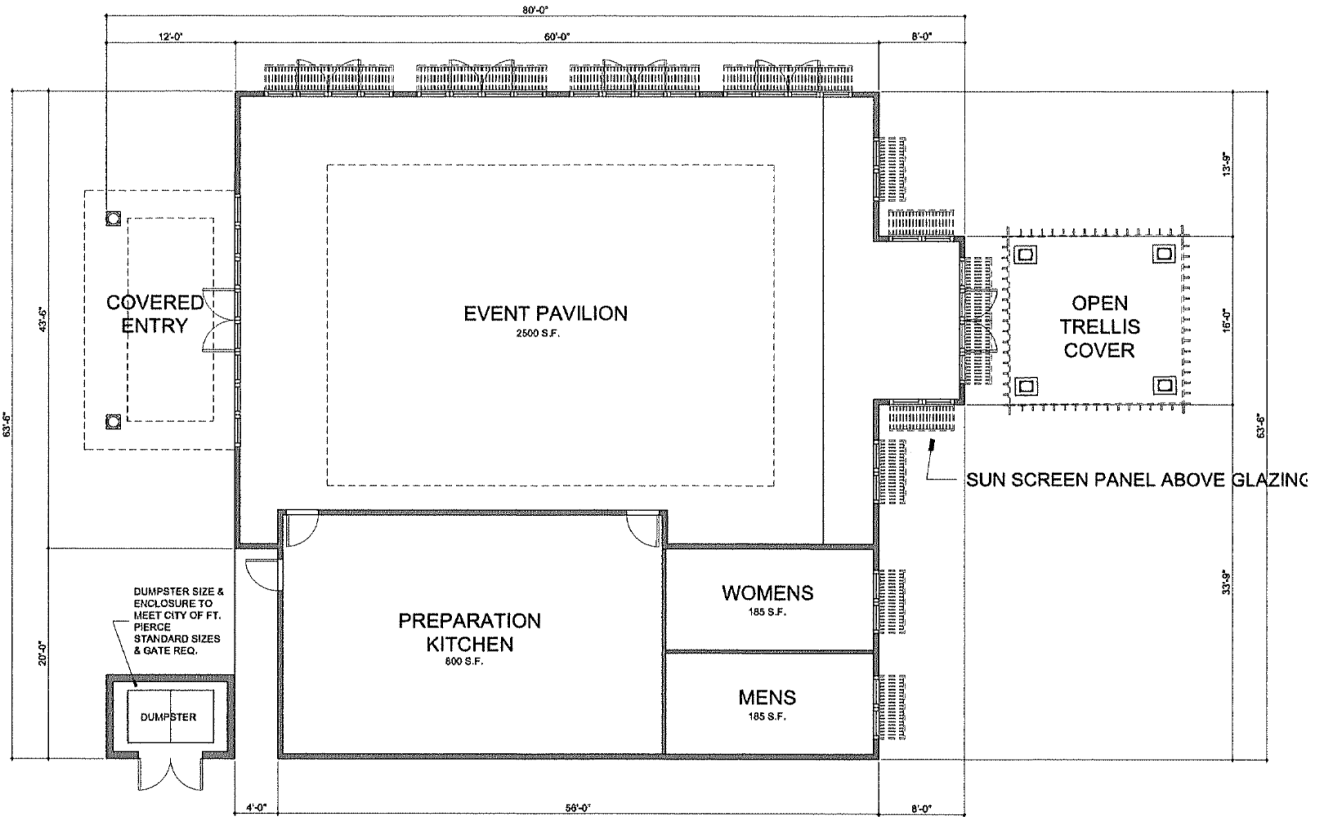
Property view from the Indian River



Property view from the 2nd Street



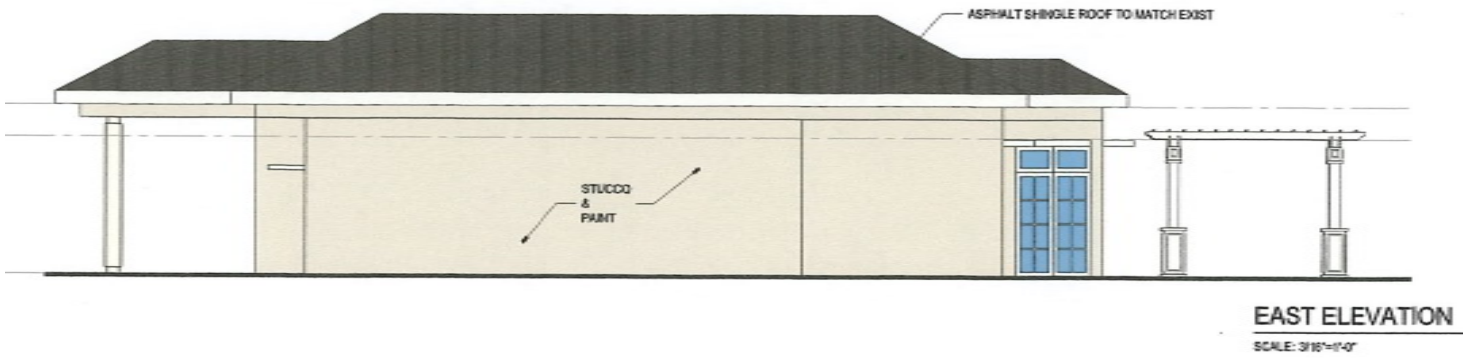
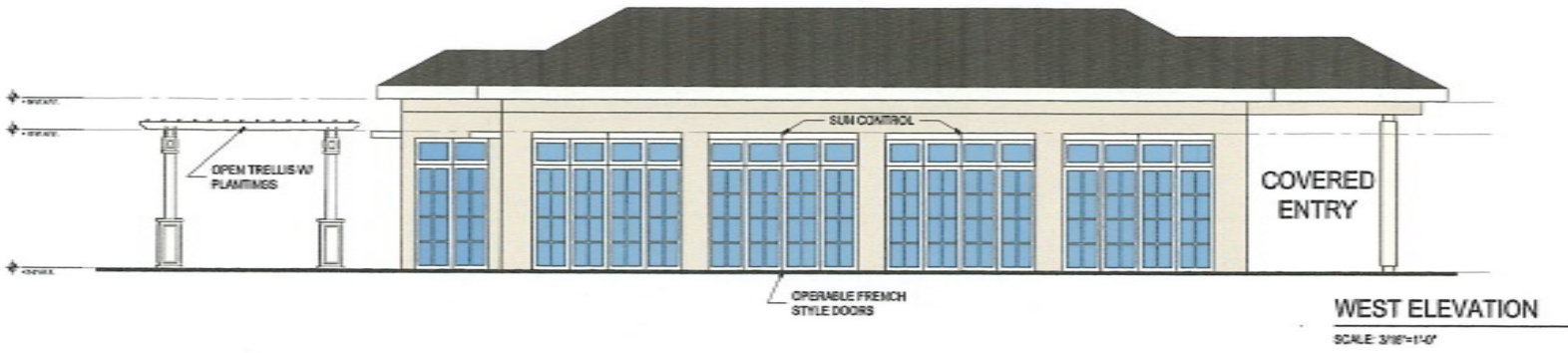
Note: Proposed Residence design/layout is "TBD" and will be presented to HPB for approval at a later time.



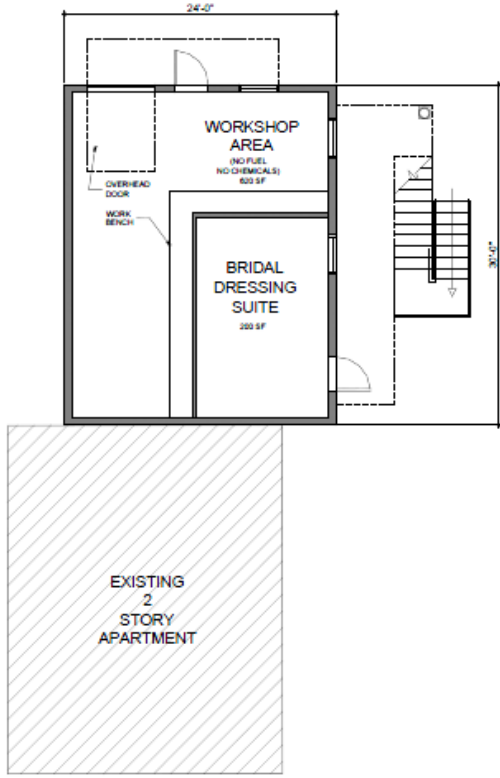
ARCHITECTURAL FLOOR PLAN
 SCALE: 3/16"=1'-0"
 PRELIMINARY

| BUILDING CALCULATIONS | |
|-----------------------|------------------|
| EVENT PAVILION | 2500 S.F. |
| KITCHEN | 800 S.F. |
| BATHROOMS | 370 S.F. |
| TOTAL | 3670 S.F. |

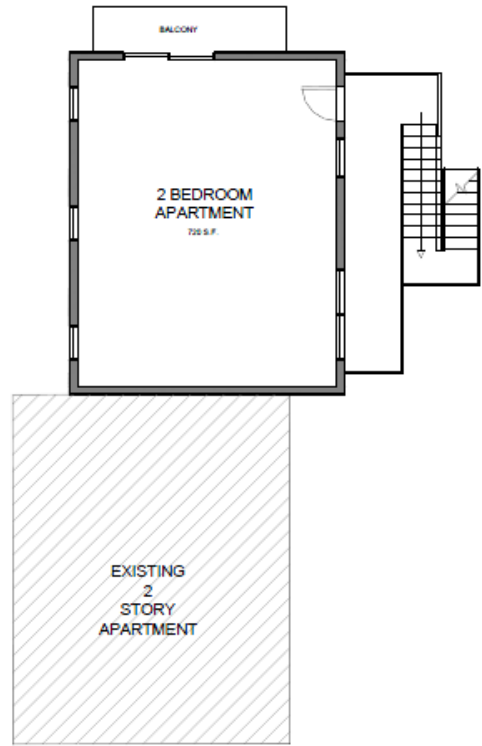
Proposed Pavilion Floor plan



Pavilion Elevations



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
PRELIMINARY



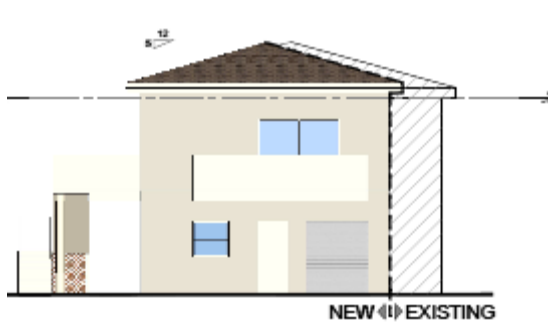
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
PRELIMINARY



NORTH ELEVATION
SCALE: 3/16"=1'-0"
PRELIMINARY



WEST ELEVATION
SCALE: 3/16"=1'-0"
PRELIMINARY

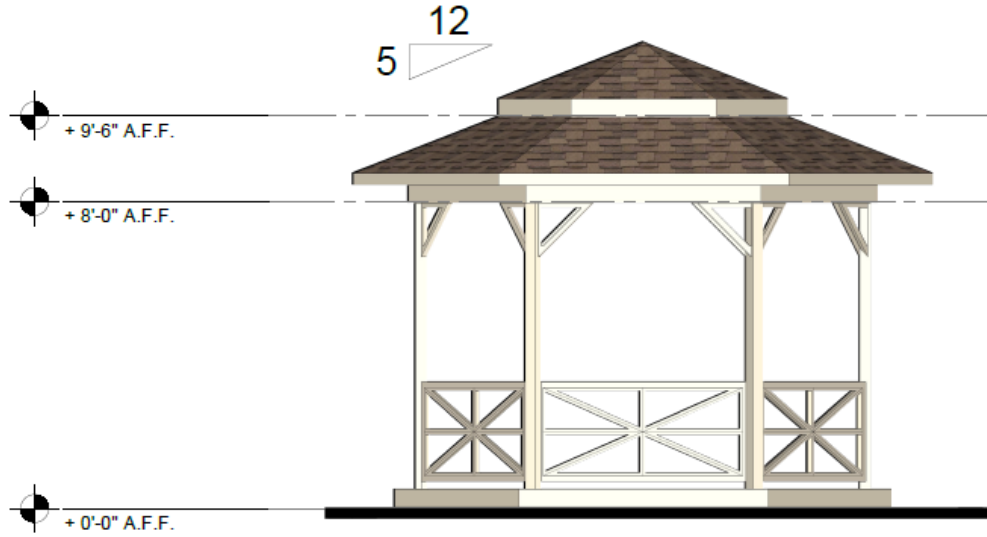


SOUTH ELEVATION
SCALE: 3/16"=1'-0"
PRELIMINARY



EAST ELEVATION
SCALE: 3/16"=1'-0"
PRELIMINARY

Proposed 2 Building, Floor Plans and Elevations

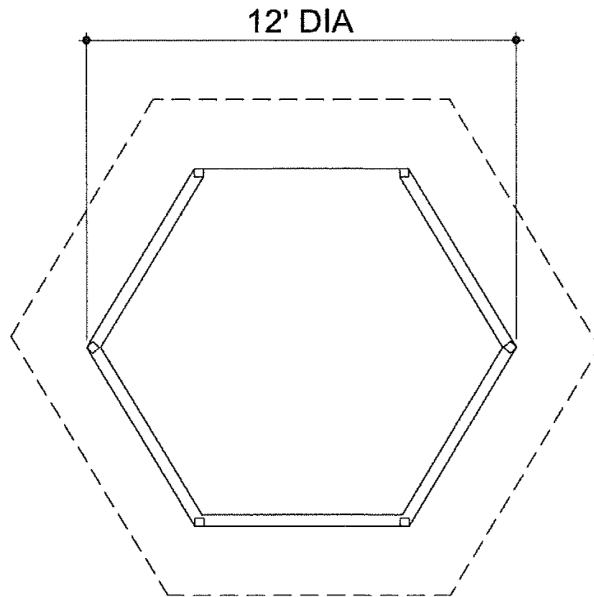


GAZEBO ELEVATION

SCALE: 1/2"=1'-0"

PRELIMINARY

Proposed
Gazebo
Floor Plan
& Elevation



GAZEBO FLOOR PLAN

SCALE: 1/2"=1'-0"

PRELIMINARY



Conceptual Sketches



Conceptual Sketches

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.
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.

Recommendations:

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

The site is design beautifully. The new design, proportions and scheme compose well with existing adjacent structures and surrounding properties. The density and lot coverage is low. The proposed buildings, hardscape and landscape are in harmony with the spatial relationships established within the River's Edge Historic District.

In addition the proposed development is located in close proximity to downtown area and will contribute to downtown diversity and economic success.

Staff recommends approval of the proposed Event Venue Development as it meets Secretary's Standard 9 and 10.

